



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

TRACKING NO.: 2026-267

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

Prepared By:	Patricia Chen	Division:	Corporate Real Estate Management
Date Prepared:	July 27, 2026	Phone No.:	437 997 5321
Purpose	To obtain authority to enter into a licence agreement with Tempo Basketball Club Inc. (the "Licensee") for the property municipally known as 701 Fleet Street, Toronto for the purpose of due diligence work (the "Licence Agreement") in the hatched area in Appendix "B".		
Property	Part of the property legally described as PT BLK 14 PL ORDNANCE RESERVE TORONTO; PT WATER LT IN FRONT OF PL ORDNANCE RESERVE TORONTO PT 3 63R310 LYING W OF PT 1 66R19717; S/T CT264775; CITY OF TORONTO (the "Property") and as shown on Appendix "B" (the Licensed Area").		
Actions	1. Authority be granted to enter into the nominal Licence Agreement with the Licensee, substantially on the major terms and conditions set out below, 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	The City will receive \$748.02 plus HST, totaling \$845.26, as a legal administrative fee to be directed to cost centre LL0005 as a result of the Licence Agreement. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.		
Comments	The Licensee previously entered into a 4-week week licence agreement with the City to conduct a survey and to locate utilities over the Licensed Area, which commenced on July 16, 2025 as per DAF 2025-195. A subsequent licence agreement, authorized via DAF 2025-306, allowed the Licensee to conduct environmental and geotechnical investigations including installation and monitoring of monitoring wells to assess site suitability for recreational and community uses, with various window of access between November 19, 2025 to March 1, 2026, based on the availability of the Licensed Area. The Licensee has requested to conduct further environmental and geotechnical investigations, including the drilling of test pits and additional boreholes, monitoring, sample collection and removal and decommissioning of monitoring wells. The test pits and all boreholes are outlined in Appendix "C". The proposed major terms and conditions of the Licence Agreement are considered to be fair and reasonable.		
Terms	All other terms of the licence agreement authorized via DAF 2025-306 remain unchanged, except as follows: 5 of the test pits located at L-14, L15, C.1, L-13, L-12 in Appendix "C" below will be done via hydrovac. Term: August 4, 5, 6, 7, 2026: 8am – 5pm August 10, 11, 2026: 24-hour work access August 12, 13, 14, 2026: 8am – 5pm Restoration to be complete by end of term.		
Property Details	Ward:	10 – Spadina-Fort York	
	Assessment Roll No.:	N/A	
	Approximate Size:	N/A	
	Approximate Area:	97,500 Sq. ft.	
	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/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:	Ausma Malik	Councillor:	
Contact Name:	Nora Cole	Contact Name:	
Contacted by:	☐ Phone ☒ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	Concurred	Comments:	

Consultation with Divisions and/or Agencies

Division:	Parks and Recreation	Division:	Financial Planning
Contact Name:	Suzanne Coultres	Contact Name:	Karen Liu
Comments:	Concurred	Comments:	Concurred
Division:	Toronto Water	Division:	Toronto Shelter & Support Services
Contact Name:	Lisa MacCumber	Contact Name:	Kiefer Shields
Comments:	Concurred	Comments:	Concurred

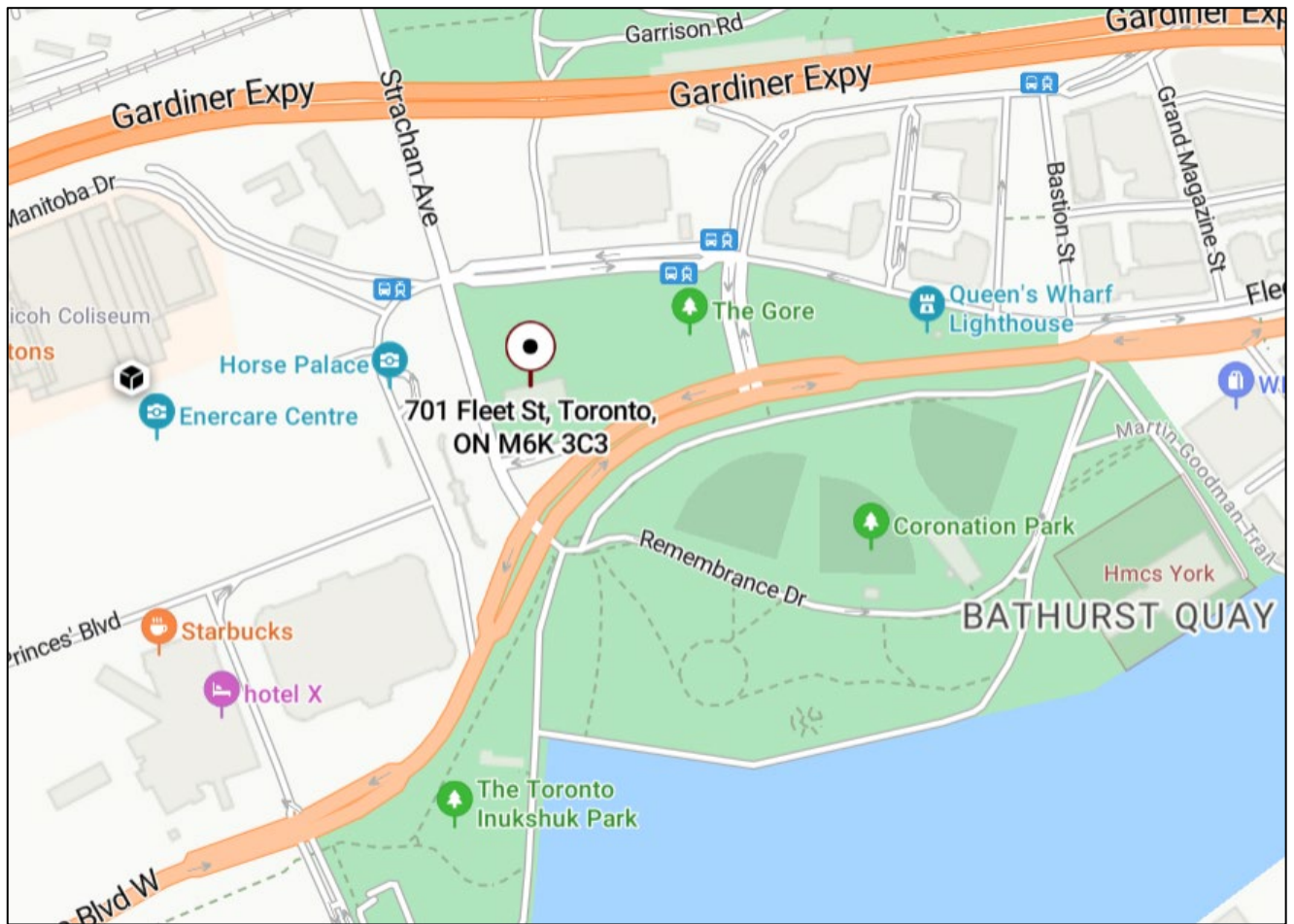
Legal Services Division Contact

Contact Name:	Vanessa Bacher
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DAF Tracking No.: 2026-267	Date	Signature
Concurred with by: Manager, Real Estate Services Leila Valenzuela	July 31, 2026	Signed By Leila Valenzuela
☐ Recommended by: Manager, Real Estate Services Devi Mohan	July 31, 2026	Signed By Devi Mohan
☒ Approved by:		
Approved by: Director, Real Estate Services Alison Folosea		X

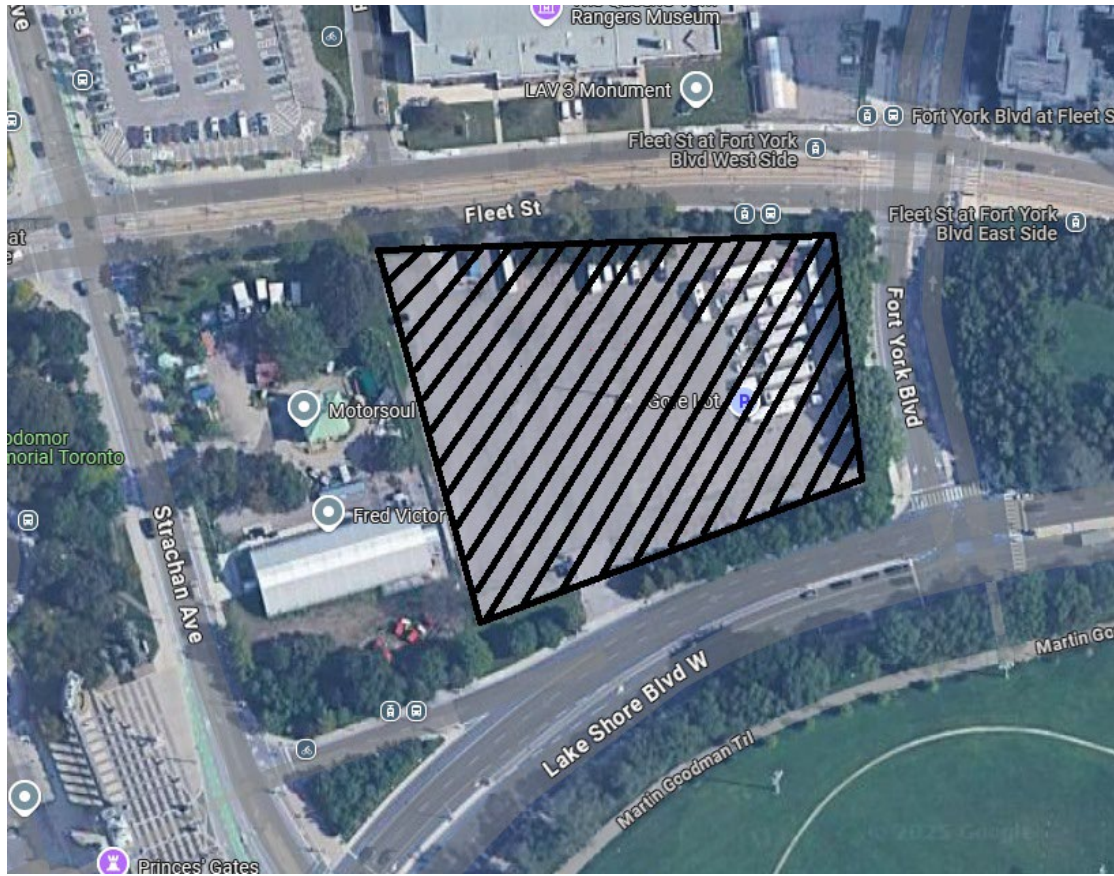
Appendix "A"

Location Map



Appendix "B"

Licensed Area



Appendix "C"

Test Pits and Boreholes

