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

TRACKING NO.: 2026-222

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

Prepared By:	Grant Flavelle	Division:	Corporate Real Estate Management
Date Prepared:	July 28, 2026	Phone No.:	416-392-7120

Purpose

To obtain authority to enter into a licence agreement with Heritage Antique Show Sales Limited (the "**Licensee**") for use of space at St. Lawrence Market North, 92 Front Street East as an antique and collectibles market on Sundays (the "**Licence Agreement**").

Property

Ground floor of the St. Lawrence North Market Building situated at 92 Front Street E, Toronto comprising approximately 12,500 square feet (the "**Licensed Area**"), together with optional outdoor space, as shown in the location map attached hereto as Appendix "A" and the draft sketch attached hereto as 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 below, 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 a total revenue of $380,000.00, plus HST for Sundays during the period from August 1, 2026 to July 31, 2028. Revenues to the City will be directed to Corporate Real Estate Management (CREM), under cost centre FA1375 and functional area code 3220200000.

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 proposed licence fee and other major terms and conditions of the Licence Agreement are considered to be fair, reasonable and reflective of market rates.

Terms

Licensed Area: approximately 12,500 square feet with additional outdoor space to be licensed at the option of the Licensee, weather permitting and subject to the City's determination, acting reasonably.

Licence Fee: $5000.00 + HST per day for the Licensed Area and $750.00 + HST per day for the optional outdoor space.

Term: Sundays during the period from August 1, 2026 to July 31, 2028, excluding the last Sunday of each calendar month, April 16, 2028 and the Sunday on which the Santa Claus Parade occurs.

Use: Antique and collectible market. Merchandise must be exclusively antique, no new merchandise, craft items, clothing, food or bags may be sold.

Insurance: Throughout the Term, the Licensee shall obtain commercial general liability of not less than Two Million Dollars ($2,000,000.00) per occurrence and should consider obtaining all-risk insurance as would any prudent owner of the Licensee's chattels.

Property Details

Ward:	13 – Toronto Centre
Assessment Roll No.:	
Approximate Size:	
Approximate Area:	Approximately 12,500 Square Feet of Rentable Area
Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $50,000.	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	☐ **(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.	☐ **(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.
3. Issuance of RFPs/REOIs:	**Delegated to more senior positions.**	☐ Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	**Delegated to more senior positions.**	☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	**Delegated to more senior positions**.	**Delegated to more senior positions**.
6. Limiting Distance Agreements:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
7. Disposals (including Leases of 21 years or more):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	**Delegated to more senior positions**.	☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	☐ **(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.**	☒ **(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.**
10. Leases/Licences (City as Tenant/Licensee):	☐ Where total compensation (including options/ renewals) does not exceed $50,000.	☐ Where total compensation (including options/ renewals) does not exceed $1 Million.
11. Easements (City as Grantor):	☐ Where total compensation does not exceed $50,000. **Delegated to more senior positions.**	☐ **(a)** Where total compensation does not exceed $1 Million. ☐ **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	**Delegated to more senior positions.**	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	**Delegated to more senior positions.**	☐ **(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:

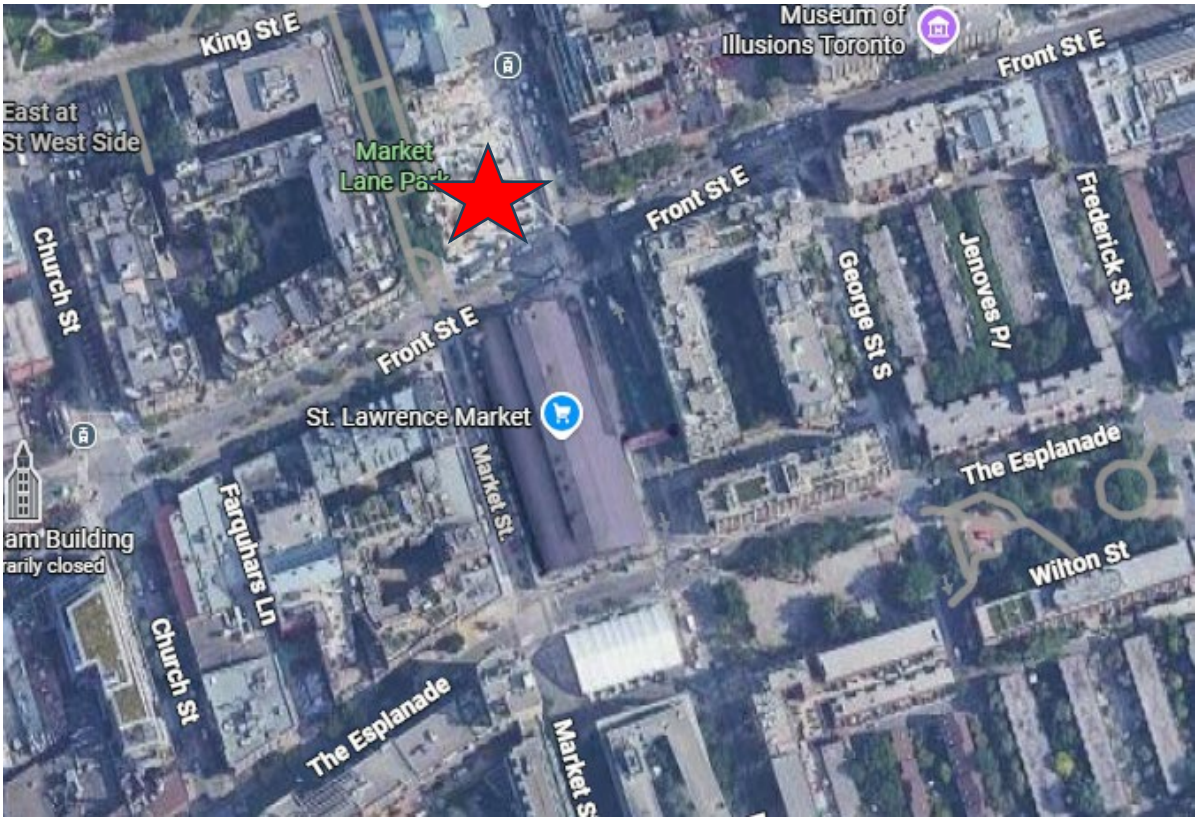
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

Pre-Condition to Approval			
[X] Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Chris Moise	Councillor:	
Contact Name:	Edward LaRusic	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:	Financial Planning	Division:	
Contact Name:	Karen Liu	Contact Name:	
Comments:	Reviewed and Approved	Comments:	
Legal Services Division Contact			
Contact Name:	Gloria Lee		

DAF Tracking No.: 2026-222	**Date**	**Signature**
[x] **Recommended by:** **Manager, Real Estate Services** **Leila Valenzuela** [ ] **Approved by:**	July 29, 2026	Signed By Leila Valenzuela
[x] **Approved by:** **Director, Real Estate Services** **Alison Folosea**	Aug 12, 2026	Signed By Alison Folosea

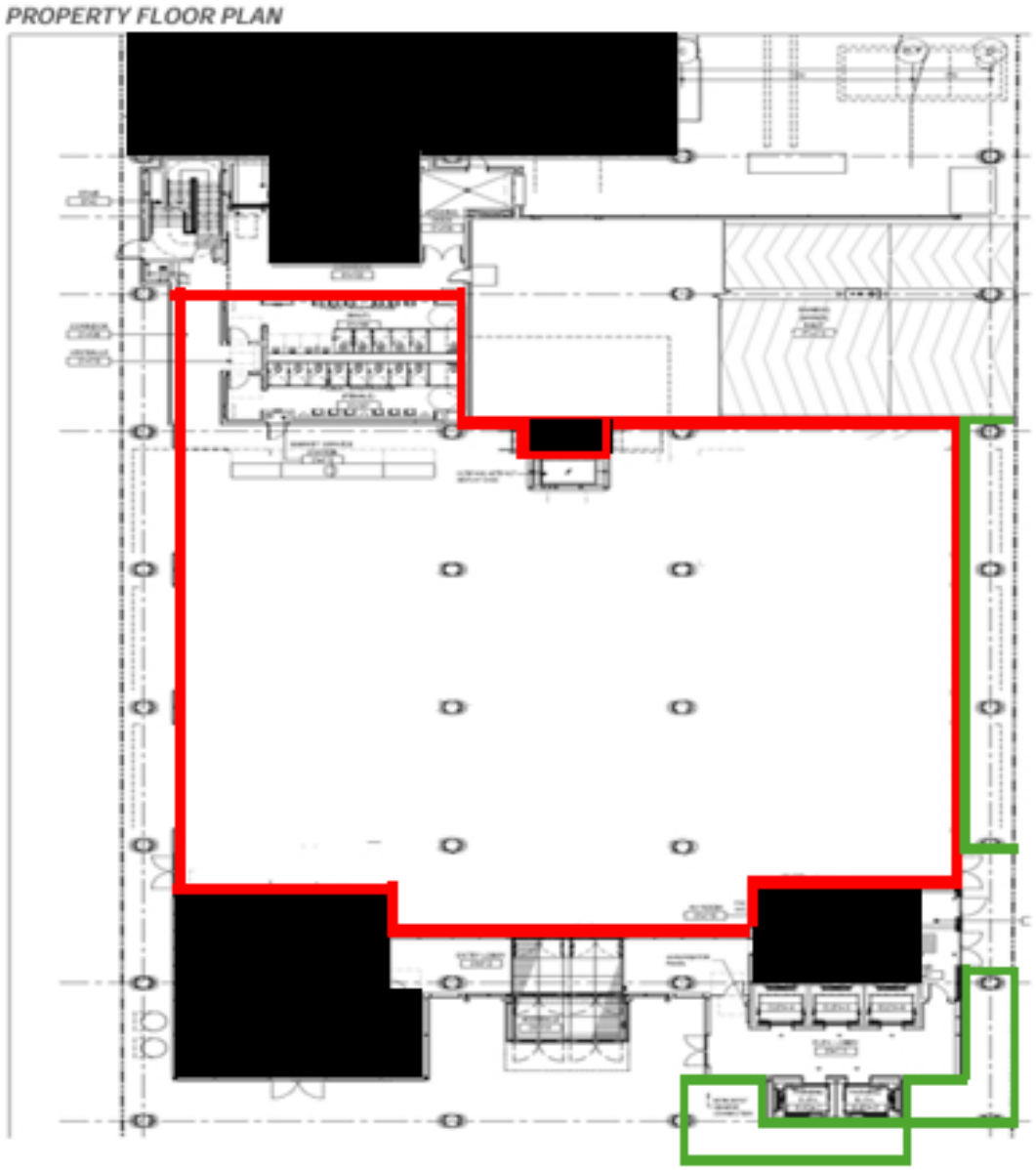
Appendix "A"
Map of North Market- St. Lawrence Market
92 Front St, Toronto, ON
Street View





Appendix "B"

Licensed Area



Exclusive Use:

Excluded Space:

Optional Outdoor Space:

Common Area: No Fill