



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

TRACKING NO.: 2026-117

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:	March 30 th 2026	Phone No.:	416-392-1167
Purpose	To obtain authority to enter into a licence agreement with the Toronto District School Board (the "Licensor"), with respect to the premises located at 175 Cordella Avenue, Cordella Public School for use as a temporary training location for the Canadian Armed Forces while their current location at the Fort York Armoury is temporarily repurposed to support the FIFA Fan Festival (the "Licence Agreement").		
Property	The property is municipally known as 175 Cordella Avenue, Toronto, Ontario, M6N 2K1 (Cordella Public School), owned by Toronto District School Board, and includes all lands, buildings, fixtures, chattels and equipment on or at that real property (the "Licensed Area"), as shown on the Location Map in Appendix "B".		
Actions	1. Authority be granted for the City to enter into the License Agreement 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 City shall pay the Licensor the sum of \$278,121.72 (including HST) or \$250,457.21 (net of HST recoveries) for the six (6) month term. Funding is available in the FIFA World Cup 2026 Toronto Budget within the City Manager's Office 2026 Operating Budget (CM0011 – 4700000000).</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>During the FIFA World Cup 2026, a number of activities are planned at Toronto FC Stadium and as well as at Fort York. To support and facilitate these activities, the City of Toronto has negotiated the use of the Fort York Armoury, currently leased to the Department of National Defence and operated by the Canadian Armed Forces, to serve as an operations centre for the FIFA Fan Festival.</p> <p>The Fort York Armoury will support front line activities for the Toronto Police Service, Toronto Fire Service, Toronto Paramedics, as well as back of house activities for the event's management and volunteer teams during the FIFA event.</p> <p>As a result, Canadian Armed Forces training activities at the Fort York Armoury will be temporarily relocated to 175 Cordella Avenue.</p>		
Terms	See Appendix "A"		
Property Details	Ward:	5 – York South Weston	
	Assessment Roll No.:		
	Approximate Size:	Facility acreage 3.29	
	Approximate Area:	(28,586 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/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 & 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/REOIs.</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 checked="" 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 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:	F. Nunziata	Councillor:	
Contact Name:	F. Nunziata	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 Objection	Comments:	

Consultation with Divisions and/or Agencies

Division:	Toronto Fire / FIFA Secretariat	Division:	Financial Planning
Contact Name:	Larry Cocco (Deputy Chief)/ Alan Jazvac (FIFA)	Contact Name:	Karen Liu
Comments:	No concerns	Comments:	No concerns

Legal Services Division Contact

Contact Name:	Kenneth Farrell
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DAF Tracking No.: 2026-117	Date	Signature
Concurred with by: Manager, Real Estate Services		X
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Leila Valenzuela	March 31, 2026	Signed by Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Mar 31, 2026	Signed by Alison Folosea

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

Licensors:	Toronto District School Board "TDSB"
Licensee:	City of Toronto
Licensed Premises:	Cordella Public School, municipally known as 175 Cordella Ave
Approximate Space:	Facility Acreage 3.29/ Building of 28,586 ft ² ±
Term:	Six (6) months commencing on April 1, 2026 and to expire on September 30 th , 2026
Licence Fee:	A monthly fee of \$41,020.90 plus HST, to be paid in one lump-sum installment upon execution of the Agreement.
Utilities:	The City shall pay for any and all utilities used or consumed within the Licensed Area.
Restoration:	At the termination of the Licence, the City shall repair / restore the Licensed Area as close as is practicable, to its original condition immediately prior to the commencement of the Term.
Termination:	The Licensor may terminate the Agreement upon sixty (60) days prior written notice.
Indemnity:	The City shall fully indemnify and save harmless the Licensor against and from and all claims or liens which may bind the Licensed Area or the Licensor or the TDSB Lands resulting directly or indirectly from any act or omission of the Licensee.
Insurance:	The City shall maintain Commercial General Liability insurance with a minimum limit of \$5,000,000 per occurrence.

Appendix "B"

Location Map

