



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

TRACKING NO.: 2026-101

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

Prepared By:	Mark Filice	Division:	Corporate Real Estate Management
Date Prepared:	March 3, 2026	Phone No.:	416-392-1830
<b>Purpose</b>	To obtain authority to enter into a permanent easement agreement and a licence agreement (collectively the " <b>Agreements</b> ") with Toronto Port Authority (the " <b>Owner</b> ") over a portion of the water-lot closest to the Jack Layton Ferry Terminal, for the purpose of constructing mooring infrastructure, expanding the ferry berths at Jack Layton Ferry Terminal, and permitting docking of City electric ferries as necessary.		
<b>Property</b>	Legally described as part of Toronto Harbour, eastern channel, and eastern entrance to eastern channel, designated as Part 2 on 66R2881 save and except Part 1, 66R30087; Toronto, Part of PIN 21418-0263 (LT) (the " <b>Property</b> "), as shown on the location map in Appendix "B".		
<b>Actions</b>	1. Authority be granted to enter into the Agreements with the Owner substantially on the major terms and conditions set out in Appendix "A", and including such other amended terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
<b>Financial Impact</b>	<p>The following costs will be incurred by the City in connection with the Agreements:</p> <ol style="list-style-type: none"> <li>Permanent Easement - \$142,519.94</li> <li>Licence - \$26,345.93</li> </ol> <p>Total maximum cost for the Agreements: \$168,865.87</p> <p>Funding is available in the 2026-2035 Capital Budget and Plan for Fleet Services under account CFL084-01.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information as identified in the Financial Impact section.</p>		
<b>Comments</b>	<p>The City of Toronto is replacing its aging diesel ferry fleet with 100% electric ferries. In addition to the ferries, the City is constructing new charging and mooring infrastructure at Jack Layton Ferry Terminal to accommodate the new ferry vessels. The Agreements are required as part of the project and will serve two purposes:</p> <ol style="list-style-type: none"> <li>The new electric ferries will extend into the Owner's water-lot when moored at Jack Layton Ferry Terminal; the permanent easement will encompass this area.</li> <li>The City is constructing a mooring structure, known as a "dolphin", within the Owner's water-lot to service the new vehicle and passenger ferry at Berth 5, Jack Layton Ferry Terminal. A licence is required for construction, and a permanent, non-exclusive easement is required for the dolphin and for ferry encroachments into the water-lot.</li> </ol> <p>The Agreements are considered fair, reasonable and reflective of market value, and it is recommended for acceptance substantially on the major terms and conditions set out in Appendix "A".</p> <p>Since this land is located in the Designated Waterfront Area, as defined in the Toronto Waterfront Revitalization Corporation Act, 2002, the approval of the Director, Waterfront Secretariat has been obtained.</p>		
<b>Terms</b>	See Appendix "A"		
<b>Property Details</b>	<b>Ward:</b>	10 – Spadina-Fort York	
	<b>Assessment Roll No.:</b>		
	<b>Approximate Area:</b>	Permanent Easement Area: 1,350.8m <sup>2</sup> (14539.89 sq ft) Licence Area: 2,516.1m <sup>2</sup> (27083.08 sq ft)	
	<b>Approximate Size:</b>		
	<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 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 checked="" 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:	Ausma Malik	Councillor:	
Contact Name:	Tom Davidson	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" 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:	Parks and Recreation	Division:	<b>Financial Planning</b>
Contact Name:	Geoff Cole	Contact Name:	Karen Liu
Comments:	Concurrence	Comments:	Concurrence

**Legal Services Division Contact**

Contact Name:	Frank Weng
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DAF Tracking No.: 2026-101	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b> Devi Mohan <input type="checkbox"/> Approved by:	March 3, 2026	Signed by Devi Mohan
<input type="checkbox"/> Approved by: <b>Director, Real Estate Services</b> Alison Folosea	Mar 5, 2026	Signed by Alison Folosea

## Appendix "A"

### Major Terms and Conditions

#### Licence Agreement

**Licensor:** Toronto Port Authority

**Licensee:** City of Toronto

**Licensed Area:** 2,516.1m<sup>2</sup>, as illustrated in Appendix "C"

**Use:** Construction of Improvements within the Licensed Area to help facilitate the expansion of the Ferry Berths at Jack Layton Ferry Terminal

**Cost:** Licence - \$26,345.93

1. Licence Fee - A maximum of \$23,314.98 (exclusive of HST) for the six (6) month term.
2. HST - \$3,030.95

**Term:** Six (6) months

**Commencement Date:** The date which the Agreements are executed.

**End Date:** The date that is six (6) months from the date after execution.

**Insurance:** City shall maintain commercial general liability insurance in the minimum amount of ten million dollars at all times during the term of the licence.

#### Permanent Easement Agreement

**Transferor:** Toronto Port Authority

**Transferee:** City of Toronto

**Permanent Easement Area:** 1,350.8m<sup>2</sup>. as illustrated in Appendix "D".

**Cost:** Permanent Easement - \$142,519.94

1. Permanent Easement Price – \$125,171 (exclusive of HST)
2. HST - \$ 16,272.23
3. Land Transfer Taxes – \$976.71 (Provincial portion only)
4. Registration Costs – \$100.00 (approximately)

**Purpose:** The City will be constructing new mooring infrastructure, including a mooring dolphin, within the Permanent Easement Area, as part of renovations and improvements to the Jack Layton Ferry Terminal to allow electric ferries to dock and moor.

**Grant of Easement:** Transferor hereby grants in perpetuity, the permanent, non-exclusive and uninterrupted right in the nature of an easement to access, construct, maintain, the Mooring Infrastructure for the docking and mooring of the electric ferries, and to permit the electric ferries to protrude into the Easement Lands as necessary at any time for docking and mooring purposes and for such purposes, the Transferee shall have the right at any time to enter the Easement Lands with such vehicles, machinery, materials and equipment as necessary to the exercise or enjoyment of the Permanent Easement.

**Transferee's Covenants:** The City shall maintain the Mooring Infrastructure in a state of good repair at its own expense. The City may only access and use the Property and must not interfere with the Transferor's use and enjoyment of the rest of the Transferor Lands.

**Transferor Covenants:** Toronto Port Authority must not interfere with the Mooring Infrastructure or the City's electric ferries located within the Property.





