



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

**TRACKING NO.: 2025-273**

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

<b>Prepared By:</b>	Leila Valenzuela	<b>Division:</b>	Corporate Real Estate Management
<b>Date Prepared:</b>	September 4, 2025	<b>Phone No.:</b>	(416) 392-7174
<b>Purpose</b>	To obtain authority to enter into a licence agreement between the City, The Bentway Conservancy (the "Licensee") and Metrolinx with respect to portion of the property municipally known as 12R Strachan Avenue, Toronto (the "Licensed Area") for the purpose of access, preparation and installation of a mural on the adjacent lands (the "Licence Agreement").		
<b>Property</b>	The property municipally known as 12R Strachan Avenue, Toronto, legally described as being Part of Block 14, Plan Ordinance Reserve, City of Toronto, being part of PIN 21299-0166(LT) (the "Property"). The Property and the Licensed Area are shown in Appendix "B".		
<b>Actions</b>	1. Authority be granted to enter into the Licence Agreement, substantially on the major terms and conditions set out in below and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
<b>Financial Impact</b>	There is no financial impact as the licence is for nominal consideration of \$2.00, given that the mural installation is a joint project between the Exhibition Place and the Licensee for the City's benefit.		
<b>Comments</b>	In collaboration with the Exhibition Place, the Licensee will be installing a mural along the concrete wall beneath the Gardiner Expressway, west of Strachan Avenue. Access for the installation will be required from the Property, which is currently licensed to Metrolinx under licence agreement dated December 8, 2022, for the Ontario Line project. Metrolinx has no objection and consents to this licence, subject to the major terms and conditions outlined in the Licence Agreement. Metrolinx further acknowledges and agrees that the City and Exhibition Place Board representatives may access the Licensed Area during the term for the preparation of the mural works.		
<b>Terms</b>	<p><b>Term:</b> Upon execution of the Licence Agreement or September 8, 2025 to October 31, 2025, with no option to extend.</p> <p><b>Use by the Licensee:</b> For access, preparation and installation of a mural on the adjacent City-owned lands. The schedule of work shall only be performed between 6:00 pm to 7:00 am Monday to Friday and all day on Saturdays and Sundays during the Term.</p> <p><b>Use by the Exhibition Place:</b> For performing preparatory works (cleaning, installation of lighting and priming of wall) intended for the mural for the period of 2 weeks commencing upon the date of execution of the Licence Agreement, between 6:00 pm to 7:00 am Monday to Friday and all day on Saturdays and Sundays.</p> <p><b>Insurance:</b> Licensee shall keep and maintain the following insurance policies:</p> <ul style="list-style-type: none"> <li>Commercial general liability insurance with limits not less than \$5,000,000 per occurrence</li> <li>Standard automobile liability coverage with limits not less than \$2,000,000 for all licensed motorized vehicles used on the Licensed Area.</li> </ul> <p><b>Early Termination:</b> The Licensee, Metrolinx and the City shall each have the right to terminate the Licence Agreement at least 5 days after the termination notice is given.</p> <p><b>Other terms:</b> The Licensee acknowledges that the City and Metrolinx's right to access pursuant to the Metrolinx Licence Agreement shall take precedence over any rights under the Licence Agreement.</p> <p>Access to the Licensed Area shall be exclusive only from the Exhibition Place cubicles under the Gardiner Expressway.</p> <p>The Licensed Area shall not be used for parking purposes.</p>		
<b>Property Details</b>	<b>Ward:</b>	10 – Spadina Fort York	
	<b>Assessment Roll No.:</b>	1904 041 040 008	
	<b>Approximate Size:</b>	5m in width from the north side of the Gardiner Expressway, along Bent 38 to Bent 42	
	<b>Approximate Area:</b>		
	<b>Other Information:</b>		

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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input checked="" 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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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 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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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:	Councillor Malik	Councillor:	
Contact Name:	Tom Davidson	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> x <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:	Advised	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Exhibition Place	Division:	<b>Financial Planning</b>
Contact Name:	Kelvin Seow, Catherine de Nobriga	Contact Name:	Not applicable
Comments:	Concurs with the grant of licence	Comments:	

**Legal Services Division Contact**

Contact Name: Luxmen Aloysius

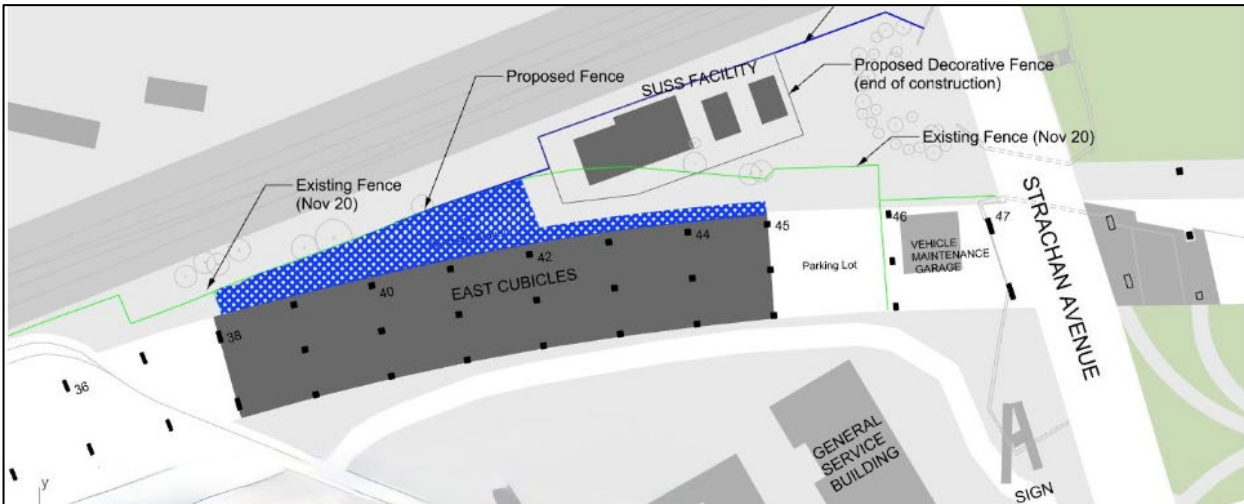
DAF Tracking No.: 2025-273	Date	Signature
Concurred with by: Manager, Real Estate Services Devi Mohan	Sept. 4, 2025	Signed by Devi Mohan
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Sept. 4, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		X

## Appendix "A"

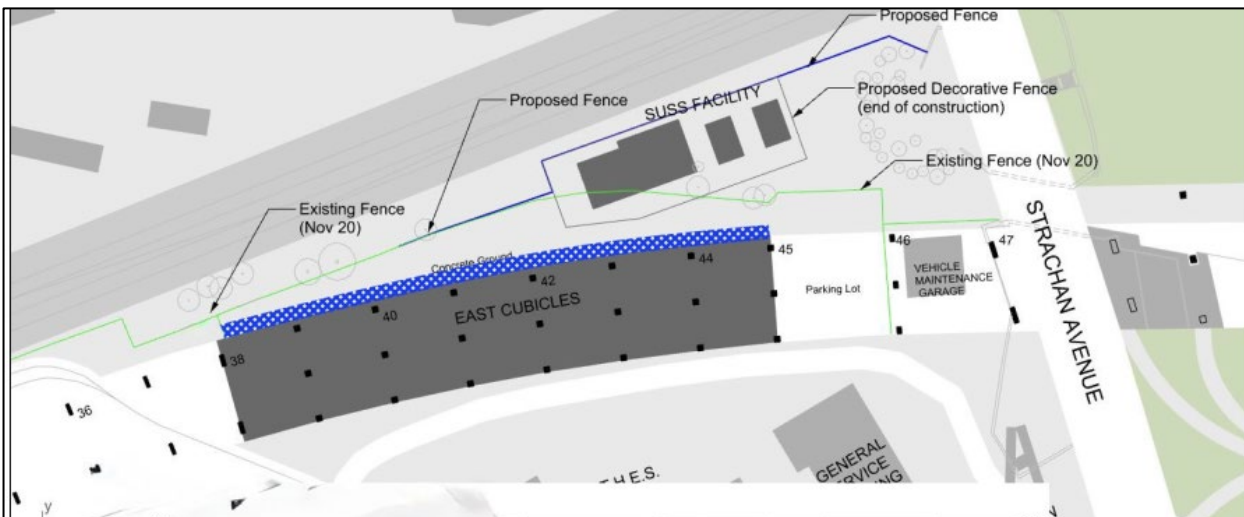
### Location Map



*The Property is shown outlined in red*



*Licensed area for preparatory work is shown hatched in blue.*



*Licensed area for the installation of the mural is hatched in blue.*