



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

TRACKING NO.: 2025-142

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

Prepared By:	Clinton van Niekerk	Division:	Corporate Real Estate Management										
Date Prepared:	May 7 <sup>th</sup> , 2025	Phone No.:	437-236-2707										
<b>Purpose</b>	To obtain authority to transfer operations management from Transportation Services (Division) to Parks and Recreation (division) with respect to the various properties described as, the Southeast and Northeast corners of the intersection of Holmes Avenue and Doris Avenue, Toronto for the purpose of Parkland.												
<b>Property</b>	<p>The six properties municipally known as listed below, Toronto, legally described as seen below, City of Toronto, (the "Property"), as shown on the Location Map and R-Plan in Appendix "A".</p> <p>Part of PIN 10080-0064 (LT) – Part of Lot 76 designated as Part 4 on Plan 66R-27703</p> <p>Part of PIN 10080-0183 (LT) – Part of Lot 75 designated as Part 6 on Plan 66R-27703</p> <p>Part of PIN 10080-0081 (LT) – Part of Lot 97 designated as Part 12 on Plan 66R-27703</p> <p>Part of PIN 10080-0082 (LT) – Designated as Part 14 on Plan 66R-27703</p> <p>Part of PIN 10080-0339 (LT) – Part of Lot 77 designated as Part 2 on Plan 66R-27703</p> <p>Part of PIN 10080-0337 (LT) – Part of Lot 96 designated as Part 10 on Plan 66R-27703</p> <p>Part of PIN 10080-0317 (LT) – Part of Lot 62 designated as Part 8 on Plan 66R-27702</p> <p>Part of PIN 10080-0317 (LT) – Part of Lot 63 designated as Part 11 on Plan 66R-27702</p>												
<b>Actions</b>	1. To Transfer all properties Operational Management from Transportation Services to Parks and Recreation.												
<b>Financial Impact</b>	<p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> <p>The ongoing annual maintenance and operations costs of the proposed parkland, including the previous acquisition at 38 Holmes, is estimated to be approximately \$6,926, based on Parks, Forestry, &amp; Recreation's 2024 general parks maintenance budget of \$22,537.50 per hectare annually. These costs will be accommodated in Parks, Forestry, and Recreation's annual operations budget and a future operating budget submission will include the full operating impact of capital. Funding for park development has been identified from Section 42 above 5% and legacy Section 37 from local developments.</p>												
<b>Comments</b>	<p>These properties have been declared surplus by Transportation Services, and they have indicated their support for this transfer. Transfer of operational management of the southeast and northeast corners of the intersection of Holmes Avenue and Doris Avenue from Transportation Services to Parks and Recreation.</p> <p>The northeast corner will be combined with a recent PFR acquisition at 38 Holmes Avenue, which would create a park approximately 2027 m2 in size. The southeast corner park would have an area of approximately 1018 m2. These new parks would serve areas of parkland need as identified in the Parkland Strategy, with less than 12m2 of parkland per person available within a 500- metre walk. The transfer of operational management of the properties represents an opportunity to add additional green space in a parkland priority area.</p>												
<b>Terms</b>	Technical Review committee has reviewed the transfer and has no objections												
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td><td>18 - Willowdale</td></tr> <tr> <td><b>Assessment Roll No.:</b></td><td>Various</td></tr> <tr> <td><b>Approximate Size:</b></td><td>Various</td></tr> <tr> <td><b>Approximate Area:</b></td><td>Various</td></tr> <tr> <td><b>Other Information:</b></td><td>N/A</td></tr> </table>			<b>Ward:</b>	18 - Willowdale	<b>Assessment Roll No.:</b>	Various	<b>Approximate Size:</b>	Various	<b>Approximate Area:</b>	Various	<b>Other Information:</b>	N/A
<b>Ward:</b>	18 - Willowdale												
<b>Assessment Roll No.:</b>	Various												
<b>Approximate Size:</b>	Various												
<b>Approximate Area:</b>	Various												
<b>Other Information:</b>	N/A												

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

**B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:**

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

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

**Consultation with Divisions and/or Agencies**

Division:	Parks and Recreation	Division:	Transportation Services
Contact Name:	Patrick Stogianou	Contact Name:	Howie Dayton
Comments:		Comments:	

**Legal Services Division Contact**

Contact Name:	
---------------	--

DAF Tracking No.: 2025-142	Date	Signature
Recommended by: Acting Manager, Real Estate Services Eric Allen	07-MAY-2025	Signed by Eric Allen
Recommended by: Director, Real Estate Services Alison Folosea	12/05/2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	May 12, 2025	Signed by Patrick Matozzo

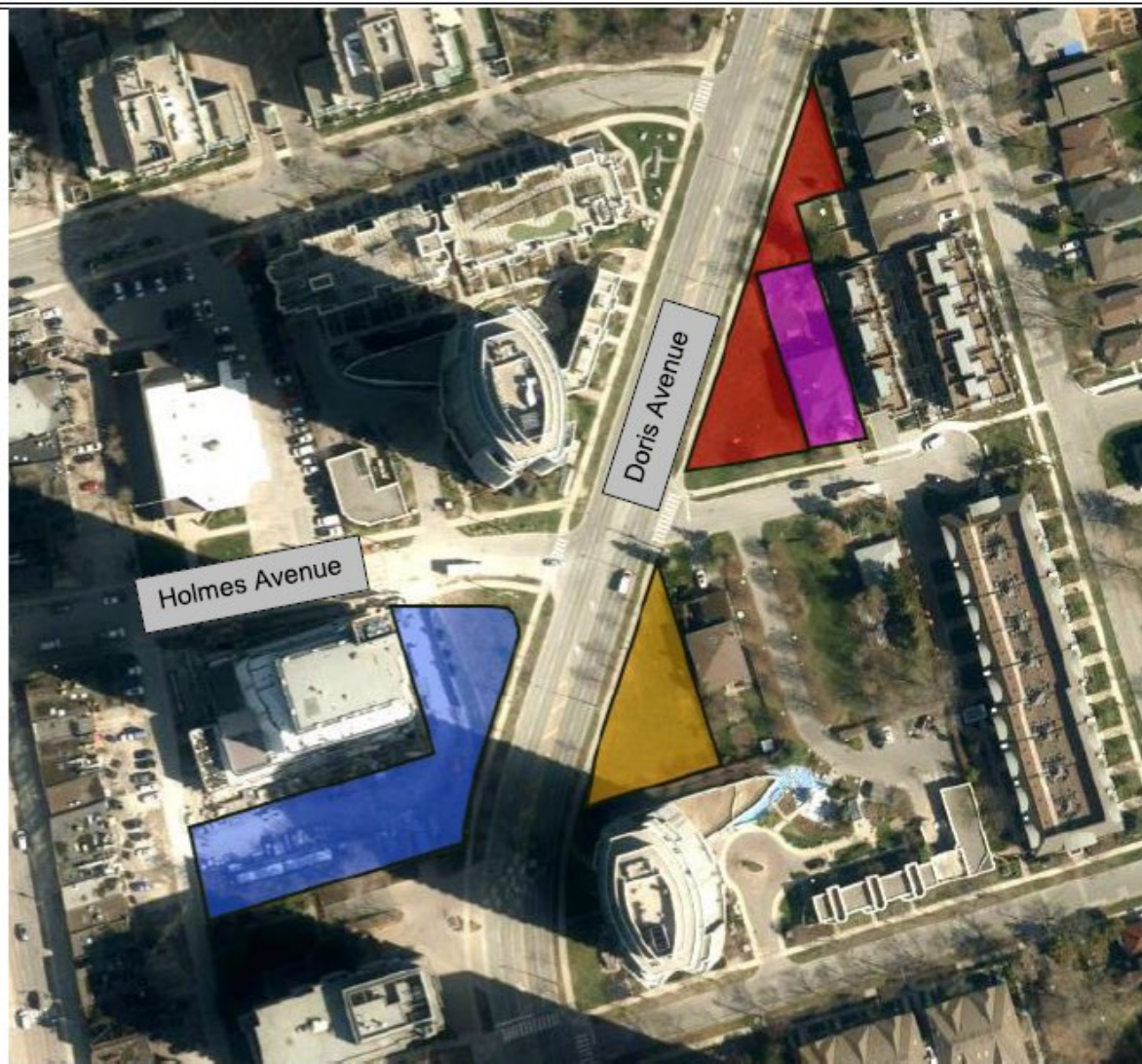
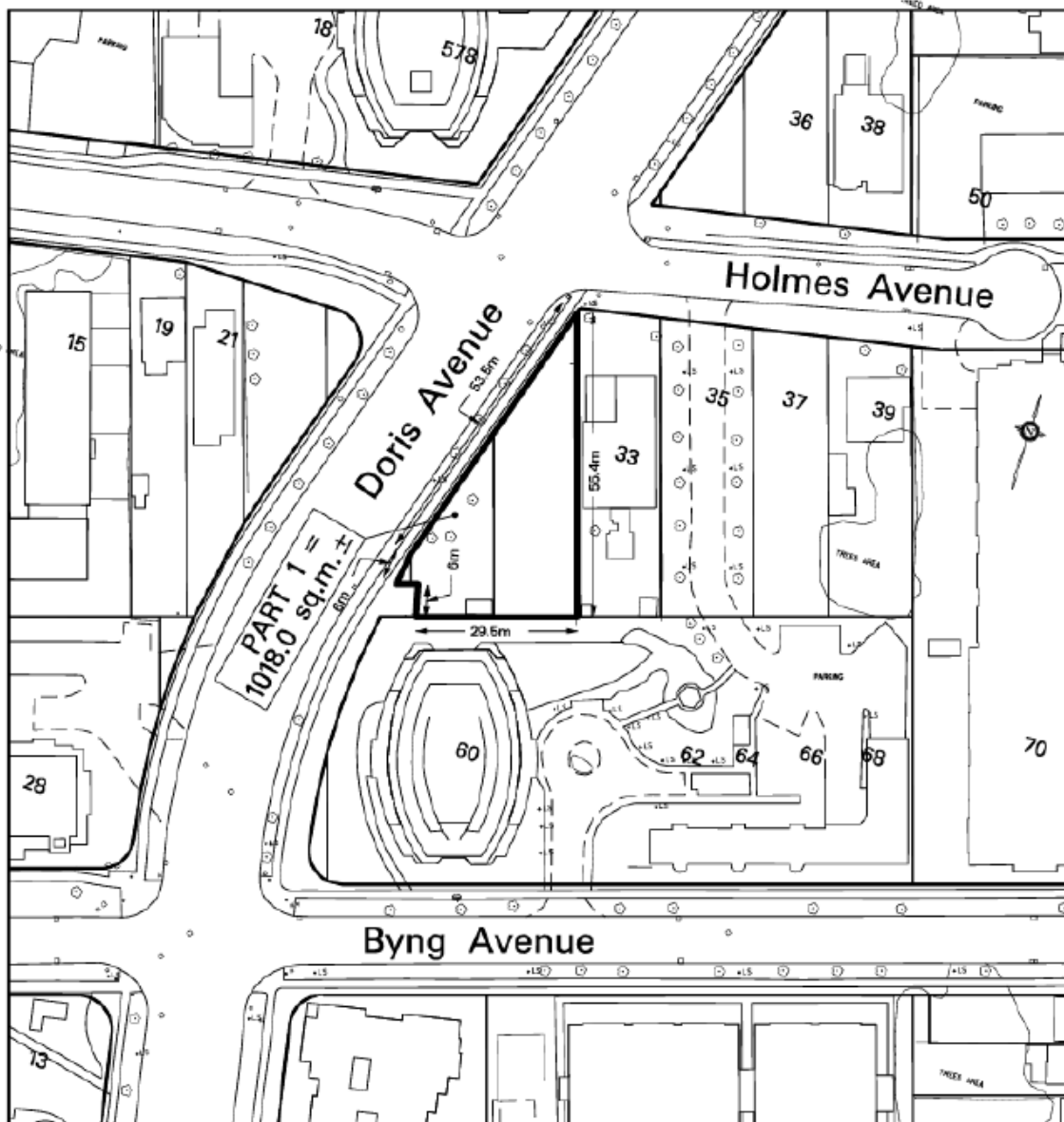


Figure 4: PFR land ownership at Doris and Holmes. The colouring is as follows:

- Red: northeast corner lands to be transferred to PFR
- Orange: southeast corner lands to be transferred to PFR
- Pink: previous acquisition of 38 Holmes, to be combined with the northeast corner lands
- Blue: future Holmes Park, which includes the current Holmes Park (created by the combination of a transfer and a dedication), and phase 2 (dedication)







**Toronto**  
ENGINEERING & CONSTRUCTION SERVICES  
ENGINEERING SUPPORT SERVICES  
LAND & PROPERTY SURVEYS

NOTE:  
THIS SKETCH HAS BEEN  
COMPILED FROM OFFICE  
RECORDS. MEASUREMENTS  
ARE APPROXIMATE

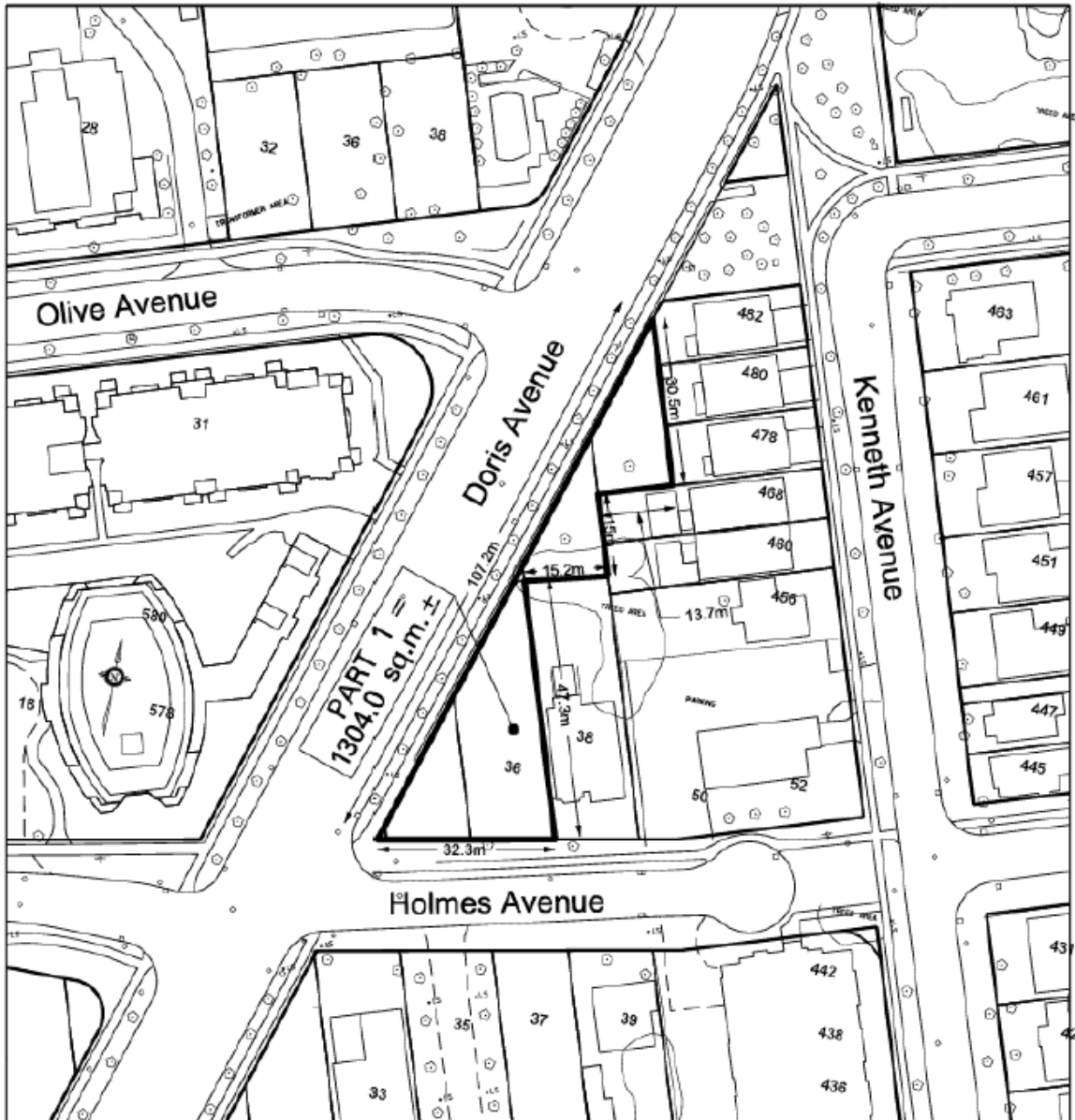
CHECK BY JOHN HOUSE  
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET  
CITY OWNED LAND AT THE SOUTHEAST CORNER OF  
DORIS AVENUE AND HOLMES AVENUE

WARD 18 - WILLOWDALE  
DATE: SEPTEMBER 20, 2019

SKETCH No. PS-2019-107

Figure 5: Sketch of the southeast corner site to be transferred.



**TORONTO**

ENGINEERING & CONSTRUCTION SERVICES  
ENGINEERING SUPPORT SERVICES  
LAND & PROPERTY SURVEYS

**NOTE:**

THIS SKETCH HAS BEEN  
COMPILED FROM OFFICE  
RECORDS. MEASUREMENTS  
ARE APPROXIMATE

CHECK BY JOHN HOUSE

PREPARED BY: DWAYNE PITT

WARD 18 - WILLOWDALE

DATE: APRIL 24, 2020

**PROPERTY INFORMATION SHEET**  
**CITY OWNED LAND**  
**EAST SIDE OF DORIS AVENUE BETWEEN**  
**HOLMES AVENUE AND OLIVE AVENUE**

**SKETCH No. PS-2020-031**

Figure 6: Sketch of the northeast corner site to be transferred.