



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

TRACKING NO.: 2026-187

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

Prepared By:	Miles Argue	Division:	Corporate Real Estate Management	
Date Prepared:	May 8, 2026	Phone No.:	416-397-7522	
Purpose	To obtain authority to enter into licence agreements with each of the owners of 1365 Martin Grove Road, 1377 Martin Grove Road, and 33 Redwater Drive, Toronto (the "Licensors") for the purpose of conducting improvements on City-owned lands associated with the Basement Flooding Protection Program (collectively the "Licence Agreements").			
Property	The properties municipally known as 1365 Martin Grove Road, 1377 Martin Grove Road, and 33 Redwater Drive, Toronto, legally described as Part of Lot 78 on Plan 4630 Etobicoke, Part of Lots 436, 437, and 438 on Plan 4969 Etobicoke, and Lot 119 on Plan 4411 Etobicoke, respectively, being all of PINs 07357-0126 (LT), 07357-0001 (LT) and 07339-0014 (LT), (collectively the "Properties") as shown on the Location Map in Appendix "B". The Licensed Lands are shown in Appendix "B-1", "B-2", and "B-3".			
Actions	<ol style="list-style-type: none"> 1. Authority be granted to enter into the Licence Agreements with the Licensors, 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. 2. Authority be granted to execute letters of consent, providing permission for the parking of personal vehicles by employees of 1365 Martin Grove Limited or its affiliated corporation Semple Gooder Roofing Corporation on lands owned by Webster Meeting Rooms Association at 1377 Martin Grove Road, on such terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor. 3. Authority be granted to terminate existing licence agreements with the Licensors, upon execution of the Licence Agreements authorized herein. 			
Financial Impact	<p>The total estimated cost to the City for all three (3) licenses over the Term and Warranty Period is \$31,600.00, plus applicable HST. Funding is available in Toronto Water Account no. CWW421-17-36.</p> <p>The Chief Financial Officer and Treasurer have reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>			
Comments	<p>The City is undertaking improvements on City-owned lands located near the properties associated with the Basement Flooding Protection Program ("BFFP"), a multi-year program aimed at reducing the risk of flooding by making improvements to the sewer system and overland drainage routes.</p> <p>As authorized by DAF 2025-137, the City entered into licence agreements with each of the licensors for a term of up to six (6) months commencing on December 1, 2025, and expiring upon completion of the work, but no later than May 31, 2026, plus a 2-year warranty period term commencing upon expiry of the term. The licences permitted use of the licensed lands for construction staging and laydown, including the storage of construction materials, plant, equipment, vehicles, heavy machinery, placement or installation and removal of fencing, tree removals, replanting trees, landscaping, grading, for access to City owned lands associated with the BFFP, and for any required restorations in accordance with the licence agreement (collectively the "Work"). In addition, to mitigate the inconvenience and potential business losses resulting from the temporary loss of parking spaces at 1365 Martin Grove Road, certain areas within the licensed lands on 1377 Martin Grove Road were set aside for parking of personal vehicles by the owner of 1365 Martin Grove Road and its tenants during the term, in accordance with conditional letters of consent given to the users of such parking area by the City.</p> <p>Due to changes in the construction schedule, the existing licence agreements will be terminated and replaced with the new licence agreements contemplated herein.</p> <p>The proposed licence fee and other major terms and conditions of the Licence Agreements are considered fair, reasonable and reflective of market rates.</p>			
Terms	See Appendix "A".			
Property Details	Ward:	1 – Etobicoke North		
	Assessment Roll No.:	1919 042 8400 2700; 1919 042 1200 2200; 1919 042 1450 0050		
	Approximate Size:	Irreg.		
	Approximate Area:	38.71 m2 (416.67 ft2)	222 m2 (2,389.60 ft2)	35 m2 (376.74 ft2)
	Other Information:			

Revised: January, 2025

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 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 checked="" 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:
<ul style="list-style-type: none"> • 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:
<ul style="list-style-type: none"> • 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			
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Vincent Crisanti	Councillor:	
Contact Name:	Amanda Da Costa	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 comments or objections	Comments:	
Consultation with Divisions and/or Agencies			
Division:	Engineering and Construction Services	Division:	Financial Planning
Contact Name:	Carolina Santamaria Garcia	Contact Name:	Ciro Tarantino
Comments:	Incorporated	Comments:	Concurs
Legal Services Division Contact			
Contact Name:	Anders Knudsen, Solicitor		

DAF Tracking No.: 2026-187	Date	Signature
Concurred with by: Manager, Real Estate Services		X
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Leila Valenzuela	May 15, 2026	Signed By Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	May 22, 2026	Signed By Alison Folosea

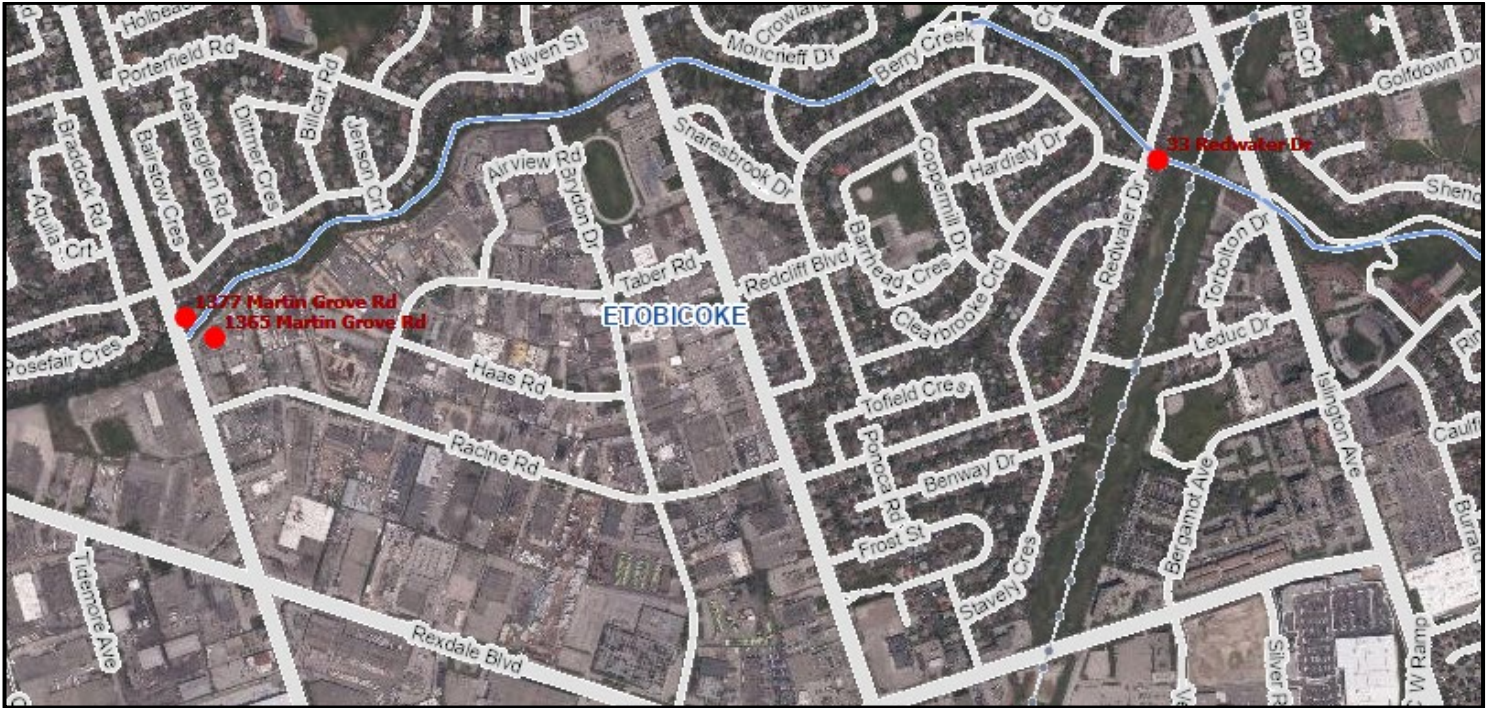
Appendix "A"

Major Terms and Conditions

Licensor	1365 Martin Grove Limited,	Webster Meeting Rooms Association	Nick Tsatsanis & Helen Tsatsanis
Licensed Lands	1365 Martin Grove Road	1377 Martin Grove Road	33 Redwater Drive,
	38.71 m ²	2 areas totaling 222 m ²	35 m ²
	See Sketch in Appendix B-1	See Sketch in Appendix B-2	See Sketch in Appendix B-3
Licence Fee	\$4,000, plus any applicable HST	\$22,000, plus any applicable HST	\$5,600, plus any applicable HST
Use:	Construction staging and laydown, including the storage of construction materials, plant, equipment, vehicles, heavy machinery, parking of personal vehicles, placement or installation and removal of fencing, tree removals, replanting trees, landscaping, grading, for access to City owned lands associated with the Basement Flooding Protection Program (BFFP). Re-entry to the lands for the purpose of completing Work associated with the warranty period.	Construction staging and laydown, including the storage of construction materials, plant, equipment, vehicles, heavy machinery, parking of personal vehicles, placement or installation and removal of fencing, tree removals, replanting trees, landscaping, grading, for access to City owned lands associated with the BFFP. Re-entry to the lands for the purpose of completing Work associated with the warranty period. Parking of personal vehicles of employees of the business located at 1365 Martin Grove Road.	For soil inspection, testing, and monitoring including borehole drilling, placement or installation and removal of fencing, tree removals, replanting trees, landscaping, grading, for installing and maintaining a temporary parking pad, for access to City owned lands associated with the BFFP, and for any restoration required pursuant to the Licence Agreement.
Term:	Each licence shall be for a term of up to 1 year commencing on or after July 1, 2026, on a date to be determined by the City on 30 days' notice to the Licensors (the "Commencement Date"), provided that the in any event the Commencement Date shall be a date no later than June 30, 2027.		
Expiry	The Term of each License shall expire on the earlier of: (a) the day that the work is completed, as determined by the City, or (b) 1 year after the Commencement Date, which in any case shall be no later than June 29, 2028.		
Warranty Period	The City shall have the right to enter upon the Licensed Lands for a further period of up to two (2) years following the expiry of the Initial Term.		
Options to Renew:	No option to renew.		
Indemnity:	The City shall indemnify and save the Licensor harmless from and against costs, expenses, claims, and demands brought against the Licensor in respect of loss, damage or injury to persons or property, arising directly out of the carrying out of the Work upon the Licensed Lands by the City.		
Letters of Consent:	The City shall execute letters of consent to Semple Gooder Roofing Corporation permitting the parking of registered and insured cars and light trucks within designated areas on the property of Webster Meeting Rooms Association, provided that Semple Gooder Roofing Corporation shall indemnify and save harmless the City from and against any costs, expenses, claims and demands brought against the City in respect of loss, damage or injury to persons or property, relating to such parking uses.	N/A	

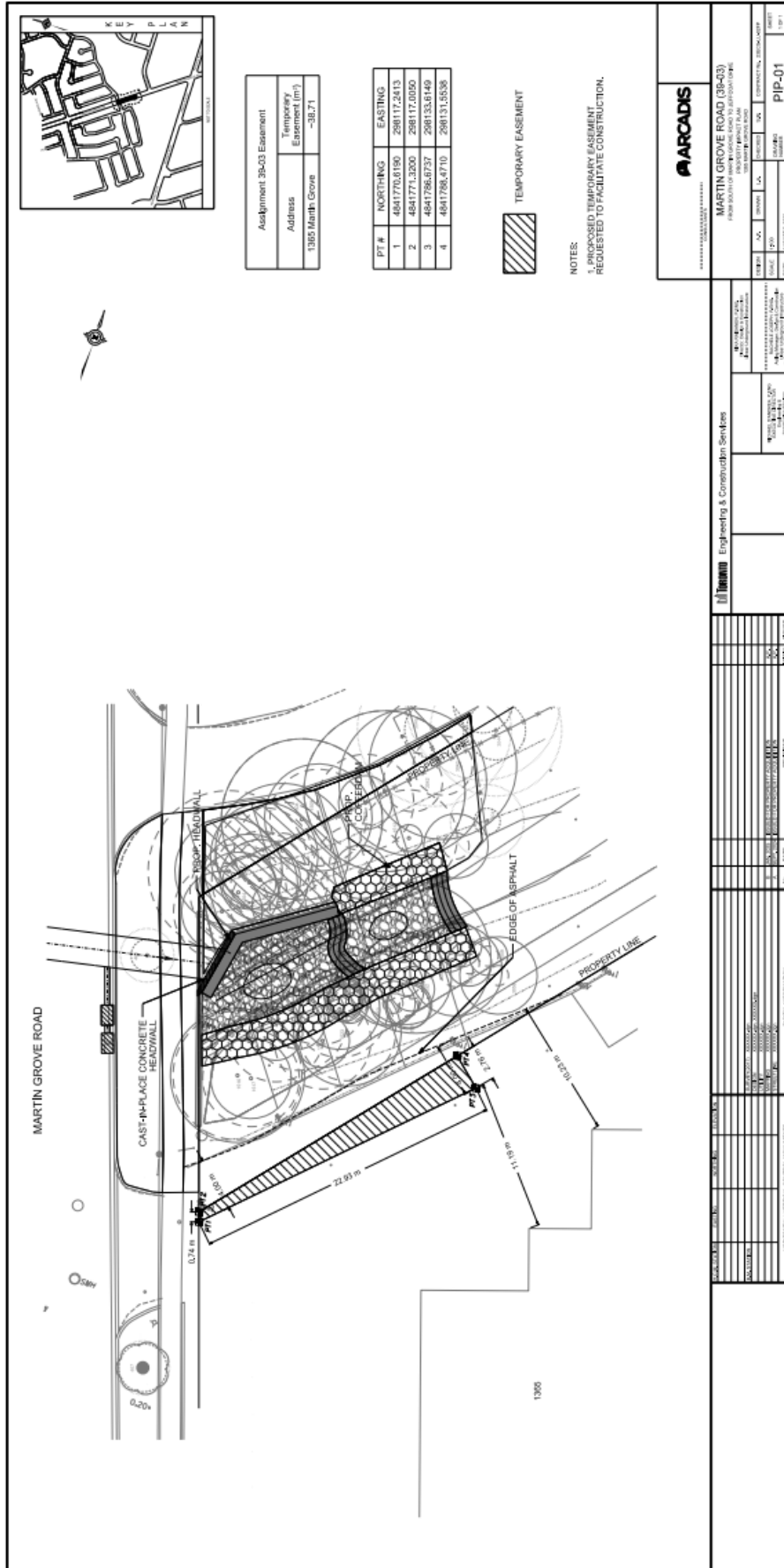
Appendix "B"

Location Map



Appendix "B-1"

Sketch Showing Licensed Lands at 1365 Martin Grove Rd



Assignment 38-03 Easement	
Address	Temporary Easement (m ²)
1365 Martin Grove	-38.71

PT#	NORTHING	EASTING
1	4841770.0190	298117.2413
2	4841771.3000	298117.0090
3	4841786.8737	298133.6149
4	4841788.4710	298131.9538



NOTES:
1. PROPOSED TEMPORARY EASEMENT REQUESTED TO FACILITATE CONSTRUCTION.

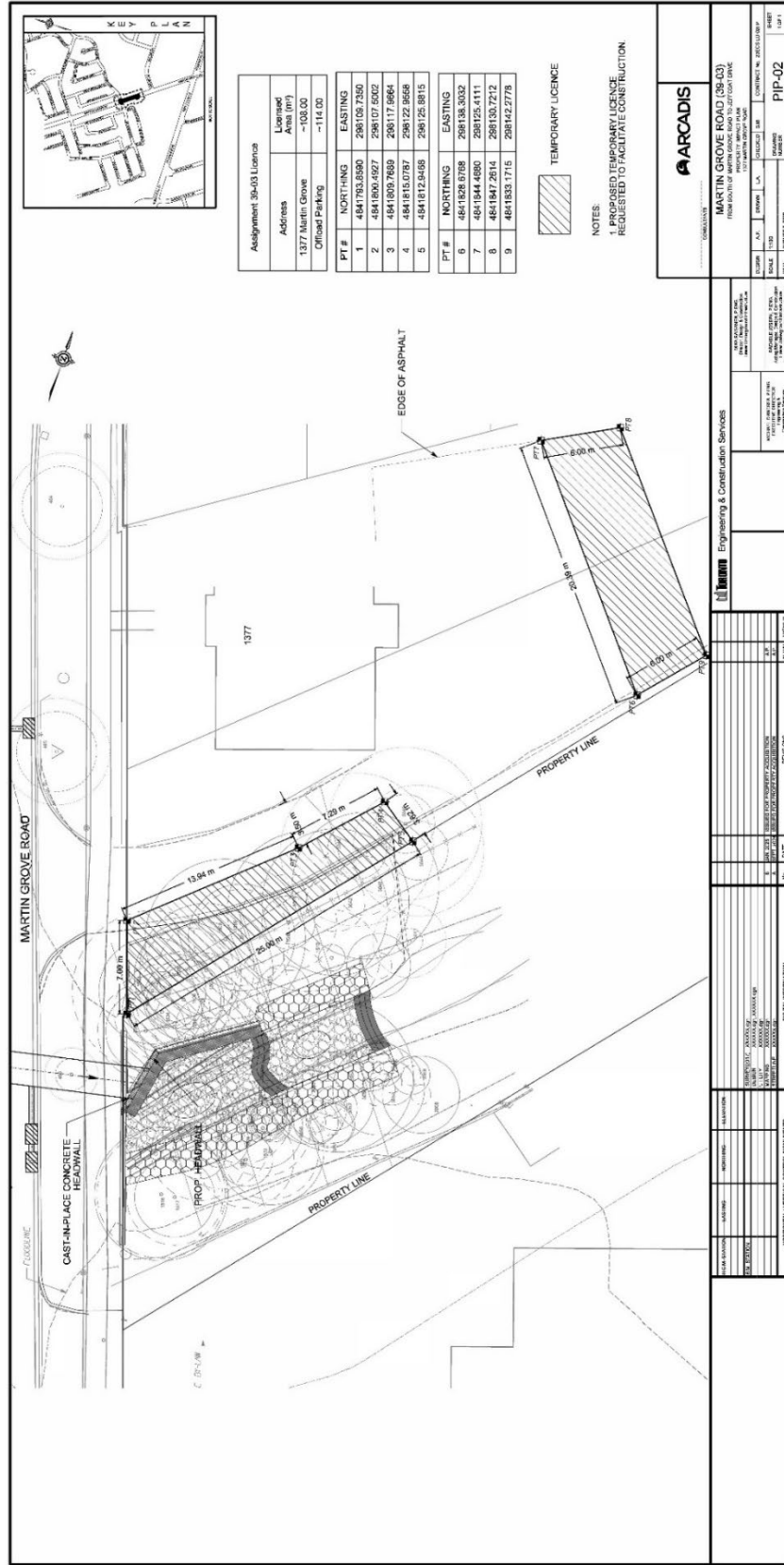
ARCADIS

MARTIN GROVE ROAD (38-03)
 PROJECT NO. 2018-0111
 PROJECT NAME: PROJECT 38-03
 SHEET NO. 100
 SCALE: 1:500
 DATE: 10/11/2018
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: J. B. [unreadable]
 PROJECT NO. 2018-0111
 PROJECT NAME: PROJECT 38-03
 SHEET NO. 100
 SCALE: 1:500
 DATE: 10/11/2018
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: J. B. [unreadable]

Engineering & Construction Services	
NO. 1	10/11/2018
NO. 2	10/11/2018
NO. 3	10/11/2018
NO. 4	10/11/2018
NO. 5	10/11/2018
NO. 6	10/11/2018
NO. 7	10/11/2018
NO. 8	10/11/2018
NO. 9	10/11/2018
NO. 10	10/11/2018
NO. 11	10/11/2018
NO. 12	10/11/2018
NO. 13	10/11/2018
NO. 14	10/11/2018
NO. 15	10/11/2018
NO. 16	10/11/2018
NO. 17	10/11/2018
NO. 18	10/11/2018
NO. 19	10/11/2018
NO. 20	10/11/2018
NO. 21	10/11/2018
NO. 22	10/11/2018
NO. 23	10/11/2018
NO. 24	10/11/2018
NO. 25	10/11/2018
NO. 26	10/11/2018
NO. 27	10/11/2018
NO. 28	10/11/2018
NO. 29	10/11/2018
NO. 30	10/11/2018
NO. 31	10/11/2018
NO. 32	10/11/2018
NO. 33	10/11/2018
NO. 34	10/11/2018
NO. 35	10/11/2018
NO. 36	10/11/2018
NO. 37	10/11/2018
NO. 38	10/11/2018
NO. 39	10/11/2018
NO. 40	10/11/2018
NO. 41	10/11/2018
NO. 42	10/11/2018
NO. 43	10/11/2018
NO. 44	10/11/2018
NO. 45	10/11/2018
NO. 46	10/11/2018
NO. 47	10/11/2018
NO. 48	10/11/2018
NO. 49	10/11/2018
NO. 50	10/11/2018

Appendix "B-2"

Sketch Showing Licensed Lands at 1377 Martin Grove Road



Assignment 30-03 Licence

Address	Licensed Area (sq. ft.)	Official Parking
1377 Martin Grove	100,000	-114,000

PT #	NORTHING	EASTING
1	4841793.6590	298108.7350
2	4841800.4927	298107.5002
3	4841809.7689	298117.6664
4	4841816.0787	298122.8668
5	4841812.9488	298125.8815

PT #	NORTHING	EASTING
6	4841828.6768	298138.3032
7	4841844.4680	298125.4111
8	4841847.2614	298130.7212
9	4841833.1715	298142.2778

TEMPORARY LICENCE

NOTES:
 1. PROPOSED TEMPORARY LICENCE REQUESTED TO FACILITATE CONSTRUCTION

ARCADIS

MARTIN GROVE ROAD (38-03)
 FROM SOUTH OF INTERSECTION OF MARTIN GROVE ROAD TO EAST END OF MARTIN GROVE ROAD

DATE: 10/20/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: PIP-02
 SHEET NO: 1 of 1

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/20/2018	ISSUED FOR PROPERTY ACQUISITION	[Name]	[Name]
2	10/20/2018	ISSUED FOR CONSTRUCTION	[Name]	[Name]

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/20/2018	ISSUED FOR PROPERTY ACQUISITION	[Name]	[Name]
2	10/20/2018	ISSUED FOR CONSTRUCTION	[Name]	[Name]

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/20/2018	ISSUED FOR PROPERTY ACQUISITION	[Name]	[Name]
2	10/20/2018	ISSUED FOR CONSTRUCTION	[Name]	[Name]

Appendix "B-3"

Sketch Showing Licensed Lands at 33 Redwater Drive

