



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

TRACKING NO.: 2026-195

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

Prepared By:	Ruby Padillo	Division:	Corporate Real Estate Management
Date Prepared:	June 16, 2026	Phone No.:	416-392-3084
Purpose	To obtain authority for the City, as owner of part of the property municipally known as 30 Alvin Avenue, to consent to Bousfields Inc. (the " Applicant ") submitting applications for a Draft Plan of Subdivision, Site Plan Control, Draft Plan of Condominium, Consent and Minor Variance, Rental Housing Demolition, Demolition Permit, Shoring and Excavation Permit, Building Permits (inclusive of Servicing, Foundation, Structural, Drainage, Mechanical, HVAC and Plumbing, Life Safety), as well as applications for a New Service Request and disconnection of existing services (Enbridge Gas, Toronto Hydro, Toronto Water) (collectively, the " Applications ") to advance a future redevelopment of the site at 30 Alvin Avenue, and surrounding lands (the " Site "), that supports City-building and community growth objectives by modernizing the site and enhancing housing and infrastructure opportunities within the surrounding neighbourhood.		
Property	The lands comprising part of the property municipally known as 30 Alvin Avenue, Toronto, legally described as PIN 21123-0571 – Parts 8, 10 and 14, Plan 66R23653 – Elevations: 149.00 (at grade); 146.00, 142.00 and 155.00; PIN 21123-0577 – Part 6, Plan 66R23653 – Elevations: 146.00 and 142.00; PIN 21123-0579 – Part 17, Plan 66R23653 – Elevations 146.00 and 142.00, City of Toronto (collectively, the " Property "), as shown on the Location Map in Appendix A.		
Actions	1. Authority be granted for the City to consent, solely in its capacity as landowner of the Property, to submission of the Applications by the Applicant, on the terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	There is no financial impact.		
Comments	The future development at the Property is anticipated to support ongoing City-building and community growth objectives through the redevelopment and modernization of the Site. The project is expected to contribute to the surrounding neighbourhood by enhancing housing and infrastructure opportunities in the area. The Applicant has requested the City's consent to include the Property when submitting the Applications, and shall assume all risk, cost and expense associated with the Applications.		
Terms	By providing this consent, the City shall not be deemed to endorse or support the planning merits of the Applications nor to fetter City Council's discretion in any way. This consent is given solely in the City's capacity as owner of the Property. The Applicant shall assume all risk and obligations, including costs, expenses and liabilities associated with the Applications. By providing this consent the City is not waiving, releasing, or limiting any of the City's rights, remedies, powers, or discretions under the Agreement of Purchase and Sale dated February 2, 2006 between Toronto Parking Authority (City) and Wittington Properties Limited, as amended and assigned, and this consent shall not be construed in any manner as a waiver, amendment, variation or modification of such agreement. For greater certainty, all obligations of Wittington Properties Limited, its assigns and successors, under said agreement shall continue in full force and effect unamended.		
Property Details	Ward:	12 – Toronto-St Paul's	
	Assessment Roll No.:	-	
	Approximate Size:	-	
	Approximate Area:	-	
	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:	Josh Matlow	Councillor:	-
Contact Name:	Josh Matlow	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:	-	Division:	-
Contact Name:	-	Contact Name:	-
Comments:	-	Comments:	-

Legal Services Division Contact

Contact Name: Finuzza Mongiovi

DAF Tracking No.: 2026-195	Date	Signature
Concurred with by: Manager, Real Estate Services		X
☒ Recommended by: Manager, Real Estate Services Devi Mohan	June 16 2026	Signed By Devi Mohan
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	June 16, 2026	Signed By Alison Folosea

Appendix A

Location Map

