



DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, CORPORATE SERVICES
EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2026-268

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:	July 30, 2026	Phone No.:	416-392-3084
Purpose	To obtain authority for the City to enter into a second licence extension and amending agreement (" Second Extension Agreement ") with Toronto District School Board (the " TDSB ") by its authorized agent Toronto Lands Corporation (the " TLC ") and Build Toronto Inc. (the " Licensee ") with respect to the property municipally known as 705 Progress Avenue, Toronto for the purpose of environmental investigation work.		
Property	The property municipally known as 705 Progress Avenue, Toronto, legally described Parcel 21-9, Section S6 Part Lot 21, Concession 2, Scar Being Pt 6, 66r1259 Scarborough, City Of Toronto, Being All Of Pin 06000-0148 (LT), And Lt 35 Rcp 10152 Scarborough; Toronto, City of Toronto, being all of PIN 06000-0146 (LT), (the " Property "), as shown on the Location Map in Appendix A.		
Actions	1. Authority be granted to enter into a Second Extension Agreement with TLC as agent for TDSB and 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.		
Comments	On February 19, 2026, DAF 2026-097 was approved, authorizing the City to enter into a licence agreement (the "Licence Agreement") with TDSB, by its authorized agent, TLC and the Licensee to begin environmental assessment at the Property, commencing February 23, 2026 and terminating May 21, 2026. On June 16, 2026, DAF 2026-186 was approved, authorizing the City to execute a licence extension and amending agreement ("LEAA") to extend and amend the Licence Agreement. The amendment incorporated specific interior spaces within the commercial units, identified in red on the sketch attached hereto as Schedule B, into the original licensed area, and extended the term of the Licence Agreement to July 31, 2026. The City and TDSB jointly own the Property. The Property has been identified for redevelopment by CreateTO. CreateTO, under the direction and authority of the Council-approved Toronto Builds framework, is completing environmental due diligence to enable City-initiated planning approvals which will support the site's redevelopment as a high-density mixed-income residential community.		
Terms	Licence Fee: Nominal Extended Term: Two (2) months commencing August 1, 2026, and terminating on September 30, 2026. Licensed Area: The licensed area is to be expanded to include Units 17 and 20, as outlined in red on the sketch attached as Appendix A, which will be added to the licensed area under the Licence Agreement and the LEAA. All other terms and conditions of the Licence Agreement and LEAA shall remain the same.		
Property Details	Ward:	24 – Scarborough-Guildwood	
	Assessment Roll No.:	-	
	Approximate Size:	-	
	Approximate Area:	43,964.74 m ²	
	Other Information:	-	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate 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/REOIs: 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 \$3 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. Request/waive hearings of necessity delegated to less senior positions. ☐ Issuance of RFPs/REOIs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. ☐ Transfer of Operational Management to Divisions, Agencies and Corporations. ☐ Where total compensation does not exceed \$3 Million. ☐ Where total compensation does not exceed \$3 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 \$3 Million. ☒ (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. Delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$3 Million. ☐ (a) Where total compensation does not exceed \$3 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$3 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	☐ Where total compensation does not exceed \$5 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. Request/waive hearings of necessity delegated to less senior positions. ☐ Issuance of RFPs/REOIs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. ☐ Transfer of Operational Management to Divisions, Agencies and Corporations. ☐ Where total compensation does not exceed \$5 Million. ☐ Where total compensation does not exceed \$5 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 \$5 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. ☐ (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time. ☐ Where total compensation (including options/ renewals) does not exceed \$5 Million. ☐ (a) Where total compensation does not exceed \$5 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$5 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. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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:	Paul Ainslie	Councillor:	
Contact Name:	Antonette DiNovo	Contact Name:	
Contacted by:	☐ Phone ☒ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	No Concerns	Comments:	

Consultation with Divisions and/or Agencies

Division:	CreateTO	Division:	
Contact Name:	Jason Slidders	Contact Name:	
Comments:	Concurs	Comments:	

Legal Services Division Contact

Contact Name:	Gloria Lee
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DAF Tracking No.: 2026-268	Date	Signature
Recommended by: Manager, Real Estate Services Devi Mohan	July 30, 2026	Signed By Devi Mohan
Recommended by: Director, Real Estate Services Alison Folosea		X
☐ Recommended by: Executive Director, Corporate Real Estate Management	July 30, 2026	Signed By Patrick Matozzo
☒ Approved by: Patrick Matozzo		
☐ Approved by: Interim Deputy City Manager, Corporate Services Sonia Brar		X

Appendix A Location Map



