



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

TRACKING NO.: 2025-392

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

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management
Date Prepared:	November 21, 2025	Phone No.:	416-392-1857
Purpose	To obtain authority to enter into a staging licence agreement and a crane swing licence agreement (the "Licence Agreements") with 462 Wellington Inc (the "Licensee") with respect to the property municipally known as 456 Wellington St. W., specifically the portion with the hatched blue lines as depicted in Appendix "B" (the "Licensed Area") for the purposes of facilitating the development of a project called "The Park Retirement Residence".		
Property	The property municipally known as 456 Wellington St W, Toronto, Ontario, designated as Part 1 of Plan 66R-24302 as shown yellow in Appendix "B"		
Actions	Authority be granted to enter into the Licence Agreements with the Licensee, substantially on the major terms and conditions set out in Appendix "A", and including such other amended terms as deemed appropriate by the approving authority herein and in a form satisfactory to the City Solicitor.		
Financial Impact	<p>The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto</p> <p>The Licence fee to be paid to the City is as follows:</p> <p>Crane Swing Licence Agreement:</p> <ul style="list-style-type: none"> 24-month term - \$1.00, plus any applicable HST. Two extensions each up to 12 months Total value of the Agreement, including optional extensions, approximately \$3.00, plus any applicable HST. <p>Staging Licence Agreement:</p> <ul style="list-style-type: none"> 24-month term - \$1,570,000.00, plus any applicable HST. Payable annually at \$785,000.00, plus any applicable HST First extension up to 12 months - \$785,000.00 plus any applicable HST Second extension up to 12 months - \$65,416.66 plus any applicable HST Total value of the Agreement, including optional extensions, approximately \$2,420,416.66 plus any applicable HST. <p>Total value of both Agreements, including optional extension, is \$2,420,419.66, plus any applicable HST.</p> <p>Revenue generated will be allocated to Parks and Recreation's Cost Centre P10227 and Functional Area Code 1820100000 under Parks Operating budget.</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>RAD (Front-Wellington) Nominee Inc is the registered owner of lands municipally known as 456 Wellington Street West. As part of the City's planning approval process, RAD (Front-Wellington) Nominee Inc has agreed to convey the Property to the City free of encumbrances to the satisfaction of the City's Planning solicitor.</p> <p>The Licensee requested and the City agreed to license the Property and the air space above to facilitate its development project during construction in accordance with the terms and conditions set out in this Delegated Approval Form and Appendix "B".</p> <p>The proposed Licence fee and other major terms and conditions of the Licence Agreements are considered to be fair, reasonable and reflective of market rates.</p>		
Terms	See Appendix "A"		
Property Details	Ward:	10 – Spadina-Fort York	
	Assessment Roll No.:	1904062210056000000	
	Approximate Size:	Irregular	
	Approximate Area:	1,007.03 m ² ± (10839.5807069 ft ² ±)	
	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/REOIs:</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/REOIs.</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 checked="" type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 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>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/REOIs.</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:	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:	No Objection	Comments:	

Consultation with Divisions and/or Agencies

Division:	Parks and Recreation	Division:	Financial Planning
Contact Name:	Karyn Lau	Contact Name:	Karen Liu
Comments:	concur	Comments:	concur

Legal Services Division Contact

Contact Name:	Frank Weng
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DAF Tracking No.: 2025-392	Date	Signature
Recommended by: Manager, Real Estate Services Josie Lee	Dec. 1, 2025	Signed by Josie Lee
Recommended by: Director, Real Estate Services Alison Folosea	Dec 1, 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. 2, 2025	Signed by Patrick Matozzo
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore		X

Appendix "A"

Major Terms

Crane Licence Agreement

Licensed Area: 1,007.03 square meters

Licence Fee: one dollar (\$1)

Term: 2 years

Use: licence to encroach, with the boom of a construction crane, its counterweight, hoisting load, or any other materials, equipment, or loads permitted to be situated on the Licensed Area

Options to Renew: Licensee shall have two options to extend. The first option to extend is for up to twelve months and the second requires the City's consent and is up to twelve months

Use: on a non-exclusive basis for the purposes of construction staging, storage of Licensee's Chattels, providing access for deliveries and drop-offs and providing construction parking

Insurance: Commercial General Liability Insurance of not less than \$20,000,000.00

Staging Licence Agreement

Licensed Area: 1,007.03 square meters

Licence Fee: one million five hundred and seventy thousand (\$1,570,000)

Term: 2 years

Options to Renew: One option to extend for up to twelve months. With the City's consent, the City may grant a further right of extension for up to twelve months should the Licensee provide notice to the City three months prior to the expiry of the First Extension Term.

Use: on a non-exclusive basis for the purposes of construction staging, storage of Licensee's Chattels, providing access for deliveries and drop-offs and providing construction parking

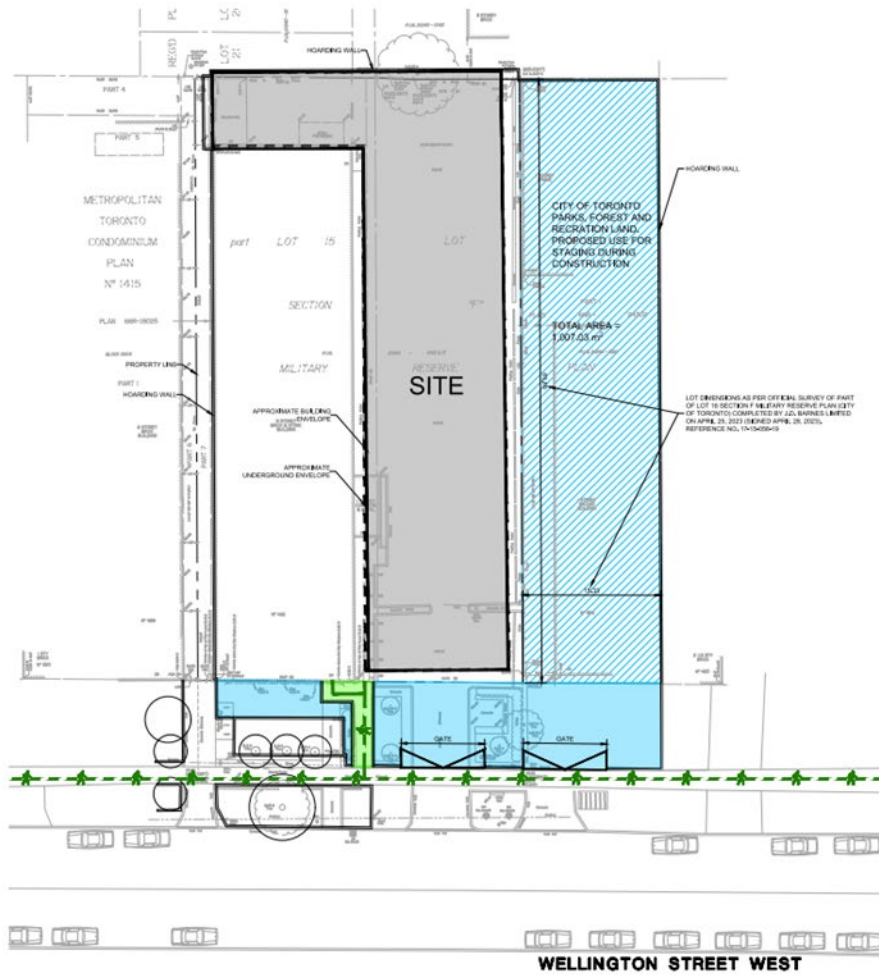
Insurance: Commercial General Liability Insurance of not less than \$5,000,000.00, 120 hour Limited sudden and accidental pollution liability with a minimal limit of \$1,000,000.00, Standard Automobile Liability coverage with a limit of at least \$2,000,000.00

Early Termination: during the First Extension Term or the Second Extension Term City shall have the right to terminate within 90 days of notice if Licensee's Use substantially interferes City-related functions

Licensee's Covenants: Prior to commencing the Licensee's Use, the Licensee shall deliver to the City certified funds or an irrevocable unconditional letter of credit in the amount of \$ 200,590.16 as security for the Licensees' obligations within this Agreement.

Restoration: Upon the expiry or termination of the Licence, the Licensee shall immediately restore the Licensed Area pursuant to the additional conditions listed in Schedule "D", which for greater certainty the City agrees shall be satisfied through completion of the works as set out in the work plan proposal prepared by Pinchin Ltd., dated September 8, 2025 and attached hereto as Schedule "F"

Appendix "B" Licensed Area



NOTES

1. The Licensed Area is defined by the boundary lines shown on this plan.
2. The Licensed Area is subject to the conditions of the License to Occupy.
3. The Licensed Area is subject to the conditions of the License to Occupy.
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9. The Licensed Area is subject to the conditions of the License to Occupy.
10. The Licensed Area is subject to the conditions of the License to Occupy.

LEGEND

Color	Description
Blue	Proposed Use for Staging During Construction
Green	Proposed Use for Staging During Construction
Yellow	Proposed Use for Staging During Construction

CONSTRUCTION MANAGEMENT PLAN

CITY OF TORONTO PARKS, FORESTRY & RECREATION REVIEW

DATE: 10/03/2023

PROJECT: 171415

CMP-1

Appendix "C"
Development Lands: 462 Wellington St. W., Toronto, ON



Map of General Area and Site Location

