



**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**  
**EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT**

TRACKING NO.: 2026-122

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

Prepared By:	Latoya Gordon	Division:	Corporate Real Estate Management
Date Prepared:	April 21, 2026	Phone No.:	942-444-9499

<b>Purpose</b>	To obtain authority to enter into a licence agreement with 2868415 Ontario Inc., A. & F. Di Carlo Construction Inc. and Infrastructure Maintenance Ltd. ("the Licensees") with respect to the properties municipally known as 1 Nantucket Boulevard, 49/61 Toryork Drive, 195/197 Bermondsey Road, 86 Ingram Drive, and 40 Boncer Drive, for the purposes of short term parking and storage of commercial equipment belonging to contractors involved in the City's winter maintenance program (the "Licence Agreement").
<b>Property</b>	A portion of the properties municipally known as 1 Nantucket Blvd., Toronto, being part of PIN 06301-0076 (LT); 49/61 Toryork Dr., Toronto, being part of PIN 10299-0092 (LT); 195/197 Bermondsey Rd., Toronto, being part of PIN 10373-0171 (LT); 86 Ingram Dr., Toronto, being part of PIN 10338-0165 (LT), and 40 Boncer Dr., Toronto, being part of PIN 07567-0120 (LT), shown in Appendices "B", "B-1", "B-2", "B-3" and "B-4".
<b>Actions</b>	1. Authority be granted to enter into the Licence Agreement with the Licensees, substantially on the major terms and conditions set out in Appendix "A", and including such other amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.
<b>Financial Impact</b>	<p>The City will receive total licensee fee revenue of \$299,373.78, (plus HST), for the initial six (6) month term as shown in Appendix "A". Upon renewal the annual licence fee will be the amount charged for the previous year increased by the annual average rate of Consumer Price Index published by Statistics Canada applicable to the City of the Toronto.</p> <p>Funds are to be directed to Transportation Services Cost Center TS6000.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>
<b>Comments</b>	<p>To facilitate contractors retained by the City to deliver the winter maintenance program, the City will enter into a licence agreement permitting the short-term use of a designated municipal yard for the parking and storage of commercial vehicles and winter maintenance equipment during the off-season.</p> <p>The licence agreement will automatically extend to align with the full term of the contractor's winter maintenance contract. This alignment will ensure contractors have continuous access to the storage space, therefore supporting their ability to meet operational and contractual obligations under the winter maintenance service agreements.</p> <p>The proposed licence fee and the other major terms and conditions of the Licence Agreement are considered fair, reasonable, and reflective of market rates.</p>
<b>Terms</b>	See Appendix "A" - Major Terms and Conditions

<b>Property Details</b>	<b>Ward:</b>	Scarborough Centre, Humber River-Black Creek, Don Valley East, York South-Weston, Etobicoke-Lakeshore
	<b>Assessment Roll No.:</b>	N/A
	<b>Approximate Size:</b>	Shown in Appendix "B" – "B-4"
	<b>Approximate Area:</b>	Shown in Appendix "B" – "B-4"
	<b>Other Information:</b>	N/A

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. <b>Request/waive hearings of necessity delegated to less senior positions.</b>	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. <b>Request/waive hearings of necessity delegated to less senior positions.</b>
3. Issuance of RFPs/REOs:	<input type="checkbox"/> Issuance of RFPs/REOs.	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	<input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.	<input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input checked="" type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million. <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. <b>Delegated to a more senior position.</b>	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$5 Million. <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. <input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> (a) Where total compensation does not exceed \$3 Million. <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.	<input type="checkbox"/> (a) Where total compensation does not exceed \$5 Million. <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds

<b>B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>• Documents required to implement matters for which each position also has delegated approval authority.</li> <li>• Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>• Expropriation Applications and Notices following Council approval of expropriation.</li> <li>• Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

**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 Thompson/Councillor Perruza	Councillor:	Councillors Nunziata, Perruza and Morley
Contact Name:	Amalia Stefanopoulos/Rachel Scott	Contact Name:	Councillors Nunziata, Perruza and Morley
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Advised	Comments:	Advised

**Consultation with Divisions and/or Agencies**

Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Myles Currie	Contact Name:	Bruce Xu
Comments:	Concurs	Comments:	Concurs

**Legal Services Division Contact**

Contact Name:	Frank Weng
---------------	------------

DAF Tracking No.: 2026-122	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	April 24, 2026	Signed By Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	May 8, 2026	Signed By Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	May 11, 2026	Signed By Patrick Matozzo
<input type="checkbox"/> Approved by: Interim Deputy City Manager, Corporate Services Sonia Brar		X

**Appendix "A"**

**Major Terms and Conditions**

Licensed Areas:

- Part of 1 Nantucket Blvd., shown as Parts 100, 200,300,400, 500, 600 and 700 on Appendix "B"
- Part of 49/61 Toryork Dr., shown as Parts 1,2,3,4,5,6,7,8,9,10,11,12,13, and 14 on Appendix "B-1"
- Part of 195/197 Bermondsey Rd., shown as Parts 100, 200,300,400, 500, 600, 700, 800, and 900 on Appendix "B-2"
- Part of 86 Ingram Dr., Parts 100, 200,300,400, 500, 600, 700, and 800 on Appendix "B-3"
- Parts of 40 Boncer Dr., shown outlined in red on Appendix "B-4"

Licence Fee: \$299,373.78, plus HST, payable in equal instalment \$49,895.64 plus HST per month in advance on or before the 15th day of every month.

Initial Term: 6 months, April 15, 2025 to October 14, 2025

Options to Extend: Licensee shall have 6 consecutive options to extend the Term for 6 months each, as shown listed below. The extension will be upon the same terms and conditions contained in the Licence Agreement, except the licence fee for the extension term will increase each year based on the average annual Consumer Price Index (CPI) for Toronto and, will take effect each year by April 15.

Term	License Fee (subject to CPI increase annually)	Total (Subject to HST)
Initial Term: April 15, 2025 - October 14, 2025	\$299,373.78	\$299,373.78
Extension 1: April 15, 2026 - October 14, 2026	\$299,373.78	\$598,747.56
Extension 2: April 15, 2027 - October 14, 2027	\$299,373.78	\$898,121.34
Extension 3: April 15, 2028 - October 14, 2028	\$299,373.78	\$1,197,495.12
Extension 4: April 15, 2029 - October 14, 2029	\$299,373.78	\$1,496,868.9
Extension 5: April 15, 2030 - October 14, 2030	\$299,373.78	\$1,796,242.68
Extension 6: April 15, 2031 - October 14, 2031	\$299,373.78	\$2,095,616.46

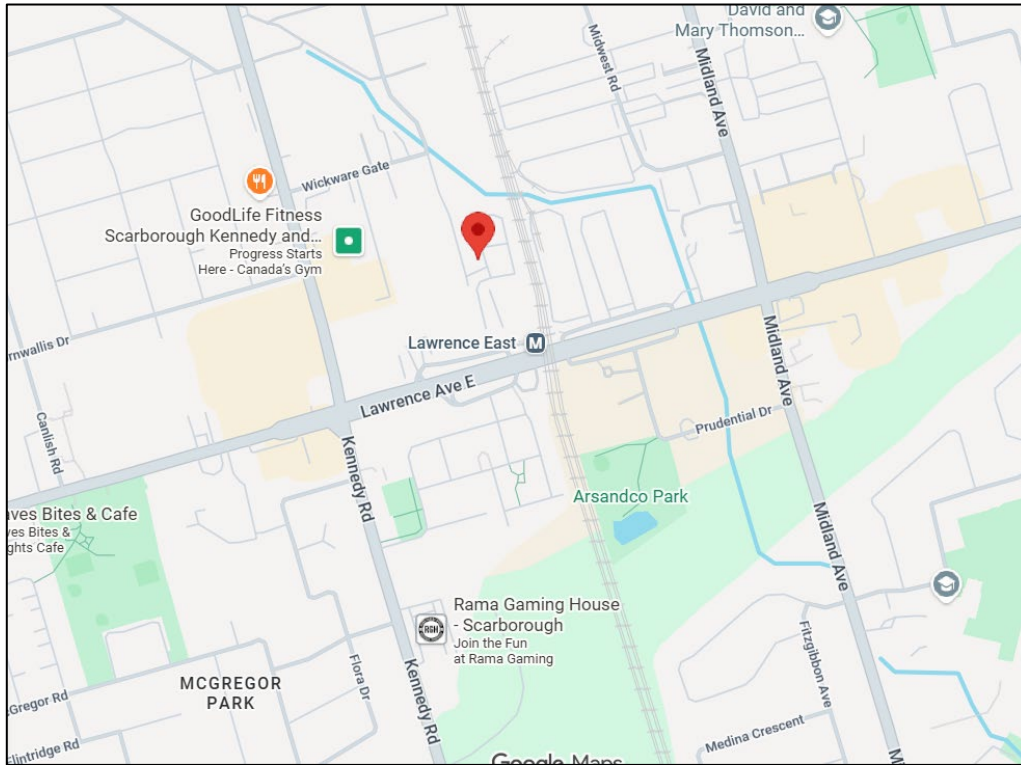
Use: Short-term parking lot for commercial vehicles (including trailers and trucks) and for storage of commercial equipment.

Insurance: The Licensees to take out and keep commercial general liability insurance including, products liability, if applicable, personal injury, employer's/and contingent employer's liability, blanket contractual liability and provisions for cross liability and severability of interests and non-owned automobile liability with limits of not less than Five Million Dollars (\$5,000,000.00), per occurrence. The City is to be added as an additional insured.

Early Termination: Upon thirty (30) days' notice given by the terminating party to the other party.

## Appendix "B" 1 Nantucket Blvd.

### Location Map



### Licensed Premises

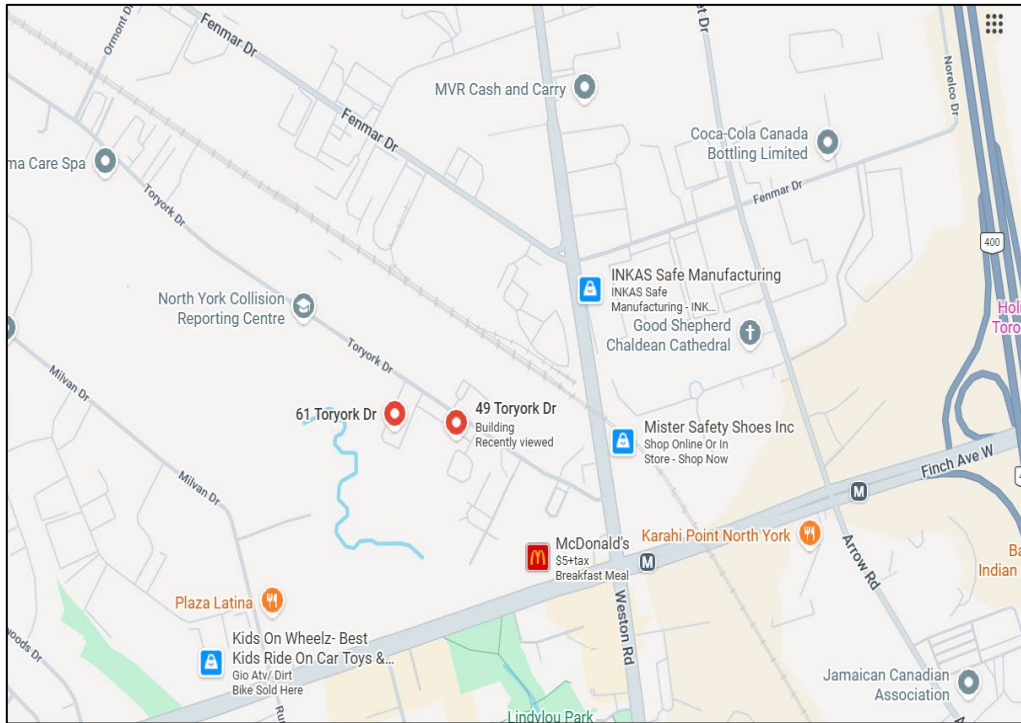


**1 NANTUCKET BLVD**

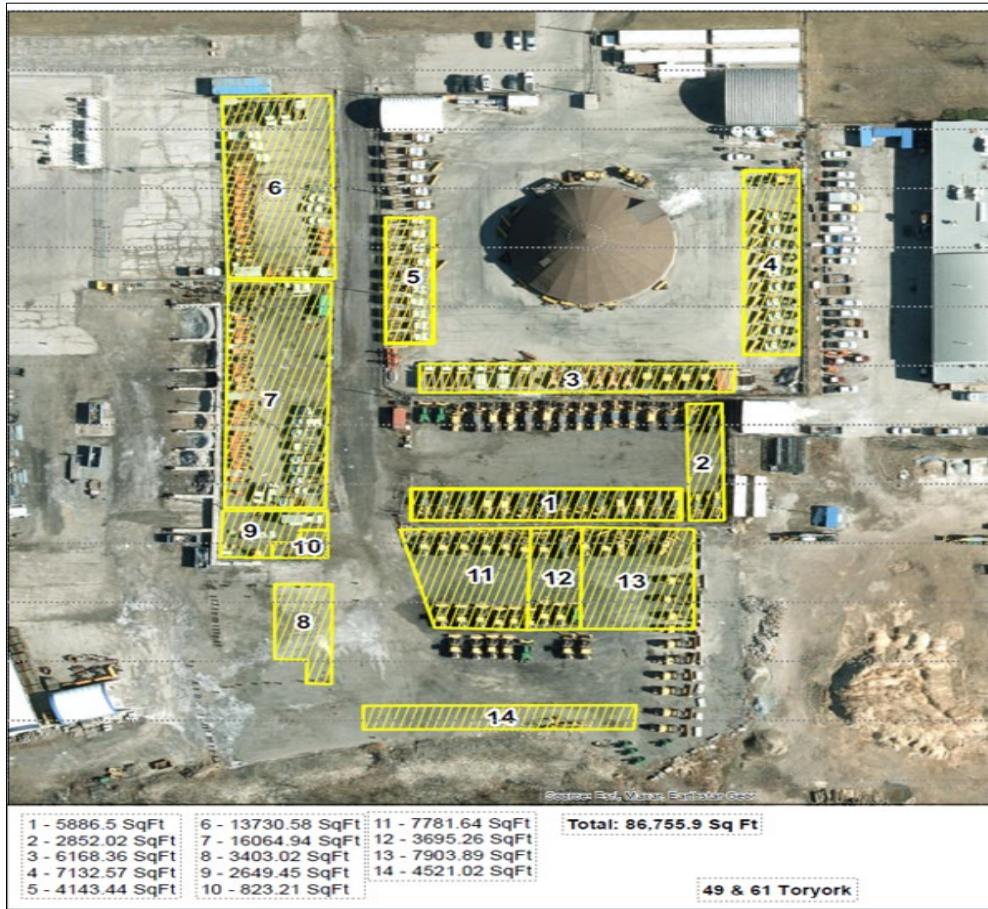
TYPE	SQFT	TYPE	SQFT	TYPE	SQFT	TYPE	SQFT
100	105	300	1416.8	500	6743.8	700	185.3
200	6751	400	17009.3	600	479.2		

## Appendix "B-1" 49 and 61 Toryork

### Location Map

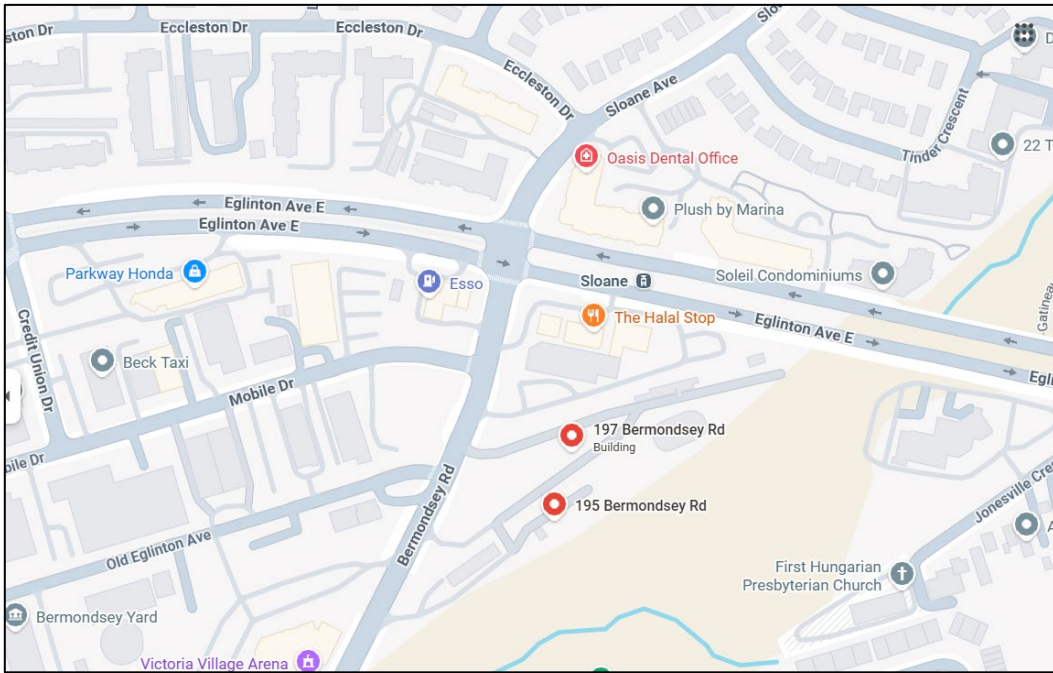


### Licensed Premises



## Appendix "B-2" 195/197 Bermondsey

### Location Map



### Licensed Premises



**195 BERMONDSEY RD**

TYPE	SQFT	TYPE	SQFT	TYPE	SQFT	TYPE	SQFT	TYPE	SQFT
100	5491.8	300	745.9	500	125.3	700	2455.1	900	1448.6
200	15137.4	400	638.1	600	299.2	800	1707.4		

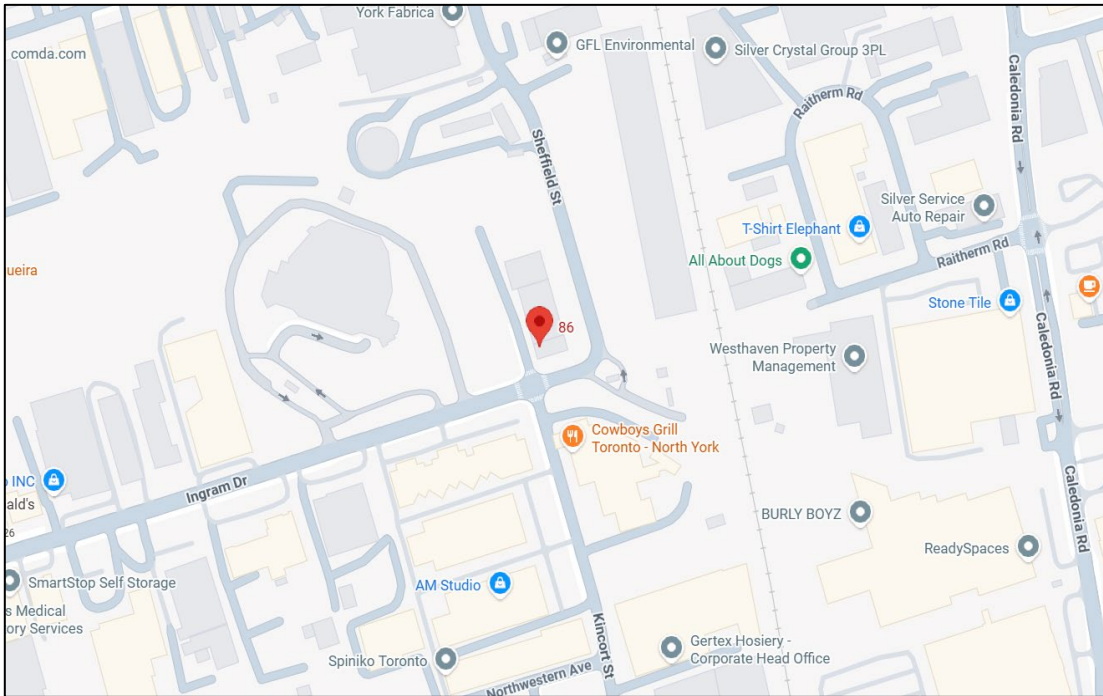
Contractor: SnowT.O  
 Print Name: Jonathan Matson  
 Signature: *J Matson*  
 Date: May 20, 2025

City Of Toronto  
 Print Name: Pat Grande  
 Signature: *Pat Grande*  
 Date: May 20, 2025

Total SQFT=28,038.80

# Appendix "B-3" 86 Ingram

## Location Map



## Licensed Premises

86 Ingram Yard (2A Sheffield St)  
May 21, 2025



86 INGRAM DR

TYPE	SQFT	TYPE	SQFT	TYPE	SQFT	TYPE	SQFT
100	1253.3	300	4096.1	500	543.3	700	3281.5
200	1780.2	400	881.8	600	622.7	800	5257.6

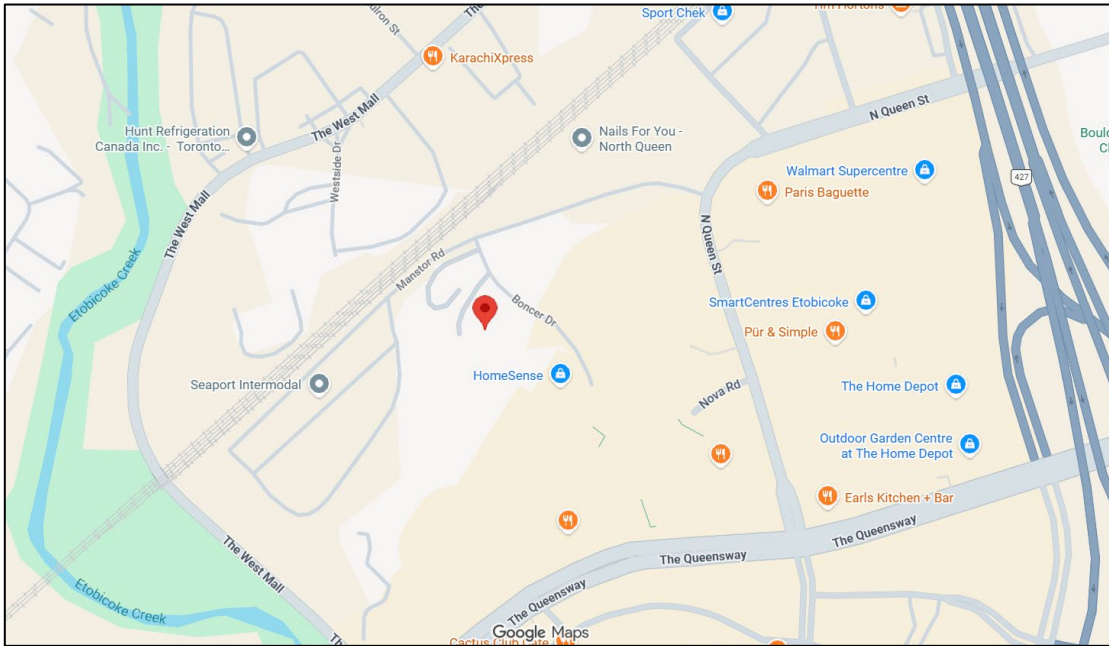
Contractor: SnowT.O  
(2868415 Ontario Inc.)  
Print Name: Jonathan Matson  
Signature: *J. Matson*  
Date: May 21, 2025

City of Toronto  
Print Name: Mohamed Abdi  
Signature: *M. Abdi*  
Date: May 21, 2025

Total sq ft = 17,716.50

# Appendix "B-4" 40 Boncer

## Location Map



## Licensed Premises

