



DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-286

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 9, 2025	Phone No.:	416-392-7138										
Purpose	To obtain authority to enter into a licence agreement with the owner(s) of the property municipally known as 940 Port Union Road, Toronto (the "Licensor") for the purpose of constructing a new asphalt turnaround area and all ancillary works linked to the Port Union Road widening project (the "Licence Agreement").												
Property	The property municipally known as 940 Port Union Road, Toronto, as shown on the Location Map in Appendix "A" and the Licensed Work Area in Appendix "B".												
Actions	1. Authority be granted to enter into the Licence Agreement with the Licensor, 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	There is no financial impact from the approval of this DAF. The Licence Agreement will be granted for nominal consideration.												
Comments	<p>The City entered into a licence agreement with the Licensor (the "Original Agreement"), authorized by DAF No. 2023-014, to construct a new asphalt turnaround area from the Property to Port Union Road (the "Work"). This included removing and replacing the existing hammer head turnaround. The Work was not completed during the term of the Original Agreement, and is scheduled to be completed November 2025.</p> <p>The Licensor has agreed to grant the City a new Licence Agreement to complete the Work, shown in Appendix "A" and certain restoration works. The Licence Agreement will allow for unobstructed access by the City to the Property, together with all necessary and convenient vehicles, supplies, machinery, gear and equipment.</p>												
Terms	<p>Term: Sometime between September 2025 and November 30, 2025 and expires at 11:59 p.m. on the day the Work is completed.</p> <p>The Work is expected to be carried out over two to five business days between the hours of 7 am and 7 pm.</p>												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>25 – Scarborough Rouge Park</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>N/A</td> </tr> <tr> <td>Approximate Size:</td> <td>Shown in Appendix "B"</td> </tr> <tr> <td>Approximate Area:</td> <td>Shown in Appendix "B"</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	25 – Scarborough Rouge Park	Assessment Roll No.:	N/A	Approximate Size:	Shown in Appendix "B"	Approximate Area:	Shown in Appendix "B"	Other Information:	
Ward:	25 – Scarborough Rouge Park												
Assessment Roll No.:	N/A												
Approximate Size:	Shown in Appendix "B"												
Approximate Area:	Shown in Appendix "B"												
Other Information:													

Revised: January, 2025

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

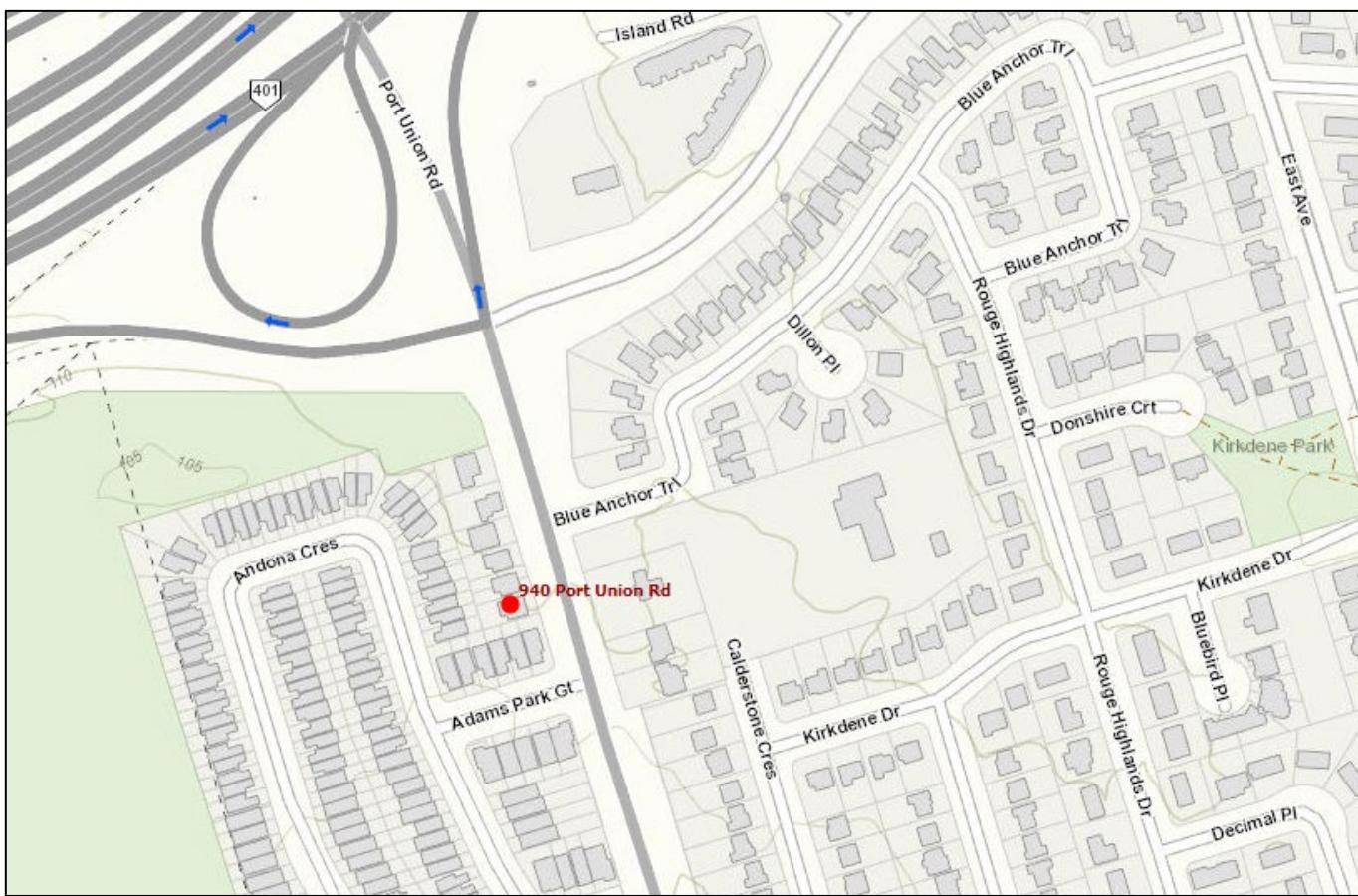
B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:
<ul style="list-style-type: none"> Documents required to implement matters for which each position also has delegated approval authority. Expropriation Applications and Notices following 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.: 2025-286	Date	Signature
Concurred with by: Manager, Real Estate Services Devi Mohan		
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input checked="" type="checkbox"/> Approved by:	Sept. 9, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		

Appendix "A"

Location Map



Appendix "B"

Licensed Work Area

