



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

TRACKING NO.: 2025-158

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

Prepared By:	Owen Bartley	Division:	Corporate Real Estate Management
Date Prepared:	June 4, 2025	Phone No.:	(416) 338-1297

Purpose	To obtain authority to enter into licence agreements with His Majesty The King In Right Of Ontario as represented by The Minister of Infrastructure (the "Licensor") with respect to a portion of the property municipally known as 2775 Morningside Avenue, Toronto for the purpose of constructing and operating an asphalt sidewalk and bus platform for Scarborough Bus Rapid Transit (the "Licence Agreements").												
Property	The property municipally known as 2775 Morningside Avenue, Toronto, legally described as Part of Lot 28, Concession D, in the former City of Scarborough, being part of PINs 06347-0373 (LT) and 06473-0079 (LT), (the "Property"), as shown on the Location Map in Appendix "B" and on the draft Reference Plan in Appendix "C".												
Actions	1. Authority be granted to enter into the Licence Agreements with the Licensor, 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	<p>The estimated costs of the License Agreement are approximately \$119,850.00 (net of HST) or \$121,959.36 (net of HST recoveries) as detailed below and will be funded by the TTC's Budget under Cost Account CTT147-01.</p> <p>The cost to the City on a fiscal year basis, is approximately as follows:</p> <table border="1"> <thead> <tr> <th colspan="2">Annual Cost (net of HST recovery)</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>\$ 29,154.24</td> </tr> <tr> <td>2026</td> <td>\$ 29,154.24</td> </tr> <tr> <td>2027</td> <td>\$ 21,216.96</td> </tr> <tr> <td>2028</td> <td>\$ 21,216.96</td> </tr> <tr> <td>2029</td> <td>\$ 21,216.96</td> </tr> </tbody> </table> <p>The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section</p>	Annual Cost (net of HST recovery)		2025	\$ 29,154.24	2026	\$ 29,154.24	2027	\$ 21,216.96	2028	\$ 21,216.96	2029	\$ 21,216.96
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Comments	<p>The Scarborough Extension Project ("SSE"), scheduled to be completed in 2030, will replace the Scarborough Rapid Transit ("Line 3") service. During the construction of the SSE, Line 3 will be replaced with a temporary bus route until the SSE is open to the public. The licensed areas are needed to accommodate the construction of a dedicated bus roadway. The licensed areas form part of a hydro corridor.</p> <p>The proposed licence fee and other major terms and conditions of the Licence Agreement are considered to be fair, reasonable and reflective of market rates.</p>												
Terms	See Appendix "A"												

Property Details	Ward:	21 - Scarborough Centre
	Assessment Roll No.:	190112795008300
	Approximate Size:	
	Approximate Area:	Long Term: 6,054.84 ft ² and Short Term: 2,265.12 ft ²
	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 checked="" 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:	Michael Thompson	Councillor:	
Contact Name:	Michael Thompson	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	TTC	Division:	Financial Planning
Contact Name:	Dan Spalvieri	Contact Name:	Ciro Tarantino
Comments:	No concerns	Comments:	Revisions incorporated

Legal Services Division Contact

Contact Name:	Tammy Turner
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DAF Tracking No.: 2025-158	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input type="checkbox"/> Approved by:	June 5, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	June 10, 2025	Signed by Alison Folosea

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

Licensed Area:	Long Term: 6,054.84 ft ² shown as Parts 1, 3 and 4 on draft Reference Plan attached as Appendix "C" Short Term: 2,265.12 ft ² Parts 2, 5 and 6 on draft Reference Plan attached as Appendix "C"
Licence Fee:	Long Term: \$20,850.00 per year Short Term: \$7,800.00 per year
Realty Taxes:	City to pay 75% of the annual amount, if applicable
Term:	Long Term: 5 years commencing July 1/25 Short Term: 2 years commencing July 1/25
Termination:	Licensor has the option at any time in its sole discretion to terminate the Licence Agreements with at least 90 days prior written notice to the City.
Use:	For constructing, using, and maintaining an asphalt sidewalk and bus platform for Scarborough Bus Rapid Transit.
Insurance:	The Licensee shall at its own expense, arrange and maintain a liability insurance policy satisfactory to the Licensor in the minimum amount of Five Million (\$5,000,000.00) dollars in order to indemnify the Licensor and Hydro One Networks Inc.
Indemnity:	The City assumes all liability and obligation for any and all loss, damage or injury to persons or property. The City shall indemnify and save harmless the Licensor from all loss, damage or injury and all actions, suits, proceedings, costs, charges, damages, expenses, claims or demands

Appendix "B"

Location Map



