



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

TRACKING NO.: 2026-249

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

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management
Date Prepared:	July 3, 2026	Phone No.:	416-392-1857

Purpose	To obtain authority to enter into a Licence Agreement with Toronto Adventures Inc., (the "Licensee"), with respect to part of the property municipally known as 5 Old Mill Road, King's Mill Park North, Toronto for the purpose of the operation of a non-motorized watercraft rental business (the "Licence Agreement").																		
Property	Part of the property municipally known as 5 Old Mill Rd, Toronto, (Etobicoke) as shown on Appendix "B".																		
Actions	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.																		
Financial Impact	The City will receive revenue in the amount of \$5,296.04 (plus HST) for the initial term. If the City exercises the option to renew the license for one year, the total revenue to the City will be \$8,023.76 (plus HST) as shown below: Revenue over the term including extension would be <table border="1"> <thead> <tr> <th>Agreement Year</th> <th>Licence Fee per Operating Month</th> <th>Months Subject to Licence Fees</th> <th>Total Licence Fee</th> </tr> </thead> <tbody> <tr> <td>Year 1 June 1, 2026-May 31, 2027</td> <td>\$655.45 (plus HST)</td> <td>4</td> <td>\$2,621.80 (plus HST)</td> </tr> <tr> <td>Year 2 June 1, 2027-September 30, 2027</td> <td>\$668.56 (plus HST)</td> <td>4</td> <td>\$2,674.24 (plus HST)</td> </tr> <tr> <td>Year 3 October 1, 2027-September 30, 2028 (If exercised)</td> <td>\$681.93 (plus HST)</td> <td>4</td> <td>\$2,727.72 (plus HST)</td> </tr> </tbody> </table>			Agreement Year	Licence Fee per Operating Month	Months Subject to Licence Fees	Total Licence Fee	Year 1 June 1, 2026-May 31, 2027	\$655.45 (plus HST)	4	\$2,621.80 (plus HST)	Year 2 June 1, 2027-September 30, 2027	\$668.56 (plus HST)	4	\$2,674.24 (plus HST)	Year 3 October 1, 2027-September 30, 2028 (If exercised)	\$681.93 (plus HST)	4	\$2,727.72 (plus HST)
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Comments	The paid licence fee will be directed into Parks and Recreation's Operating Account P12642.No additional financial impact is anticipated for the City. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section. The City is issuing new licence agreements to qualified non-motorized watercraft rental operators at several locations across the Toronto waterfront to support waterfront recreation opportunities. Based on a review of information provided by the Licensee, the City determines that the Licensee, has the experience and capacity to provide service that can provide value for our waterfront areas in parks. The proposed licence fee and other major terms and conditions of the Licence Agreement are considered fair, reasonable and reflective of market rates.																		
Terms	See Appendix "A"																		
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>3 – Etobicoke Lakeshore</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>100 sq. m.</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	3 – Etobicoke Lakeshore	Assessment Roll No.:		Approximate Size:		Approximate Area:	100 sq. m.	Other Information:							
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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/REOs: 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/REOs. ☐ 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 Leases/Licences ☐ (b) Releases/Discharges ☐ (c) Surrenders/Abandonments ☐ (d) Enforcements/Terminations ☐ (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates ☐ (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:	Councillor Amber Morley	Councillor:	
Contact Name:	Asli Mumin	Contact Name:	
Contacted by:	Phone ☐ X ☒ E-Mail ☐ Memo ☐ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:	No Objection	Comments:	

Consultation with Divisions and/or Agencies

Division:	Parks and Recreation	Division:	Financial Planning
Contact Name:	Karyn Lau	Contact Name:	Karen Liu
Comments:	Concurs	Comments:	Concurs

Legal Services Division Contact

Contact Name: Anders Knudsen

DAF Tracking No.: 2026-249	Date	Signature
Concurred with by: Manager, Real Estate Services Devi Mohan	July 3 2026	Signed By Devi Mohan
☐ Recommended by: Manager, Real Estate Services Leila Valenzuela	July 3, 2026	Signed By Leila Valenzuela
☒ Approved by:		
☐ Approved by: Director, Real Estate Services Alison Folosea		X

Appendix "A"**Major Terms and Conditions**

Licence Fee: Year 1: \$2,621.80 (plus HST)
Year 2: \$2,674.24 (plus HST)
Year 3: \$2,727.72 (if exercised) (plus HST)

Term: Two (2) years

Commencement Date: June 1, 2026

Options to Renew: City has the option to renew for one additional year from October 1, 2027-September 30, 2028

Use: The operation of non-motorized watercraft rental businesses and may provide tour and guide services as long as they are permitted by Applicable Law

Insurance: Licensee agrees to purchase and maintain in force, at its own expense, the policies of insurance and coverages set out as follows unless specified otherwise:

Five Million Dollars (\$5,000,000.00) Commercial General Liability, per occurrence

Two Million Dollars (\$2,000,000), per occurrence Automobile Liability insurance

One hundred (100%) percent of the replacement cost all risks insurance (including flood and earthquake) property insurance

Early Termination: The Licensee and the City each have the right to terminate the Licence Agreement by providing a written termination notice with a specified termination date, which shall be at least six (6) months after the termination notice is given.

Appendix "B"**LICENSED AREA
(outlined in red)**

Address: 5 Old Mill Road, King's Mill Park North, Toronto
Approximate Square Footage: 100 sq. m.

