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

TRACKING NO.: 2026-130

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

Prepared By:	Susan Kemp	Division:	Legal File No. 2600-700-0712-2026
Date Prepared:	March 19, 2026	Phone No.:	416 397-5352

Purpose

To consent to the release of a Site Plan Agreement registered as Instrument Number AT2013397 on February 17, 2009, (the "Agreement"), from the land described as Lots 1 and 2, Plan 427, Lot 1, Plan 943, part of Lot 3, Plan 427 and part of Lot 8, Plan 943 as in WF62797, being the whole of PIN 21301-0042 (LT) (the "Property").

Property

1339 King Street West, Toronto

Actions

To consent to the release of the Agreement from the Property.

Financial Impact

There is no financial impact.

Comments

The owner entered into a Site Plan Agreement with the City in connection with the approval for the construction of a non-profit housing project. As the Owner did not proceed with the development and is presently entering into a new Site Plan Agreement with the City of Toronto, it is therefore appropriate to release the Agreement from this land.

Terms

Dan Nicholson, Manager, Community Planning, confirmed by email dated March 18, 2026, that the more recent approval should supersede the previous approval which was never pursued, and the 2009 Site Plan Agreement should be released to allow for the more significant re-development to proceed, it is therefore appropriate to consent to the release of the Agreement from the Property.

Slavisa Mijatovic, Project Co-Ordinator, Priority Development Review Stream, Development Review, confirmed by email dated March 18, 2026, stating they concur with Community Planning in that the development did not proceed and the Owner is entering into a new Site Plan Agreement for the redevelopment of the lands as part of the Parkdale Hub redevelopment, it is therefore appropriate to consent to the release of the Agreement from the Property.

Property Details

Ward:	04 Parkdale – High Park
Assessment Roll No.:	
Approximate Size:	
Approximate Area:	
Other Information:	

Revised: March 16, 2022

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:		Councillor:	
Contact Name:		Contact Name:	
Contacted by:	[ ] Phone [ ] E-Mail [ ] Memo [ ] Other	Contacted by:	[ ] Phone [ ] E-mail [ ] Memo [ ] Other
Comments:		Comments:	
Consultation with Divisions and/or Agencies			
Division:	Community Planning	Division:	Priority Development Review Stream
Contact Name:	Dan Nicholson	Contact Name:	Slavisa Mijatovic
Comments:	No Objection	Comments:	No Objection
Legal Services Division Contact			
Contact Name:	Susan Kemp, Legal Conveyancing Clerk		

DAF Tracking No.: 2026-130	**Date**	**Signature**
[X] **Recommended by:** **Deputy City Solicitor, Real Estate Law Ray Mickevicius** [ ] **Approved by:**	2026-Mar-31	Signed By Ray Mickevicius
[X] **Approved by:** **Director, Real Estate Services Alison Folosea**	2026-Mar-31	Signed By Alison Folosea