



DELEGATED APPROVAL FORM
DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-245

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Miles Argue	Division:	Corporate Real Estate Management
Date Prepared:	July 25, 2025	Phone No.:	416-397-7522
Purpose	To obtain authority to enter into a licence agreement with Toronto Waterfront Revitalization Corporation (the "Licensee") with respect to the properties municipally known as 11 Small Steet, 11R Small Street, and 3 Parliament Street, Toronto for the purpose of site works in connection with the Quayside infrastructure and public realm project (the "Licence Agreement").		
Property	The properties municipally known as: a) 11 & 11R Small Street, Toronto, legally described as Part of Lot 10, Plan 694E, City of Toronto, being all of PIN 21384-0088(LT); and b) 3 Parliament Street, Toronto, legally described part of Parliament Street and Queens Quay East on Plan 666E (closed by By-law 97-85) being parts of PINs 21384-0089(LT) & 21384-0045(LT) (collectively, the "Property"), as shown on the Location Map in Appendix "B" and shaded in blue on the property sketch in Appendix "C".		
Actions	1. Authority be granted to enter into the Licence Agreement with the Licensee, substantially on the major terms and conditions set out in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	<p>The City will receive revenues of up to \$175,000.00 per year (plus HST) for up to 5 years. The maximum total compensation is \$875,000.00 (plus HST). Proceeds will be contributed to the operating budget for Corporate Real Estate Management division, (FA1421).</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>		
Comments	<p>The Licensee intends to construct the "Quayside Infrastructure and Public Realm" project (the "Project") as set out in detail in the Quayside Projects Delivery Agreement between the City and the Licensee dated April 29, 2024, as the same may be amended from time to time (the "Delivery Agreement").</p> <p>The Licensee has requested certain construction rights in support of the Project, including mobilizing and staging works, and construction works on the Property, as well as construction of part of the Project on the Property itself as contemplated by the Delivery Agreement (the "Site Work"). CREM staff have consulted with the Engineering and Construction Services and Transportation Services divisions, both of whom have jurisdiction to issue permits and conduct inspections of the Site Work in accordance with applicable law, as well as the Waterfront Secretariat, which authorized the execution of the Delivery Agreement and will oversee its realization. Both divisions have approved of the Licence Agreement terms.</p> <p>Consultations were also conducted with the Parks and Recreation division who advised that part of the lands proposed for Site Works were required for ingress and egress to the newly constructed community recreation centre on an adjacent property, and the licence was amended to accommodate this request.</p> <p>The proposed licence fee and other major terms and conditions of the Licence Agreement are considered to be fair, reasonable and reflective of market rates.</p> <p>Since this land is located in the Designated Waterfront Area, as defined in the <i>Toronto Waterfront Revitalization Corporation Act, 2002</i>, the approval of the Director, Waterfront Secretariat has been obtained.</p>		
Terms	See Appendix "A"		
Property Details	Ward:	10 – Spadina/Fort York	
	Assessment Roll No.:	multiple	
	Approximate Size:	irregular	
	Approximate Area:	4,100 m ² ± (44,132 ft ² ±)	
	Other Information:		

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</p> <p>3. Issuance of RFPs/REOs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions, Agencies and Corporations:</p> <p>6. Limiting Distance Agreements:</p> <p>7. Disposals (including Leases of 21 years or more):</p> <p>8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensor):</p> <p>10. Leases/Licences (City as Tenant/Licensee):</p> <p>11. Easements (City as Grantor):</p> <p>12. Easements (City as Grantee):</p> <p>13. Revisions to Council Decisions in Real Estate Matters:</p> <p>14. Miscellaneous:</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.</p> <p><input checked="" type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences</p> <p><input type="checkbox"/> (b) Releases/Discharges</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments</p> <p><input type="checkbox"/> (d) Enforcements/Terminations</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease</p> <p><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds</p>

B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Expropriation Applications and Notices following Council approval of expropriation (Managers whose position includes responsibility for implementing Council-approved expropriations are the only Managers with such signing authority).

Director, Real Estate Services also has signing authority on behalf of the City for:

- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

Pre-Condition to Approval

☒ Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)

Councillor:	Ausma Malik	Councillor:	
Contact Name:	Tom Davidson	Contact Name:	
Contacted by:	Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No objection	Comments:	

Consultation with Divisions and/or Agencies

Division:	Waterfront Secretariat	Division:	Financial Planning
Contact Name:	Merilees Willemse	Contact Name:	Ciro Tarantino
Comments:	Incorporated	Comments:	

Legal Services Division Contact

Contact Name: Mark Zwegers, solicitor

DAF Tracking No.: 2025-245	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	July 28, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	July 29, 2025	Signed by Alison Folosea

Appendix "A"

Major Terms and Conditions

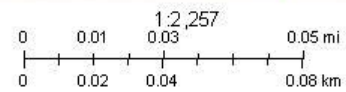
Licensed Area:	Approximately 4,100 m ² (44,132 ft ²) located at 11 & 11R Small Street and 3 Parliament Street, Toronto.
Licence Fee:	\$175,000.00 per annum
Term:	Up to 5 Years
Options to Renew:	None
Use:	Site works in connection with the Project, including installation of a construction site office trailer; temporary fencing and hoarding; storage of construction machinery, vehicles and equipment; conducting of surveys; temporary erosion control measures; temporary stormwater management works; and construction of new infrastructure and public realm, including roads, utilities, sewers, water distribution, stormwater facilities and the relocation of third-party utilities.
Partial Termination:	In the event of a ground lease, fee simple transfer, or opening to the public of any portion of the Property, the Licence Agreement will terminate only in respect of those portions of the Property which are leased, transferred, or opened to the public as the case may be.
Early Termination:	The Licence Agreement will terminate in the event of the termination of the Delivery Agreement, completion of the Project, or by reason of default under the Licence Agreement by the Licensee.
Proportional Refund:	In the event of a Partial Termination (other than by default of the Licensee), the Licensee shall receive a proportional refund based on the proportional area terminated and surrendered to the City. The licence fee will be pro-rated based on the remaining licensed area.
Insurance:	Commercial General Liability coverage of not less than \$10,000,000.00, Contractor's Pollution Liability with a minimum limit of \$1,000,000.00, Standard Automobile Liability coverage of at least \$2,000,000.00.

Appendix "B"

Location Map



July 15, 2025



City of Toronto

City of Toronto
Copyright 2014

