



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

TRACKING NO.: 2026-209

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

Prepared By:	Winnie Lam	Division:	Corporate Real Estate Management
Date Prepared:	June 9, 2026	Phone No.:	437-991-8040
Purpose	To obtain authority to enter into a licence agreement with P & D Holdco Inc. (the "Licensor") with respect to the property municipally known as 30 Casebridge Court, Toronto for the purpose of construction access (the "Licence Agreement").		
Property	The property municipally known as 30 Casebridge Court, Toronto, being Pcl Blk 8-3, Sect M1995 designated as Pts 7-16, Plan 66R-15458 City of Toronto, being all of PIN 06054-0802, (the "Property"), as shown on the Location Map in Appendix "A".		
Actions	1. Authority be granted to enter into the Licence Agreement with the Licensor, substantially on the major terms and conditions set out below, 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 pay \$2,305 (plus HST) for the initial one (1) year term, and, in addition, up to a maximum of \$3,672.50 (plus HST) for any elected extension, with the extension licence fee to be prorated on a per-day basis from June 15, 2027 until December 31, 2028 or until access is no longer required. Accordingly, the maximum aggregate amount payable under the Licence Agreement is \$6,754.57 (inclusive of HST) or \$6,082.70 (net of HST recoveries). Funding is available in Capital Account CWW466-08. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.		
Comments	The City is restoring a section of Morningside Creek located northeast of Casebridge Court due to increased erosion risks (the "Project"). The Project will provide mitigation through the installation of erosion control features to provide long-term protection and stability for the watercourse. To facilitate the completion of the proposed work, the City requires temporary construction access through the Property. The proposed licence fee and other major terms and conditions of the Licence Agreement are considered fair, reasonable and reflective of market rates.		
Terms	Licensed Area: Approximately 51m², as shown in Appendix "A" Licence Fee: \$2,305 plus HST for the initial one (1) year term and up to an additional \$3,672.50 (plus HST) for any elected extension, prorated daily until access is no longer required. Term: One (1) year commencing June 15, 2026, and ending June 14, 2027, with an option to extend on a per-day, prorated basis until December 31, 2028, upon 30 days' written notice Use: Construction access to complete the Project, and any work incidental thereto Restoration: Remove all debris and restore the Licensed Area to condition immediately prior to Commencement Date. Indemnification: The City to save the Licensor harmless for all costs, expenses, claims and demands, except to the extent caused and/or contributed to by Licensor's negligence or willful misconduct.		
Property Details	Ward:	25 – Scarborough-Rouge Park	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	51 m ² ± (549 ft ² ±)	
	Other Information:		

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 Neethan Shan	Councillor:	
Contact Name:	Councillor Shan	Contact Name:	
Contacted by:	Phone ☐ X ☐ E-Mail ☐ Memo ☐ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:	Advised.	Comments:	

Consultation with Divisions and/or Agencies

Division:	Stormwater Management Infrastructure	Division:	Financial Planning
Contact Name:	Irtequa Ahmed	Contact Name:	Karen Liu
Comments:	No comments.	Comments:	No comments.

Legal Services Division Contact

Contact Name: Douglas LaForce

DAF Tracking No.: 2026-209	Date	Signature
Concurred with by: Manager, Real Estate Services Devi Mohan	June 12 2026	Signed By Devi Mohan
☐ Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	June 11 2026	Signed By Vinette Prescott-Brown
☒ Approved by:		
☐ Approved by: Director, Real Estate Services Alison Folosea		X

Appendix "A"

Location Map



 Licenced Area, approximately 51 m²