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

TRACKING NO.: 2026-024

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

Prepared By:	Akhilesh Tekchand	Division:	Corporate Real Estate Management
Date Prepared:	January 15, 2026	Phone No.:	416-648-7061

Purpose

To obtain authority to acquire part of the property municipally known as 2000 Meadowvale Road, Toronto from Toronto and Region Conservation Authority (TRCA, the "Owner"), for the purpose of establishing the Community Conservation Centre adjacent to the Toronto Zoo.

Property

The part of property municipally known as part of 2000 Meadowvale Road, Toronto, legally described as Part of Lot 6, Concession 3, Geographic Township of Scarborough, designated as Part 1 on Plan 66R-31931, City of Toronto, being part of PIN 06054-2385 (LT) (the “Property”), as shown on Appendix “C”.

Actions

1. Authority be granted to accept an offer from the Owner to acquire the Property for nominal consideration, substantially on the terms and conditions set out in Appendix “A”, and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.

Financial Impact

The Agreement is for nominal consideration. The City will be responsible for paying registration costs of approximately $85.

Land Transfer Tax will not apply as the transaction qualifies for exemption under Chapter 760-14 of the Toronto Municipal Code.

The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.

Comments

At its meeting on April 4, 2025, City Council adopted Item 2025.ZB15.11, authorizing a lease for the Toronto Zoo Community Conservation Centre, subject to completion of the applicable land transfer between the City and TRCA.

The acquisition supports the development of the Community Conservation Campus in partnership with the Toronto Zoo. The site is environmentally cleared, and meets MECP standards for its intended use. The TRCA Board approved the conveyance via resolution (Item 7.7, June 11, 2021).

The Offer is considered fair, reasonable, and it is recommended for acceptance substantially on the major terms and conditions set out in Appendix “A”.

Terms

See Appendix "A".

Property Details

Ward:	25 - Scarborough-Rouge Park
Assessment Roll No.:	
Approximate Size:	
Approximate Area:	36,893.20 m^2 ± (397,115.10 ft^2 ±)
Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	[X] Where total compensation does not exceed $50,000.	[ ] Where total compensation does not exceed $1 Million.
2A. Expropriations Where City is Expropriating Authority:	[ ] Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $50,000.	[ ] Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	[ ] **(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.	[ ] **(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.
3. Issuance of RFPs/REOIs:	**Delegated to more senior positions.**	[ ] Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	**Delegated to more senior positions.**	[ ] Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	**Delegated to more senior positions**.	**Delegated to more senior positions**.
6. Limiting Distance Agreements:	[ ] Where total compensation does not exceed $50,000.	[ ] Where total compensation does not exceed $1 Million.
7. Disposals (including Leases of 21 years or more):	[ ] Where total compensation does not exceed $50,000.	[ ] Where total compensation does not exceed $1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	**Delegated to more senior positions**.	[ ] Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	[ ] **(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.**	[ ] **(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.**
10. Leases/Licences (City as Tenant/Licensee):	[ ] Where total compensation (including options/ renewals) does not exceed $50,000.	[ ] Where total compensation (including options/ renewals) does not exceed $1 Million.
11. Easements (City as Grantor):	[ ] Where total compensation does not exceed $50,000. **Delegated to more senior positions.**	[ ] **(a)** Where total compensation does not exceed $1 Million. [ ] **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	[ ] Where total compensation does not exceed $50,000.	[ ] Where total compensation does not exceed $1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	**Delegated to more senior positions.**	[ ] Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	**Delegated to more senior positions.**	[ ] **(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			
[X] Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Neethan Shan	Councillor:	
Contact Name:	Charles Fairbank	Contact Name:	
Contacted by:	[ ] Phone [X] E-Mail [ ] Memo [ ] Other	Contacted by:	[ ] Phone [ ] E-mail [ ] Memo [ ] Other
Comments:	Advised	Comments:	
Consultation with Divisions and/or Agencies			
Division:	**Financial Planning**	Division:	
Contact Name:	Karen Liu	Contact Name:	
Comments:	Concurred	Comments:	
Legal Services Division Contact			
Contact Name:	Bronwyn Atkinson		

DAF Tracking No.: 2026-024		**Date**	**Signature**
Concurred with by:	Manager, Real Estate Services **Vinette Prescott-Brown**	Jan. 19, 2026	Signed by Vinette Prescott-Brown
[ ] **Recommended by:** [X] **Approved by:**	**Manager, Real Estate Services** **Josie Lee**	Jan. 19, 2026	Signed by Josie Lee
[ ] **Approved by:**	**Director, Real Estate Services** **Alison Folosea**		

Appendix "A"

Major Terms and Conditions

Purchase Price:	Ten Dollars ($10.00)
Deposit:	None
Closing Date:	Thirty (30) Business Days following delivery of Notice of Waiver or Notice of Satisfaction of Due Diligence Condition.
Due Diligence:	Environmental report reviewed and approved; title search completed
Due Diligence Period:	Twenty (20) Business Days after execution by the Owner; City may extend up to sixty (60) days
Irrevocable Period:	Five (5) Business Days after execution by the Owner
Vacant Possession:	The Owner to deliver on Closing
Debris Removal:	Not applicable

Appendix "B"

Location Map

Appendix "C"

Reference Plan 66R-31931

66R2021E-2701

INTEGRATION DATA

3° MTM ZONE 10 COORDINATES

NAD 83 (CSRS)(2010)(CENTRAL MERIDIAN 79°30' WEST LONGITUDE)

THE MTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) SSIB	4 854 017.68	330 034.88
(B) SIB	4 854 078.89	330 235.94

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 853 525.27	330 274.44
2	4 853 566.45	330 394.98
3	4 853 312.32	330 479.34
4	4 853 285.23	330 378.37

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE MAY 6, 2021

S.N. RAMSAMOOJ
ONTARIO LAND SURVEYOR

PLAN 66R-31931

RECEIVED AND DEPOSITED

DATE MAY 7, 2021

"T. KAHNERT"

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE (No.66)

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA (m²)
1	PART OF LOT 6	3	PART OF 06054-2385(LT)	36893.2

PLAN OF SURVEY OF

PART OF LOT 6, CONCESSION 3

(GEOGRAPHIC TOWNSHIP OF SCARBOROUGH)

CITY OF TORONTO

FORMERLY CITY OF SCARBOROUGH

SCALE 1:1250

25 0 25 50 75 100 125m

KRCMAR SURVEYORS LTD. 2021

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B', USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 3° MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.
(3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999572.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
(M)	DENOTES MEASURED
(S)	DENOTES SET
(P)	DENOTES PLAN 66R-29657
(WR)	DENOTES WILDMAN AND RHODES AND ASSOCIATES , O.L.S.
(TOR)	DENOTES CITY OF TORONTO

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4TH DAY OF JANUARY, 2021

DATE: JANUARY 20, 2021

S.N. RAMSAMOOJ
ONTARIO LAND SURVEYOR

MUNICIPAL ADDRESS: No. 2000 MEADOWVALE ROAD, TORONTO

FIELD:	R.L.	DRAWN:	M.D.K.	CHECKED:	S.N.R	JOB NO:	20-050
DWG NAME:	20-050RP01	PLOT INFO:	11:48 20/Jan/2021	WORK ORDER NO:	33825		

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

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