



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

TRACKING NO.: 2026-252

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

Prepared By:	Jag Prajapati	Division:	Corporate Real Estate Management
Date Prepared:	July 15, 2026	Phone No.:	416-394-5472
Purpose	To obtain authority to enter into a licence agreement with Toronto Community Housing Corporation (the " Licensee ") with respect to the property municipally known as 405 Sherbourne Street, Toronto (the " Property "), for the purpose of undertaking site investigations and related due diligence activities in support of the proposed redevelopment of the Property (the " Licence Agreement ").		
Property	The Property is municipally known as 405 Sherbourne Street, Toronto, legally described as Part of Winchester Street Plan D58 Toronto (Closed); Part of Park Lot 4 Concession 1 From the Bay, being Parts 1 & 2 on 63R2430, being all of PIN 21087-0104 (LT), as shown outlined on the Location Map in Appendix "A" and Survey in Appendix "B", comprising approximately 32,378 sq. ft. (the " Licensed Area ").		
Actions	1. Authority be granted to enter into the Licence Agreement with the Licensee, 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. The proposed licence fee is nominal in nature as this is a City-led housing redevelopment and the Licence Agreement supports the objectives of such project. The terms and conditions are considered appropriate and in the City's interest.		
Comments	The Property, owned by the City and currently operated by the Toronto Parking Authority ("TPA") as a surface parking lot, Car Park 79, is identified under the Toronto Builds Policy Framework for redevelopment by the Licensee into a 26-storey mixed-income building with affordable and market housing and non-residential space. The Licensee, under a Master Service Agreement with the City, is advancing planning-related due diligence and requires temporary access to the Licensed Area to undertake utility daylighting, utility investigations, temporary staging of personnel, equipment and materials, and related site investigation and due diligence activities in support of the proposed redevelopment of the Property. The Licensed Area may also be used to facilitate investigations on the adjacent property municipally known as 391 Sherbourne Street where access from the Property is required. The Licence is non-exclusive, subject to strict operational controls, insurance requirements, restoration obligations, and indemnities in favour of the City and TPA. The TPA has reviewed the proposed access and operational requirements have been incorporated into the Licence Agreement.		
Terms	- Licensed Area: Approximately 32,378 sf of the Property, as shown in Appendix "A" and Appendix "B". - Licence Fee: Nominal. - Term: Three (3) Months – July 20, 2026 to October 19, 2026. - Use: Site investigations and due diligence activities in support of the proposed redevelopment of 405 Sherbourne Street, including utility daylighting, utility investigations, temporary staging of personnel, equipment and materials, access to facilitate investigations on the adjacent property municipally known as 391 Sherbourne Street, and related surveying, environmental, geotechnical and utility coordination activities. - Insurance: Commercial General Liability Insurance in the amount of \$5,000,000 per occurrence, Automobile Liability insurance (minimum \$2,000,000). - Restoration: Licensee to restore the Licensed Area to the satisfaction of the City and TPA upon completion of the works. - Indemnity: The Licensee shall indemnify and save the City and TPA harmless against all costs, expenses, claims and demands brought against the City and TPA arising from the use and occupation of the Licensed Area. Early Termination: Either party may terminate upon providing fifteen (15) days prior written notice to the other party.		
Property Details	Ward:	13 – Toronto Center	
	Assessment Roll No.:	1904-07-4-270-00500	
	Approximate Size:	As shown outlined on the Survey in Appendix "B"	
	Approximate Area:	3,008 m ² ± (32,378 ft ² ±)	
	Other Information:	-	

Revised: January, 2026

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensor): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	☐ Where total compensation does not exceed \$50,000. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. Delegated to more senior positions. Delegated to more senior positions. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$50,000. ☒ (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. Delegated to more senior positions.	☐ Where total compensation does not exceed \$1 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. Delegated to more senior positions. ☐ Where total compensation does not exceed \$1 Million. ☐ Where total compensation does not exceed \$1 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (a) Where total compensation does not exceed \$1 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$1 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (a) Approvals, Consents, Notices and Assignments under all Leases/Licences ☐ (b) Releases/Discharges ☐ (c) Surrenders/Abandonments ☐ (d) Enforcements/Terminations ☐ (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates ☐ (f) Objections/Waivers/Cautions ☐ (g) Notices of Lease and Sublease ☐ (h) Consent to regulatory applications by City, as owner ☐ (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ (j) Documentation relating to Land Titles applications ☐ (k) Correcting/Quit Claim Transfer/Deeds

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:	Chris Moise	Councillor:	
Contact Name:	Tyler Johnson	Contact Name:	
Contacted by:	Phone ☐ X ☐ E-Mail ☐ Memo ☐ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	Housing Development Office	Division:	Toronto Parking Authority
Contact Name:	Anna Procopio	Contact Name:	Kayleigh Costa-Arnott
Comments:	No comments	Comments:	No comments

Legal Services Division Contact

Contact Name:	Kenneth Farrell
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DAF Tracking No.: 2026-252	Date	Signature
Concurred with by: Manager, Real Estate Services Leila Valenzuela	2026-07-15	Signed By Leila Valenzuela
☐ Recommended by: Manager, Real Estate Services Devi Mohan	July 15 2026	Signed By Devi Mohan
☒ Approved by:		
☐ Approved by: Director, Real Estate Services Alison Folosea		X

APPENDIX "A" LOCATION MAP



