



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

TRACKING NO.: 2026-199

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:	June 9, 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 150 Queens Wharf Road (the "Property"), to the submission of development, planning, building permit and related regulatory applications by Toronto Community Housing Corporation ("TCHC") in respect of the Property to facilitate the development of mixed-income, purpose-built rental housing, including affordable housing, consistent with the City's Toronto Builds Policy Framework.												
Property	City-owned land municipally known as 150 Queens Wharf Road, Toronto, legally described as PART OF LOT 20 INDEX PLAN D970, PART 2, PLAN 66R26042, CITY OF TORONTO, being all of PIN 21394-0234 (LT) and PART OF LOT 20, INDEX PLAN D970, PART 3 PLAN 66R26042, CITY OF TORONTO, being all of PIN 21394-0235 (LT), as shown outlined 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	The Property is a City-owned undeveloped parcel located within the Railway Lands and was identified as part of the Housing Now Initiative. The Property has been identified as a strategic opportunity to support the delivery of new rental housing on City-owned lands. The Property is being advanced as part of the City's broader Toronto Builds portfolio, which aims to mobilize public land to deliver mixed-income rental housing, including affordable housing, and advance the City's HousingTO targets. City Council adopted EX25.1 – Building Faster: Streamlining Housing Delivery and Strengthening the City's Development Capacity, which further advances the Toronto Builds implementation model, including the Housing Development Office, Master Service Agreements with CreateTO and TCHC, and a stage-gated governance framework for Toronto Builds projects. The City intends to retain ownership of the Property and deliver housing through a long-term lease model, consistent with the Toronto Builds Policy Framework, which requires City-owned land to be retained in public ownership and developed through long-term leases. This approval is limited to owner consent for the submission of applications and does not authorize any disposition of the Property, execution of a long-term lease, physical access, construction activity, or any other real estate transaction. Any required future real estate approvals will be obtained separately.												
Terms	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. TCHC shall assume all risks, obligations, costs, expenses and liabilities associated with the applications.												
Property Details	<table border="1"> <tr> <td>Ward:</td><td>10 – Spadina-Fort York</td></tr> <tr> <td>Assessment Roll No.:</td><td>1904-06-2-054-00119</td></tr> <tr> <td>Approximate Size:</td><td>As shown on the Survey in Appendix "B"</td></tr> <tr> <td>Approximate Area:</td><td>1,549 m² ± (16,673 ft² ±)</td></tr> <tr> <td>Other Information:</td><td>-</td></tr> </table>			Ward:	10 – Spadina-Fort York	Assessment Roll No.:	1904-06-2-054-00119	Approximate Size:	As shown on the Survey in Appendix "B"	Approximate Area:	1,549 m ² ± (16,673 ft ² ±)	Other Information:	-
Ward:	10 – Spadina-Fort York												
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Other Information:	-												

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:	Ausma Malik	Councillor:	
Contact Name:	Nora Cole	Contact Name:	
Contacted by:	☐ Phone ☒ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

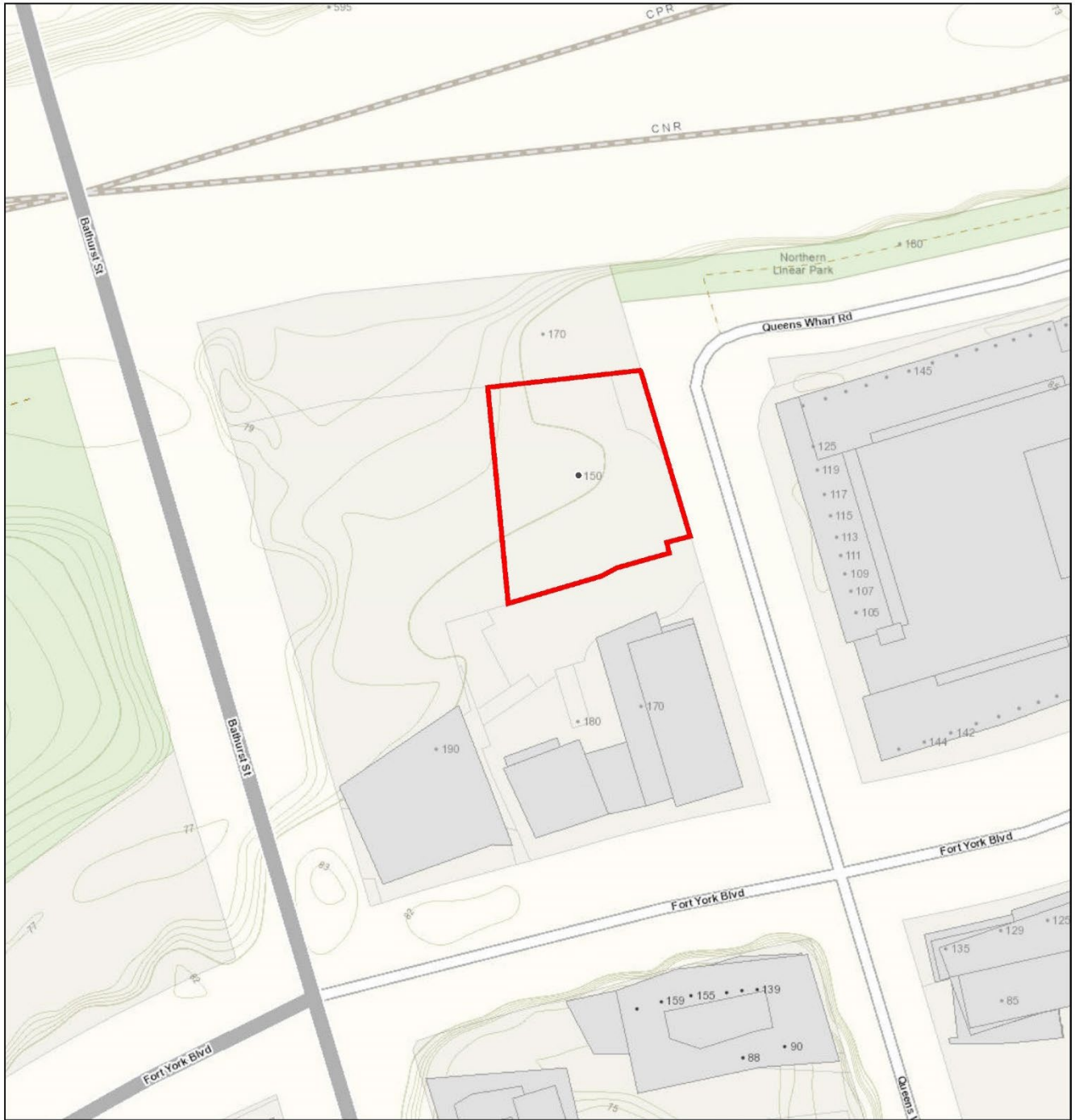
Division:	Housing Development Office	Division:	
Contact Name:	Leah Dow	Contact Name:	
Comments:	Reviewed	Comments:	

Legal Services Division Contact

Contact Name:	Kenneth Farrell
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DAF Tracking No.: 2026-199	Date	Signature
Concurred with by: Manager, Real Estate Services		X
☒ Recommended by: Manager, Real Estate Services Devi Mohan	June 9 2026	Signed By Devi Mohan
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	June 12, 2026	Signed By Alison Folosea

APPENDIX "A"
LOCATION MAP



APPENDIX "B" SURVEY

