



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

TRACKING NO.: 2026-050

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:	January 28, 2026	Phone No.:	416-392-3084

Purpose	To authorize the City, as owner of the property municipally known as 50 Wilson Heights, Block 2 (the “ Property ”), to consent to the submission of a Minor Variance Application (the “ Application ”) by Bousfields Inc. (the “ Applicant ”) seeking relief from various provisions of Site-Specific Zoning By-law 569-2013, as amended by By-laws 228-2020 and 1514-2025. This Housing Now site, located at the Wilson TTC Station commuter parking lot, will deliver 1,484 new homes, including 520 affordable rental units, a childcare center, community space, retail uses, and underground parking.
Property	The property municipally known as 50 Wilson Heights, Blocks 2,5,7,8, Toronto, legally described as Blocks 2, 5,7,8 on PLAN 66M2601; SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 ON PLAN 66R34621 AS IN AT6863496, City of Toronto, being part of PIN 10214-0456(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 Property, to the Application, substantially on the major terms and conditions set out below, and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.
Financial Impact	There is no financial impact. Any and all costs arising in connection with the Application shall be the sole responsibility of the Applicant.
Comments	<p>On December 13, 2018, City Council adopted CC1.3 "Housing Now", which approved the activation of 11 sites for the development of affordable housing as part of creating mixed-income, mixed-use and transit-oriented communities.</p> <p>On January 30 and 31, 2019, City Council adopted EX1.1 "Implementing the "Housing Now" Initiative". This report provided recommendations on the organizational structure and processes to deliver the Housing Now Initiative, the proposed affordable housing program, and the overall financial implications of the program.</p> <p>On March 27, 2023, CreateTO Board adopted RA3.5 - Housing Now - Approval of Renegotiated Documents for 50 Wilson Heights Boulevard which approved revisions to the executed legal agreements to support the delivery of the project.</p> <p>On May 10, 2023, City Council adopted PH3.6 - Housing Now Initiative - 2023 Progress Update which approved additional City supports needed to deliver the project.</p> <p>On December 17, 2024, City Council adopted PH17.3 - 50 Wilson Heights Boulevard (Block 1) - City Initiated Zoning By-law Amendment Application - Decision Report – Approval which amended the design of a separate Block on the subject property.</p> <p>On December 16, 2025, City Council adopted MM35.22 - Re-opening and Amending Item 2024.PH17.3 - 50 Wilson Heights Boulevard (Block 1) - City Initiated Zoning By-law Amendment Application - Decision Report – Approval which further amended the design of a separate Block on the subject property.</p>
Terms	By providing this consent, the City shall not be deemed to endorse or support the planning merits of the Application 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	Ward:	6 – York Centre
	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/Licensor):</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:	James Pasternak	Councillor:	
Contact Name:	Jenya Drazman	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X 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:	Advised	Comments:	

Consultation with Divisions and/or Agencies

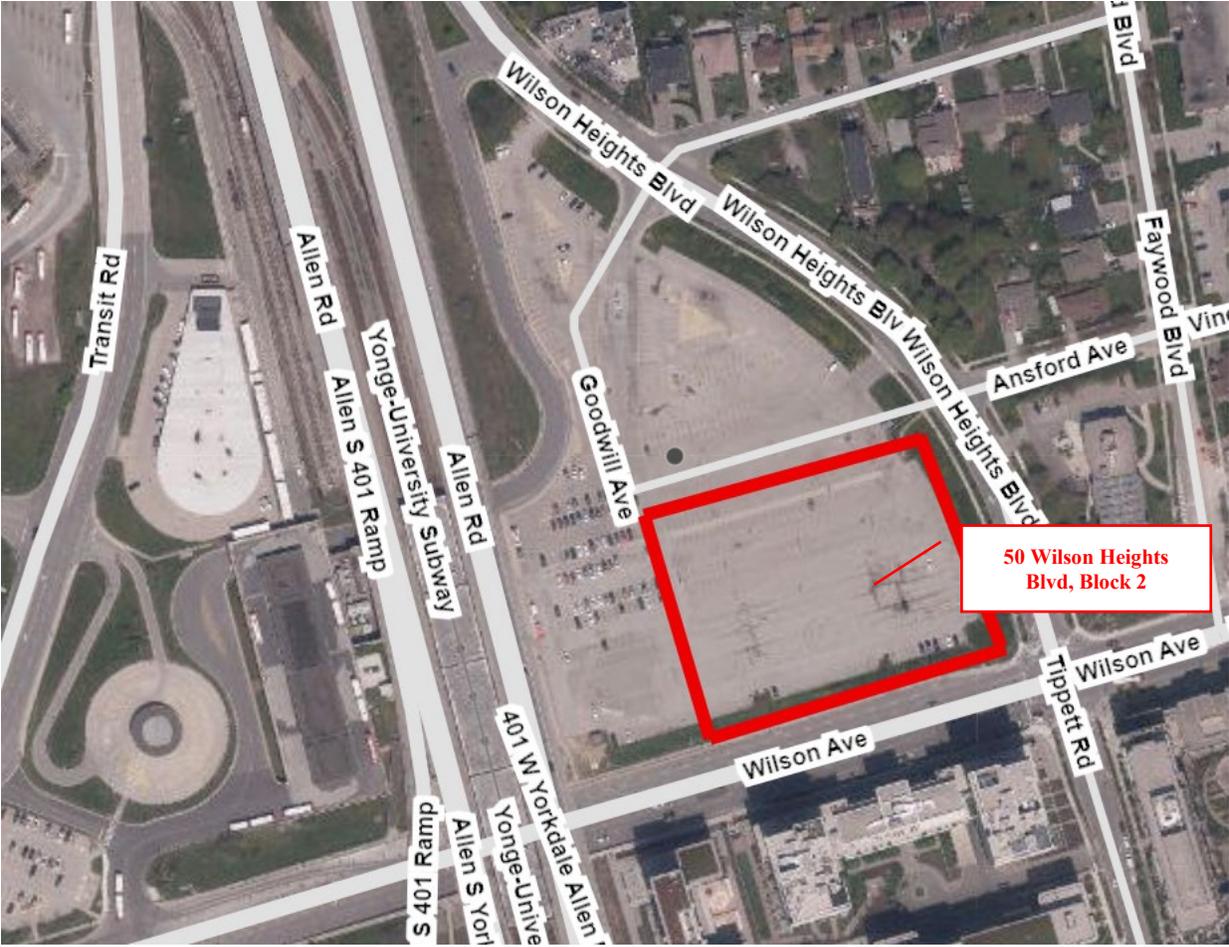
Division:	CreateTO	Division:	
Contact Name:	Simon McKenzie	Contact Name:	
Comments:	Concurred	Comments:	

Legal Services Division Contact

Contact Name:	Bronwyn Atkinson
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DAF Tracking No.: 2026-050	Date	Signature
Concurred with by: Manager, Real Estate Services		X
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Devi Mohan	Feb 3 2026	Signed by Devi Mohan
<input checked="" type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Feb 3, 2026	Signed by Alison Folosea

Appendix A Location Map



Appendix B Property Sketch

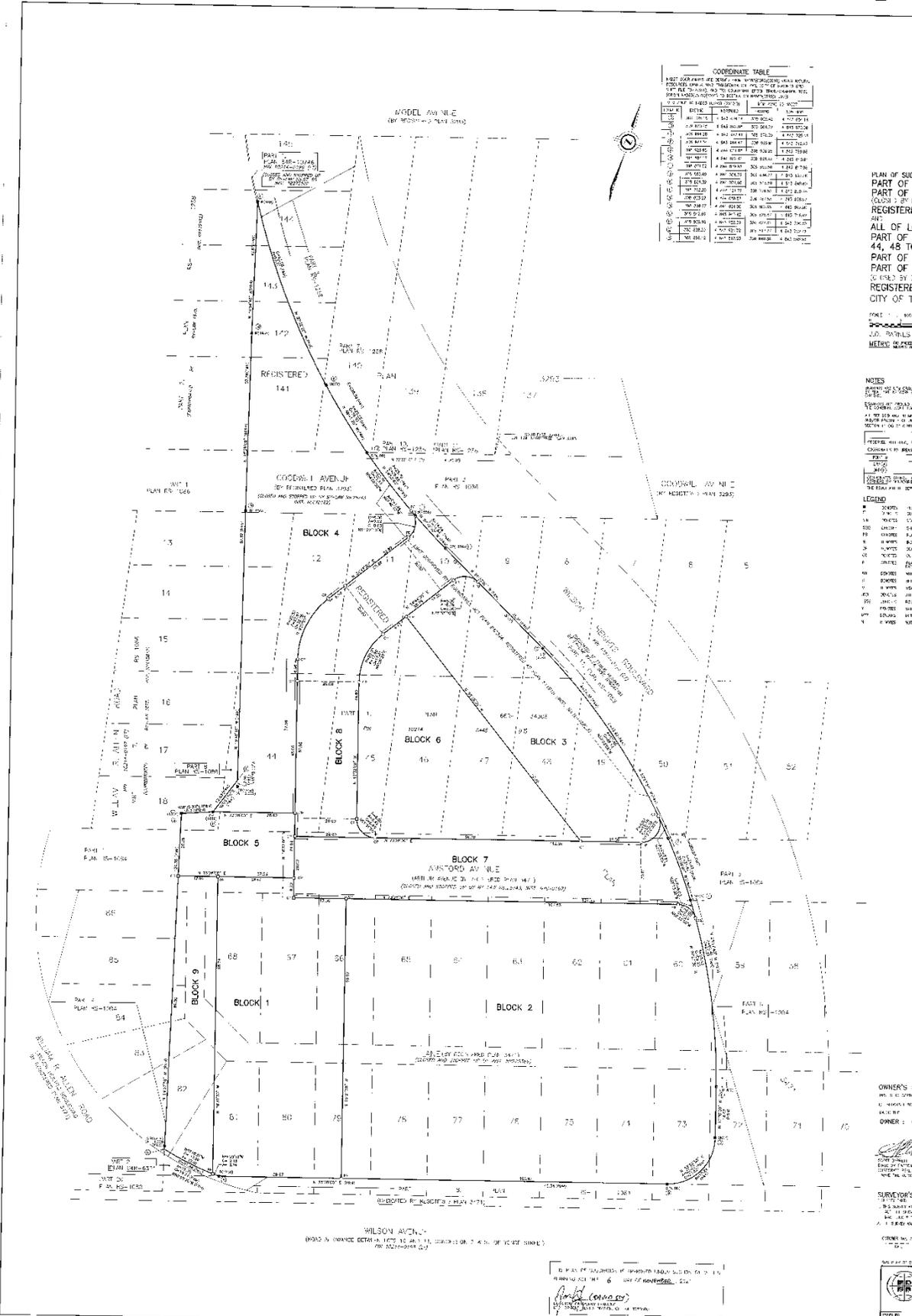
19-232756-NM-06-08
PLAN 66M - 640

THESE ARE THE PLANS AS SUBMITTED & AS Laid OUT BY ENGINEER FOR THE CITY OF TORONTO. THE CITY OF TORONTO HAS REVIEWED THE PLANS AND APPROVED THEM FOR THE CITY OF TORONTO. THE CITY OF TORONTO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF TORONTO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

COORDINATE TABLE

NOTE: THE POINTS OF INTERSECTION OF THE BOUNDARIES OF THE LOTS AND THE BOUNDARIES OF THE CITY OF TORONTO ARE SHOWN BY THE INTERSECTION OF THE BOUNDARIES OF THE LOTS AND THE BOUNDARIES OF THE CITY OF TORONTO.

STATION	BEARING	DISTANCE	NORTHING	EASTING
1	S 89° 54' 47" W	100.000	100.000	0.000
2	S 89° 54' 47" W	100.000	0.000	-100.000
3	S 89° 54' 47" W	100.000	-100.000	-100.000
4	S 89° 54' 47" W	100.000	-200.000	-100.000
5	S 89° 54' 47" W	100.000	-300.000	-100.000
6	S 89° 54' 47" W	100.000	-400.000	-100.000
7	S 89° 54' 47" W	100.000	-500.000	-100.000
8	S 89° 54' 47" W	100.000	-600.000	-100.000
9	S 89° 54' 47" W	100.000	-700.000	-100.000
10	S 89° 54' 47" W	100.000	-800.000	-100.000
11	S 89° 54' 47" W	100.000	-900.000	-100.000
12	S 89° 54' 47" W	100.000	-1000.000	-100.000
13	S 89° 54' 47" W	100.000	-1100.000	-100.000
14	S 89° 54' 47" W	100.000	-1200.000	-100.000
15	S 89° 54' 47" W	100.000	-1300.000	-100.000
16	S 89° 54' 47" W	100.000	-1400.000	-100.000
17	S 89° 54' 47" W	100.000	-1500.000	-100.000
18	S 89° 54' 47" W	100.000	-1600.000	-100.000
19	S 89° 54' 47" W	100.000	-1700.000	-100.000
20	S 89° 54' 47" W	100.000	-1800.000	-100.000
21	S 89° 54' 47" W	100.000	-1900.000	-100.000
22	S 89° 54' 47" W	100.000	-2000.000	-100.000
23	S 89° 54' 47" W	100.000	-2100.000	-100.000
24	S 89° 54' 47" W	100.000	-2200.000	-100.000
25	S 89° 54' 47" W	100.000	-2300.000	-100.000
26	S 89° 54' 47" W	100.000	-2400.000	-100.000
27	S 89° 54' 47" W	100.000	-2500.000	-100.000
28	S 89° 54' 47" W	100.000	-2600.000	-100.000
29	S 89° 54' 47" W	100.000	-2700.000	-100.000
30	S 89° 54' 47" W	100.000	-2800.000	-100.000
31	S 89° 54' 47" W	100.000	-2900.000	-100.000
32	S 89° 54' 47" W	100.000	-3000.000	-100.000
33	S 89° 54' 47" W	100.000	-3100.000	-100.000
34	S 89° 54' 47" W	100.000	-3200.000	-100.000
35	S 89° 54' 47" W	100.000	-3300.000	-100.000
36	S 89° 54' 47" W	100.000	-3400.000	-100.000
37	S 89° 54' 47" W	100.000	-3500.000	-100.000
38	S 89° 54' 47" W	100.000	-3600.000	-100.000
39	S 89° 54' 47" W	100.000	-3700.000	-100.000
40	S 89° 54' 47" W	100.000	-3800.000	-100.000
41	S 89° 54' 47" W	100.000	-3900.000	-100.000
42	S 89° 54' 47" W	100.000	-4000.000	-100.000
43	S 89° 54' 47" W	100.000	-4100.000	-100.000
44	S 89° 54' 47" W	100.000	-4200.000	-100.000
45	S 89° 54' 47" W	100.000	-4300.000	-100.000
46	S 89° 54' 47" W	100.000	-4400.000	-100.000
47	S 89° 54' 47" W	100.000	-4500.000	-100.000
48	S 89° 54' 47" W	100.000	-4600.000	-100.000
49	S 89° 54' 47" W	100.000	-4700.000	-100.000
50	S 89° 54' 47" W	100.000	-4800.000	-100.000
51	S 89° 54' 47" W	100.000	-4900.000	-100.000
52	S 89° 54' 47" W	100.000	-5000.000	-100.000
53	S 89° 54' 47" W	100.000	-5100.000	-100.000
54	S 89° 54' 47" W	100.000	-5200.000	-100.000
55	S 89° 54' 47" W	100.000	-5300.000	-100.000
56	S 89° 54' 47" W	100.000	-5400.000	-100.000
57	S 89° 54' 47" W	100.000	-5500.000	-100.000
58	S 89° 54' 47" W	100.000	-5600.000	-100.000
59	S 89° 54' 47" W	100.000	-5700.000	-100.000
60	S 89° 54' 47" W	100.000	-5800.000	-100.000
61	S 89° 54' 47" W	100.000	-5900.000	-100.000
62	S 89° 54' 47" W	100.000	-6000.000	-100.000
63	S 89° 54' 47" W	100.000	-6100.000	-100.000
64	S 89° 54' 47" W	100.000	-6200.000	-100.000
65	S 89° 54' 47" W	100.000	-6300.000	-100.000
66	S 89° 54' 47" W	100.000	-6400.000	-100.000
67	S 89° 54' 47" W	100.000	-6500.000	-100.000
68	S 89° 54' 47" W	100.000	-6600.000	-100.000
69	S 89° 54' 47" W	100.000	-6700.000	-100.000
70	S 89° 54' 47" W	100.000	-6800.000	-100.000
71	S 89° 54' 47" W	100.000	-6900.000	-100.000
72	S 89° 54' 47" W	100.000	-7000.000	-100.000
73	S 89° 54' 47" W	100.000	-7100.000	-100.000
74	S 89° 54' 47" W	100.000	-7200.000	-100.000
75	S 89° 54' 47" W	100.000	-7300.000	-100.000
76	S 89° 54' 47" W	100.000	-7400.000	-100.000
77	S 89° 54' 47" W	100.000	-7500.000	-100.000
78	S 89° 54' 47" W	100.000	-7600.000	-100.000
79	S 89° 54' 47" W	100.000	-7700.000	-100.000
80	S 89° 54' 47" W	100.000	-7800.000	-100.000
81	S 89° 54' 47" W	100.000	-7900.000	-100.000
82	S 89° 54' 47" W	100.000	-8000.000	-100.000
83	S 89° 54' 47" W	100.000	-8100.000	-100.000
84	S 89° 54' 47" W	100.000	-8200.000	-100.000
85	S 89° 54' 47" W	100.000	-8300.000	-100.000
86	S 89° 54' 47" W	100.000	-8400.000	-100.000
87	S 89° 54' 47" W	100.000	-8500.000	-100.000
88	S 89° 54' 47" W	100.000	-8600.000	-100.000
89	S 89° 54' 47" W	100.000	-8700.000	-100.000
90	S 89° 54' 47" W	100.000	-8800.000	-100.000
91	S 89° 54' 47" W	100.000	-8900.000	-100.000
92	S 89° 54' 47" W	100.000	-9000.000	-100.000
93	S 89° 54' 47" W	100.000	-9100.000	-100.000
94	S 89° 54' 47" W	100.000	-9200.000	-100.000
95	S 89° 54' 47" W	100.000	-9300.000	-100.000
96	S 89° 54' 47" W	100.000	-9400.000	-100.000
97	S 89° 54' 47" W	100.000	-9500.000	-100.000
98	S 89° 54' 47" W	100.000	-9600.000	-100.000
99	S 89° 54' 47" W	100.000	-9700.000	-100.000
100	S 89° 54' 47" W	100.000	-9800.000	-100.000
101	S 89° 54' 47" W	100.000	-9900.000	-100.000
102	S 89° 54' 47" W	100.000	-10000.000	-100.000



PLAN OF SUBDIVISION OF PART OF LOTS 140 TO 144 PART OF GOODWILL AVENUE (CLOSED BY B-144-25741, 151 N90/2182) REGISTERED PLAN 3293

ALL OF LOTS 12, 45 TO 47, 61 TO 68, PART OF LOTS 8 TO 11, 13 TO 15, 18, 44, 48 TO 50, 59, 60 AND 72 TO 86 PART OF LANE (CLOSED BY B-102/25349) PART OF ANSFORD AVENUE (CLOSED BY B-144-25741, 151 N90/2182) REGISTERED PLAN 3471 CITY OF TORONTO

SCALE: 1" = 100'

J.D. BARNES (MPP)

MEASUREMENTS BY J.D. BARNES (MPP)

NOTES

1. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LOTS SHOWN ON THE PREVIOUS PLAN.

2. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LOTS SHOWN ON THE PREVIOUS PLAN.

3. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LOTS SHOWN ON THE PREVIOUS PLAN.

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9. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LOTS SHOWN ON THE PREVIOUS PLAN.

10. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LOTS SHOWN ON THE PREVIOUS PLAN.

LEGEND

1. SHOWN AS SHOWN ON PLAN

2. SHOWN AS SHOWN ON PLAN

3. SHOWN AS SHOWN ON PLAN

4. SHOWN AS SHOWN ON PLAN

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6. SHOWN AS SHOWN ON PLAN

7. SHOWN AS SHOWN ON PLAN

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9. SHOWN AS SHOWN ON PLAN

10. SHOWN AS SHOWN ON PLAN

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, J.D. BARNES, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plan as the same appears in my possession, custody or control.

OWNER: CITY OF TORONTO

J.D. Barnes (MPP)

SURVEYOR'S CERTIFICATE

I, J.D. BARNES, being duly sworn, depose and say that I am a duly qualified and licensed surveyor in the Province of Ontario, and that I have personally examined the original plan and the same appears to be a true and correct copy of the original plan as the same appears in my possession, custody or control.

J.D. Barnes (MPP)

J.D. BARNES (MPP)

J.D. BARNES PROFESSIONAL SURVEYOR

1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7

PHONE: (416) 291-1111 FAX: (416) 291-1112

WWW.JDBARNES.COM