



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

TRACKING NO.: 2026-151

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:	May 1, 2026	Phone No.:	416-392-1167
<b>Purpose</b>	To obtain authority to enter into a licence agreement with Bell Mobility Inc. (the "Licensee") with respect to the property municipally known as 250 Fort York Boulevard, Toronto for the purpose of installing and operating a temporary mobile infrastructure within the licensed area (the "Licence Agreement").		
<b>Property</b>	Part of the property municipally known as 250 Fort York Boulevard, Toronto, comprising an area of approximately 400 square meters (the "Licensed Area"), as shown in Appendix "B".		
<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 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.		
<b>Financial Impact</b>	<p>The Licensee will pay to the City a licence fee in the amount of \$28,500, plus applicable HST, for the fifty-seven (57) day term (May 25, 2026 - July 20, 2026), payable in advance on or before the first day of the term. Revenue will be directed to the Operating Budget for Corporate Real Estate Management ("CREM") under cost center FA1379.</p> <p>The Chief Financial Officer and Treasurer has reviewed this Delegated Approval Form and agrees with the financial implications as identified in the Financial Impact section.</p>		
<b>Comments</b>	<p>In connection with the 2026 FIFA Fan Festival, scheduled to take place between June 10 to July 19, 2026, the Licensee has requested use of the Licensed Area to enhance network capacity during the event. The proposed installation, specifically a Cell on Wheels ("COW"), consists of a 20-metre-tall tower and associated equipment.</p> <p>The proposed license fee and other major terms and conditions of this Licence Agreement are considered to be fair, reasonable and reflective of market rates.</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 Size:</b>	20 m x 20 m ±	
	<b>Approximate Area:</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/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 &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 checked="" 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/REOs.</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:	A. Malik	Councillor:	
Contact Name:	A. Malik	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:	FIFA World Cup 2026 -Toronto Secretariat	Division:	<b>Financial Planning</b>
Contact Name:	Alan Jazvac	Contact Name:	Karen Liu
Comments:	Concurs	Comments:	No Objection

**Legal Services Division Contact**

Contact Name:	Douglas Laforce
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DAF Tracking No.: 2026-151	Date	Signature
Concurred with by: Manager, Real Estate Services Vinette Prescott Brown	May 1, 2026	Signed By Vinette Prescott Brown
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Leila Valenzuela	May 1, 2026	Signed By Leila Valenzuela
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		N/A

## Appendix "A"

### Major Terms and Conditions

- Licensed Area:** An area of approximately 400 square meters, as shown in the sketches attached in Appendix "B".
- Licence Fee:** \$500 per day for 57 days totalling \$28,500, plus HST for a total of \$32,205.00.
- Term:** Fifty-seven (57) days, commencing on May 25, 2026 and expiring on July 20, 2026.
- Options to Renew:** None.
- Use:** For the installation and operation of temporary mobile infrastructure, referred to as a Cell on Wheels (COW), to provide mobile cellular telecommunication services in connection with the FIFA Fan Festival.
- Early Termination:** Either party may terminate the Licence Agreement at any time, in its sole discretion, upon at least 15 days' notice.
- Insurance:** The Licensee, at its own expense, shall obtain and maintain the following insurance, and any such other insurance as the City may reasonably require:
- (a) Commercial General Liability Insurance: Not less than 10 Million Dollars (\$10,000,000.00), per occurrence, including annual aggregate for products liability and completed operations, for bodily injury and property damage resulting from any one occurrence and which extends to include Personal Injury Liability, Broad Form Contractual Liability, Owner's and Contractor's Protective Coverage, Completed Operations Coverage, Employer's and/or Contingent Employer's Liability; Sudden and Accidental Pollution Liability and Non-Owned Automobile Liability.
  - (b) Standard Automobile Liability Insurance: Not less than Two Million Dollars (\$2,000,000.00) per occurrence.

### Appendix "B"

### Location Map and Sketch of Licensed area

