



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

**TRACKING NO.: 2025-204**

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

<b>Prepared By:</b>	Patricia Chen	<b>Division:</b>	Corporate Real Estate Management										
<b>Date Prepared:</b>	June 9, 2025	<b>Phone No.:</b>	437 997 5321										
<b>Purpose</b>	To obtain authority for the City to consent, as owner of the property municipally known as 973 Lansdowne Avenue, to the execution of a standstill and subordination agreement (the "Agreement") with Vancity Community Investment Bank (the "Leasehold Mortgagee").												
<b>Property</b>	The Property municipally known as 973 Lansdowne Avenue, Toronto, ON, M6H 3Z5 legally described as PCL 33-1-O SEC M88; LT 33 E/S LANSDOWNE AV BLK O PL M88 TORONTO; LT 34 E/S LANSDOWNE AV BLK O PL M88 TORONTO; LT 35 E/S LANSDOWNE AV BLK O PL M88 TORONTO; TORONTO, CITY OF TORONTO as shown in Appendix "A" (the " <b>Property</b> ").												
<b>Actions</b>	1. Authority be granted for the City to consent, in its capacity as landowner of the Property, to the Agreement with the Lender in respect of the Property, on the terms and conditions set out below and any other terms and conditions deemed appropriate by the approving authority herein.												
<b>Financial Impact</b>	There is no financial impact.												
<b>Comments</b>	<p>The City owns 973 Lansdowne Avenue which it has leased to Christie/Ossington Neighbourhood Centre (the "Tenant") by way of a ground lease (the "Ground Lease") dated October 1, 2003.</p> <p>The City, as social housing service manager, represented by the Executive Director of the Housing Secretariat, manages the provincial Ontario Priorities Housing Initiative ("OPHI") for the geographical area of Toronto and has agreed to provide a forgivable loan in the amount of \$39,800 to the Tenant funded under OPHI to fund certain capital repairs. The OPHI program guidelines require the loan to be secured by a mortgage as per the Ministry of Municipal Affairs and Housing. The Tenant has agreed to grant a \$39,800 leasehold mortgage to the City as lender.</p> <p>Subject to the terms and conditions of the Ground Lease, CREM consent is required for the leasehold mortgage in favor of the City.</p> <p>The Leasehold Mortgagee, as a condition of its consent to the leasehold mortgage in favor of the City, has required the execution of a standstill and subordination agreement with the City. The Agreement will be signed by the City acting in two roles: as the landlord by the Executive Director of CREM and as the lender by the Executive Director of the Housing Secretariat.</p>												
<b>Terms</b>	This consent, as provided by the Executive Director of CREM, is given solely in the City's capacity as owner of the Property.												
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td> <td>Ward 9 - Davenport</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td></td> </tr> <tr> <td><b>Approximate Size:</b></td> <td></td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>12,200 ft<sup>2</sup></td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	Ward 9 - Davenport	<b>Assessment Roll No.:</b>		<b>Approximate Size:</b>		<b>Approximate Area:</b>	12,200 ft <sup>2</sup>	<b>Other Information:</b>	
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<b>Other Information:</b>													

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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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 checked="" 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 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:	Alejandra Bravo	Councillor:	
Contact Name:	Wyndham Bettencourt-McCarthy	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No objections	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Housing Secretariat	Division:	Financial Planning Division
Contact Name:	Arlene Rawson	Contact Name:	Karen Liu
Comments:	No objections	Comments:	No objections

**Legal Services Division Contact**

Contact Name: Ray Mickevicius

DAF Tracking No.: 2025-204	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Josie Lee	July 10, 2025	Signed by Josie Lee
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	July 15, 2025	Signed by Alison Folosea

## Appendix A – The Property

