



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

TRACKING NO.: 2025-336

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

Prepared By:	Ruby Padillo	Division:	Corporate Real Estate Management										
Date Prepared:	October 22, 2025	Phone No.:	416-392-3084										
Purpose	To obtain authority for the City to consent, as owner of the property municipally known as 267 and 275 Merton Street (collectively, the " Properties ") to submit an application for Shoring & Excavation Partial Permit & Conditional Permit, Foundation Partial Permit & Conditional Permit, Structural Partial Permit, Road Occupancy Permit, Main Building Permit (including an Application to Construct or Demolish Form, Commitment to General Reviews by Architect and Engineer, Tree Declaration Form), Mechanical, Plumbing, and HVAC Permits, Drainage Partial Permit & Conditional Permit (collectively, the " Applications "), to facilitate the proposed development by Markee Missing Middle (Merton) Limited Partnership (the " Developer ") for a mixed-use development including purpose-built rental housing, including a minimum target of 30% affordable rental units.												
Property	The property municipally known as 267 Merton Street, Toronto, legally described Parcel 2073, Section N, Part of Lot 153, City of Toronto, being the whole of PIN 21123-0021 (LT); and 275 Merton Street, Toronto, legally described as Firstly: Parcel 152-1, Section M5, Part of Lot 153, City of Toronto, being the whole of PIN 21123-0010 (LT); and Secondly: Parcel 151-1, Section M5, Part of Lot 151, City of Toronto, being the whole of PIN 21123-0011 (LT), as shown on the Location Map in Appendix A.												
Actions	Authority be granted for the City to consent, solely in its capacity as landowner of the Properties, to the Applications by the Developer 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	On June 26, 2024, City Council authorized, under 2024.PH13.6, representatives of Corporate Real Estate Management, in consultation with Housing Secretariat, to negotiate and execute a 99-year ground lease with respect to the Properties, to create new purpose-built rental homes, including a minimum target of 30% affordable rental homes. On June 25 and 26, 2025, City Council adopted, under 2025.PH22.9, the confidential instructions to staff for advancing housing plans for the Properties. The Site Plan Application is currently under review and demolition permits were approved in July 2025. In order to advance project construction, the Developer has requested the City's consent to submit the Applications, which will include the Properties.												
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. The Developer shall assume all risk, cost and expense associated with the Applications.												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>Ward 12 - Toronto-St. Paul's</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>-</td> </tr> <tr> <td>Approximate Size:</td> <td>-</td> </tr> <tr> <td>Approximate Area:</td> <td>2200.9 m- ± (23690 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td>-</td> </tr> </table>			Ward:	Ward 12 - Toronto-St. Paul's	Assessment Roll No.:	-	Approximate Size:	-	Approximate Area:	2200.9 m- ± (23690 ft² ±)	Other Information:	-
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A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensor): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	☐ Where total compensation does not exceed \$50,000. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (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. Delegated to more senior positions. Delegated to more senior positions. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ (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. ☐ Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. Delegated to more senior positions.	☐ Where total compensation does not exceed \$1 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (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. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. Delegated to more senior positions. ☐ Where total compensation does not exceed \$1 Million. ☐ Where total compensation does not exceed \$1 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (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. ☐ Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (a) Where total compensation does not exceed \$1 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$1 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (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

☒ Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)

Councillor:	Josh Matlow	Councillor:	
Contact Name:	Andrew Athanasiau	Contact Name:	
Contacted by:	☐ Phone ☒ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	CreateTO	Division:	
Contact Name:	Sarah Corey	Contact Name:	
Comments:	Concurred	Comments:	

Legal Services Division Contact

Contact Name: Bronwyn Atkinson

DAF Tracking No.: 2025-336	Date	Signature
Concurred with by: Manager, Real Estate Services		X
☐ Recommended by: Manager, Real Estate Services Devi Mohan	Oct 22, 2025	Signed by Devi Mohan
☒ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	Oct 27, 2025	Signed by Alison Folosea

Appendix A Location Map

