



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

TRACKING NO.: 2026-229

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

Prepared	Blendian Stefani	Division:	Corporate Real Estate Management
Date	June 25, 2026	Phone No.:	(416) 397-7481
Purpose	To obtain authority to enter into a temporary access agreement with Toronto District School Board (the "Licensor") with respect to the property municipality known as 95 Pachino Boulevard, Toronto for the purpose of construction staging (the "Licence Agreement").		
Property	Parts of the property municipally known as 95 Pachino Blvd., legally described as Plan 5317 Block L Part Block J being part of PIN 06149-0349 (LT), shown on Appendix "A", having a total area of approximately 8,923 square feet, as shown in Appendix "B" (the "Licensed Area").		
Actions	1. Authority be granted to enter into the Licence Agreement with the Licensor, substantially on the major terms and conditions outlined herein, and on such other amended terms and conditions deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.		
Financial Impact	City will be responsible to pay \$11,800 related to the use of the Licensed Area, in addition to fence removal and reinstatement costs related to student safety in the amount of \$10,000.00 plus Harmonized Sales Tax (H.S.T.), in connection with this Agreement. Funding is available in Engineering and Construction Services' 2026 budget and plan under CTP515-01. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.		
Comments	City requires access to the Licensor's property through the Licensed Area to transport equipment to perform work necessary in connection with the Lupin Bridge Rehabilitation project (the "Project"). The Licensor has agreed to grant temporary access rights to the City to enter and utilize the Licensed Area to undertake the works associated with the Project. The site, if adversely affected, will be restored prior to the expiry of the term of the Licence, and there will be no vehicle parking permitted within the Licensed Area. The proposed fee and other major terms and conditions of the Licence Agreement are considered to be fair, reasonable and reflective of market value.		
Terms	Term: June 29, 2026 to September 29, 2026 Option to Extend: Month-to-Month option to extend upon 14 days' written notice to the Licensor's Facility Team Leader Licence Fee: \$11,800.00 (plus HST) for the Term Fence Fee: \$10,000.00 (plus HST) Work: Access for bridge repair and rehabilitation together with right of access for all necessary vehicles, supplies, machinery, gear and equipment Insurance: Liability with limits of not less than Ten Million Dollars (\$10,000,000.00), per occurrence. The City is to be added as an additional insured Early Termination: Upon giving not less than fourteen (14) days' prior written notice to the Licensor. In such event, any pre-paid portion of the License Fee will be refunded to City on a pro-rated basis.		
Property Details	Ward:	21 – Scarborough Centre	
	Assessment Roll No.:	19 01 033 220 021 00	
	Approximate Size:		
	Approximate Area:	829 m ² ± (8,923 ft ² ±)	
	Other Information:	N/A	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOIs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensor): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	☐ Where total compensation does not exceed \$50,000. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. Delegated to more senior positions. Delegated to more senior positions. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☒ Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. Delegated to more senior positions.	☐ Where total compensation does not exceed \$1 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. ☐ Issuance of RFPs/REOIs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. Delegated to more senior positions. ☐ Where total compensation does not exceed \$1 Million. ☐ Where total compensation does not exceed \$1 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (a) Where total compensation does not exceed \$1 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$1 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (a) Approvals, Consents, Notices and Assignments under all ☐ (b) Releases/Discharges ☐ (c) Surrenders/Abandonments ☐ (d) Enforcements/Terminations ☐ (e) Consents/Non-Disturbance Agreements/ ☐ (f) Objections/Waivers/Cautions ☐ (g) Notices of Lease and Sublease ☐ (h) Consent to regulatory applications by City, as owner ☐ (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ (j) Documentation relating to Land Titles applications ☐ (k) Correcting/Quit Claim Transfer/Deeds

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:	Michael Thompson	Councillor:	
Contact Name:	Royson James	Contact Name:	
Contacted by:	Phone ☐ E-Mail ☒ Memo ☐ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Mark Berkovitz	Contact Name:	Karen Liu
Comments:	No objections.	Comments:	Concurs.

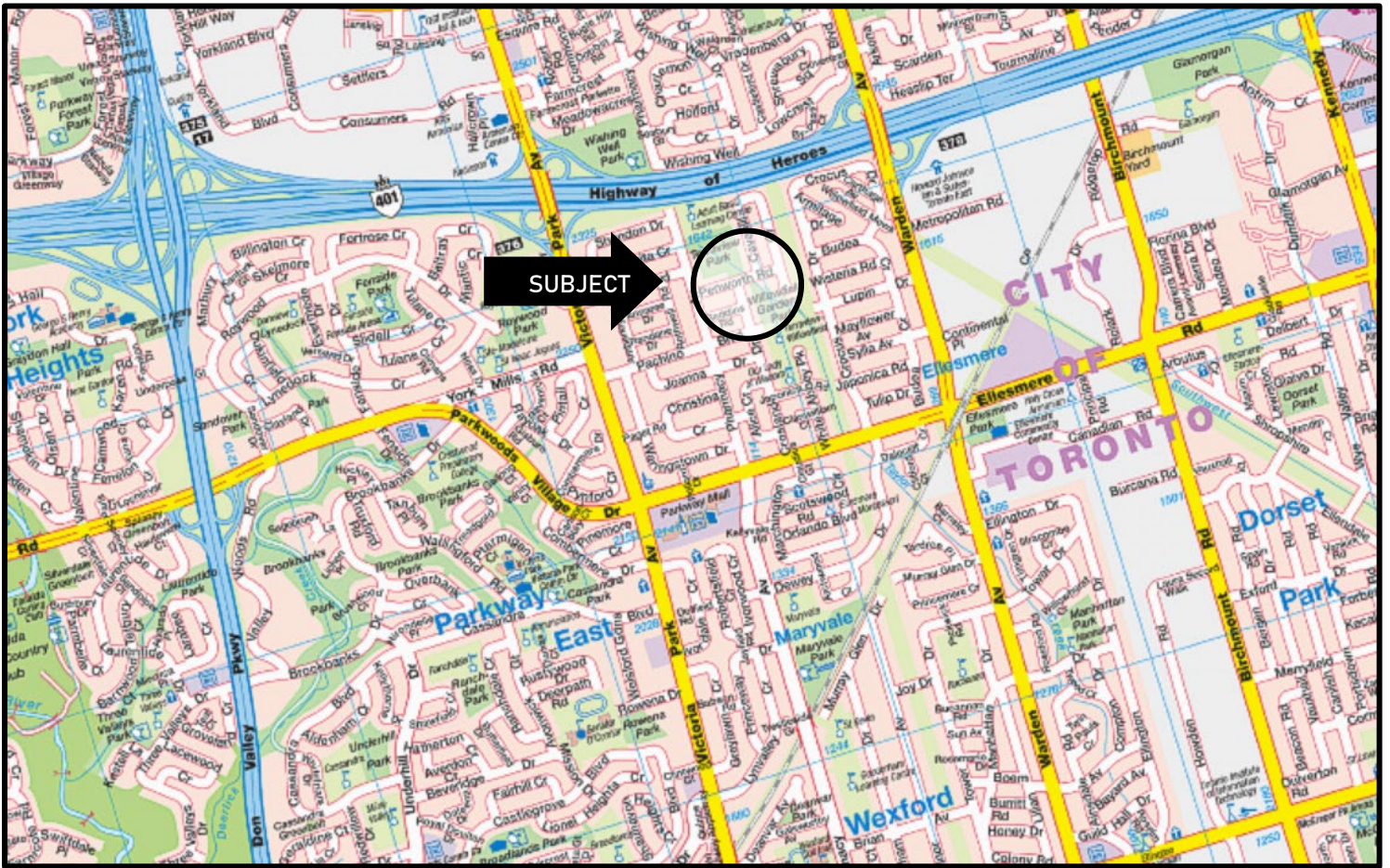
Legal Services Division Contact

Contact Name:	Frank Weng
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DAF Tracking No.: 2026-229	Date	Signature
Recommended by: Manager, Real Estate Services Leila Valenzuela	June 26, 2026	Signed By Leila Valenzuela
☐ Recommended by: Manager, Real Estate Services ☒ Approved by: Vinette Prescott-Brown	June 26, 2026	Signed By Vinette Prescott-Brown
☐ Approved by: Director, Real Estate Services Alison Folosea		X

Appendix "A"

Location Map



Appendix "B"

Licensed Area

