



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

TRACKING NO.: 2026-202

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

Prepared By:	Jag Prajapti	Division:	Corporate Real Estate Management
Date Prepared:	May 29, 2026	Phone No.:	416-394-5472
Purpose	To obtain authority for the City to consent, solely in its capacity as owner of the property municipally known as 2A Flemington Road, Toronto (the "Property"), to the submission of development, planning, building permit and related regulatory applications by Toronto Community Housing Corporation ("TCHC") in respect of a portion of the Property to facilitate the development of a six-storey independent living seniors' residence as part of Lawrence Heights Revitalization Phase 2, Block 22.		
Property	Portion of the City-owned land municipally known as 2A Flemington Road, Toronto, legally described as: PT BLK O PL 5633 NORTH YORK BEING PTS 10, 11 & 12 PL 66R28485 (THE LIMIT OF VARNA DR IS CONFIRMED BY PLAN BA795 AS IN NY696360. THE LIMIT OF FLEMINGTON RD IS CONFIRMED BY PLAN BA796 AS IN NY696372; EXCEPT PART 2, 66R30021 SUBJECT TO AN EASEMENT OVER PTS 11 & 12, PL 66R28485 AS IN NY499186 SUBJECT TO AN EASEMENT OVER PT 12, PL 66R28485 AS IN TB951790 CITY OF TORONTO, being all of PIN 10223-0116 (LT), as shown in blue and labelled "City Owned Lands in Block 22 Development" on the Location Map in Appendix "A" and on the Survey in Appendix "B".		
Actions	1. Authority be granted for the City to consent, solely in its capacity as owner of the Property, to the submission by TCHC of development, planning, building permit and related regulatory applications in respect of the Property, substantially on the terms and conditions set out in the consent letter, and including such other terms and conditions deemed appropriate by the approving authority herein.		
Financial Impact	There are no financial implications resulting from this approval.		
Comments	<p>The Lawrence Heights Revitalization is a multi-phase redevelopment initiative intended to transform the existing community into a mixed-income and mixed-tenure neighbourhood through the replacement of aging social housing and delivery of new affordable and market housing, infrastructure, community facilities, parkland and public realm improvements. City Council, at its meeting of March 25 and 26, 2026, adopted Item 2026.PH28.4, approving the Official Plan Amendment and Zoning By-law Amendment framework for Lawrence Heights Phase 2 lands, including 2A Flemington Road.</p> <p>TCHC will advance Site Plan Approval application now and other regulatory applications in the future for Block 22. The proposed development is a six-storey independent living seniors' residence containing approximately 171 residential units, including replacement rent-geared-to-income units and new affordable rental units.</p> <p>The subject lands are currently under mixed ownership between the City and TCHC. Pending completion of land consolidation matters, owner consent is required from the City to allow TCHC to submit the applicable development, planning, building permit and related regulatory applications. The consent is limited to the City's capacity as property owner and does not bind, fetter or limit the City in its municipal, regulatory or statutory capacity.</p>		
Terms	<p>This consent is given solely in the City's capacity as owner of the Property. By providing this consent, the City shall not be deemed to endorse or support the planning merits of the applications, nor shall the consent derogate from, interfere with, or fetter the City's rights, discretion, obligations or responsibilities in its municipal, regulatory or statutory capacity, including any planning, building, permitting or approval responsibilities.</p> <p>TCHC shall assume all risks, obligations, costs, expenses and liabilities associated with the applications.</p>		
Property Details	Ward:	8 – Eglinton-Lawrence	
	Assessment Roll No.:	-	
	Approximate Size:	As shown on the Survey in Appendix "B"	
	Approximate Area:	City-owned portion within Block 22, as shown in Appendix "B"; Block 22 development site	
	Other Information:	The Property forms part of Lawrence Heights Revitalization Phase 2, Block 22, as shown on draft plan of subdivision 25-150 by J.H. Gelbloom Survey	

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:	Mike Colle	Councillor:	
Contact Name:	Andy Stein	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

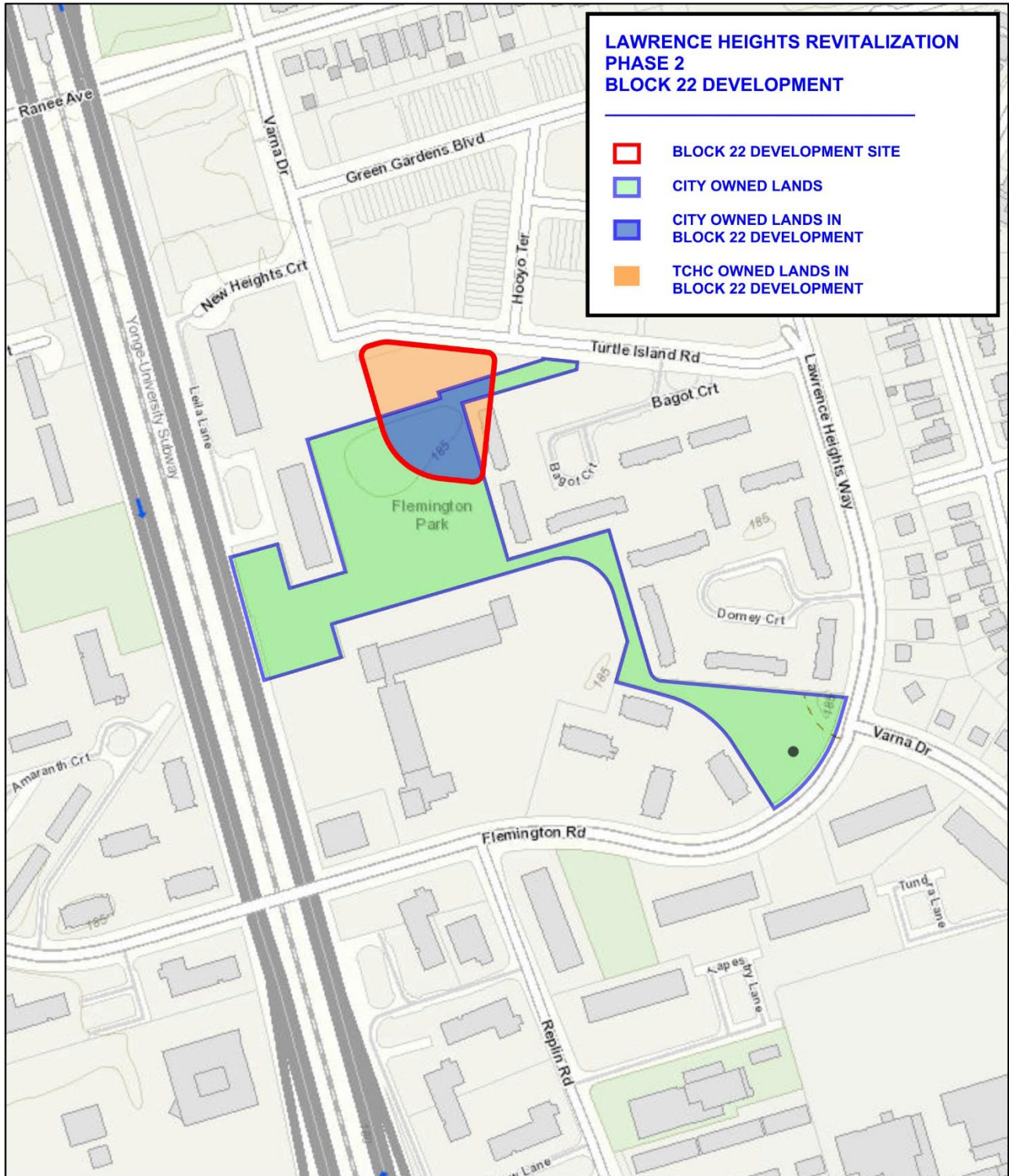
Division:	Toronto Community Housing Corporation	Division:	
Contact Name:	Jamie Payne	Contact Name:	
Comments:	No comments	Comments:	

Legal Services Division Contact

Contact Name:	Finuzza Mongiovi
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DAF Tracking No.: 2026-202	Date	Signature
Concurred with by: Manager, Real Estate Services		X
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Devi Mohan	June 1 2026	Signed By Devi Mohan
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	June 4, 2026	Signed By Alison Folosea

APPENDIX "A" LOCATION MAP



APPENDIX "B" SURVEY / DRAFT PLAN OF SUBDIVISION MARKUP

