



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

TRACKING NO.: 2026-168

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 4, 2026	Phone No.:	416- 392-1167
Purpose	To obtain authority to enter into a licence agreement with Parc Downsview Park Inc. (the "Licensor") with respect to an area comprising of approximately 184 parking spaces (the "Licensed Area") on the lands municipally known as 75 Carl Hall Road, Toronto for the purpose of enhancing security services for those entering the BMO Training Ground during the FIFA World Cup 2026 event ("the Agreement").		
Property	A portion of a property municipally known as 75 Carl Hall Rd, City of Toronto, as shown on the Location Map in Appendix "B" (the "Licensed Area").		
Actions	1. Authority be granted to enter into the 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 Licensor will receive from the City of Toronto licence fee in the amount of \$35,000.00 (Plus HST) or \$35,616.00 (net of HST recoveries) for the 14-day period.</p> <p>Funding is available in the FIFA World Cup 2026 Toronto Budget within the City Manager Services 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>To deliver the FIFA World Cup 2026 in Toronto, the City require the Licensed Area for the purposes of a) facilitating enhanced security services for those entering the BMO Training Ground (TFC), b) providing a parking area for security personnel and vehicles as well as accredited media, and c) supporting any other activities which are directly or incidentally related to the event.</p> <p>The proposed fee and other major terms and conditions of the Agreement are considered fair, reasonable and reflective of market rates.</p>		
Terms	See Appendix "A" for major terms and conditions.		
Property Details	Ward:	Ward 6	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	184 Spaces: 5.6 m x 2.6 m ± each space	
	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 checked="" 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 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:	J. Pasternak	Councillor:		
Contact Name:	J. Pasternak	Contact Name:		
Contacted by:	Phone	E-Mail	Memo	Other
Comments:	No Objection	Comments:		

Consultation with Divisions and/or Agencies

Division:	Toronto Fire / FIFA Secretariat	Division:	Financial Planning
Contact Name:	Alan Jazvac	Contact Name:	Karen Liu
Comments:	Has Provided Comment	Comments:	No Concerns

Legal Services Division Contact

Contact Name:	Katie Wylde
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DAF Tracking No.: 2026-168	Date	Signature
Concurred with by: Manager, Real Estate Services Vinette Prescott- Brown	May 5, 2026	Signed By Vinette Prescott-Brown
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Leila Valenzuela	May 5, 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

Licensor: Parc Downsview Park Inc.

Licensee: City of Toronto

Licensed Area: Lands shown outlined in Appendix "B" and non-exclusive use of access areas and roads for ingress or egress.

License Fee: \$35,000.00 (Plus HST) for the Term to be paid in the following manner:

Payment	Amount	Date Payment Due
Deposit: HST (13%): Total Deposit:	\$3,500.00 \$ 455.00 \$3,955.00	Due immediately by certified cheque, bank draft or money order. To be returned to the City within 4 weeks of termination, subject to any deductions for damages.
License Fee: HST (13%): Total License Fee plus 13% HST:	\$35,000.00 \$ 4,550.00 \$39,550.00	Payable in advance on or before May 31, 2026.

Term: Fourteen (14) days commencing 6:00 a.m. on June 1, 2026 and expiring on 11:59 p.m. on June 14, 2026

Uses: For the purposes of a) facilitating enhanced security services for those entering the BMO Training Ground (TFC), b) providing a parking area for security personnel and vehicles as well as accredited media during the FIFA World Cup 2026 Tournament, and c) supporting any other activities which are directly or incidentally related to the event

Restoration: Licensee to restore area on termination

Damage: Licensor may deduct from Deposit any and all debts owing to the Licensor

Deposit: Deposit to be returned to Licensee within 4 weeks of termination of Agreement

Termination: Licensor may terminate the Agreement with immediate effect if the Licensee remains in default without attempting to rectify the default five (5) days following written notice of such default being given to the Licensee.

Relocation: Licensor entitled to relocate Licensed Area on not less than 48 hours Notice

Insurance: The City of Toronto (the Licensee) shall, at its own expense, maintain insurance, in full force and effect, including

- (a) automobile liability insurance with a limit of \$2,000,000, per occurrence for bodily injury, death and damage to property;
- (b) comprehensive general liability insurance in the amount of \$5,000,000.00;
- (c) sufficient insurance to cover any loss or damage to any property,
- (d) workers' compensation insurance, or its equivalent, on all personnel engaged by, or on behalf of Licensee, where required by applicable laws; and
- (e) any other insurance that the Licensor may, from time to time during the License Period, reasonably require.

Indemnity: The Licensee will indemnify and save harmless the Licensor, from and against any claims (including any subrogated claims by insurers, howsoever caused), suits, judgments, investigations and legal expenses (on a solicitor and his own client basis) arising directly or indirectly from the use and occupancy of the License Area by the Licensee or the Licensee's Invitees or any breach, violation or non-performance by the Licensee of any of the obligations of the Licensee under this Agreement, except if caused by the gross negligence of the Licensor.

Appendix "B"

Location Map & Licensed Area

