



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

TRACKING NO.: 2025-137

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:	May 28 2025	Phone No.:	416-397-7522
Purpose	To obtain authority to enter into a licence agreement with each of 1365 Martin Grove Limited, Webster Meeting Rooms Association, and Nick Tsatsanis & Helen Tsatsanis (Collectively, the "Licensor") with respect to the properties municipally known as 1365 Martin Grove Rd, 1377 Martin Grove Rd, and 33 Redwater Drive, Toronto for the purpose of conducting improvements on City-owned lands associated with the Basement Flooding Protection Program (the "Licence Agreement").		
Property	The properties municipally known as 1365 Martin Grove Rd, 1377 Martin Grove Rd, and 33 Redwater Drive, Toronto, legally described as Part of Lot 78 on Plan 4630 Etobicoke, Part of Lots 436, 437, and 438 on Plan 4969 Etobicoke, and Lot 119 on Plan 4411 Etobicoke, respectively, being all of PINs 07357-0126 (LT), 07357-0001 (LT) and 07339-0014 (LT), (Collectively, the "Property"), as shown on the Location Map and Sketches in Appendix "B".		
Actions	<ol style="list-style-type: none"> 1. Authority be granted to enter into the Licence Agreement with the Licensor, 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. 2. Authority be granted to execute letters of consent, providing permission for the parking of personal vehicles by employees of 1365 Martin Grove Limited or its affiliated corporation Semple Gooder Roofing Corporation on lands owned by Webster Meeting Rooms Association, on such terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor. 		
Financial Impact	<p>Total licence Fees to be paid to the Licensor for the Term and the Warranty Term of the Licence Agreement, not to exceed Thirteen Thousand, Nine Hundred Dollars (\$13,900.00), have been approved by Toronto Water, to be paid under account no. CWW421-17-36.</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 City is conducting improvements on City-owned lands proximate to the Property associated with the Basement Flooding Protection Program, a multi-year program that is helping to reduce the risk of flooding by making improvements to the sewer system and overland drainage routes.</p> <p>The Licensor, the Tenant and the City are desirous of the City entering upon the Property for construction staging and laydown, including the storage of construction materials, plant, equipment, vehicles, heavy machinery, placement or installation and removal of fencing, tree removals, replanting trees, landscaping, grading, for access to City owned lands associated with the BFFP Program, and for any restoration required pursuant to this Licence Agreement.</p> <p>To mitigate the inconvenience and business losses due to the temporary loss of parking spaces on the property, certain areas within the licensed lands on the Property shall be set aside for parking of personal vehicles by the Licensor and their tenants during the term, in accordance with conditional letters of consent to be given to the Licensor by the City.</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>		
Terms	See Appendix "A"		
Property Details	Ward:	1 – Etobicoke North	
	Assessment Roll No.:	1919 042 8400 2700; 1919 042 1200 2200; 1919 042 1450 0050	
	Approximate Size:	Irreg.	
	Approximate Area:	295 m ² ± (3,175 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 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 checked="" 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 checked="" 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:	Vincent Crisanti	Councillor:	
Contact Name:	Amanda Da Costa	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 comments or objections	Comments:	

Consultation with Divisions and/or Agencies

Division:	Engineering and Construction Services	Division:	Financial Planning
Contact Name:	Carolina Santamaria Garcia	Contact Name:	Ciro Tarantino
Comments:	incorporated	Comments:	Concurs

Legal Services Division Contact

Contact Name:	Anders Knudsen, Solicitor
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DAF Tracking No.: 2025-137	Date	Signature
Concurred with by: Manager, Real Estate Services		
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Eric Allen <input type="checkbox"/> Approved by:	22-MAY-2025	Signed by Eric Allen
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	26-MAY-2025	Signed by Alison Folosea

Appendix "A"

Major Terms and Conditions

Licensed Area: 38.71 meters Squared at 1365 Martin Grove Road, 222 meters squared at 1377 Martin Grove Road, and 35 meters squared at 33 Redwater Drive, as shown on the sketches attached as Appendix "B" hereto.

Licence Fee: Approved License Fees not to exceed \$13,900.00 for the Licence Agreements cumulatively.

Term: Term of up to 6 months commencing on December 1, 2025, and expiring on the day the work is completed, being no later than May 31 2026, plus a 2 year warranty period term commencing upon expiry of the term, no later than May 31, 2026.

Options to Renew: No option to renew.

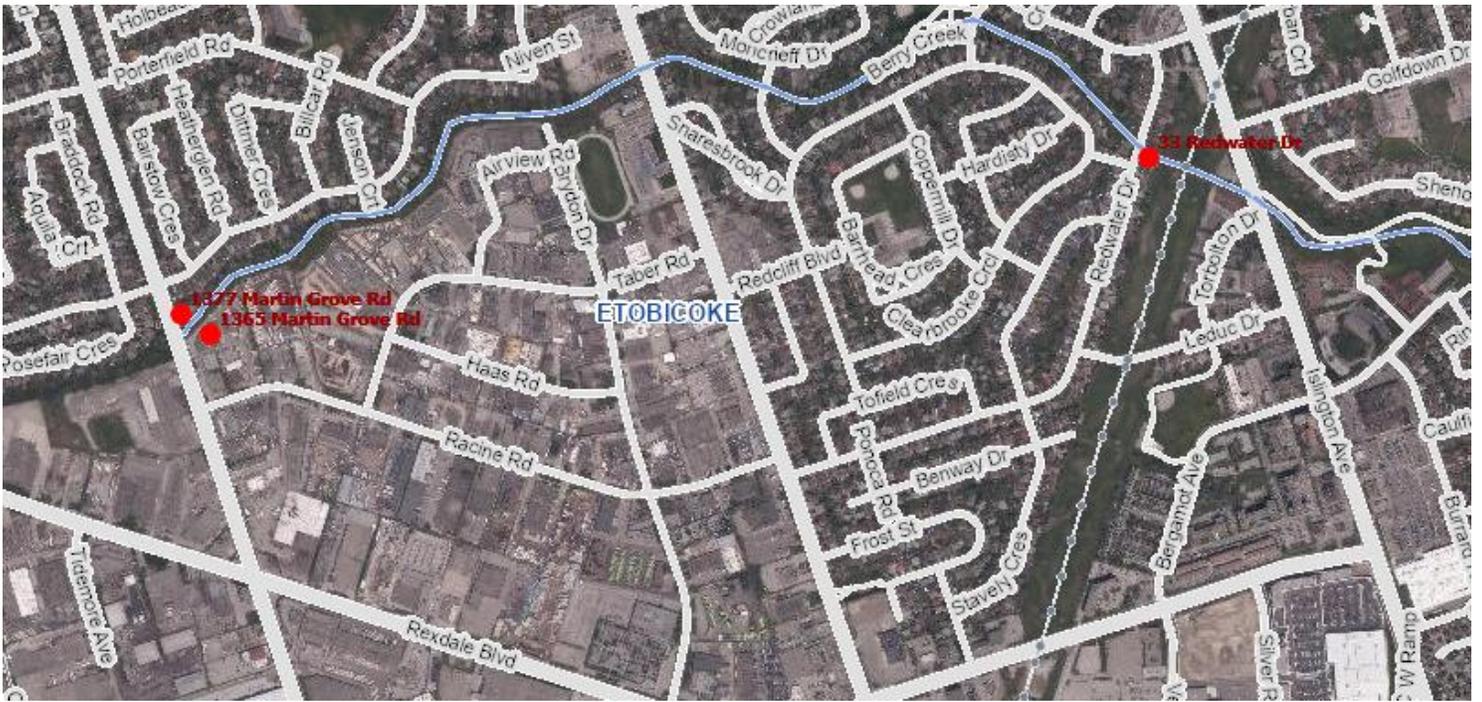
Use: Construction staging and laydown, including the storage of construction materials, plant, equipment, vehicles, heavy machinery, parking of personal vehicles, placement or installation and removal of fencing, tree removals, replanting trees, landscaping, grading, for access to City owned lands associated with the Basement Flooding Protection Program during the term (the "Work"). Re-entry to the lands for the purpose of completing Work associated with the warranty period for the Basement Flooding Protection Program during the warranty period term.

Indemnity: The City shall indemnify and save the Licensor harmless from and against costs, expenses, claims, and demands brought against the Licensor in respect of loss, damage or injury to persons or property, arising directly out of the carrying out of the Work upon the Licensed Area by the City

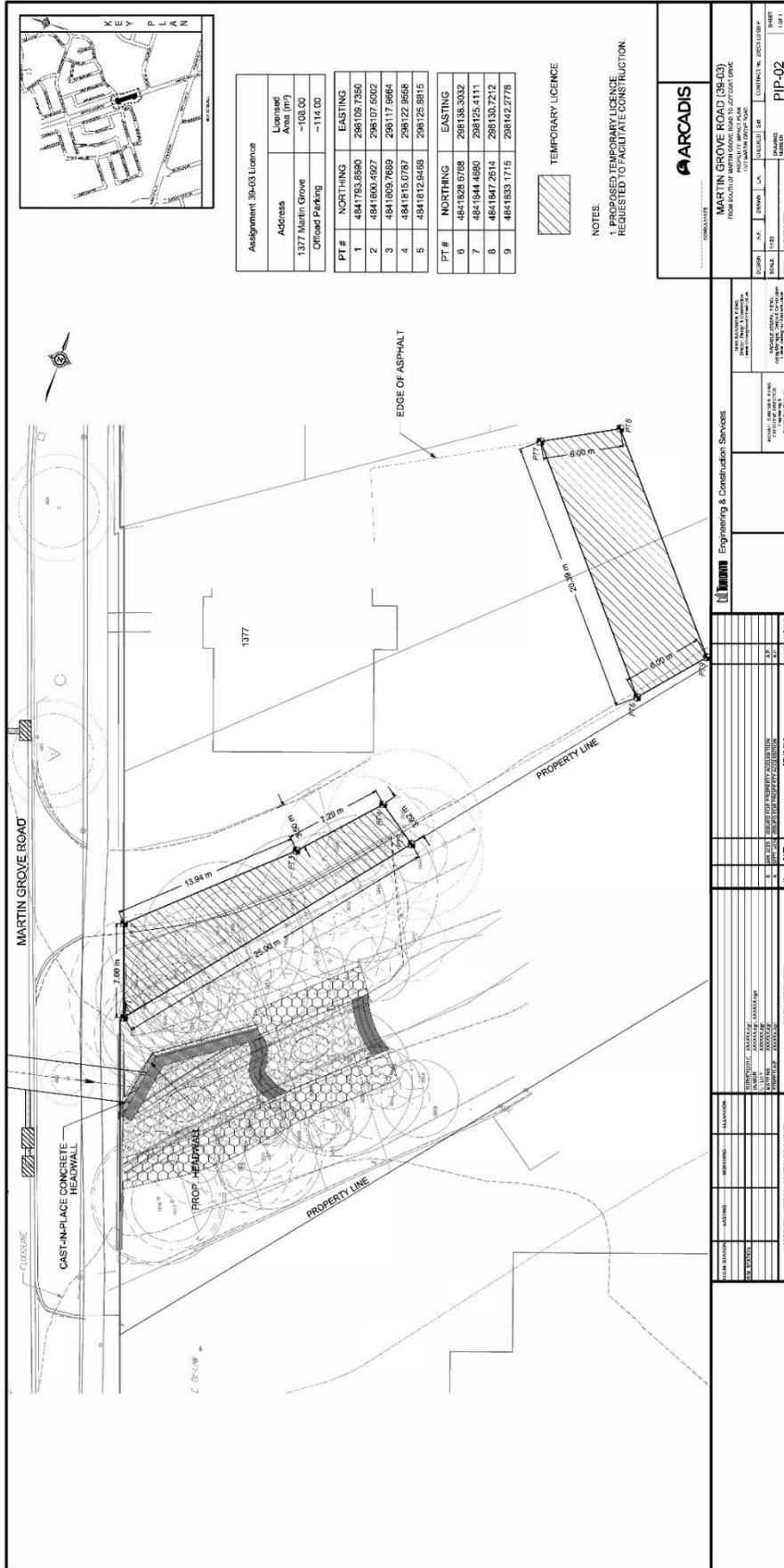
Letters of Consent: The City shall execute letters of consent to Semple Gooder Roofing Corporation permitting the parking of registered and insured cars and light trucks within designated areas on the Property of Webster Meeting Rooms Association, provided that Semple Gooder Roofing Corporation shall indemnify and save harmless the City from and against any costs, expenses, claims and demands brought against the City in respect of loss, damage or injury to persons or property, relating to such parking uses.

Appendix "B"

Location Map and Sketches



Sketch Showing Licensed Lands at 1377 Martin Grove Rd



ARCADIS

MARTIN GROVE ROAD (39-03)
PROPOSED TEMPORARY LICENCE
REQUESTED TO FACILITATE CONSTRUCTION

CONTRACT NO. 2023040004
SHEET 1 OF 1

Engineering & Construction Services

PROJECT: MARTIN GROVE ROAD (39-03)
PROPOSED TEMPORARY LICENCE REQUESTED TO FACILITATE CONSTRUCTION

DATE: 2023-04-04
DRAWN BY: [Name]
CHECKED BY: [Name]

NO.	DATE	DESCRIPTION	BY	CHECKED
1	2023-04-04	ISSUED FOR PROPERTY POSSESSION	[Name]	[Name]
2				
3				
4				

NO.	DATE	DESCRIPTION	BY	CHECKED
1	2023-04-04	ISSUED FOR PROPERTY POSSESSION	[Name]	[Name]
2				
3				
4				

NO.	DATE	DESCRIPTION	BY	CHECKED
1	2023-04-04	ISSUED FOR PROPERTY POSSESSION	[Name]	[Name]
2				
3				
4				

