

**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**  
**EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT**

TRACKING NO.: 2025-397

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

Prepared By:	Clinton van Niekerk	Division:	Corporate Real Estate Management
Date Prepared:	Dec, 1 <sup>st</sup> 2025	Phone No.:	437-236-2707

<b>Purpose</b>	To obtain authority to transfer operational and jurisdictional management from Toronto Parking Authority [Agency] to Corporate Real Estate Management [Division] with respect to the property municipally known as 50 Richmond Street East, Toronto for the purpose use of Toronto Public Health.										
<b>Property</b>	The property municipally known as 50 Richmond Street East, Toronto, legally described as PLAN 3A PT LOT 7, City of Toronto, (the "Property"), as shown on the Location Map in Appendix B.										
<b>Actions</b>	1. To transfer operational and jurisdictional management from Toronto Parking Authority [Agency] to Corporate Real Estate Management [Division], effective December 19, 2025										
<b>Financial Impact</b>	<p>Upon the transfer of operational and jurisdictional management of this property from the Toronto Parking Authority (TPA) to Corporate Real Estate Management (CREM), TPA will no longer be responsible for the property tax. CREM will file for a property tax exemption for the site. This will result in foregone revenue for the City's municipal portion of the property tax. The provincial education portion of property taxes will no longer be required to be remitted to the province once the exemption takes effect.</p> <p>Funding for the Accessibility for Ontarians with Disabilities Act (AODA) and State of Good Repair (SOGR) capital work is available in the CREM's 2025-2034 Capital Budget and Plan. CREM will initially complete the AODA project to meet accessibility standards, and all associated costs will be covered by CREM's capital funding during this period.</p> <p>Toronto Public Health (TPH) will occupy the entire building once CREM has completed the AODA project. Ongoing operating costs for TPH programs are funded through various sources, including 100% funding from the Ministry of Health and a cost-shared model between the Ministry of Health and the City of Toronto.</p>										
<b>Comments</b>	<p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> <p>Intended transfer from TPA to CREM will be to initially complete the Accessibility for Ontarians with Disabilities Act (AODA) project to comply accessibility standards. thereafter, Toronto Public Health (TPH) is looking to occupy the building for a range of clinical programming and administrative needs.</p> <p>Healthcare partners could use the two remaining floors for additional clinical services to create a holistic healthcare hub targeted to serve local populations of the downtown east.</p> <p>Following the sale of 277 Victoria Street, TPH required new building space to operate some of its clinical programs and services by March 2025. Pending the availability of a new location, some of these programs are operating in a mobile outreach capacity, while others are temporarily located at 117 The Esplanade which is not in proximity to clients and provides limited space to expand service offerings.</p> <p>50 Richmond Street East has been determined to be a good choice to relocate these services given:</p> <ul style="list-style-type: none"> <li>- its proximity to 277 Victoria Street where clients are accustomed to seeking services</li> <li>- its proximity to Unity Health's St. Michael Hospital</li> <li>- its layout, and</li> <li>- that communities in the neighbourhood face multiple complex social and health issues and barriers to health care.</li> </ul> <p>Technical Review Committee has reviewed the transfer and has no Objections.</p>										
<b>Property Details</b>	<table border="1" style="width: 100%;"> <tr> <td><b>Ward:</b></td> <td>13 - Toronto Centre</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>19 04 064 580 006 00</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>GLA = 13,800 sqft</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>3021 sq ft (29ft x 103ft)</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>	<b>Ward:</b>	13 - Toronto Centre	<b>Assessment Roll No.:</b>	19 04 064 580 006 00	<b>Approximate Size:</b>	GLA = 13,800 sqft	<b>Approximate Area:</b>	3021 sq ft (29ft x 103ft)	<b>Other Information:</b>	
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A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate 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 &amp; Parks &amp; 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 \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input checked="" type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 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 \$3 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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>	<p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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; 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<b>B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>• Documents required to implement matters for which each position also has delegated approval authority.</li> <li>• Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>• Expropriation Applications and Notices following Council approval of expropriation.</li> <li>• Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

**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:	n/a	Councillor:	
Contact Name:		Contact Name:	
Contacted by:	Phone <input checked="" type="checkbox"/> 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:		Comments:	

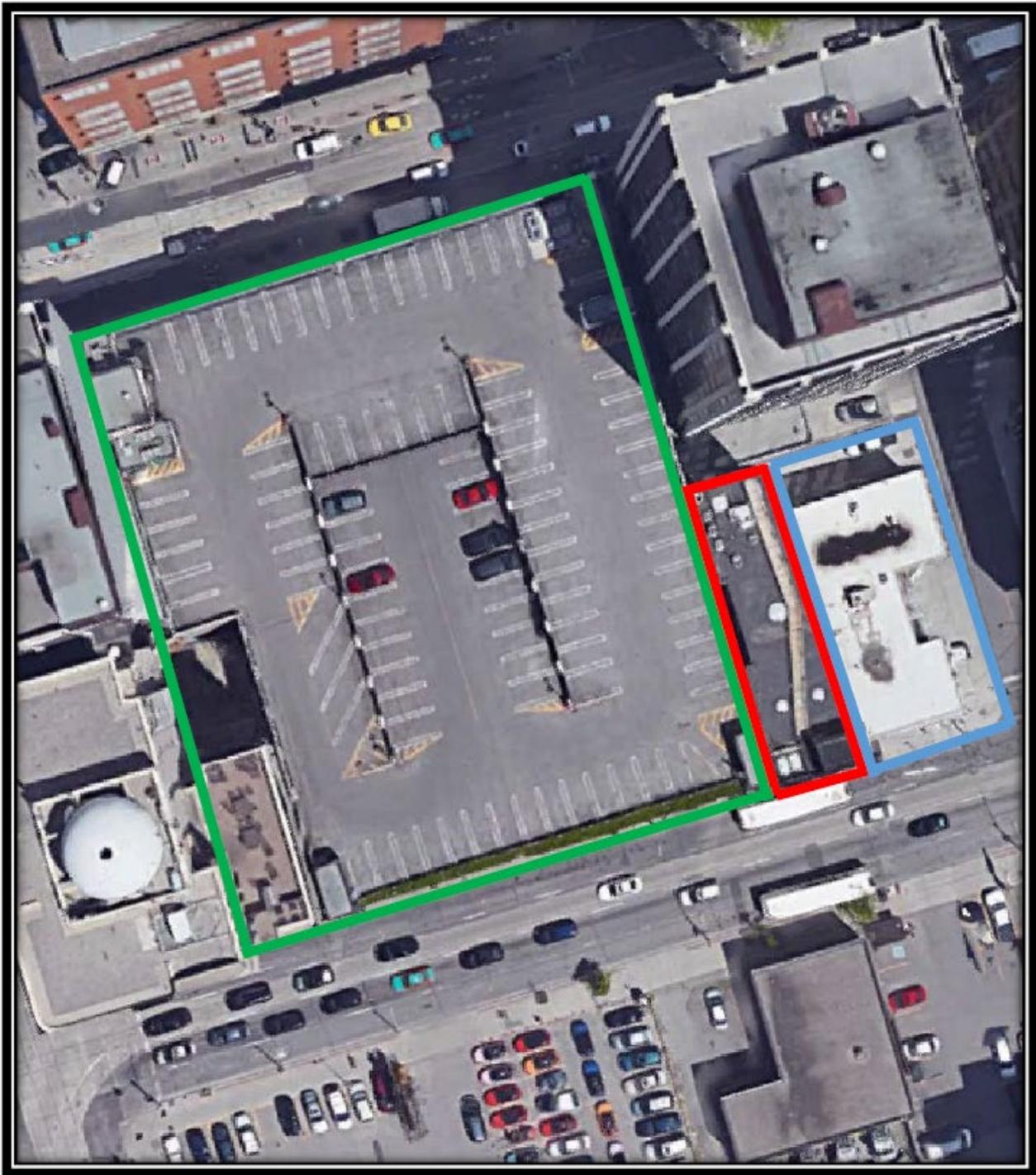
**Consultation with Divisions and/or Agencies**

Division:	Toronto Parking Authority	Division:	Corporate Real Estate Management
Contact Name:	Kayleigh Costa-Arnott	Contact Name:	Sami Aljundi
Comments:		Comments:	

**Legal Services Division Contact**

Contact Name:

DAF Tracking No.: 2025 - 397	Date	Signature
Recommended by: Manager, Real Estate Services Eric Allen	11-DEC-2025	Signed by Eric Allen
Recommended by: Director, Real Estate Services Alison Folosea	18-Dec-2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input type="checkbox"/> Approved by: Patrick Matozzo	2025-Dec-18	Signed by Patrick Matozzo



- 50 Richmond Street East
- Municipal Car Park 26
- EMS Station #40

Appendix "B"  
Location Map



