



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

TRACKING NO.: 2025-413

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

Prepared By:	Mark Filice	Division:	Corporate Real Estate Management
Date Prepared:	December 23, 2025	Phone No.:	416-392-1830
Purpose	To obtain authority to enter into a licence extension agreement (the " Agreement ") with Kennedy Green Non-Profit Co-operative Inc. (the " Licensee ") for the future Housing Now development located at 2444 Eglinton Avenue East (the " Project ").		
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" (the " Licensed Area ").		
Actions	1. Authority be granted to enter into the Agreement with the Licensee, substantially on the major terms and conditions set out below under the section titled "Terms", 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.		
Comments	<p>On May 28, 2020, City Council adopted Item No. 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.</p> <p>On June 26 and 27, 2024, City Council adopted Item No. 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.</p> <p>The Project 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.</p> <p>The City and the Licensee entered into a licence agreement on November 28, 2025, over the Licensed Area for pre-construction works and uses in connection with the Project, while all lease documentation was being finalized, authorized by 2020.CC21.3.</p> <p>The proposed major terms and conditions of the Agreement are considered to be fair and reasonable.</p>		
Terms	All terms and conditions of the Agreement will remain unchanged, except for the fixed expiry date which will be amended from December 31, 2025 to January 31, 2026.		
Property Details	Ward:	21 – Scarborough Centre	
	Assessment Roll No.:	-	
	Approximate Size:	-	
	Approximate Area:	6268.8m ² (67,476.8ft ²)	
	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/REOIs:</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/REOIs.</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 checked="" 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 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:	Michael Thompson	Councillor:	
Contact Name:	Keisha Francis	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

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

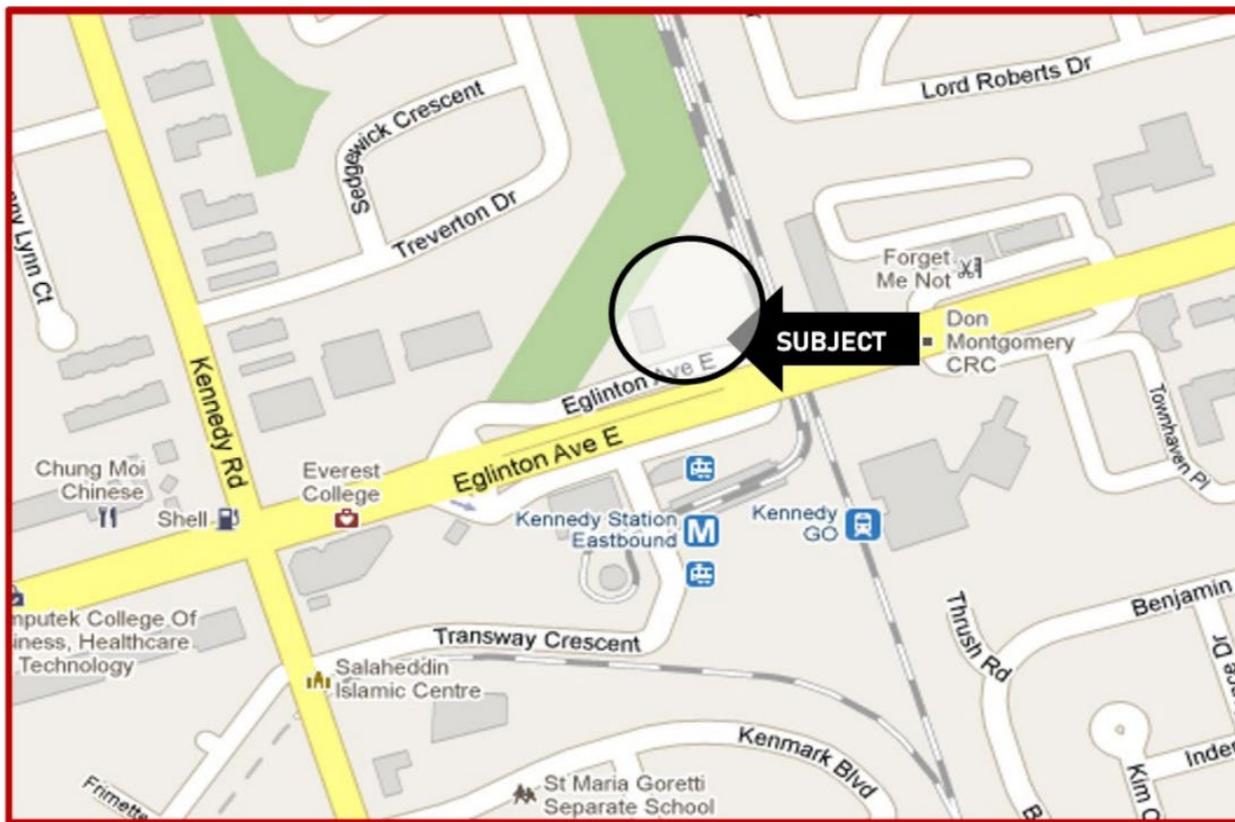
Legal Services Division Contact

Contact Name:	Gloria Lee
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DAF Tracking No.: 2025-413	Date	Signature
Concurred with by: Manager, Real Estate Services		
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Devi Mohan <input type="checkbox"/> Approved by:	Dec 23, 2025	Signed by Devi Mohan
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Dec 23, 2025	Signed by Alison Folosea

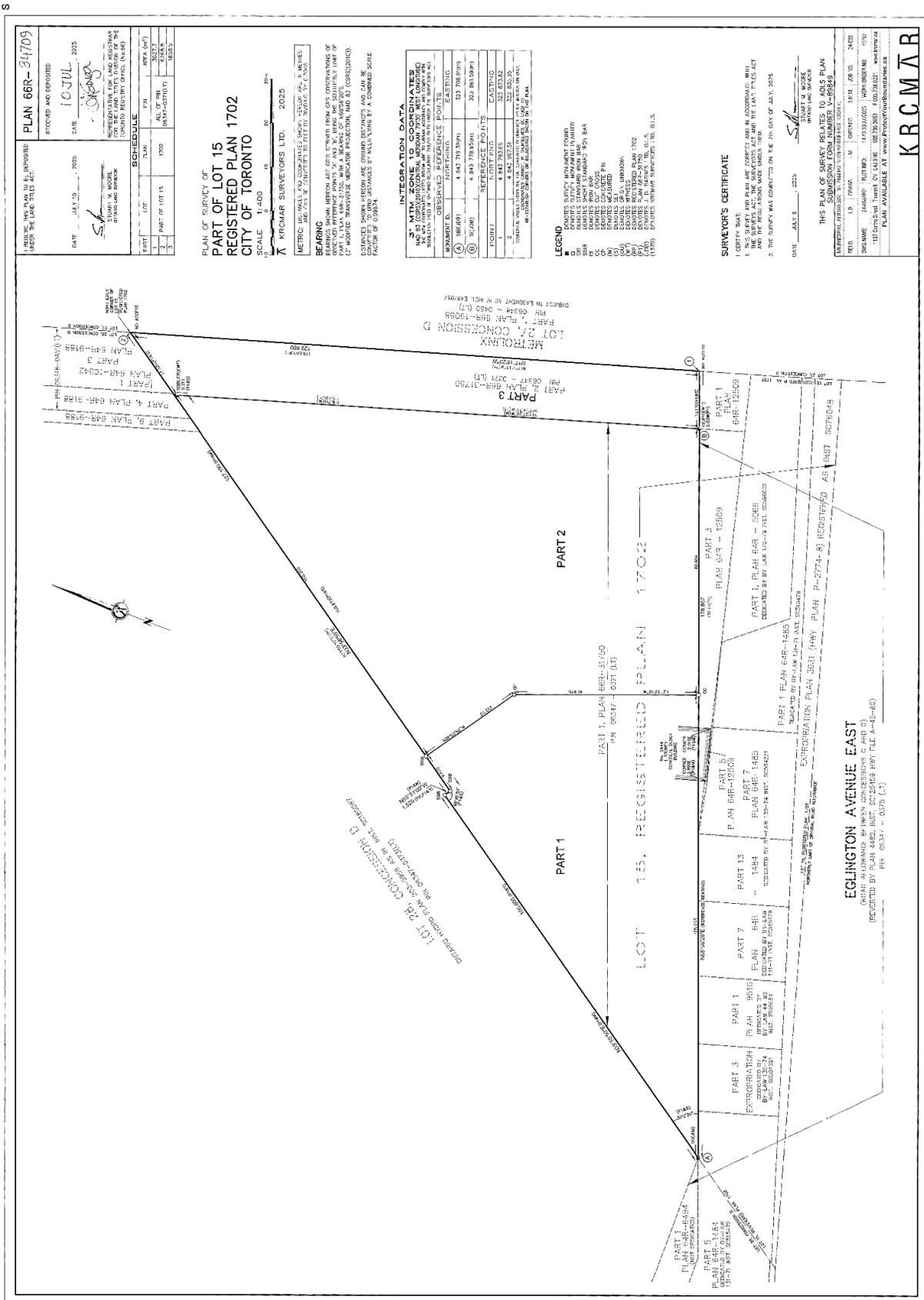
Appendix "A"

Location Map



Appendix "B"

Plan 66R-34709



THIS PLAN IS DEPOSITED UNDER THE LAND TILES ACT.

DATE: JULY 10, 2025
 REVIEWED AND REPORTED: [Signature]
 DATE: 10 JUL 2025
 REPRESENTATIVE FOR LAND REGISTRATION: [Signature]
 (CERTIFICATE REQUIRED BY SECTION 10(1) OF THE LAND TILES ACT)

SCHEDULE	PLAN	PIN	AREA (sq ft)
1	1702	10841-3374(1)	30277
2			16553

PLAN OF SURVEY OF
 PART OF LOT 15
 REGISTERED PLAN 1702
 CITY OF TORONTO

SCALE: 1:400
 KRCMAR SURVEYORS LTD., 2025

METRIC: METRIC UNITS TO BE CONVERTED TO METRIC UNITS
 BEARING: BEARING MEASURED FROM THE NORTH
 DISTANCE: DISTANCE MEASURED FROM THE POINT OF BEGINNING TO THE POINT OF ENDING
 (C) MEASURED TRANSVERSE MEASURE PROJECTION, NAD 83 (GSD2011)
 DISTANCE SHOWN HEREON ARE CORRECTED FOR CURVATURE AND CAN BE CONSIDERED AS TRUE DISTANCES TO A CLOSEST SCALE FACTOR OF 0.9999

INTEGRATION DATA

POINT NO.	NORTHING	EASTING
1	4 843 793.991	322 798.919
2	4 843 793.991	322 861.989
3	4 843 793.991	322 873.832
4	4 843 793.991	322 873.832
5	4 843 793.991	322 873.832

LEGEND

- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE LAND TILES ACT AND THE SURVEY ACT.
- 2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF JULY, 2025.

SURVEYOR'S CERTIFICATE

DATE: JULY 10, 2025

THIS PLAN OF SURVEY RELATES TO A/S PLAN SUBMISSION FORM NUMBER V-89849

REGISTRATION INFORMATION

REG. NO. 10841-3374(1)
 PIN 10841-3374(1)
 DATE 10 JUL 2025

KRCMAR