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

TRACKING NO.: 2026- 083

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

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management
Date Prepared:	February 4, 2026	Phone No.:	416-392-1857

Purpose

To obtain authority for the City to consent, as owner of 2a Flemington Road, Toronto, known as Flemington Park, (the "Property"), to Official Plan and Zoning By-Law Amendment Applications ("Applications") required by Toronto Community Housing Corporation, (the "Applicant") with respect their Lawrence Heights Phase 2 Revitalization Project.

Property

The property municipally known as 2a Flemington Road, Toronto as shown on the Location Map in Appendix "A".

Actions

1. Authority be granted for the City, solely in its capacity as landowner of the Property, to consent the Applicant to include the Property in its Official Plan and Zoning Bylaw Amendment applications related to the Lawrence Heights Phase 2 Revitalization Project , on the terms set out below and any other terms and conditions deemed appropriate by the approving authority herein.

Financial Impact

There is no financial impact from this approval.

The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information as identified in the Financial Impact section.

Comments

The Applicant did not list the City as owner of the Property in the Official Plan Amendment ("OPA") and Zoning Bylaw Amendment ("ZBA") application forms submitted for its Lawrence Heights Phase 2 Revitalization Project on October 31st, 2025.

This Property is the park parcel shown on the Lawrence Heights Phase 2 Revitalization Project.

The OPA and ZBA are being considered for approval at March 26, 27, and 28, 2025 Council with a February 26, 2026, Planning and Housing Committee date to allow the Lawrence Heights Phase 2 Revitalization Project to be considered for Federal Funding.

Terms

The letter of consent to the Applicant will expressly state that the City's consent is being given solely in the City's capacity as owner of the Property, and that by giving such consent, the City shall not be deemed to support or endorse the merits of the Applicant's application, nor to fetter City Council's discretion in any way, including City Council's discretion to accept or reject any offer to purchase the Property. The Applicant shall be required to assume all risk, cost and expense associated with the Applications.

Property Details

Ward:	Ward 8 – Eglinton-Lawrence
Assessment Roll No.:	1908043200030000000, 1908043200030010000
Approximate Size:	irregular
Approximate Area:	23,229 m^2 ± (250,034 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

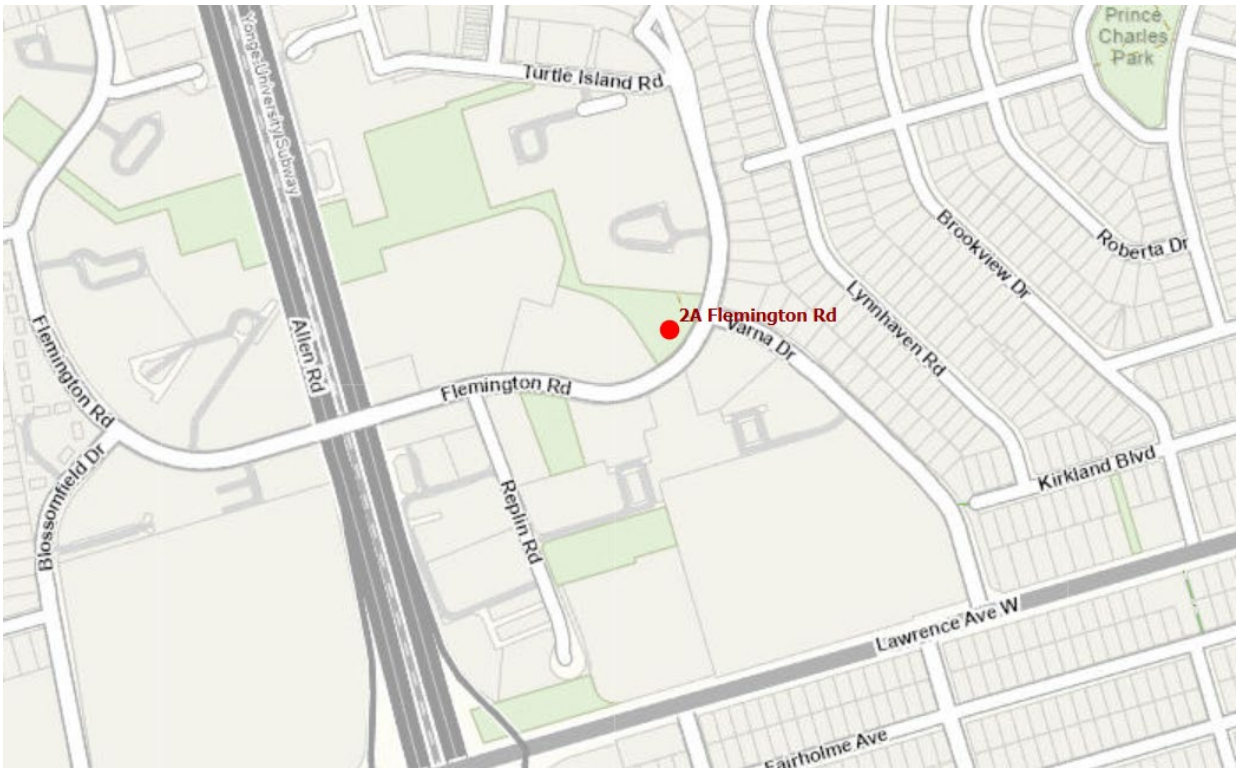
B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:
• Documents required to implement matters for which each position also has delegated approval authority. • Expropriation Applications and Notices following Council approval of expropriation (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:	Mike Colle	Councillor:	
Contact Name:	Andy Stein	Contact Name:	
Contacted by:	[ ] Phone [X] E-Mail [ ] Memo [ ] Other	Contacted by:	[ ] Phone [ ] E-mail [ ] Memo [ ] Other
Comments:	no objection	Comments:	
Consultation with Divisions and/or Agencies			
Division:	Community Planning Development & Growth Services	Division:	**Financial Planning**
Contact Name:	Ben DiRaimo, Senior Planner	Contact Name:	Karen Liu
Comments:	concurs	Comments:	concurs
Legal Services Division Contact			
Contact Name:	Finuzza Mongiovi (Real Estate), Mark Crawford (Planning)		

DAF Tracking No.: 2026- 083	**Date**	**Signature**
[X] **Recommended by:** **Manager, Real Estate Services Josie Lee** [ ] **Approved by:**	Feb. 9, 2026	Signed By Josie Lee
[X] **Approved by:** **Director, Real Estate Services Alison Folosea**	Feb 9, 2026	Signed By Alison Folosea

Appendix "A"

Location Map



Sketch included in OPA and ZBA

