



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

TRACKING NO.: 2025-311

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

Prepared By:	Shernaz Writer	Division:	Corporate Real Estate Management
Date Prepared:	September 25, 2025	Phone No.:	416-392-7614

**Purpose**  
 To obtain authority to enter into a licence extension and amending agreement (the "Licence Extension Agreement") with 2457182 Ontario Inc. and 1644137 Ontario Inc. (the "Licensor") with respect to the property municipally known as 22 Davisville Avenue, Toronto and 1941 Yonge Street, Toronto, for the purpose of extending the term of the existing licence agreement.

**Property**  
 The properties municipally known as 22 Davisville Ave., Toronto, legally described as Pcl 14-1 Sec A284; Pt Lt 14 Pl 284 Toronto; Pt Lt 15 Pl 284 Toronto Pt 1 R3010, t/w Pts 15,14 and 13 Pl 284 being a strip of land 12 ft in width adjoining the west limit of Pt 1 R3010 and extending northerly from the north limit of Davisville Ave 184 ft 4 inches as in EN101004; Toronto, City of Toronto, being all of PIN 211240064 (LT), and 1941 Yonge St., Toronto, legally described as Lt 12 Pl 284 Toronto; Pt Lt 13-14 Pl 284 Toronto as in CT302890; City of Toronto being all of PIN 211240296 (LT) (the "Property")

**Actions**  
 1. Authority be granted to enter into the Licence Extension Agreement with the Licensor with respect to the property municipally known as 22 Davisville Avenue, Toronto and 1941 Yonge Street, Toronto 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.

**Financial Impact**

Term	Fee per month	Months	Fee for the term	Total fee including HST
October 1, 2025 – December 31, 2025	\$4,590.00	3	\$13,770.00	\$15,560.10

**Comments**  
 Funding is available in Parks & Recreation's 2025-2033 capital budget and plan under CPR120-52-01. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.

The City of Toronto (the "City") is constructing a community and aquatic Centre and entered into a licence agreement with the Licensor for the purpose of construction staging and crane swing encroachment by Delegated Approval Form ("DAF") No. 2024-191. The City later determined that the crane swing needed to be moved, which resulted in a change to the license area requested from the Licensor. The most recent authority was sought through DAF No. 2024-270. As construction is still underway, the City would like to extend the term of the license agreement until December 31, 2025.

The proposed licence fee and other major terms and conditions of the Licence Extension Agreement are considered to be fair, reasonable and reflective of market rates.

**Terms**  
 See Appendix "A"

**Property Details**

<b>Ward:</b>	12- Toronto – St. Paul's
<b>Assessment Roll No.:</b>	
<b>Approximate Size:</b>	
<b>Approximate Area:</b>	1725 m <sup>2</sup> ± (18567.75 ft <sup>2</sup> ±)
<b>Other Information:</b>	

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/REOIs:</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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></p> <p><input checked="" 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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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 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:	Josh Matlow	Councillor:	
Contact Name:	Andrew Athanasiu	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Concurred via email dated Oct 9, 2025	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Parks and Recreation	Division:	<b>Financial Planning</b>
Contact Name:	Jatinder Rahul / James Cho	Contact Name:	Karen Liu
Comments:	Concurred	Comments:	Concurred

**Legal Services Division Contact**

Contact Name:	Douglas LaForce
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DAF Tracking No.: 2025-311	Date	Signature
Concurred with by: <b>Manager, Real Estate Services Vinette Prescott-Brown</b>	Oct. 10, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> <b>Recommended by: Manager, Real Estate Services</b>	Oct. 10, 2025	Signed by Josie Lee
<input type="checkbox"/> <b>Approved by: Josie Lee</b>		
<input type="checkbox"/> <b>Approved by: Director, Real Estate Services Alison Folosea</b>		

**Appendix "A"****Major Terms and Conditions**

Licensed Area: 1725 m<sup>2</sup> ± (18567.75 ft<sup>2</sup> ±)

Licence Fee: \$4,590 + HST per month

Term: 3 months (October 1, 2025 – December 31, 2025)

Options to Renew: None

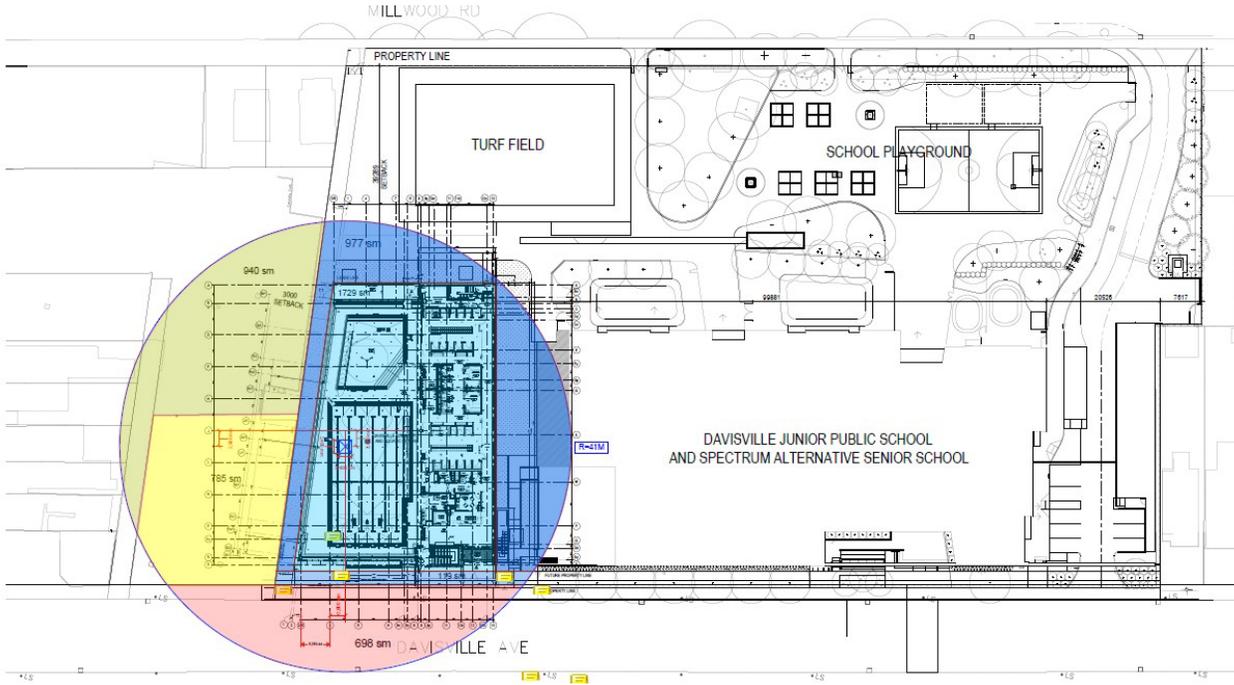
Use: Crane swing

Insurance: City shall maintain liability insurance coverage (including property damage, bodily injury, and contractual liability) from a reputable, licensed insurer, in a minimum amount of \$10,000,000.00 per occurrence and the City shall name the Licensor as an additional insured.

## Appendix "B"

### Licensed Area

Crane swing area over Times Group lands as shown highlighted in light yellow and yellow below:



Yellow - Crane swing area overlapping with Construction Staging Area: 785 m<sup>2</sup>

Light Yellow - Crane swing area outside of the Construction Staging Area: 940 m<sup>2</sup>

Total Crane Swing Area = 1725 m<sup>2</sup>