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

TRACKING NO.: 2026-198

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

Prepared By:	Jag Prajapti	Division:	Corporate Real Estate Management
Date Prepared:	May 26, 2026	Phone No.:	416-394-5472

Purpose

To obtain authority for the City to consent, solely in its capacity as owner of the property municipally known as 405 Sherbourne Street (the "Property"), to the submission of development, planning, building permit and related regulatory applications by Toronto Community Housing Corporation ("TCHC") in respect of the Property to facilitate the development of affordable housing, consistent with the City's Toronto Builds Policy Framework.

Property

City-owned land municipally known as 405 Sherbourne Street, Toronto, legally described as Part of Winchester Street Plan D58 Toronto (Closed); Part of Park Lot 4 Concession 1 From the Bay, being Parts 1 & 2 on 63R2430, being all of PIN 21087-0104 (LT), as shown outlined on the Location Map in Appendix "A" and on the Survey in Appendix "B".

Actions

1. Authority be granted for the City to consent, solely in its capacity as owner of the Property, to the submission by TCHC of development, planning, building permit and related regulatory applications in respect of the Property, substantially on the terms and conditions set out in the consent letter, and including such other terms and conditions deemed appropriate by the approving authority herein.

Financial Impact

There are no financial implications resulting from this approval.

Comments

The Property is City-owned land currently operated by the Toronto Parking Authority as surface parking lot CP 79. In May 2020, City Council approved the Property as one of six sites included in Phase Two of the Housing Now Initiative to deliver affordable housing on City-owned lands.

The Property is included in the Toronto Builds Portfolio and is being advanced under the Toronto Builds Policy Framework for affordable housing delivery. The City will retain ownership of the land and deliver housing through a long-term ground lease model.

City Council adopted EX25.1 – Building Faster: Streamlining Housing Delivery and Strengthening the City's Development Capacity report, which further advances the Toronto Builds implementation model, including the Housing Development Office, Master Service Agreements with CreateTO and Toronto Community Housing Corporation, and a stage-gated governance framework for Toronto Builds projects.

The Property is being advanced as a City-led affordable housing project under the Toronto Builds implementation model. Owner consent is required at this stage to allow TCHC to submit the necessary development, planning, building permit and related regulatory applications in respect of the Property.

This approval is limited to owner consent for the submission of applications and does not authorize any disposition of the Property, execution of a long-term lease, physical access, construction activity, or any other real estate transaction. Any required future real estate approvals will be obtained separately.

Terms

This consent is given solely in the City's capacity as owner of the Property. By providing this consent, the City shall not be deemed to endorse or support the planning merits of the applications, nor shall the consent derogate from, interfere with, or fetter the City's rights, discretion, obligations or responsibilities in its municipal, regulatory or statutory capacity, including any planning, building, permitting or approval responsibilities.

TCHC shall assume all risks, obligations, costs, expenses and liabilities associated with the applications.

Property Details

Ward:	13 – Toronto Center
Assessment Roll No.:	1904-07-4-270-00500
Approximate Size:	As shown outlined on the Survey in Appendix "B"
Approximate Area:	3,008 m^2 ± (32,378 ft^2 ±)
Other Information:	-

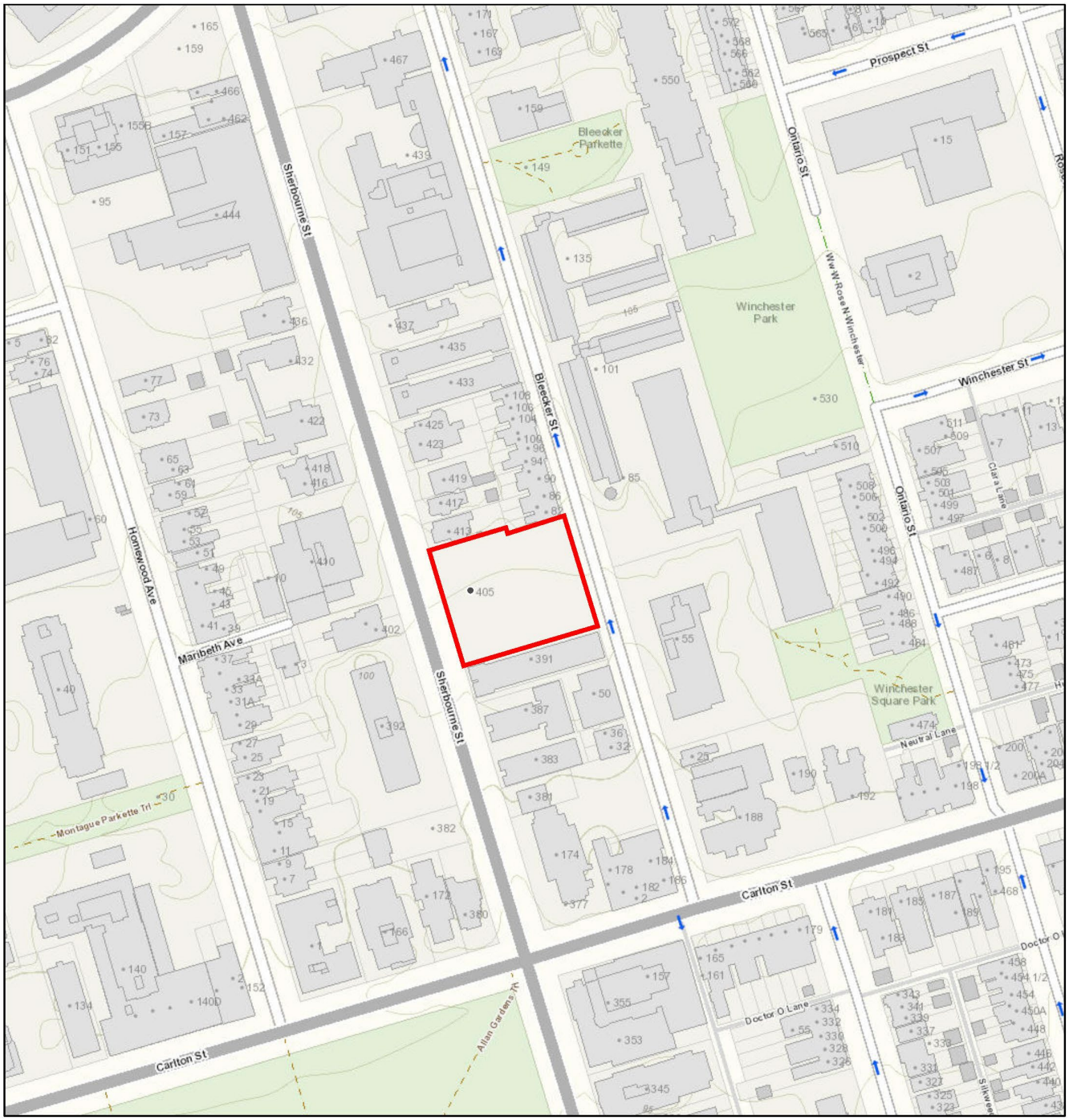
A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ 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:	Chris Moise	Councillor:	
Contact Name:	Tyler Johnson	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 Development Office	Division:	
Contact Name:	Anna Procopio	Contact Name:	
Comments:	Reviewed and concurrence provided	Comments:	
Legal Services Division Contact			
Contact Name:	Kenneth Farrell		

DAF Tracking No.: 2026-198	**Date**	**Signature**
Concurred with by: Manager, Real Estate Services		X
[X] **Recommended by: Manager, Real Estate Services Devi Mohan** [ ] **Approved by:**	May 28 2026	Signed By Devi Mohan
[X] **Approved by: Director, Real Estate Services Alison Folosea**	May 29, 2026	Signed By Alison Folosea

APPENDIX "A"
LOCATION MAP



APPENDIX "B"
SURVEY

