



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

TRACKING NO.: 2025-130

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

Prepared By:	Jag Prajapti	Division:	Corporate Real Estate Management
Date Prepared:	June 11, 2025	Phone No.:	416-394-5473
<b>Purpose</b>	To obtain authority to enter into a licence agreement with Build Toronto Inc. (the "Licensee") with respect to the property municipally known as 20 Shortt Street, Toronto for the purpose of borehole drilling and monitoring well installations for environmental, geotechnical and hydrogeological investigations (the "Licence Agreement").		
<b>Property</b>	The property municipally known as 20 Shortt Street, Toronto, legally described as LT 62 PL 1855 TWP OF YORK; LT 64 PL 1855 TWP OF YORK; LT 70 PL 1855 TWP OF YORK; LT 71 PL 1855 TWP OF YORK; LT 72 PL 1855 TWP OF YORK; PT LT 63 PL 1855 TWP OF YORK AS IN CY444209; PT LT 69 PL 1855 AMENDED BY PL 2133 TWP OF YORK AS IN CY420947 & CY421136; SHORTT ST PL 1855 TWP OF YORK CLOSED BY CY421649, EXCEPT CY441808; S/T CY444211E, TORONTO (YORK) , CITY OF TORONTO, being all of PIN 104810078, (the "Property"), as shown on the Location Map in Appendix "A".		
<b>Actions</b>	1. Authority be granted to enter into the Licence Agreement with the Licensee, 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.		
<b>Financial Impact</b>	<p>There is no financial impact. This is a nominal licence. The City will benefit from the results of the studies for its own use. The Licensee will be responsible for all costs related to the use of the Licensed Area and for the costs of preparing any test results or reports.</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>		
<b>Comments</b>	<p>The property is 1.25-acre site, currently used as a TPA parking lot. In 2021, City Council approved a motion for this to be considered a "Housing Now "future pipeline" site, and CreateTO has been undergoing preliminary planning and analysis since that time. The proposed development includes one 40-storey mixed-use building, with an adjoining 5-storey residential building.</p> <p>CreateTO is now ready to undertake a detailed due diligence program including environmental, geotechnical and hydrogeological investigations and associated planning approvals to support development. Current use of the site is TPA Parking lot.</p>		
<b>Terms</b>	<ol style="list-style-type: none"> <li>Licence Fee: Nominal</li> <li>Duration: Three months, starting on the next business day after execution of the Licence Agreement.</li> <li>Area: 5,026 m<sup>2</sup> outlined in red in Appendix "A".</li> <li>Purpose: Borehole drilling, monitoring well installations, and related environmental/geotechnical investigations</li> <li>All costs (utilities, drilling, repairs, reports) borne by the Licensee.</li> <li>Insurance: \$2M Commercial General Liability; \$1M Professional Liability (incl. pollution coverage); City to be named as additional insured.</li> <li>Indemnity: The Licensee will indemnify and save harmless the City from and all manner of claims, demands, losses, costs, charges, actions and other proceedings whatsoever, directly or indirectly resulting from occupation of or use of the Licensed Area.</li> <li>Restoration: The Licensee shall restore the Licensed Area to its original condition, at its sole cost and expense.</li> <li>Reports: The Licensee will provide copies of the testing results to the City.</li> </ol>		
<b>Property Details</b>	<b>Ward:</b>	8 – Eglinton-Lawrence	
	<b>Assessment Roll No.:</b>	-	
	<b>Approximate Size:</b>	-	
	<b>Approximate Area:</b>	5,026 m <sup>2</sup> ± (54,099 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 checked="" 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 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:	Mike Colle	Councillor:	
Contact Name:	Andy Stein	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> x 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:	No comment	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	CreateTO / TPA	Division:	<b>Financial Planning</b>
Contact Name:	Jason Slidders / Aviva Levy	Contact Name:	Ciro Tarantino
Comments:	No comment	Comments:	No comment

**Legal Services Division Contact**

Contact Name:	Bronwyn Atkinson
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DAF Tracking No.: 2025-130	Date	Signature
Concurred with by: <b>Manager, Real Estate Services</b> <b>■ Josie Lee</b>	June 12, 2025	Signed by Josie Lee
<input type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b> <b>Devi Mohan</b>	June 11, 2025	Signed by Devi Mohan
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: <b>Director, Real Estate Services</b> <b>Alison Folosea</b>		

# Appendix "A"

## Location Map

