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

TRACKING NO.: 2026-109

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:	May 19, 2026	Phone No.:	416-394-5473

Purpose

To obtain authority to enter into an Assignment and Assumption of Agreements and Consent with National Trust Company ("National") and 1070 Queen St. East Ltd. ("1070 Queen") with respect to the property municipally known as 1070-1080 Queen Street East, Toronto (the "Assignment Agreement").

Property

The Property municipally known as 1070-1080 Queen Street East, Toronto (the "Property"), legally described as:

Land Titles Lands:
PIN 21057-0065 (LT): PCL 106-4 SEC M8; LT 106 PL M8 TORONTO; LT 107 PL M8 TORONTO; PT LT 108 PL M8 TORONTO; PT LT 109 PL M8 TORONTO; PT LT 110 PL M8 TORONTO PT 10, 11, 12 & 13, 66R15328, S/T PT 12, 66R16553 IN FAVOUR OF PT 1, 66R16256 AND PT 3, 66R16256 AND PT 6 AND 7, 63R5017 AS IN C841002, T/W PT LOTS 104 AND 106 M8 PT 9, 11 AND 13, 66R16553 AS IN C841002, T/W PT OF LANE AS CLOSED BY CA20724 AND PT OF ONE FOOT RESERVE PL 557 PT 15, 16, 17, 18, 19, 20, 21, AND 22, 64R13661 AS IN C841691 (S/T CT993084, CA20724, CA23301, & CA226078); TORONTO , CITY OF TORONTO

(the "Land Titles Lands")

Registry Lands:
LT C, D, E, F, G, H PL 638E TORONTO; LANE PL 638E TORONTO CLOSED BY ER20337; PT LT 3 PL 96 TORONTO PT 4 & 5, 63R5017; CITY OF TORONTO

(the "Registry Lands")

Actions

1. Authority be granted to enter into the Assignment and Assumption of Agreements and Consent with National Trust Company and 1070 Queen St. East Ltd., substantially on the major terms and conditions set out in Appendix "A", 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

The Property is a social housing site operated by WoodGreen Community Housing Inc. and is listed as a Designated Project under the Housing Services Act.

National Trust Company, as registered owner and trustee, has conveyed the Property to 1070 Queen St. East Ltd. In connection with this conveyance, National is assigning all of its right, title and interest in certain registered agreements affecting the Property (including the Ground Lease, Development Agreement, Social Housing Agreements, Multi-Party Agreements, Charges and related instruments) to 1070 Queen.

The City is a party to certain of these Assigned Agreements and is required to consent to the assignment. This Assignment Agreement:

- does not amend any substantive terms of the existing agreements.
- does not create new rights or obligations for the City.
- does not involve any compensation or financial consideration.
- simply transfers National's position to 1070 Queen effective as of the conveyance date.

The proposed consent and other terms and conditions of the Assignment Agreement are considered to be appropriate and in the City's interest.

Terms

(See Appendix "A" – Major Terms and Conditions)

Property Details

Ward:	14 – Toronto-Danforth
Assessment Roll No.:	-
Approximate Size:	-
Approximate Area:	-
Other Information:	Social housing project operated by WoodGreen Community Housing Inc.

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $50,000.	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	☐ **(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.	☐ **(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.
3. Issuance of RFPs/REOIs:	**Delegated to more senior positions.**	☐ Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	**Delegated to more senior positions.**	☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	**Delegated to more senior positions**.	**Delegated to more senior positions**.
6. Limiting Distance Agreements:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
7. Disposals (including Leases of 21 years or more):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	**Delegated to more senior positions**.	☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	☐ **(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.	☐ **(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.	**Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.**
10. Leases/Licences (City as Tenant/Licensee):	☐ Where total compensation (including options/ renewals) does not exceed $50,000.	☐ Where total compensation (including options/ renewals) does not exceed $1 Million.
11. Easements (City as Grantor):	☐ Where total compensation does not exceed $50,000. **Delegated to more senior positions.**	☐ **(a)** Where total compensation does not exceed $1 Million. ☐ **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	**Delegated to more senior positions.**	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	**Delegated to more senior positions.**	☒ **(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			
[X] Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Paula Fletcher	Councillor:	
Contact Name:	Catherine LeBlanc-Miller	Contact Name:	
Contacted by:	[ ] Phone [X] E-Mail [ ] Memo [ ] Other	Contacted by:	[ ] Phone [ ] E-mail [ ] Memo [ ] Other
Comments:	Advised	Comments:	
Consultation with Divisions and/or Agencies			
Division:	Housing Secretariat	Division:	
Contact Name:	Ijenna Ndukwe	Contact Name:	
Comments:	Consultation completed; no comments received	Comments:	
Legal Services Division Contact			
Contact Name:	Rebecca Hartley		

DAF Tracking No.: 2026-109	**Date**	**Signature**
Concurred with by: Manager, Real Estate Services		X
[X] **Recommended by: Manager, Real Estate Services Devi Mohan** [ ] **Approved by:**	May 19 2026	Signed By Devi Mohan
[X] **Approved by: Director, Real Estate Services Alison Folosea**	May 22, 2026	Signed By Alison Folosea

Appendix "A"

Major Terms and Conditions

Agreement:	Assignment and Assumption of Agreements
Effective Date:	As of the date of conveyance of the Property to 1070 Queen St. East Ltd.
Assignor:	National Trust Company
Assignee:	1070 Queen St. East Ltd.
City Role:	Consent to assignment of agreements to which the City is a party
Assigned Agreements Include:	Ground Lease (July 15, 1991) First and Second Option Agreements Development Agreement (February 12, 1992) Collateral Agreement WoodGreen Multi-Party Agreement Cityhome Multi-Party Agreement Social Housing Agreements Charges/Mortgages Encroachment Agreement Shared Facilities Agreement Other instruments registered on title as outlined in Schedule “B” of the Agreement
City Obligations:	Unchanged
Financial Impact:	None