



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

TRACKING NO.: 2026-237

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 23, 2026	Phone No.:	416-392-3084
Purpose	To obtain authority for the City to consent, in its capacity as owner, to the submission of Planning Approvals and Building Permits (the " Application ") by CreateTO (the " Applicant ") in respect of City-owned lands identified below.		
Property	The property municipally known as 165 Grenoble Drive, Toronto, legally described as PCL Q-1 SEC M834; PT BLK Q PL M834 NORTH YORK PTS 3 & 4 R3707; S/T A239750, C496112; City of Toronto, (the " Property "), as shown on the Location Map attached as Appendix A.		
Actions	1. Authority be granted, pursuant to Chapter 213, Appendix A, item 14(h), to provide the City's consent, in its capacity as owner of the Property, to the submission of a Planning Approvals and Building Permits in respect of the Property substantially on the terms and conditions set out below and including such other terms and conditions as deemed appropriate by the approving authority, and in a form satisfactory to the City Solicitor.		
Financial Impact	There are no financial implications arising from the issuance of this consent.		
Comments	CreateTO is leading the Site Plan Application process on behalf of Toronto Fire Services ("TFS"). Through its 2027-2035 Capital Plan, TFS identified the need for a new fire station in the Flemingdon Park community to address a service gap. A feasibility study confirmed that the City-owned property at 165 Grenoble Drive is suitable for the future station. The site is currently occupied by the Angela James Community Centre, four outdoor tennis courts, and a parking lot. The proposed fire station will be located on the western portion of the property, which is presently used for surface parking and two of the tennis courts.		
Terms	The consent is limited to acknowledging the submission of the application and does not grant access to, or authorize use of, the Property. The letter of consent provided to the Applicant shall expressly state that: - the City's consent is given solely in its capacity as landowner; - the consent does not constitute support or endorsement of the merits of the application; - nothing in the consent fetters or limits the statutory discretion of City Council, including its authority to approve, refuse, or modify any future transaction involving the Property; and - the Applicant assumes all risk, cost, and expense associated with the application. The proposed consent does not create or modify any property interest in the Property. Any access to or use of the Property, or any agreement arising from the approval of the regulatory application, shall be subject to separate approval under Chapter 213, if required.		
Property Details	Ward:	16 – Don Valley East	
	Assessment Roll No.:	-	
	Approximate Size:	-	
	Approximate Area:	1,803 m ²	
	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:	Jon Burnside	Councillor:	
Contact Name:	Paula Goncalves	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:	CreateTO	Division:	
Contact Name:	Tharmiha Kanagathasan	Contact Name:	
Comments:	Consulted on June 25, 2026	Comments:	

Legal Services Division Contact

Contact Name:	Kenneth Farrell
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DAF Tracking No.: 2026-237	Date	Signature
☒ Recommended by: Manager, Real Estate Services Devi Mohan	July 23 2026	Signed By Devi Mohan
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	July 24, 2026	Signed By Alison Folosea

APPENDIX A

