



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

TRACKING NO.: 2025-095

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

Prepared By:	Mark Filice	Division:	Corporate Real Estate Management
Date Prepared:	March 20, 2025	Phone No.:	416-392-1830
Purpose	To obtain authority for the City to consent, as owner of the properties municipally known as 610 Bay Street and 130 Elizabeth Street (collectively, the " Properties "), to applications for an Official Plan Amendment, a Zoning By-law Amendment and an Alteration to Designated Heritage Property (collectively, the " Applications "), to facilitate the proposed development by 610 Bay LP and 130 Elizabeth LP (collectively, the " Developers ") of a mixed-use development, including two towers with residential, retail and public space.		
Property	The Properties municipally known as 610 Bay Street, Toronto, legally described as LT 13-19 PL 243 Toronto PT 2 63R4355; City of Toronto, being all of PIN 21199-0092 (LT) ; and 130 Elizabeth Street, Toronto, legally described as LT 20-22 PL 243 Toronto; LT 4 E/S Shire St PL 2A Toronto; PT LT 9 W/S Elizabeth St PL 2A Toronto PT 1 63R4355; City of Toronto, being all of PIN 21199-0088 (LT), shown in Appendix A.		
Actions	1. Authority be granted for the City to consent, solely in its capacity as landowner of the Properties, to the Applications by the Developers in respect of the Properties, on the terms and conditions set out below and any other terms and conditions deemed appropriate by the approving authority herein.		
Financial Impact	There is no financial impact.		
Comments	<p>On April 6 and 7, 2022, City Council adopted EX31.10 - ModernTO: Unlocking Eight City-Owned Properties, including a development strategy/vision for 610 Bay Street prioritizing the delivery of affordable housing, a Paramedics Multi-Hub, and adaptive heritage reuse, while adhering to the City's strategic investment policy. At the same meeting, City Council authorized the Chief Executive Officer, CreateTO, to issue a Request for Expression of Interest for the redevelopment of 610 Bay Street and 130 Elizabeth Street and to report back to the CreateTO Board and City Council with the recommended strategy and proposed business case. https://secure.toronto.ca/council/agenda-item.do?item=2022.EX31.10</p> <p>At its meeting on June 14 and 15, 2023, City Council adopted GG4.26 - ModernTO: 610 Bay Street and 130 Elizabeth Street - Results of Request for Expression of Interest, approving the shortlist of preferred proponents for the redevelopment of 610 Bay Street and 130 Elizabeth Street and authorizing CreateTO to issue a Request for Proposal to the shortlisted proponents as part of a staged market offering process. http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2023.GG4.26</p> <p>On November 13 and 14, 2024, City Council adopted EX18.4 - ModernTO: Selection of Proponent for 610 Bay Street and 130 Elizabeth Street, approving the selection of a development proponent for the properties at 610 Bay Street and 130 Elizabeth Street and authorizing the appropriate City Divisions to negotiate and execute the necessary transactions (including leases and agreements) to proceed with the project. https://secure.toronto.ca/council/agenda-item.do?item=2024.EX18.4</p> <p>The selected Developers would like to commence the necessary municipal planning approvals. The Developers have requested the City's consent to submit the Applications, which will include the Properties. The Developers shall assume all risk, cost and expense associated with the Applications.</p>		
Terms	By providing this consent, the City shall not be deemed to endorse or support the planning merits of the Applications nor to fetter City Council's discretion in any way. This consent is given solely in the City's capacity as owner of the Properties.		
Property Details	Ward:	11 – University-Rosedale	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:		
	Other Information:		

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</p> <p>3. Issuance of RFPs/REOs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions, Agencies and Corporations:</p> <p>6. Limiting Distance Agreements:</p> <p>7. Disposals (including Leases of 21 years or more):</p> <p>8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensors):</p> <p>10. Leases/Licences (City as Tenant/Licensee):</p> <p>11. Easements (City as Grantor):</p> <p>12. Easements (City as Grantee):</p> <p>13. Revisions to Council Decisions in Real Estate Matters:</p> <p>14. Miscellaneous:</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences</p> <p><input type="checkbox"/> (b) Releases/Discharges</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments</p> <p><input type="checkbox"/> (d) Enforcements/Terminations</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease</p> <p><input checked="" type="checkbox"/> (h) Consent to regulatory applications by City, as owner</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds</p>

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:	Dianne Saxe	Councillor:	
Contact Name:	Andrew Greene	Contact Name:	
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 type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

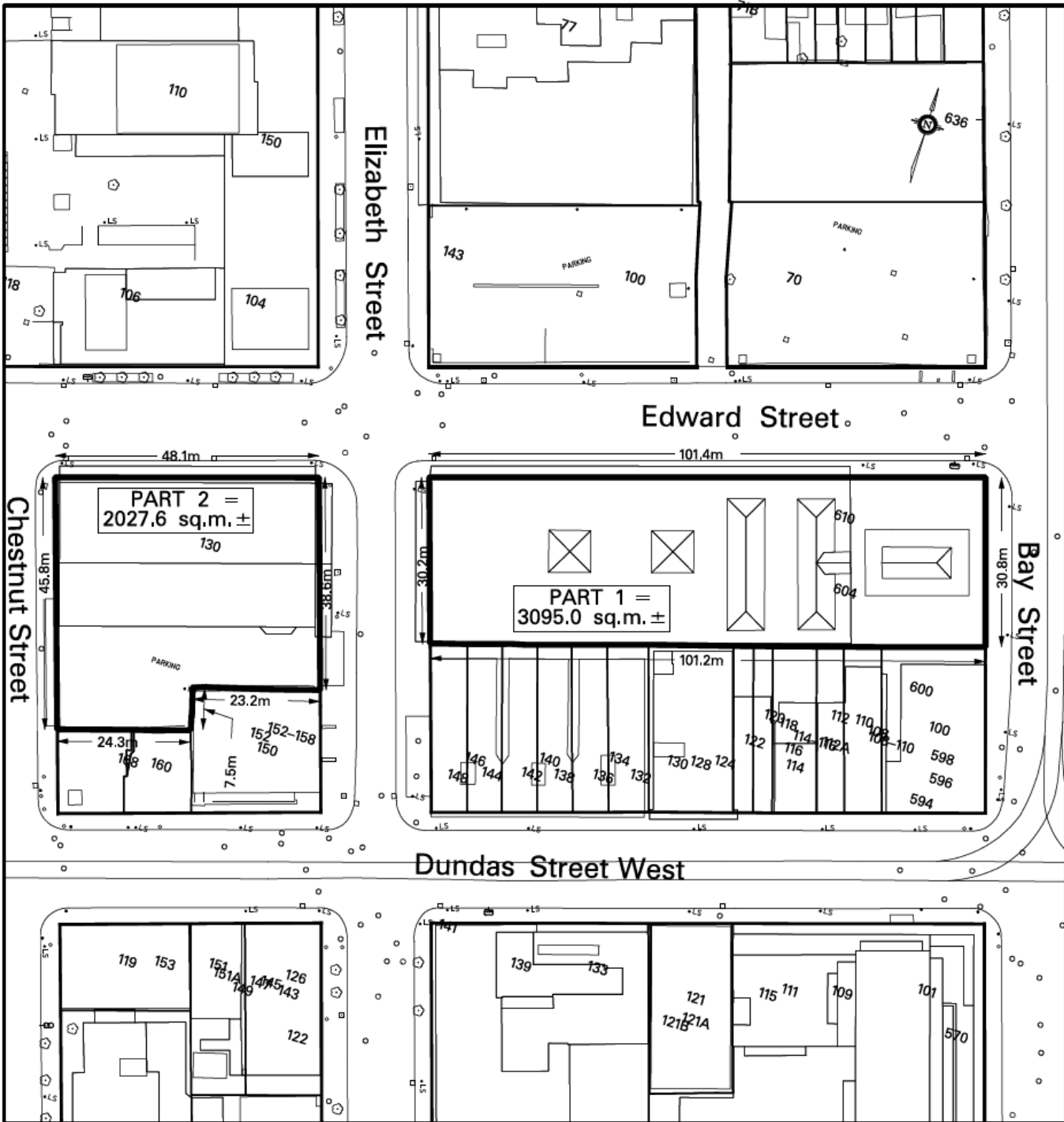
Division:	CreateTO	Division:	
Contact Name:	Peter Harron	Contact Name:	
Comments:	Concur	Comments:	

Legal Services Division Contact

Contact Name:	Gloria Lee
---------------	------------

DAF Tracking No.: 2025-095	Date	Signature
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Devi Mohan	March 21, 2025	Signed by Devi Mohan
<input type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	March 21, 2025	Signed by Alison Folosea

Appendix A – The Properties



<p>Toronto ENGINEERING & CONSTRUCTION SERVICES ENGINEERING SUPPORT SERVICES LAND & PROPERTY SURVEYS</p>	<p>PROPERTY INFORMATION SHEET</p>	
<p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS. MEASUREMENTS ARE APPROXIMATE</p>	<p>CITY OWNED LAND NO. 610 BAY STREET (PART 1) AND NO. 130 ELIZABETH STREET (PART 2)</p>	
<p>CHECK BY JOHN HOUSE PREPARED BY: DWAYNE PITT</p>	<p>WARD 11 – UNIVERSITY-ROSEDALE DATE: APRIL 16, 2019 SKETCH No. PS-2019-040</p>	