

## **1555 Danforth Avenue: Jurisdictional Transfer and Park Naming**

**Date:** September 4, 2025

**To:** Infrastructure and Environment Committee

**From:** General Manager, Parks and Recreation

**Wards:** Ward 14 Toronto-Danforth

### **SUMMARY**

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This report summarizes the site history and past Council decisions related to City-owned land at 1555 Danforth Avenue, as referred in item IE23.10. While the site is maintained by Parks and Recreation as green space, it is under the jurisdiction of Toronto Parking Authority. This report outlines the required steps for implementing a jurisdictional transfer from Toronto Parking Authority to Parks and Recreation and a naming as "Coxwell Commons".

### **RECOMMENDATIONS**

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The Interim General Manager, Parks and Recreation recommends that:

1. The Infrastructure and Environment Committee receive this report for information.

### **FINANCIAL IMPACT**

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There are no financial impacts to this report.

No capital or operating costs are anticipated from the proposed jurisdictional transfer and naming of 1555 Danforth Ave. Toronto Parking Authority agrees to transfer the site to Parks and Recreation at no cost. If any costs arise through the due diligence process, they will be accounted for through the Parkland Acquisitions project in Parks and Recreation's 2025-2034 Capital Budget and Plan. Parks and Recreation currently maintains the site within its existing operating budget. The cost of a new park sign will be accommodated within the existing operating budget.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **DECISION HISTORY**

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On July 10, 2025, Infrastructure and Environment Committee considered IE23.10, which recommended Parks and Recreation assume jurisdiction of the green space located at 1555 Danforth Avenue and that the site be named as "Coxwell Commons". Committee referred the recommendations to the Deputy City Manager, Planning and Growth, to identify the relevant City Council decisions on 1555 Danforth Avenue and to report back.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.IE23.10>

## **COMMENTS**

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### **Site Description and History**

The subject site is located at 1555 Danforth Avenue in Ward 14: Toronto-Danforth, near the intersection of Danforth Avenue and Coxwell Avenue. The site currently functions as a public green space with landscaping, benches, lighting, and pedestrian pathways (see Figure 1 in Attachments). It measures approximately 1950 square meters. Danforth Avenue borders the site to the north and a public laneway borders the site to the south. A Toronto Parking Authority surface parking lot (Toronto Parking Authority Lot 173) is situated directly west and several residential and commercial buildings are situated directly east of the site.

Staff have undertaken a comprehensive review of available information from digital records and the City's archives to summarize the site's recent history.

The subject site was the historical location of Robertson Motors, a local car dealership.

The City approved purchase of a portion of the Robertson Motors site through CC7.29 (1991), for \$2.5 million, using funds from the Social Housing Reserve Fund. The site came under the jurisdiction of Corporate Real Estate Management Division at this time.

In 1997, Council approved EX23.103 and authorized Toronto Parking Authority to establish a parking lot on portion of the City-owned property. The report states that, due the cancellation of the Provincial Housing Program, the property was no longer required for housing purposes. To implement EX23.103, the site was split into two sections through a Toronto Parking Authority survey. The western portion now functions as Toronto Parking Authority Lot 173 at 737 Rhodes Avenue, which opened in 1999.

While the intent of EX23.103 was for the lot portion to be transferred to Toronto Parking Authority, the entire parcel including the green space was transferred to Toronto Parking Authority. Staff interpret this as an administrative error.

Toronto Parking Authority reimbursed the Social Housing Reserve Fund \$360k for its portion of land. Toronto Parking Authority's compensation was equal to 15 per cent of the prorated acquisition cost, though the lot comprises roughly 33 per cent of the site. Staff have confirmed that the Social Housing Reserve Fund is no longer active, funds have been repurposed, and there is no requirement to contemplate any further transfers or reimbursements.

In 2000, Toronto Community Council requested that the Commissioner, Economic Development, Culture and Tourism report back to a future meeting on the possibility of naming the green space as "Robertson Parkette" ([TCC2.28](#)). Staff found no record of a Council direction to establish a park and have concluded that the creation of a parkette likely occurred outside of Council authority sometime between 1997 and 2000.

Parks and Recreation funded and installed the current network of pathways roughly between 2000 and 2005.

### **Jurisdictional Transfer**

Although Parks and Recreation staff have maintained the site as a green space for many years, it remains under Toronto Parking Authority jurisdiction. Correcting this administrative discrepancy will rationalize the operating budgets of both Parks and Recreation and Toronto Parking Authority and provide long-term certainty and clarity about the use of the site as a public park.

A request for transfer of operational management from Toronto Parking Authority to Parks and Recreation has been initiated through the City's Technical Review Committee (TRC). TRC facilitates a formal circulation process for City divisions to identify interests, such as utilities or encumbrances, and confirm the boundaries of the parcel to be transferred.

This transfer request was circulated to the August 7, 2025 TRC and comments will be received via the subsequent TRC in September 2025. If the transfer is approved at TRC, staff in Corporate Real Estate Management will prepare and execute a Delegated Approval Form (DAF) to formally implement the transfer. The local Councillor will be formally notified of the DAF, which will be posted publicly on the City's website after it has been executed.

Parks staff will continue to maintain the site during and after the jurisdictional transfer.

### **Park Naming**

The General Manager of Parks and Recreation is authorized to name parks in the context of wayfinding.

The proposed future name, 'Coxwell Commons', is a wayfinding name and will be implemented once the jurisdictional transfer to Parks and Recreation is complete. Parks and Recreation will install a new park sign and update the City's website to reflect the new name.

## Conclusion

City Staff and partners in the Toronto Parking Authority are supportive of the park transfer and naming, which can be advanced under delegated authority. Staff expect that this work can be completed by end of 2025.

## CONTACT

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## SIGNATURE

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Tom Azouz  
Interim General Manager, Parks and Recreation

## ATTACHMENTS

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Figure 1 - Existing Green space at 1555 Danforth Avenue