

Approved pursuant to the Delegated Authority contained in Article 1 of City of Toronto Municipal Code Chapter 213, Real Property													
Prepared By:	Ruby Padillo	Division:	Corporate Real Estate Management										
Date Prepared:	March 9, 2026	Phone No.:	416-392-3084										
Purpose:	To amend the previously approved Delegated Approval Form (“ DAF ”) No. 2023-163 to reflect a change in the intended disposition strategy for the City-owned lands located at 72 Amroth Ave (the “ Property ”). The Property remains surplus to City requirements; however, rather than being disposed by way of transfer to Build Toronto Inc., the Property will now be disposed of through a long-term lease (99-year lease) at nominal value.												
Property:	Land municipally known as 72 Amroth Avenue and legally described as all of PIN 21014-1022 (LT), Part of Block A, Plan 656 Midway; Part of Lots 3-6, Plan 656 Midway as in CT552911, except the easement therein, EX56157, EX50521, EX49078, EX49203, EX49583, EX50208, EX50331, EX51248; designated as Part 1 on Reference Plan 66R-34103 (shown on Appendix B); City of Toronto.												
Actions:	1. To amend the intended manner of disposition as originally set out in DAF No. 2023-163, changing the proposed transfer to Build Toronto Inc. to a disposition by way of a long-term lease (99-year lease) at nominal value.												
Financial Impact:	There are no financial implications resulting from this approval. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.												
Background:	On July 13, 2023, DAF 2023-163 was approved declaring the Property as surplus, with the intended manner of disposal to be by way of a transfer to Build Toronto Inc., CreateTO's corporate entity, to develop missing middle housing. On July 19 and 20, 2023, City Council adopted item 2023.EX6.14, approving the allocation of the Property to the EHON BEY Pilot project. On July 23 and 24, 2025, City Council adopted item 2025.PH23.5 authorizing City officials to approve the business case and directing CreateTO to administer the market offering process for developing new rental and affordable housing at the Property under a long-term land lease. In accordance with the council's direction, this DAF amendment allows staff to amend the intended manner of disposal.												
Comments:	The Technical Review Committee has reviewed this matter and concurs.												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>19 – Beaches-East York</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1904095340030000000</td> </tr> <tr> <td>Approximate Size:</td> <td>30.7m.± (100.61ft.±) x 7.6m.± (25.04ft.±) x 15.3m.± (50.06ft.±) x 45.8m (150.19ft.±) x 18.3m.± (60.08ft.±) x 21.4m.± (70.16ft.±) x 27.7m.± (90.93ft.±) 16.8m.± (54.99ft.±)</td> </tr> <tr> <td>Approximate Area:</td> <td>1,274.7 sq.m ± (13,756.26 sq.ft ±)</td> </tr> <tr> <td>Other Information:</td> <td>-</td> </tr> </table>			Ward:	19 – Beaches-East York	Assessment Roll No.:	1904095340030000000	Approximate Size:	30.7m.± (100.61ft.±) x 7.6m.± (25.04ft.±) x 15.3m.± (50.06ft.±) x 45.8m (150.19ft.±) x 18.3m.± (60.08ft.±) x 21.4m.± (70.16ft.±) x 27.7m.± (90.93ft.±) 16.8m.± (54.99ft.±)	Approximate Area:	1,274.7 sq.m ± (13,756.26 sq.ft ±)	Other Information:	-
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Other Information:	-												
	☐ Yes ☒ No Lands are located within the Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System.												

Pre-Conditions to Approval:

- ☐ (1) **Highways:** The General Manager of Transportation Services has concurred in the Highway being declared surplus conditional upon City Council approving the permanent closure of the Highway.
- ☐ (2) **Lands located within the Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System:**
- ☐ A. A site-specific Official Plan Amendment has been enacted and is in force exempting the lands from the prohibition on sale or disposal; or
- ☐ B. The Chief Planner & Executive Director of City Planning and the General Manager of Parks & Recreation have confirmed that:
- ☐ (a) the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility; or
- ☐ (b) the sale or disposal satisfies the criteria for sale or disposal in Policy 4.3.9 of the Official Plan.

Deputy City Manager, Corporate Services has approval authority for:

- ☐ (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the appropriate standing committee (§ 213-1.6).
- ☐ Councillor does not require the declaration of surplus or the intended manner or process by which the sale of the land will be carried out to be determined by Council.
- ☐ (2) determining the method of giving notice to the public, following consultation with the local Councillor (§ 213-1.7).
- ☐ Councillor has been consulted regarding method of giving notice to the public.
- ☐ (3) exempting sales to the following public bodies from the requirement for an appraisal, provided that the local Councillor (or if the land abuts other wards, the local Councillors) does not require the determination to be made by Council (§ 213-1.4):
- ☐ (a) a municipality
- ☐ (b) a local board, including a school board and a conservation authority
- ☐ (c) the Crown in right of Ontario or Canada and their agencies
- ☐ n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (3)(a)-(c) applies.]**
- ☐ (4) exempting the sale of land in the following classes from the requirement for an appraisal and/or for notice to the public, provided that the local Councillor(s) (if the land abuts other wards) does not require the determination to be made by Council (§ 213-1.5):
- ☐ (a) land 0.3 metres or less in width acquired in connection with an approval or decision under the *Planning Act*
- ☐ (b) closed highways if sold to an owner of land abutting the closed highways
- ☐ (c) land formerly used for railway lines if sold to an owner of land abutting the former railway land
- ☐ (d) land does not have direct access to a highway if sold to the owner of land abutting that land
- ☐ (e) land repurchased by an owner in accordance with section 42 of the *Expropriations Act*
- ☐ (f) easements
- ☐ n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**
- ☐ n/a Councillor(s) agrees with exemption from notice to the public. **[Revise box to an x if any of (4)(a)-(f) applies.]**
- ☒ (5) revising the intended manner of sale.
- ☐ (6) rescinding the declaration of surplus authority.

Title	Date	Recommended/ Approved
Manager, Real Estate Services	March 9, 2026	Signed By Devi Mohan
Director, Real Estate Services	June 16, 2026	Signed By Alison Folosea
Executive Director, Corporate Real Estate Management	June 16, 2026	Signed By Patrick Matozzo
Deputy City Manager, Corporate Services	June 25, 2026	Signed By Sonia Brar
Return to: Ruby Padillo Ruby.Padillo@toronto.ca		

Consultation with Councillor(s):								
Councillor:	Brad Bradford							
Contact Name:	Craig Ruttan							
Contacted by		Phone	X	E-mail		Memo		Other
Comments:	Advised							
Councillor:								
Contact Name:								
Contacted by		Phone		E-mail		Memo		Other
Comments:								

Consultation with other Division(s):			
Division:	CreateTO	Division:	Financial Planning
Contact Name:	Nima Kia	Contact Name:	Karen Liu
Comments:	Concurred	Comments:	Concurred
Real Estate Law Contact:	Karen Pfuetzner	Date:	January 27, 2026

Appendix A
Location Map



Reference Plan 66R-34103

