



DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-289

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

Prepared By:	Latoya Gordon	Division:	Corporate Real Estate Management
Date Prepared:	September 5, 2025	Phone No.:	416-392-7138
Purpose	To obtain authority to enter into licence agreements with the owners of the properties municipally known as 223 Port Union Road, 227 Port Union and 950 Port Union Rd., Toronto (the "Licensors") for the purpose of carrying out restoration work and all works ancillary thereto, linked to the Port Union Road widening project (the "Licence Agreements").		
Property	A portion of the properties municipally known as 223 Port Union Road, 227 Port Union and 950 Port Union Rd., Toronto, as shown on the Location Map in Appendix "C" (the "Properties").		
Actions	<ol style="list-style-type: none"> Authority be granted to enter into the Licence Agreements with the Licensors, 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 from the approval of this DAF. The Licence Agreements will be granted for nominal consideration.		
Comments	The Licensors have agreed to grant the City Licence Agreements to complete the Work, shown in Appendix "B", and certain restoration works contributing to the Port Union Road widening project. The Licence Agreements will allow for unobstructed access by the City to the Properties, together with all necessary and convenient vehicles, supplies, machinery, gear and equipment for the purpose of the Work.		
Terms	See Appendix "A" - Major Terms and Conditions.		
Property Details	Ward:	25 – Scarborough Rouge Park	
	Assessment Roll No.:		
	Approximate Size:	Shown in Appendix "B"	
	Approximate Area:	Shown in Appendix "B"	
	Other Information:		

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	<input type="checkbox"/> 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:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.
3. Issuance of RFPs/REOs:	Delegated to more senior positions.	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	Delegated to more senior positions.	<input type="checkbox"/> 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:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> 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.	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000. <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.	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. <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.
10. Leases/Licences (City as Tenant/Licensee):	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.
11. Easements (City as Grantor):	<input checked="" type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000. <input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million. <input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.
12. Easements (City as Grantee):	Delegated to more senior positions.	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
13. Revisions to Council Decisions in Real Estate Matters:	Delegated to more senior positions.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
14. Miscellaneous:	Delegated to more senior positions.	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
		<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences
		<input type="checkbox"/> (b) Releases/Discharges
		<input type="checkbox"/> (c) Surrenders/Abandonments
		<input type="checkbox"/> (d) Enforcements/Terminations
		<input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates
		<input type="checkbox"/> (f) Objections/Waivers/Cautions
		<input type="checkbox"/> (g) Notices of Lease and Sublease
		<input type="checkbox"/> (h) Consent to regulatory applications by City, as owner
		<input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title
		<input type="checkbox"/> (j) Documentation relating to Land Titles applications
		<input type="checkbox"/> (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:
<ul style="list-style-type: none"> 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:
<ul style="list-style-type: none"> 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									
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property									
Consultation with Councillor(s)									
Councillor:					Councillor:				
Contact Name:					Contact Name:				
Contacted by:	Phone	E-Mail	Memo	Other	Contacted by:	Phone	E-mail	Memo	Other
Comments:					Comments:				
Consultation with Divisions and/or Agencies									
Division:	ECS				Division:	Financial Planning			
Contact Name:	Kamran Khurshid				Contact Name:	Ciro Tarantino			
Comments:	Concurs				Comments:	Concurs			
Legal Services Division Contact									
Contact Name:	Vanessa Bacher								

DAF Tracking No.: 2025-289	Date	Signature
Concurred with by: Manager, Real Estate Services Eric Allen	Sept. 5, 2025	Signed by Eric Allen
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Sept. 5, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		

Appendix "A"
Major Terms and Conditions

223 Port Union Rd		Commence on a date to be named by the City or the City's Representatives on at least one week's notice, and expires on the earlier of the day work is completed or two weeks after the Commencement Date
227 Port Union Rd.	To carry out driveway and landscaping restoration work.	The Work is expected to be carried out over two to five business days between the hours of 7 am and 7 pm.
950 Port Union Rd.		

Appendix "B"

Work Areas

223 Port Union Rd., Toronto



8/13/2025, 9:00:02 AM

Property Parcel
City of Toronto Imagery

General Notes

1. Resident is responsible for removing any plants or shrubs at the edge of the driveway prior to starting the driveway restoration work.
2. Resident is responsible for removing any features that is on or near the driveway that may get impacted due to the work prior to work starting on their property.

Legend

Driveway Restoration
Landscape Restoration

1:141
0 0.00175 0.0035 0.007 m
0 0.00275 0.0055 0.011 km

City of Toronto

Geospatial Competency Centre (GCC)
City of Toronto

227 Port Union Rd., Toronto



8/13/2025, 9:02:46 AM

Property Parcel
City of Toronto Imagery

General Notes

1. Resident is responsible for removing any plants or shrubs at the edge of the driveway prior to starting the driveway restoration work.
2. Resident is responsible for removing any features that is on or near the driveway that may get impacted due to the work prior to work starting on their property.

Legend

Driveway Restoration

1:141
0 0.00175 0.0035 0.007 m
0 0.00275 0.0055 0.011 km

City of Toronto

Geospatial Competency Centre (GCC)
City of Toronto

Appendix "B" Work Areas

950 Port Union Rd., Toronto



Appendix "C" Location Maps

