



DELEGATED APPROVAL FORM

CITY MANAGER

TRACKING NO.: 2026-034

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

Prepared By:	Joe Corigliano	Division:	Corporate Real Estate Management
Date Prepared:	February 5, 2026	Phone No.:	416-392-1167

Purpose	To obtain authority to enter into an Extension and Amendment to Master License Agreement (the "Agreement") with Rogers Communication Inc. (the "Licensee"), to amend and extend the Master Telecommunications Agreement, as defined below, for telecommunication equipment on various City properties listed in Appendix "A".
Property	The City properties are described in Appendix "A" and shown on Appendix "B" (the "Licensed Lands").
Actions	1. Authority be granted to enter into the Agreement with the Licensee, substantially on the major terms and conditions set out in Appendix "A", and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.
Financial Impact	<p>The City will receive total licence fee revenues in the amount of \$6,712,163.03 (inclusive of HST), as shown in Appendix "A", over a total of fifteen (15)-year extension term of the Agreement, as defined below. This includes the initial five (5)-year extension term and two additional options to extend the Master Telecommunications Agreement for five (5) years each. Funds are to be directed to the Operating Budget for Corporate Real Estate Management under various cost centers. Please refer to Appendix "A" for the cost center details by location.</p> <p>In addition, the Licensee will pay to the City the sum of \$677.14 (\$599.24 plus HST of \$77.90) for the City's legal costs in connection with the preparation and execution of the Agreement pursuant to City of Toronto Municipal Code Chapter 441, Fees and Charges.</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 and the Licensee entered into a master license agreement dated August 27, 2015 as subsequently amended by amending agreements dated January 23, 2018, July 9, 2018, and January 31, 2019 (collectively the "Master Telecommunications Agreement") for the installation of telecommunication equipment on City-owned lands identified as Licensed Lands A to H in Appendix "A". The Master Telecommunications Agreement was for an initial term of ten (10) years with two (2) options to extend the term for further five (5) years each, expiring on December 31, 2033.</p> <p>The demand for bandwidth to satisfy users (due to uses such as data transmission, high-definition video streaming, gaming, media and increased use of mobile applications, smart phone, tablet and laptop devices), has increased dramatically in the City of Toronto. To satisfy these public and business requirements, Rogers needs to secure its current equipment locations throughout the City of Toronto by entering into the Agreement to add new locations and extend the term of the Master Telecommunications Agreement to continue operating on the existing locations.</p> <p>The Licensee exercised its first option to extend the term and requested that the Master Telecommunications Agreement be amended to: (i) include a third five (5) year option to extend the term; and (ii) add new locations to improve the Licensee's telecommunications services within the City.</p> <p>The City and the Licensee agreed with adding a third option to extend the Master Telecommunications Agreement and have also agreed to add additional micro cell locations as described as Licensed Lands I & J in "Appendix "A".</p> <p>In accordance with the City of Toronto's Telecommunication Tower and Antenna Protocol, licensees with proposals exempted from consultation by Industry Canada are requested to provide information to the City on the nature and location of the proposal, as well as confirmation that emission levels of the proposal is in compliance with the Safety Code Six. The Licensee has provided a letter to Corporate Real Estate Management addressing these requirements.</p> <p>The proposed license fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective of market rates.</p>
Terms	Terms and conditions of the Agreement remain the same as the Master Telecommunications Agreement except for addition of Licensed Lands I & J and terms set out in Appendix "A".

Property Details	Ward:	3,4,6,10,11,15,16,24
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	
	Other Information:	

A.	City Manager has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 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 \$10 Million.
3. Issuance of RFPs/REOIs:	Request/waive hearings of necessity delegated to less senior positions.
4. Permanent Highway Closures:	Delegated to less senior positions.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	Delegated to less senior positions.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Delegated to less senior positions.
9. Leases/Licences (City as Landlord/Licenser):	<input checked="" type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$10 Million. Leases/licences for periods up to 12 months at less than market value delegated to less senior positions. Leases pursuant to the Community Space Tenancy Policy delegated to a less senior position.
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$10 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million. Nominal sum easements to pre-existing utilities when closing roads delegated to less senior positions.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	Delegated to less senior positions.

B. City Manager has signing authority on behalf of the City for:

- Documents required to implement matters for which this position also has delegated approval authority.

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:	Wards 3, 4, 6, 10, 11, 15, 16 & 24	Councillor:	
Contact Name:		Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input checked="" type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Have been advised	Comments:	

Consultation with Divisions and/or Agencies

Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Karen Liu
Comments:		Comments:	No objection

Legal Services Division Contact

Contact Name: **Finuzza Mongiovi**

DAF Tracking No.: 2026-034	Date	Signature
Recommended by: Manager, Real Estate Services Leila Valenzuela	Feb. 5, 2026	Signed by Lelia Valenzuela
Recommended by: Director, Real Estate Services Alison Folosea	Feb 5, 2026	Signed by Alison Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	Feb. 5, 2026	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Recommended by: Deputy City Manager, Corporate Services David Jollimore	Feb 5, 2026	Signed by David Jollimore
<input checked="" type="checkbox"/> Approved by: City Manager Paul Johnson	Feb. 5, 2026	Signed by Paul Johnson

Appendix "A"

Major Terms and Conditions

Licensed Lands:

	Address / Location Description	Ward No.	Cost Centre
A	Southeast Corner of York Mills and Bayview	15	FA1751
B	6 Talwood Dr. North York - Northeast Corner of Talwood Drive and Leslie Street	16	FA1716
C	Hwy 401 & Morningside - South of Highway 401, East Side of Morningside Avenue	24	FA1731
D	Allen & Wilson Heights - Southeast Corner of Allen Road and Transit Road	6	FA1748
E	Sunnyside II - North Side of The Queensway and West of Humber River	4	FA1799
F	55 John Street - Metro Hall	10	FA1352
G	240 Mount Pleasant Road	11	FA2487
H	30 Newbridge Road (To be Decommissioned December 31 st 2025)	11	FA1352
I	100 Queen Street West – City Hall	10	FA1379
J	CNE Grounds – (6 Locations) i) OVO Athletic Centre ii) Nunavut Road- Enercare Centre iii) Parking Lot- Transformer Box 1 iv) Parking Lot- Transformer Box 2 v) Entrance Exhibition Loop – Manitoba vi) Newfoundland Drive- Enercare Centre	10	FA1379

License Fee:

The Minimum Fee for each Location set out below shall continue to increase by three percent (3%) per year during each year of the Extension Term in accordance with the terms and conditions set out in Master Telecommunications Agreement.

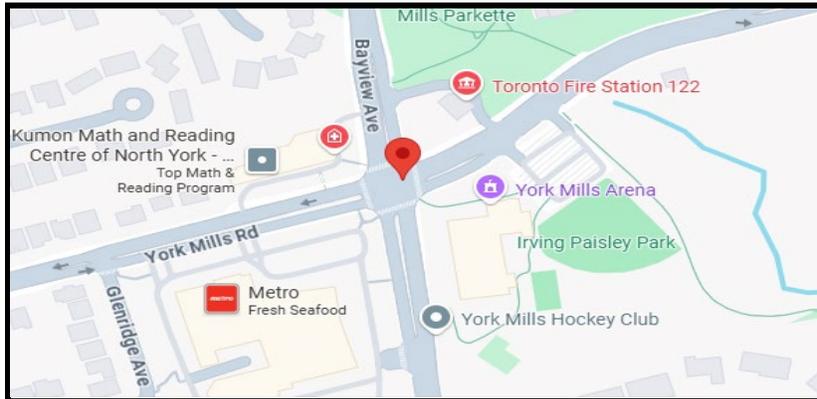
	York Mills & Bayview	Leslie & Talwood Wt	Hwy 401 & Morningside	Allen & Wilson Heights	55 John Street (Metro Hall)	Sunnyside II	240 Mount Pleasant Road	30 Newbridge Road	CNE Small Cells (x30)	NPS Small Cells (x4)	Total	Total Plus HST
2024	26,878.33	54,201.41	50,396.86	26,878.33	31,986.94	50,602.99	50,396.86	10,751.33	-	-	\$ 302,093.05	\$ 341,365.15
2025	27,684.68	55,827.45	51,908.77	27,684.68	33,261.37	52,523.82	51,908.77	11,073.87	-	-	\$ 311,873.40	\$ 352,416.94
2026	28,515.22	57,502.28	53,466.03	28,515.22	34,592.92	54,526.44	53,466.03	-	21,900.00	2,920.00	\$ 335,404.13	\$ 379,006.67
2027	29,370.68	59,227.34	55,070.01	29,370.68	35,984.43	56,614.75	55,070.01	-	22,557.00	3,007.60	\$ 346,272.51	\$ 391,287.93
2028	30,251.80	61,004.16	56,722.11	30,251.80	37,438.92	58,792.86	56,722.11	-	23,233.71	3,097.83	\$ 357,515.31	\$ 403,992.30
2029	31,159.35	62,834.29	58,423.78	31,159.35	38,959.54	61,065.10	58,423.77	-	23,930.72	3,190.76	\$ 369,146.67	\$ 417,135.74
2030	32,094.13	64,719.32	60,176.49	32,094.13	40,549.63	63,436.01	60,176.49	-	24,648.64	3,286.49	\$ 381,181.33	\$ 430,734.90
2031	33,056.96	66,660.90	61,981.79	33,056.96	42,212.70	65,910.38	61,981.78	-	25,388.10	3,385.08	\$ 393,634.64	\$ 444,807.14
2032	34,048.66	68,660.72	63,841.24	34,048.66	43,952.45	68,493.27	63,841.23	-	26,149.75	3,486.63	\$ 406,522.62	\$ 459,370.56
2033	35,070.12	70,720.55	65,756.48	35,070.12	45,772.80	71,189.97	65,756.47	-	26,934.24	3,591.23	\$ 419,861.98	\$ 474,444.04
2034	36,122.23	72,842.16	67,729.17	36,122.23	47,677.87	74,006.09	67,729.17	-	27,742.26	3,698.97	\$ 433,670.15	\$ 490,047.26
2035	37,205.89	75,027.43	69,761.05	37,205.89	49,672.00	76,947.52	69,761.04	-	28,574.53	3,809.94	\$ 447,965.29	\$ 506,200.78
2036	38,322.07	77,278.25	71,853.88	38,322.07	51,759.78	80,020.46	71,853.87	-	29,431.77	3,924.24	\$ 462,766.39	\$ 522,926.02
2037	39,471.73	79,596.60	74,009.49	39,471.73	53,946.05	83,231.47	74,009.49	-	30,314.72	4,041.96	\$ 478,093.26	\$ 540,245.38
2038	40,655.89	81,984.50	76,229.78	40,655.89	56,235.92	86,587.43	76,229.77	-	31,224.16	4,163.22	\$ 493,966.56	\$ 558,182.21
Total Revenue Collected Over Term and Extensions											\$	6,712,163.03

First Extension Term: January 1, 2024- December 31, 2028
Options to Extend: (Second) January 1, 2029- December 31, 2033
(Third) January 1, 2034- December 31, 2038

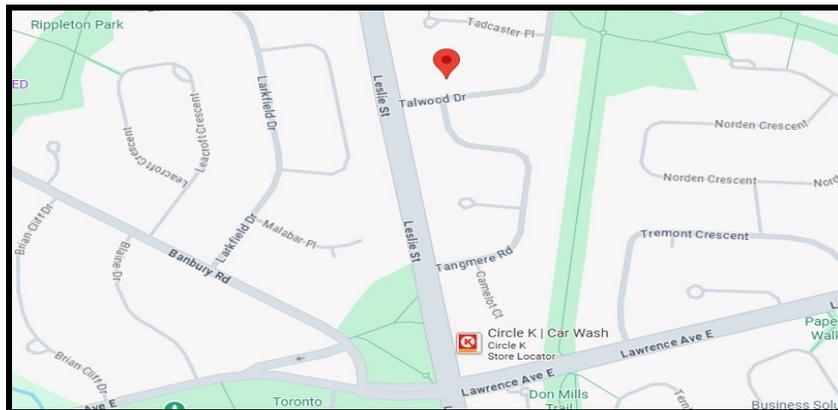
Appendix "B"

Location Maps

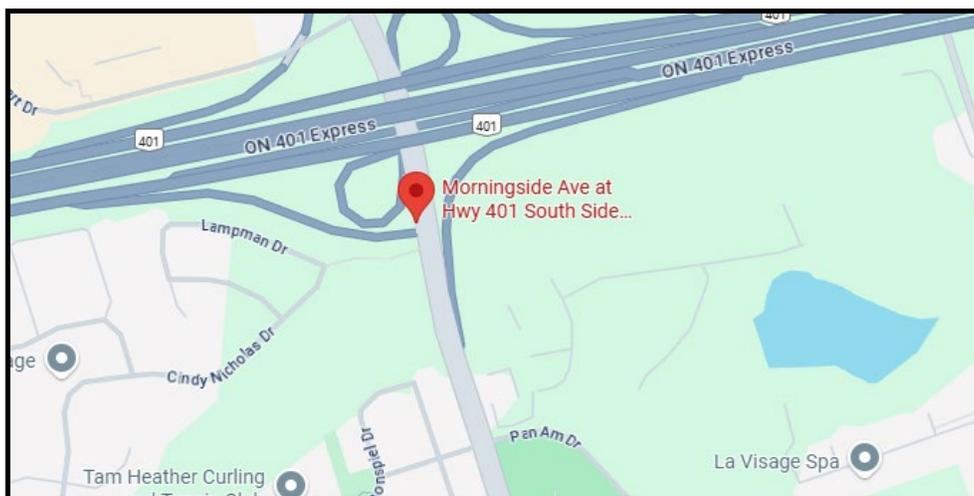
A. York Mills & Bayview - Southeast Corner of York Mills and Bayview



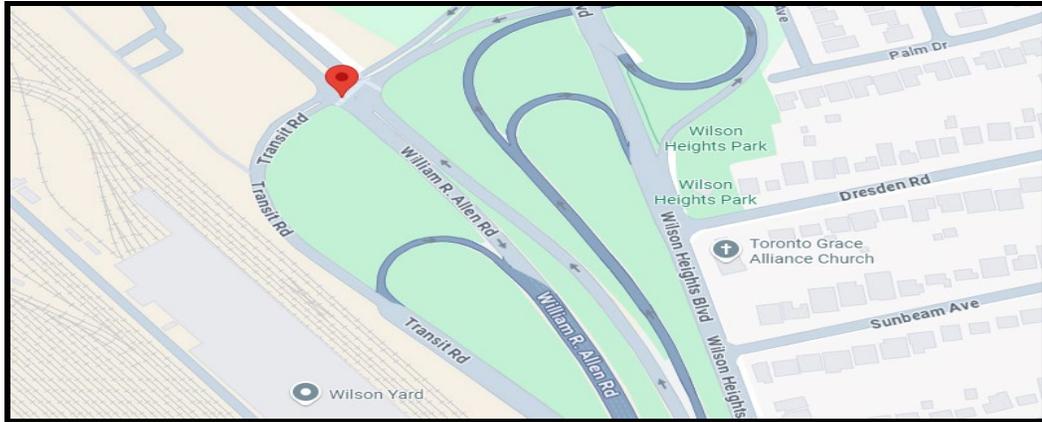
B. Talwood Dr. North York - Northeast Corner of Talwood Drive and Leslie Street



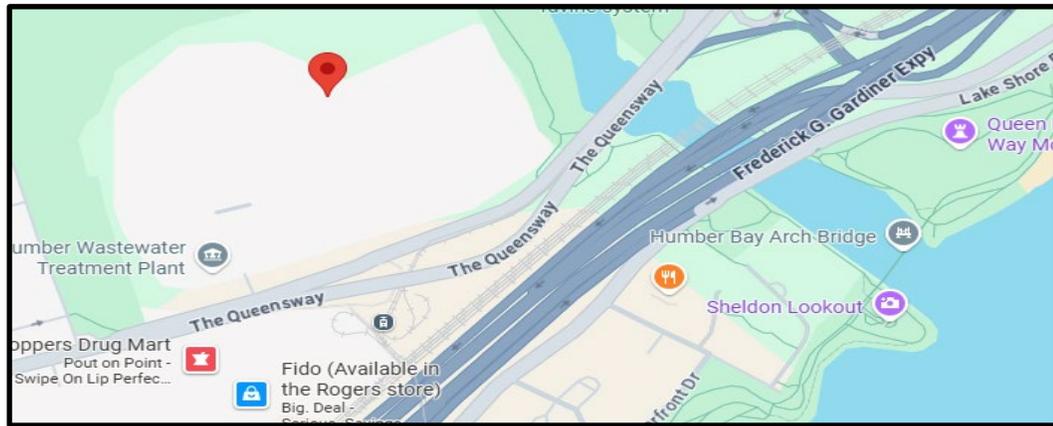
C. Hwy 401 & Morningside Avenue - South of Highway 401 East Side of Morningside Avenue



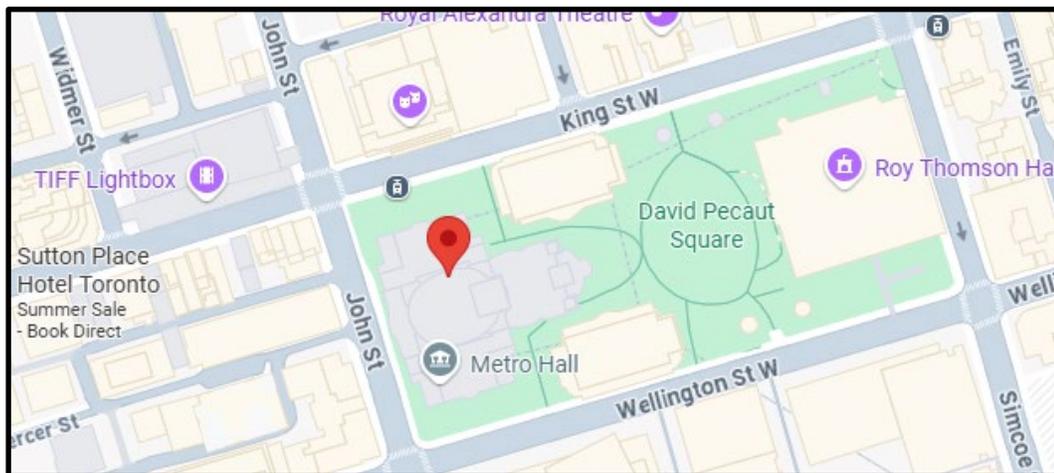
D. Allen & Wilson Heights - Southeast Corner of Allen Road and Transit Road



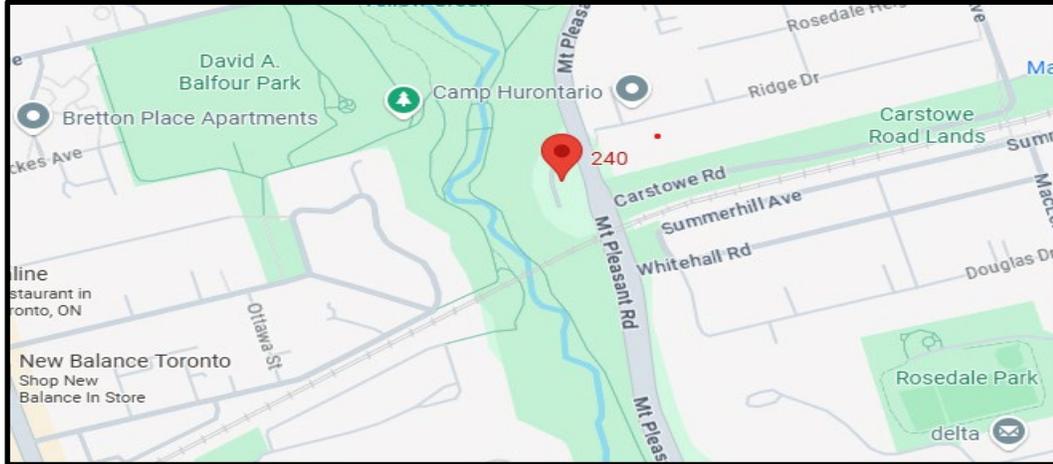
E. Sunnyside II - North Side of The Queensway and West of Humber River



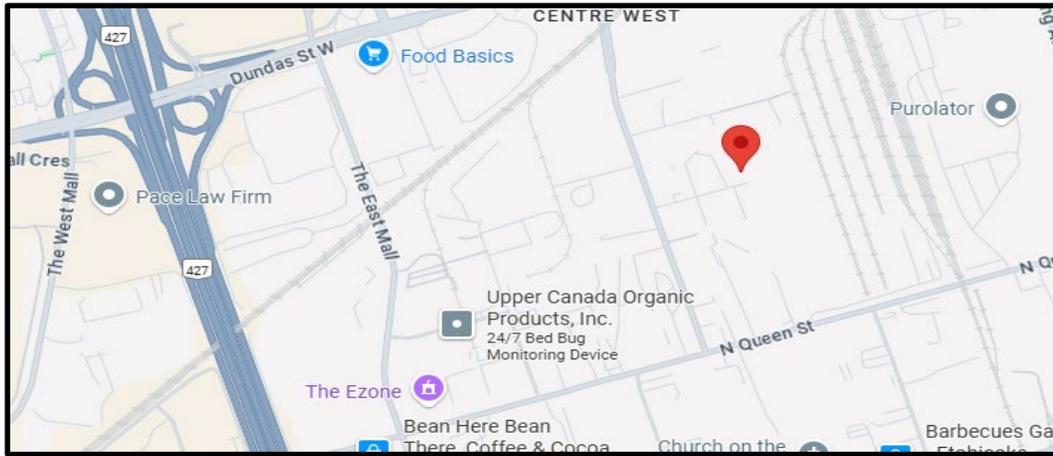
F. 55 John Street - Metro Hall



G. 240 Mount Pleasant Road



H. 30 Newbridge Road



I. 100 Queen Street West - Nathan Phillips Square (4 Microcells)



J. CNE Grounds -Various Locations (30 Microcells)

