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

TRACKING NO.: 2026-307

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

Prepared By:	Rocchina Zambri	Division:	Corporate Real Estate Management
Date Prepared:	October 13, 2026	Phone No.:	416-338-2995

Purpose

To obtain authority to enter into a temporary licence agreement with Hydro One Networks Inc. (the "Licensor") for the purpose of constructing and maintaining two (2) monitoring wells and all associated appurtenances and accessories (the "Works"), in connection with the Beecroft Road Extension (the "Agreement").

Property

The property is legally described as Part of PIN 10141-0721(LT), being Part of Lot 21 and 22, Concession 1 West of Yonge Street, York, City of Toronto, as shown on the Location Map in Appendix "A".

Actions

1. Authority be granted to enter into the Agreement with the Licensor, 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 incur a licence fee of $1,500.00 plus HST, for the three-month term and $5,000 refundable deposit as security for the City's obligation under the Agreement. Funding is available in the 2026-2035 Capital Budget and Plan for Transportation Services under the capital project CTP822-01-07 Beecroft Extension.

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 requires temporary access to the Property for its consultants and contractors to conduct the Works related to the environmental monitoring and investigation activities associated with the Beecroft Road Extension project.

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

Terms

Term: Three (3) months

Security Deposit: $5,000, refundable following completion of the Works and restoration of the licensed area to the Licensor's satisfaction, subject to the Licensor's rights under the Agreement.

Costs: City is responsible for all costs and expenses arising from its use of the licensed lands, including but not limited to the costs of carrying out the Works, restoration, fencing, barriers, utility locates, permits and insurance requirement.

Termination: The Licensor may terminate the Agreement if the lands are required by a governmental authority.

Property Details

Ward:	18 – Willowdale
Assessment Roll No.:	n/a
Approximate Size:	n/a
Approximate Area:	5,977.21 m^2 ± (64,338.12 ft^2 ±)
Other Information:	Irregular Shaped

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.	☐ **(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.	**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:	Lily Cheng	Councillor:	
Contact Name:	Councillor Cheng	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:	Transportation Services	Division:	**Financial Planning**
Contact Name:	Clara Romeo	Contact Name:	Karen Li
Comments:	Concur	Comments:	Concur
Legal Services Division Contact			
Contact Name:	Frank Weng		

DAF Tracking No.: 2026-307	**Date**	**Signature**
Concurred with by: Manager, Real Estate Services **Leila Valenzuela**	Oct. 14, 2026	Signed By Leila Valenzuela
[X] **Recommended by: Manager, Real Estate Services Vinette Prescott-Brown** [ ] **Approved by:**	Oct. 13, 2026	Signed By Vinette Prescott-Brown
[ ] **Approved by: Director, Real Estate Services Alison Folosea**		X

Appendix "A"

Location Map

