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

TRACKING NO.: 2025-370

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

Prepared By:	Sami Aljundi	Division:	Corporate Real Estate Management
Date Prepared:	November 20, 2025	Phone No.:	(416)338-4862

Purpose

To obtain authority to enter into a licence agreement with Joshua Dov Eliezer Teperman c.o.b. Toronto Skate Rentals (the "Licensee") for approximately 160 square feet of area at the property municipally known Mel Lastman Square, 5100 Yonge Street, Toronto (the "Licensed Area"), for the purpose of operating a temporary container skate rental shop (the “Licence Agreement”).

Property

The property municipally known as Mel Lastman Square at 5100 Yonge Street, Toronto, Ontario, being part of PIN 10144-0081 (LT), (the "Property"). The Property and the Licensed Area is approximately shown in Appendix "A".

Actions

1. Authority be granted to enter into the Licence Agreement with the Licensee, substantially on the major terms and conditions set out below, and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.

Financial Impact

The City will receive total licence fee of $5,340.00 (plus HST) for the 3-month term. Revenues will be directed to the 2025 Approved Operating Budget for Corporate Real Estate Management under cost center FA1393, functional area code 3220200000 and GL 8520.

The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.

Comments

The Licencee has requested the use of a portion of the Propery to set up and operate a temporary container skate rental shop for the purpose of providing a seasonal skate rental service at Mel Lastman Square for the 2025-2026 winter season. While the Property is owned by the Toronto District School Board (the "TDSB"), the City is a tenant on the Property pursuant to a lease dated June 18, 1984, which grants the City the right to construct structures on the Property. The TDSB has agreed that the proposed licence is consistent with the permitted use and intent of the lease and has no objection with the proposed use by the Licensee.

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.

Terms

Licensed Area:	Approximately 160 square feet of area as shown in Appendix "A"
Term:	Three (3) months, commencing on November 29th, 2025, and expiring on February 28th, 2026
Options to Renew:	None
Licence Fee:	$5,340.00 plus HST for the Term. Licence is net and carefree to the City
Use:	Non-exclusive right to use and occupy the Licensed Area for the operation of a container skate rental shop
Insurance:	Commercial general liability insurance of not less than Three Million Dollars ($3,000,000.00) per occurrence.
Early Termination:	Each party shall have the right to terminate upon fourteen (14) days' prior notice

Property Details

Ward:	18 - Willowdale
Assessment Roll No.:	
Approximate Size:	
Approximate Area:	14.9 m2 ± (160 ft2 ±)
Other Information:	

Revised: January, 2025

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

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			
[X] Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Lily Cheng	Councillor:	
Contact Name:	Sara Hildebrand	Contact Name:	
Contacted by:	[ ] Phone [x] E-Mail [ ] Memo [ ] Other	Contacted by:	[ ] Phone [ ] E-mail [ ] Memo [ ] Other
Comments:	No objection	Comments:	
Consultation with Divisions and/or Agencies			
Division:	CREM facilities	Division:	**Financial Planning**
Contact Name:	Joe Pereira	Contact Name:	Karen Liu
Comments:	No objection	Comments:	No objection
Legal Services Division Contact			
Contact Name:	Frank Weng		

DAF Tracking No.: 2025-370	**Date**	**Signature**
Concurred with by: Manager, Real Estate Services **Vinette Prescott-Brown**	Nov. 21, 2025	X Signed by Vinette Prescott-Brown
[ ] **Recommended by:** **Manager, Real Estate Services Leila Valenzuela** [X] **Approved by:**	Nov. 21, 2025	X Signed by Leila Valenzuela
[ ] **Approved by:** **Director, Real Estate Services**		X

Appendix "A"

Location Map

The Property

Approximate location of the Licensed Area