



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

TRACKING NO.: 2026-033

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 15, 2026	Phone No.:	416-392-3084

Purpose	To obtain authority for the City to consent, as owner of the property municipally known as 1337 Queen Street West (the " Property "), the submission of a Minor Variance Application (the " Application ") by CreateTO (the " Applicant "), to eliminate the relevant minimum parking requirements – as stipulated by By-law 1145-2023 – specifically for the West Block portion of the Parkdale Hub development.
Property	The property municipally known as 1337 Queen Street West, Toronto, legally described as LOT 5 PLAN 382 PARKDALE, PART LOTS 4, 6, 92 PLAN 382 PARKDALE, PART 1 66R33321 CITY OF TORONTO as shown on the Location Map in Appendix A. The subject site is the initial phase of the overall Parkdale Hub Housing Now project, known as the "West Block" as shown on the Site Plan in Appendix B.
Actions	1. 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	The Parkdale Hub site was rezoned in 2023 through City Council's adoption of 2023.PH7.5 which approved By-laws 1145-2023 (Site Specific ZBA) and 1146-2023 (OPA 659). Zoning permissions enable the comprehensive development of the future Parkdale Hub, which is comprised of three redevelopment blocks. Zoning By-law 1145-2023 permits any parking associated with the Parkdale Hub project to be located off-site at the existing underground parking garage at the City-owned property at 245 Dunn Ave (22-241856 STE 04 OZ). The garage requires significant repairs, and the repair timeline does not align with the construction and occupancy schedule for the West Block. To avoid delaying the delivery of affordable housing and community space, the Applicant is seeking consent to submit the Application to eliminate the minimum parking requirements for the West Block during this initial phase.
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:	4 – Parkdale-High Park
	Assessment Roll No.:	-
	Approximate Size:	-
	Approximate Area:	0.501 ac
	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:	Gord Perks	Councillor:	
Contact Name:	Karen Duffy	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:	Sameer Jain	Contact Name:	
Comments:	Concurred	Comments:	

Legal Services Division Contact

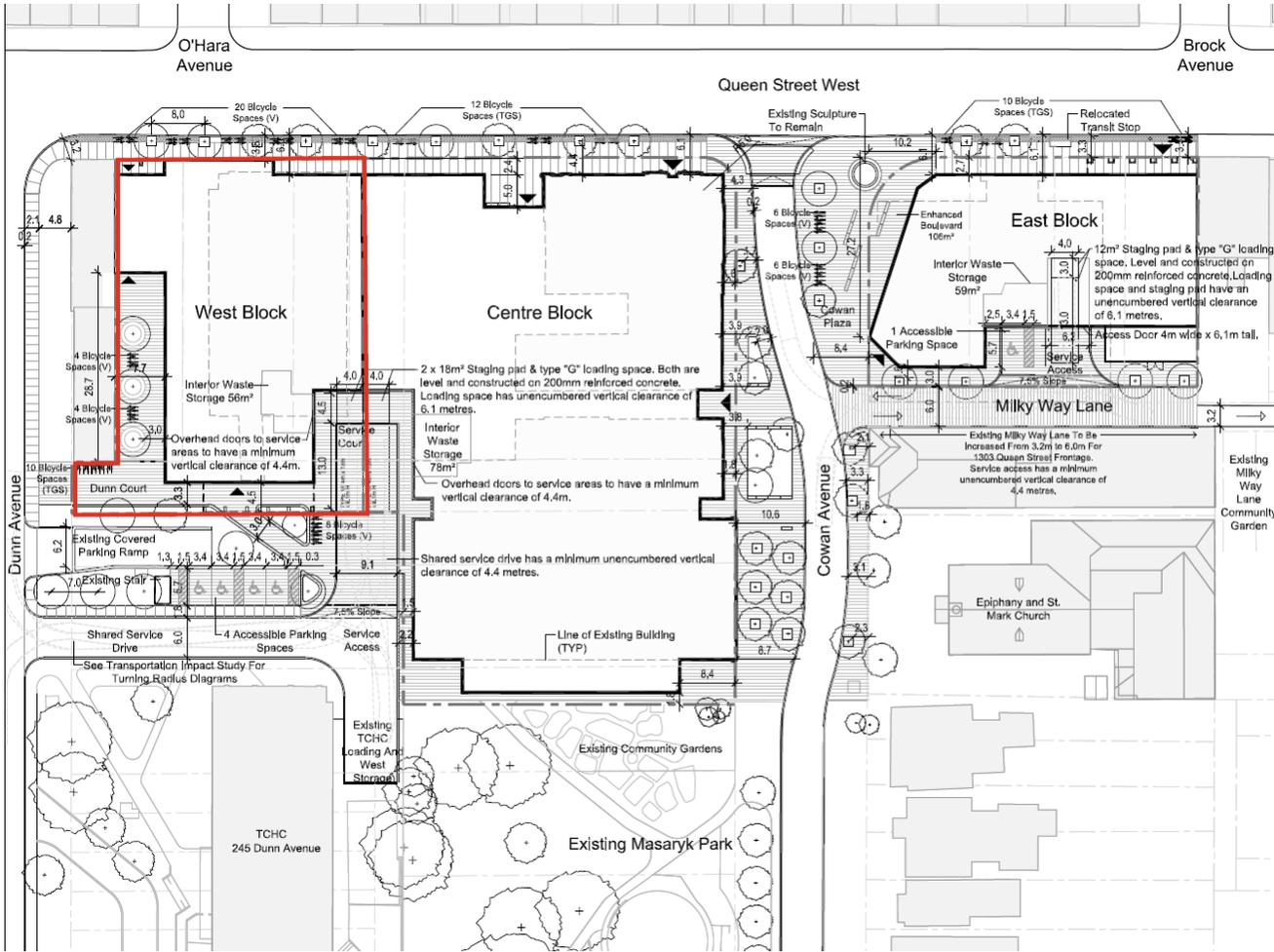
Contact Name:	Bronwyn Atkinson
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DAF Tracking No.: 2026-033	Date	Signature
Concurred with by: Manager, Real Estate Services		X
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Devi Mohan	Jan 16, 2026	Signed by Devi Mohan
<input checked="" type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Jan 20, 2026	Signed by Alison Folosea

Appendix A Location Map



Appendix B Parkdale Hub Site Plan



CREATE TO

- LEGEND**
- PROPERTY BOUNDARY
 - SEWER - CITY OF TORONTO SPRAWL
 - PERMISSIBLE UNIT PAVING
 - EXISTING TREES RETAINED
 - PROPOSED TREES
 - ⊗ TREES TO BE REMOVED
 - SIGN
 - CYCLE STAND
 - LANDSCAPE SCREENING/ FENCE
 - GATE
 - PRIMARY BUILDING ENTRANCE

NO.	DATE	DESCRIPTION
1	2023/03/10	ISSUED FOR ZBA1 REVIEW
2	2023/03/17	ISSUED FOR ZBA1 REVIEW
3	2023/04/07	ISSUED FOR ZBA1 REVIEW
4	2023/04/17	ISSUED FOR ZBA1 REVIEW
5	2023/04/18	ISSUED FOR ZBA1 REVIEW
6	2023/04/19	ISSUED FOR ZBA1 REVIEW

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. DIMENSIONS SHALL BE TAKEN FROM THE EXISTING SURFACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TAKEN FROM THE EXISTING SURFACE UNLESS OTHERWISE SPECIFIED.

DTAF Architects Limited 22 Park Road, Suite 201, Toronto, ON M5S 1A5
 416 593 7888
 416 593 8888
 www.dtaf.com

dtaf

CREATE TO
PARKDALE HUB
 1355+137 QUEEN STREET WEST
 TORONTO, ON

SITE PLAN

PRINT DATE: 2023/04/19
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 2440-14-0
 DRAWN BY: JD
 CHECKED BY: BS

A101