



**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**  
**EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT**

TRACKING NO.: 2025-253

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

Prepared By:	Patricia Chen	Division:	Corporate Real Estate Management
Date Prepared:	August 26, 2025	Phone No.:	437 997 5321

<b>Purpose</b>	To obtain authority to transfer Operational Management and Jurisdiction from Toronto Parking Authority (“TPA”) to Toronto Shelter & Support Services (“TSSS”) with respect to the properties municipally known as 2204-2212 Eglinton Avenue West and 601 Caledonia Road, Toronto (the “Properties”) for the purpose of a shelter under the Homelessness Services Capital Infrastructure Strategy (“HSCIS”).
<b>Property</b>	The properties municipally known as: <ul style="list-style-type: none"> <li>• 601 Caledonia Road, Toronto, being all of PIN 10484-0027 (LT), legally described as PT LT 4 PL 1700 TWP OF YORK AS IN CA488850, S/T &amp; T/W CA488850; TORONTO (YORK), CITY OF TORONTO; and</li> <li>• 2204 Eglinton Avenue West, being all of 10484-0030 (LT), legally described as PT LT 1 PL 1700 TWP OF YORK AS IN TB869125; TORONTO (YORK), CITY OF TORONTO; and</li> <li>• 2212 Eglinton Avenue West, being all of 10484-0029 (LT) and 10484-0440 (LT), legally described as PT LT 1 PL 1700 TWP OF YORK; PT LT 2 PL 1700 TWP OF YORK AS IN CA621586; TORONTO (YORK) , CITY OF TORONTO, (the “Property”) as shown on the Location Map in Appendix “A”.</li> </ul>
<b>Actions</b>	1. To transfer Operational Management and Jurisdiction of the Property from TPA to TSSS.
<b>Financial Impact</b>	After the transfer to Toronto Shelter and Support Services (TSSS), expenses will be charged to CHS063-13. Funding for these expenses are included in 2025-2034 Capital Budget and Plan for TSSS.  The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.
<b>Comments</b>	At its meeting on November 8, 2023, City Council adopted EC7.7 "Shelter Infrastructure Plan and the Homelessness Services Capital Infrastructure Strategy (HSCIS)," to guide capital infrastructure spending decisions from 2024-2033 across the City of Toronto's shelter system. This plan includes transitioning the shelter system towards increased permanency and expanding shelter capacity to respond to sector specific needs. <a href="https://secure.toronto.ca/council/agenda-item.do?item=2023.EC7.7">https://secure.toronto.ca/council/agenda-item.do?item=2023.EC7.7</a>  At its meeting on February 6, 2024, City Council adopted EC9.4 "Homelessness Services Capital Infrastructure Strategy: Real Estate Strategy and Lease Extensions," granting authority to expedite the redevelopment of existing City-owned sites or acquiring new sites for permanent, purpose-built shelters. This includes securing at least five new shelter opportunities in 2024 and medium-term lease extensions at temporary shelters. <a href="https://secure.toronto.ca/council/agenda-item.do?item=2024.EC9.4">https://secure.toronto.ca/council/agenda-item.do?item=2024.EC9.4</a>  In 2023, the Toronto Parking Authority conducted a review of its assets to identify those no longer suitable for operations. As a result, the Properties were identified by TPA staff as surplus to its requirements.  City staff conducted a thorough evaluation and determined that the Properties would be best used as a shelter location under HSCIS, which aims to open up to 20 new shelters City-wide by 2033.  A circulation to the City’s Divisions and Agencies was undertaken to ascertain whether or not there was any other municipal interests in the Properties. No other municipal interest was expressed. The Technical Review Committee has reviewed this matter and concurs.
<b>Terms</b>	N/A

<b>Property Details</b>	<b>Ward:</b>	8 – Eglinton Lawrence
	<b>Assessment Roll No.:</b>	191404323004400, 191404323004300, & 191404323000100
	<b>Approximate Size:</b>	Part A: 34.4 m x 7.6 m ± (112.7 ft x 25.0 ft ±); Part B: 12.2 x 30.5 ± (40.1 ft x 100.1 ft ±); Part C: 10.0 m x 30.5 m ± (32.9 ft x 100.1 ft ±)
	<b>Approximate Area:</b>	927.0 m <sup>2</sup> ± (9978.1 ft <sup>2</sup> ±)
	<b>Other Information:</b>	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. <b>Request/waive hearings of necessity delegated to less senior positions.</b>	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. <b>Request/waive hearings of necessity delegated to less senior positions.</b>
3. Issuance of RFPs/REOs:	<input type="checkbox"/> Issuance of RFPs/REOs.	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	<input checked="" type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.	<input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million. <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. <b>Delegated to a more senior position.</b>	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$5 Million. <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. <input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> (a) Where total compensation does not exceed \$3 Million. <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.	<input type="checkbox"/> (a) Where total compensation does not exceed \$5 Million. <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds

<b>B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>• Documents required to implement matters for which each position also has delegated approval authority.</li> <li>• Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>• Expropriation Applications and Notices following Council approval of expropriation.</li> <li>• Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

**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:	Mike Colle	Councillor:	
Contact Name:	N/A	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input checked="" type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	N/A	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Toronto Parking Authority/TSSS	Division:	Financial Planning Department
Contact Name:	Troy Simpson/Loretta Ramadhin	Contact Name:	Karen Liu
Comments:		Comments:	No objections

**Legal Services Division Contact**

Contact Name: N/A

DAF Tracking No.: 2025-253	Date	Signature
Recommended by: Manager, Real Estate Services Eric Allen	19-SEPT-2025	Signed by Eric Allen
Recommended by: Director, Real Estate Services Alison Folosea	26-Sept-2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management	29-Sept-2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Patrick Matozzo		
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore		X

### Appendix "A" - Location Map

