



DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, CORPORATE SERVICES
EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2025-389

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

Prepared By:	Ruby Padillo	Division:	Corporate Real Estate Management
Date Prepared:	December 1, 2025	Phone No.:	416-392-3084
Purpose	To obtain authority for the City to enter into a licence agreement ("License Agreement") with Build Toronto Inc. (the "Licensee") with respect to the property municipally known as 805 Wellington Street West (the "Property"), Toronto for the purpose of conducting environmental and heritage due diligence (the "Permitted Activities").		
Property	The property municipally known as 53 Strachan Avenue (including entrance addresses 715, 801, 805A, 805 and 805B Wellington Street West), Toronto, legally described as PT BLK 12 PL ORDNANCE RESERVE TORONTO AS IN OD6531 LYING E OF STRACHAN AV, S OF WELLINGTON ST W, N OF PT 1 64R13389 AND W OF WF47760, City of Toronto, being all of PIN 21241-0249 (LT), as shown on the Licensed Area in Appendix B.		
Actions	Authority be granted to enter into the Licence Agreement with the Licensee substantially on the major terms and conditions set out 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	There is no financial impact.		
Comments	<p>City-owned vacant Property has been identified for redevelopment by CreateTO. CreateTO, under the direction and authority of the Council-approved Toronto Builds framework, is completing due diligence and design work to enable a City-initiated ZBA and OPA application which will support the site's redevelopment as a high-density mixed-income residential community.</p> <p>CreateTO has engaged a consultant team to undertake a detailed due diligence program including environmental, geotechnical, hydrogeological, and heritage structure investigations which requires site access.</p> <p>This Licence Agreement was intended to be governed by the Master Services Agreement as referenced in Council authority item no. 2025.EX25.1, but both parties have yet to complete a schedule to the agreement.</p>		
Terms	See Appendix A		
Property Details	Ward:	10 – Spadina-Fort York	
	Assessment Roll No.:	-	
	Approximate Size:	-	
	Approximate Area:	9,453 square meters	
	Other Information:	-	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate 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 \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p>Request/waive hearings of necessity delegated to less senior positions.</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><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 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 \$3 Million.</p> <p><input checked="" type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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>	<p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p>Request/waive hearings of necessity delegated to less senior positions.</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><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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:	Nora Cole	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	CreateTO	Division:	Financial Planning
Contact Name:	Sarah Corey	Contact Name:	Karen Liu
Comments:	Concurred	Comments:	Concurred

Legal Services Division Contact

Contact Name:	Gloria Lee
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DAF Tracking No.: 2025-389	Date	Signature
Recommended by: Manager, Real Estate Services Devi Mohan	Dec 1 2025	Signed by Devi Mohan
Recommended by: Director, Real Estate Services Alison Folosea	Dec 2, 2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	Dec 5, 2025	Signed by Patrick Matozzo
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore		X

Appendix "A"

Major Terms and Conditions

Licensed Area	53 Strachan Avenue (including entrance addresses 715, 801, 805A, 805 and 805B Wellington Street West)
Licence Fee	Nominal
Term	One (1) year commencing on December 3, 2025 and expiring November 13, 2026
Early Termination	Either the Licensee or the City's Director of Real Estate Services from time to time, his or her successor, or his or her designate(s) from time to time (collectively, the "Director") shall have the right to terminate the Licence, in their sole discretion, upon giving one (1) day's prior written notice thereof to the other party. If such notice is given, this Licence shall terminate, and the Licensee shall restore the Licensed Area to its original condition.
Use	Conducting topographic and boundary surveys; locating, verifying, and assessing subsurface utilities using electromagnetic and ground-penetrating radar techniques; performing test pits, daylighting, and exploratory excavations to confirm utility locations and conditions; undertaking environmental investigations, including soil, groundwater, and surface water sampling, drilling of boreholes, development of monitoring wells, and collection of environmental samples; performing geotechnical and contamination testing, monitoring, and reporting; carrying out visual inspections and documentation of heritage or historically significant structures or features, including measured surveys, photographic recording, and preparation of conservation or mitigation recommendations; conducting structural assessments and detailed building envelope evaluations, including invasive inspections of walls, roofs, and foundations, material testing, and monitoring for moisture, thermal performance, and building system integrity; evaluating site grading, drainage, and stormwater management conditions; and performing monitoring and assessments of environmental conditions, including sound levels, vibrations, air emissions, and wind patterns, through the setup of monitoring equipment and collection of measurements over specified periods. The purpose of these investigations is to gather information necessary to support planning, design, regulatory approvals.
Insurance	Commercial General Liability, in an amount of not less than five million dollars (\$5,000,000.00) per occurrence and Professional Liability (Errors and Omissions) coverage in the amount not less than two million dollars (\$2,000,000.00). The Commercial General Liability policy to be obtained by such consultant(s) shall name the City as an insured, provide cross-liability coverage and waiver of subrogation, and contain a clause providing that the insurance shall not be changed or cancelled during the Term of this Licence.

Appendix "B"

Location Map

