



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

With Confidential Attachment  
**TRACKING NO.: 2026-120**

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

Prepared By:	Myron Menezes	Division:	Corporate Real Estate Management
Date Prepared:	March 16, 2026	Phone No.:	416-338-3586
<b>Purpose</b>	To obtain authority to enter into a sublease agreement with QET Operations Ltd. (the "Tenant") for the City's exclusive use of certain spaces within the Queen Elizabeth Theatre at 190 Princes' Boulevard and Annabel's Music Hall at 200 Princes' Boulevard, to facilitate the hosting, staging and event execution of the FIFA World Cup 2026 in Toronto at the Exhibition Place (the "Agreement").		
<b>Property</b>	The properties municipally known as 190 and 200 Princes' Boulevard, Toronto, ON M6K 3C3 (the "Property"), as shown on the Location Map in Appendix "B" and specific spaces within the Queen Elizabeth Theatre and Annabel's Music Hall (collectively, the "Spaces").		
<b>Actions</b>	1. Authority be granted to enter into the Agreement with the Tenant, substantially on the major terms and conditions set out in Appendix "A" and Confidential Attachment 1, 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>See Confidential Attachment 1.</p> <p>Payment will be made from Cost Centre CM0011 – 47000 00000, FIFA World Cup .</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 owned by the City and leased to the Tenant. To deliver the FIFA World Cup 2026 in Toronto (the "Event"), the City is obligated to secure buildings and parking areas within Exhibition Place which will form the stadium's secure perimeter during the Event. The Properties are located within the proposed secure perimeter which will prevent the Tenant from conducting normal business operations during this period.</p> <p>In addition to the Tenant's loss of access to its facilities, the City will utilize the Spaces for operational functions including meeting spaces for stadium management personnel, warm-up and rehearsal space for the ceremonies, training/teaching space, and volunteer rest and catering.</p> <p>The City has negotiated the terms of the Agreement with the Tenant. Pursuant to the agreed terms, the City will pay the Tenant for loss of revenue and other associated costs during the closure period, in accordance with the compensation set out in Confidential Attachment 1.</p> <p>The proposed compensation and other major terms and conditions of the Agreement are considered to be fair and reasonable.</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>	<p>Major terms and conditions of the Agreement are set out in Appendix "A" and Confidential Attachment 1.</p> <p>Reasons for Confidential Information: Confidential Attachment 1 contains sensitive financial and market information related to a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City.</p>		
<b>Property Details</b>	<b>Ward:</b>	Ward 10 – Spadina-Fort York	
	<b>Assessment Roll No.:</b>	1904 041 040 001 11	
	<b>Approximate Size:</b>		
	<b>Approximate Area:</b>	3,722 m <sup>2</sup> ± (40,066 ft <sup>2</sup> ±)	
	<b>Other Information:</b>	PIN: 213830039	

Revised: January, 2026

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 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><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>B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>• Documents required to implement matters for which each position also has delegated approval authority.</li> <li>• 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).</li> </ul>
<b>Director, Real Estate Services also has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>• Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>• Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

<b>Pre-Condition to Approval</b>			
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
<b>Consultation with Councillor(s)</b>			
Councillor:	Ausma Malik	Councillor:	
Contact Name:	Tom Davidson	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> E-Mail <input checked="" 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 objections	Comments:	
<b>Consultation with Divisions and/or Agencies</b>			
Division:	FIFA Secretariat	Division:	<b>Financial Planning</b>
Contact Name:	Alan Jazvac	Contact Name:	Karen Liu
Comments:	Comments incorporated	Comments:	Comments incorporated
<b>Legal Services Division Contact</b>			
Contact Name:	Katie Wylde		

DAF Tracking No.: 2026-120	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b> Leila Valenzuela	March 23, 2026	Signed by Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services</b> Alison Folosea	Mar 25, 2026	Signed by Alison Folosea

## Appendix "A"

### Major Terms and Conditions

**Use:**

1. Exclusive use of the outer perimeter of the Property for full and exclusive control of the City and/or FIFA for the use, operations, management, and control to facilitate the hosting, staging and full event execution of the Event.
2. Exclusive use of the Spaces solely for use as a back-of-house and rehearsal space for performers involved in FIFA ceremonies and ceremony rehearsals and for no other purpose, including but not limited to ticketed events, fan activations, sponsor activations, broadcasts, or commercial purposes, without the Tenant's formal written consent.
3. For Fit out/installation, operation, and dismantling of the event, including:
  - a. temporary structures
  - b. Additional Furniture Fixtures & Equipment
  - c. FWC26 Branded Look and Feel and Venue Dressing
  - d. Signage and wayfinding signage
  - e. Food and beverage provision for staff and performers

**Term:**

To commence upon execution of the Agreement and to expire on August 31, 2026, or as mutually determined by all parties.

**Tenant's responsibilities:**

1. Provide direct access to the Spaces on event designated use days and informal on-demand access on designated non-use event meeting days
2. Make available on-site furniture, fixtures, and equipment belonging to the Tenant, inclusive of existing lighting and audiovisual equipment
3. Access to the Property/Spaces for installation/operation of event infrastructure and uses delivered by FIFA.
4. Make available water, power, internet services, and Wi-Fi reasonably required for standard rehearsal and back-of-house use. Extraordinary utility usage shall be reimbursed to the Tenant at cost.
5. Provide operational staff for maintaining the facility, providing access, managing all cleaning and waste functions and operating of audiovisual equipment not under the jurisdiction of IATSE Local 58 stagehands. Staff quantities and hours required will be negotiated and mutually agreed upon by both parties at least four (4) weeks prior to the event period. Any staffing requirements exceeding agreed hours or scopes shall be subject to additional charges payable by the City at Tenant's prevailing rates.
6. Consultation and recommendations for any IATSE local 58 stagehands are required. Additional local 58 services will be supplied by the Exhibition Place contract and contracted with/paid directly by the City to ExPlace. The City will in turn provide supervision to any additional local 58 crews.
7. Waiver of any landmark caterer fees applicable to the City/FIFA should either party elect to retain catering services during the term of the Agreement.

**City's responsibilities:**

1. City will be solely responsible for the costs and labour associated with concealment, removal, storage, and reinstallation of any existing on site signage, but shall not be liable for any lost revenue due to removal or concealment.
2. The City shall provide the Tenant with drawings indicating all spaces, technical details and pertinent information to be used for the event, operational policies and an intended operational execution plan for the event no later than 30 days prior to the start of the Term. Tenant may, according to its reasonable discretion, make revisions to any city plans by written notice to the City to mitigate potential damage to venue infrastructure or to address health and safety concerns.

3. City will be responsible for providing any supplemental event infrastructure and material required to facilitate the delivery and operations of the event.
4. The City shall be responsible for all loss of or damage to Tenant's Property caused by City parties, ordinary wear and tear excepted.
5. Damage to specialized theatrical or technical equipment shall be repaired or replaced on a new-for-old basis.

Insurance:

1. Commercial General Liability and property damage insurance: \$10,000,000.00 per occurrence
2. Commercial General Liability insurance: \$5,000,000.00 per occurrence
3. Appropriate Workers' compensation and employer liability insurance as required by law.

# Appendix "B"

## Location Map

