



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

**TRACKING NO.: 2026-164**

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

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management
Date Prepared:	May 1, 2026	Phone No.:	416-392-1857

<b>Purpose</b>	To obtain authority to: (i) enter into a assignment and assumption of the land exchange agreement (the "Assignment and Assumption Agreement") with 80 Dale Avenue L.P., 80 Dale Avenue GP Inc. and 80 Dale Avenue Ltd. (collectively, the "Assignor") and Community Affordable Housing Solutions (the "Assignee") to grant consent for the assignment of the obligations and benefits under the land exchange agreement (the "Land Exchange Agreement") from the Assignor to the Assignee, and (ii) amend the Land Exchange Agreement with the Assignee to extend the pre-closing conditions set out below, for the transfer of the City Lands (as defined below) to the Assignee, in exchange for the transfer of the Assigned Lands (as defined below) to the City.
<b>Property</b>	City Lands – Part of Part Lot 15, Concession D (Scarborough), being Parts 6 and 9 on the draft reference plan (the "Draft Plan") attached hereto as Appendix "A" (the "City Lands").  Assigned Lands - A portion of 66 Dale Avenue and a portion of 80 Dale Avenue, Toronto, being part of Part Lot 52, Plan 2320, being Part 11 on the Draft Plan, and part of Part Lot 15 Concession D (Scarborough), being Parts 10 on the Draft Plan (the "Assigned Lands").
<b>Actions</b>	<ol style="list-style-type: none"> <li>Authority be granted to enter into the Assignment and Assumption Agreement with the Assignor and Assignee substantially on the major terms and conditions set out in Appendix "B", and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.</li> <li>Authority be granted to enter into an amending agreement with the Assignee to amend the Land Exchange Agreement, substantially on the major terms and conditions set out in Appendix "B", and including such other terms and conditions as may be deemed appropriate by the Director, Real Estate Services and in a form satisfactory to the City Solicitor.</li> </ol>
<b>Financial Impact</b>	There is no financial impact. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information as identified in the Financial Impact section.
<b>Comments</b>	<p>At its meeting on October 1 and 4, 2021, City Council adopted Item No. SC26.1, "Final Report – 66 and 80 Dale Avenue- Official Plan and Zoning By-law Amendment Application" and approved certain amendments to the Official Plan to re-designate the City Lands from <i>Neighbourhoods and Parks and Open Space (Parks) Areas</i> to <i>Apartment Neighbourhoods</i>, and the Assigned Lands from <i>Neighbourhoods to Parks and Open Space (Parks) Areas</i>, amongst other matters. Before introducing the necessary Bills to City Council for enactment, City Council required the Assignor to enter into the Land Exchange Agreement, and further required the Assignor to enter into a Section 37 Agreement with the City to secure the provision of certain facilities, services and matters. Provisions within the Section 37 Agreement included, amongst other matters, the requirement for the Assignor to convey Part 12 on the Draft Plan for public parkland purposes, pursuant to Section 42 of the Planning Act, with such lands to include Base Park Improvements (as defined therein).</p> <p>Pursuant to DAF Tracking No. 2021-304 dated November 8, 2021, the City was authorized to enter into the Land Exchange Agreement with the Assignor, which included amongst other matters, the requirement for the Assignor to deliver the Assigned Lands with the same Base Park Improvements as required under the Section 37 Agreement.</p> <p>The City entered into a Land Exchange Agreement with the Assignor dated November 8th, 2021, and accepted January 31, 2022, which was conditional upon the Assignor completing certain pre-closing conditions to the City's satisfaction by November 4, 2023, which conditions included the Assigned Lands to be delivered with the Base Park Improvements. The Assignor requested several extensions of the conditional period in order to complete the pre-closing conditions.</p> <p>Pursuant to DAF Tracking Nos. 2023-284 and 2025-127, the City and Assignor entered into amending agreements and/or extension letters dated May 5, 2023, October 26, 2023, October 15, 2024, April 25, 2025 and November 4, 2025 (collectively the "Amending Agreements") amending certain provisions of the Land Exchange Agreement to extend the pre-closing conditions.</p> <p>The Assignee purchased from the Assignor all of its right, title and interest in the Assigned Lands pursuant to an agreement of purchase and sale dated as of October 2, 2024, which transaction closed on October 28, 2025.</p> <p>The Land Exchange Agreement contains a covenant on the parties to obtain the written consent of the other party prior to assigning the Land Exchange Agreement to an assignee. The Assignee is requesting the City's consent to the assignment.</p> <p>The Assignee will continue to advance the development project, and they also requested a further extension of the pre-closing conditions. In consultation with Parks, Forestry and Recreation, Corporate Real Estate Management recommends granting the extension of one (1) year, with an additional option to extend for 6 months to provide the Assignee additional time to complete the pre-closing conditions. It will not impact the park development timelines.</p>
<b>Terms</b>	See Appendix "B" for major terms and conditions.

<b>Property Details</b>	<b>Ward:</b>	Ward 24 – Scarborough-Guildwood
	<b>Assessment Roll No.:</b>	1901-07-2-420-00050
	<b>Approximate Size:</b>	irregular
	<b>Approximate Area:</b>	City Lds-1202.2 m <sup>2</sup> ±( 12940.37ft <sup>2</sup> ±),Assigned Lnds-1202.2 m <sup>2</sup> ±(12940.37 ft <sup>2</sup> ±)
	<b>Other Information:</b>	

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 &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 \$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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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 checked="" 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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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 checked="" 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:	Paul Ainslie	Councillor:	
Contact Name:	Antonette DiNovo	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:	No Objections	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Parks and Recreation	Division:	<b>Financial Planning</b>
Contact Name:	Jason Bragg	Contact Name:	Karen Liu
Comments:	Concurs	Comments:	Concurs

**Legal Services Division Contact**

Contact Name:	Shirley Chow
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DAF Tracking No.: 2026-164	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b> Josie Lee <input type="checkbox"/> Approved by:	May 1, 2026	Signed By Josie Lee
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services</b> Alison Folosea	May 4, 2026	Signed By Alison Folosea



**Appendix "B"**  
**Major Terms and Conditions**

**Assignment and Assumption of Land Exchange Agreement:**

1. The City consents to the assignment and assumption of the Land Exchange Agreement from the Assignor to the Assignee;
2. The City's consent does not constitute a waiver of the necessity for consent to any further assignments; and
3. The City does not acknowledge or approve any of the terms of the assignment between the Assignor and the Assignee.

**Land Exchange Amending Agreement:**

1. **Revised Conditional Period:** The Conditional Period for the Pre-Closing Conditions shall be on or before the earlier of: (i) the issuance of the first Above-Grade Building Permit for the Development (such capitalized terms have the meaning as defined in the Section 37 Agreement) or (ii) May 4, 2027; and
2. **Extension of Conditional Period:** If any of the Pre-Closing Conditions is or are not satisfied prior to the expiry of the Revised Conditional Period to the City's sole and absolute discretion, the DCM may, in their sole and absolute discretion prior to the expiry of the Revised Conditional Period, extend the Revised Conditional Period for one or more time(s) for a period not exceeding six (6) months in total.

All other terms and conditions in the Land Exchange Agreement, as amended, shall remain the same.