



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

TRACKING NO.: 2026-099

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

Prepared By:	Leila Valenzuela	Division:	Corporate Real Estate Management
Date Prepared:	February 13, 2026	Phone No.:	(416) 392-7174

Purpose	To obtain authority for the City to consent, as landowner of municipal parking facilities operated by the Toronto Parking Authority (TPA), to Offer to Connect (OTC) agreement between Toronto Hydro Corporation and TPA to connect City-owned municipal parking facilities, including Electric Vehicle Chargers at 265 Willard Avenue (Car Park 143), to Toronto Hydro's Electric Distribution System.								
Property	The property municipally known as 265 Willard Avenue, shown on the Location Map in Appendix "A", and any other City-owned municipal parking facilities that will require an OTC agreement with Toronto Hydro Corporation in relation to Electric Vehicle (EV) charging infrastructure (collectively "the Property").								
Actions	1. Authority be granted for the City to consent, solely in its capacity as landowner of the Property, to the Offer to Connect agreement with Toronto Hydro Corporation, 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. Funds for the EV installations are fully funded within the TPA's are fully funded and available in the 2025 Council Approved Capital Budget for TPA.								
Comments	The Toronto Parking Authority is the dedicated municipal provider of both on street and off street electric vehicle charging stations. The TPA has strategically identified locations where customers would benefit from the installation of EV charging stations across the City of Toronto. As part of this work, there are certain locations and situations where the TPA must enter into OTC agreement with the hydro provider. Car Park 143, 265 Willard was identified as a location where an OTC would be required, given the location of the property and the nearby power infrastructure necessary to establish a formal connection and ultimately provide power to the EV charging infrastructure. This DAF also seeks City's consent to future OTC on other City-owned municipal parking lots, where required to support EV charging infrastructure. This connection will require the design and installation of the electrical connection as well as revenue metering.								
Terms	<p>The letter of consent will expressly state that the City's consent is being given solely in the City's capacity as owner. The TPA shall be required to assume all risk, cost and expense associated with the application.</p> <p>Major term of the OTC:</p> <table border="1"> <tr> <td rowspan="3">TPA responsibilities</td> <td>Preparation of property to meet requirements for electrical connection</td> </tr> <tr> <td>Pay connection fees to Toronto Hydro</td> </tr> <tr> <td>Bears all responsibility for permits and licences required to undertake the work</td> </tr> <tr> <td>Indemnification</td> <td>TPA agrees to indemnify Toronto Hydro for all loss or damage it incurs due to acts or omissions of the TPA under the OTC</td> </tr> </table>			TPA responsibilities	Preparation of property to meet requirements for electrical connection	Pay connection fees to Toronto Hydro	Bears all responsibility for permits and licences required to undertake the work	Indemnification	TPA agrees to indemnify Toronto Hydro for all loss or damage it incurs due to acts or omissions of the TPA under the OTC
TPA responsibilities	Preparation of property to meet requirements for electrical connection								
	Pay connection fees to Toronto Hydro								
	Bears all responsibility for permits and licences required to undertake the work								
Indemnification	TPA agrees to indemnify Toronto Hydro for all loss or damage it incurs due to acts or omissions of the TPA under the OTC								

Property Details	Ward:	13 – Toronto Center
	Assessment Roll No.:	
	Approximate Size:	861 sq ft
	Approximate Area:	
	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 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 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 checked="" 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) – Not Applicable

Councillor:		Councillor:		
Contact Name:		Contact Name:		
Contacted by:	Phone	E-Mail	Memo	Other
Comments:		Comments:		

Consultation with Divisions and/or Agencies

Division:	TPA	Division:	
Contact Name:	Kayleigh Costa-Arnott	Contact Name:	
Comments:	Comments have been incorporated	Comments:	

Legal Services Division Contact – Not Applicable

Contact Name:	
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DAF Tracking No.: 2026-099	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Leila Valenzuela	Feb 13, 2026	Signed by Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Feb 13, 2026	Signed by Alison Folosea

Appendix "A"

Location Map



Car Park 143 at 265 Willard Avenue