



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

TRACKING NO.: 2026-110

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

Prepared By:	Jag Prajapati	Division:	Corporate Real Estate Management
Date Prepared:	March 27, 2026	Phone No.:	416-394-5472
Purpose	To obtain authority to enter into a licence agreement with Parkdale Community Food Bank (the "Licensor") with respect to a portion of the airspace above the property municipally known as 5 Brock Avenue, Toronto, for the purpose of facilitating crane swing operations, suspended swing stages, related construction activities, and temporary removal of a rooftop shed structure required for exterior building envelope work at 11 Brock Avenue, and with respect to assuming certain ongoing obligations in relation to the heat tracing electrical connection servicing the flashing and water mitigation detail (the "Licence Agreement").		
Property	<p>The property municipally known as 5 Brock Avenue, Toronto, legally described as PIN 21304-0217 (LT), PT LT 15 PL 429 Parkdale as in CA813721; City of Toronto (the "Licensor Lands"), as shown on the Location Map in Appendix "B".</p> <p>The Licensed Area consists of approximately 60 square metres of airspace above the Licensor Lands, as more particularly shown on the sketch in Appendix "C".</p>		
Actions	1. Authority be granted to enter into a Licence Agreement with the Licensor, substantially on the major terms and conditions set out in Appendix "A", and including such other amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	<p>The City will pay a licence fee of \$136,855.00 (the "Licence Fee") plus HST to the Licensor. Funding is available within the approved capital budget (WBS Code CAF005-05-60) for the 11 Brock Avenue project.</p> <p>The Licence Fee represents a negotiated all-in amount inclusive of associated works required to facilitate construction and of all legal fees and administrative costs incurred by the Licensor for the review of the Licence Agreement.</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 is delivering a new supportive housing development at 11 Brock Avenue as part of its broader affordable and supportive housing initiatives. The project will provide permanent supportive housing units with on-site supports for individuals experiencing homelessness, advancing Council-approved housing priorities and the HousingTO 2020–2030 Action Plan.</p> <p>In order to complete exterior building envelope work, including façade and speedwall installation (the "Work"), temporary airspace rights are required over the adjacent property at 5 Brock Avenue to permit crane swing, suspended swing stages, associated rigging, and related construction activities.</p> <p>The Licence Agreement also addresses the temporary removal of an existing rooftop shed structure that interferes with the Work.</p> <p>The Licence Agreement further establishes obligations with respect to the flashing and heat tracing system between the two buildings, including inspection and maintenance by the City at its sole cost, with the City assuming limited responsibility for physical damage directly caused by failure of the system. These obligations survive expiry of the agreement for so long as the Licensor remains the registered owner of the property.</p> <p>The Licence Fee and terms reflect a negotiated commercial resolution required to facilitate construction while managing project risk, timing constraints, and minimizing ongoing operational and liability exposure to the City.</p>		
Terms	Refer Appendix "A".		
Property Details	Ward:	4 – Parkdale-High Park	
	Assessment Roll No.:	-	
	Approximate Size:	As per Appendix "C"	
	Approximate Area:	As per Appendix "C"	
	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:	Gord Perks	Councillor:	
Contact Name:	Karen Duffy	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:	Housing Development Office	Division:	Financial Planning
Contact Name:	Laila MacDougall-Milne	Contact Name:	Karen Liu
Comments:	Reviewed	Comments:	Reviewed

Legal Services Division Contact

Contact Name:	Frank Weng
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DAF Tracking No.: 2026-110	Date	Signature
Concurred with by: Manager, Real Estate Services		X
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Devi Mohan <input type="checkbox"/> Approved by:	March 27, 2026	Signed by Devi Mohan
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	March 27, 2026	Signed by Alison Folosea

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

Licensed Area:	Approximately 60 square metres of airspace above 5 Brock Avenue.
Licence Fee:	\$136,855.00 plus HST.
Term:	Commencing on the date of execution and expiring July 31, 2026.
Extension:	One (1) option to extend for sixty (60) days upon thirty (30) days prior written notice, on the same terms and conditions, save and except for further extension rights.
Use:	Crane boom and counterweight swing, hoisted loads, suspended swing stages and related rigging, and temporary removal of rooftop shed structure, all necessary and incidental to exterior building envelope work at 11 Brock Avenue.
Rooftop Structure:	Licensor to remove or cooperate in removal of existing rooftop shed structure interfering with the Work.
Heat Trace / Flashing System:	(a) City to use commercially reasonable efforts to ensure its operation; (b) City to supply Licensor with contact information of City personnel / designate with access to System who can respond to Licensor's concerns within 48 business hours; (c) City to perform annual inspections and maintenance at its sole cost with report delivered to Licensor at request of Licensor; (d) City to be responsible for reasonable costs of repair of northern façade of building municipally known as "Parkdale Community Food Bank" caused due to water penetration, ice damming and excessive mould directly attributable to failure of the System; (e) City to construct new trough or alternative flashing/capping solution at its cost should flashing and trough detail fail; (f) Obligations in this section to survive expiry of this Licence Agreement or its early termination for so long as the Licensor is the registered owner of the Licensor Lands and terminates without notice to Licensor effective as of the date the Licensor ceases to be the sole registered owner.
Insurance and Indemnity:	City to indemnify Licensor for claims arising directly from carrying out the Work during the Term, except to the extent caused by Licensor negligence or wilful misconduct.
Early Termination:	The City may terminate the Licence upon thirty (30) days written notice.

Appendix "B"

Location Map

LICENSOR LANDS

PIN 21304-0217 (LT)

PT LT 15 PL 429 PARKDALE AS IN CA813721; CITY OF TORONTO



ServiceOntario

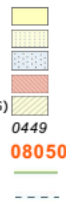
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PROPERTY INDEX MAP
TORONTO(No. 80)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT



NOTES

- REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS**
- THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
- FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
- ONLY MAJOR EASEMENTS ARE SHOWN
- REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

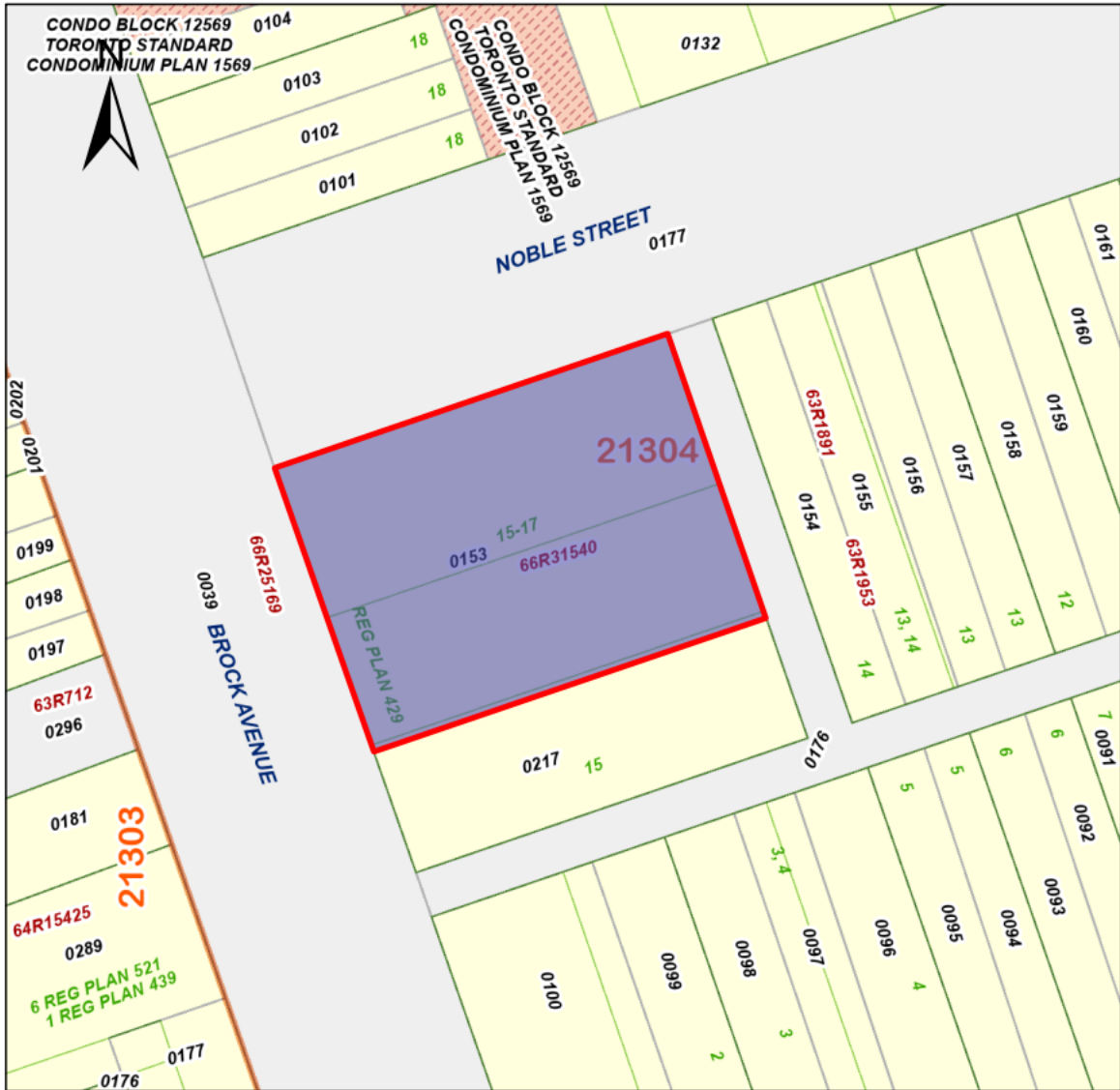
THIS IS NOT A PLAN OF SURVEY



CITY LANDS

PIN 21304-0153 (LT)

LT 16-17 PL 429 PARKDALE; PT LT 15 PL 429 PARKDALE AS IN WG103750 AND WG104185; CITY OF TORONTO



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SCALE

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PROPERTY INDEX MAP
TORONTO(No. 80)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 08050
- GEOGRAPHIC FABRIC
- EASEMENT

NOTES

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FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

THIS IS NOT A PLAN OF SURVEY

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Appendix "C"

Licensed Area

