



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

TRACKING NO.: 2025-325

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 7, 2025	Phone No.:	416-392-3084										
Purpose	To obtain authority for the City to consent, as owner of the property municipally known as 2444 Eglinton Avenue East (the " Property "), the submission of the Main Building Permit, Shoring and Excavation Permit, Site Servicing Permit, HVAC Permit, Plumbing Permit, Structural Permit, Foundation Permit, Right-of-Way/Transportation Permit, and Private Water Discharge Approval Application (collectively, the " Applications "), to facilitate the proposed development by Kennedy Green Non-Profit Cooperative Inc. (the " Applicant ") of a mixed-use development, including affordable residential housing, retail, and community space.												
Property	The property municipally known as 2444 Eglinton Avenue East, Toronto, legally described as Part of Lot 15, Plan 1702, Designated as Part 2 on Plan 66R-34709 Scarborough, City of Toronto, being part of PIN 06347-0371(LT), as shown on the Location Map in Appendix A and Plan 66R-34709 in Appendix B.												
Actions	1. Authority be granted for the City to consent, solely in its capacity as landowner of the Property, to the Applications by the Developer 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.												
Financial Impact	There is no financial impact.												
Comments	On May 28, 2020, City Council adopted 2020.CC21.3 identifying 2444 Eglinton as a Phase 2 Housing Now site. It was selected based on its potential to address City needs and City building objectives, such as affordable housing and community uses. On June 26 and 27 2024, City Council adopted 2024.PH13.3 approving the Developer led zoning by-law amendment application. This application amended the Zoning By-law to permit the construction of a mixed-use building consisting of 3 towers above a base building containing above grade parking and non-residential uses at grade. The future development located at 2444 Eglinton Avenue East is a key City of Toronto development project that will deliver 919 residential units, including 612 long term affordable rental cooperative units. It will also deliver retail space, childcare space, and improvements to the public realm. The project will be financed under CMHC's Co-op Housing Development Program however, the lease between the City of Toronto and the Developer remains under review. The Developer has requested the City's consent to submit the Applications, and shall assume all risk, cost and expense associated with the Applications.												
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 Property.												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>21 – Scarborough Centre</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>-</td> </tr> <tr> <td>Other Information:</td> <td>-</td> </tr> </table>			Ward:	21 – Scarborough Centre	Assessment Roll No.:	-	Approximate Size:	-	Approximate Area:	-	Other Information:	-
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Approximate Area:	-												
Other Information:	-												

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:	Michael Thompson	Councillor:	
Contact Name:	Keisha Francis	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:	Simon McKenzie	Contact Name:	
Comments:	Concurred	Comments:	

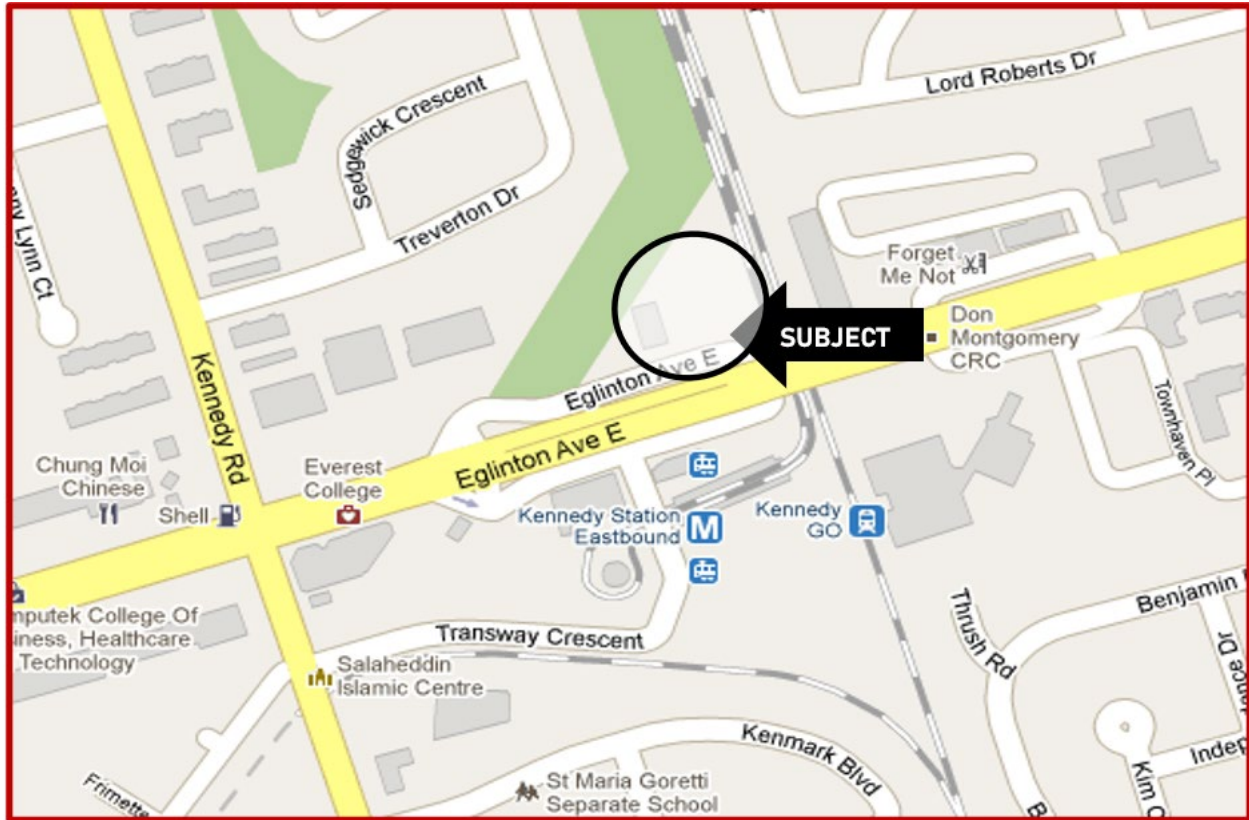
Legal Services Division Contact

Contact Name:	Gloria Lee
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DAF Tracking No.: 2025-325	Date	Signature
Concurred with by: Manager, Real Estate Services		X
☒ Recommended by: Manager, Real Estate Services Devi Mohan	October 7 2025	Signed by Devi Mohan
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	Oct 15, 2025	Signed by Alison Folosea

Appendix "A"

Location Map



Appendix "B"

Plan 66R-34709

