



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

TRACKING NO.: 2025-175

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

Prepared By:	Avery Carr	Division:	Corporate Real Estate Management										
Date Prepared:	June 16, 2025	Phone No.:	647-458-1934										
Purpose	To initiate the process to permanently close a portion of Villiers Street located west of Munition Street and east of Don Roadway and to authorize the General Manager of Transportation Services to give notice of a proposed by-law to close the same portion of Villiers Street.												
Property	PART OF PIN 21385-0060 (LT), PART OF VILLIERS STREET, PLAN 540-E, DESIGNATED AS PARTS 4-5 AND PARTS 9-12 ON REGISTERED PLAN 66R-33606, as displayed in Appendix "A".												
Actions	1. The General Manager of Transportation Services be authorized to give notice to the public of a proposed by-law to permanently close a portion of Villiers Street in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.												
Financial Impact	<p>There is no financial impact associated with the proposed closure of a portion of Villiers Street.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>												
Comments	<p>As part of the Port Lands Flood Protection Project ("PLFP"), pursuant to the tri-governmental contribution agreement dated May 1, 2018 and amended as of June 1, 2023 and December 17, 2024, Waterfront Toronto ("WT") is constructing the new mouth of the Don River.</p> <p>To facilitate construction of the new Don River mouth valley lands, a portion of Villiers Street west of Don Roadway and east of Munition Street was temporarily closed in January 2024 and the east end of Villiers Street became an interim dead-end roadway for all road users. In February 2025, this temporary road closure was extended until December 31, 2025, to accommodate continued construction staging activities in the area.</p> <p>As construction of the Don River valley lands concludes, the parcels of land comprising Villiers Street east of the dead-end to Don Roadway will no longer be required for construction staging and will be permanently closed and stopped up as public highway. Following the permanent closure, these lands will be transferred to the Parks and Recreation Division for operational management. In the future, a new public street will connect the remaining western section of Villiers Street southwards to Commissioners Street.</p>												
Terms	Not applicable												
Property Details	<table border="1"> <tr> <td>Ward:</td><td>14 – Toronto-Danforth</td></tr> <tr> <td>Assessment Roll No.:</td><td></td></tr> <tr> <td>Approximate Size:</td><td></td></tr> <tr> <td>Approximate Area:</td><td></td></tr> <tr> <td>Other Information:</td><td>Portion of existing municipal highway (Villiers Street)</td></tr> </table>			Ward:	14 – Toronto-Danforth	Assessment Roll No.:		Approximate Size:		Approximate Area:		Other Information:	Portion of existing municipal highway (Villiers Street)
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Approximate Area:													
Other Information:	Portion of existing municipal highway (Villiers Street)												

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate 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 & Parks & 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 \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input checked="" type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 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 \$1 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 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 \$1 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. 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

☒ Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)

Councillor:	Paula Fletcher						Councillor:									
Contact Name:	Catherine LeBlanc-Miller						Contact Name:									
Contacted by:		Phone	X	E-Mail		Memo		Contacted by:		Phone		E-mail		Memo		Other
Comments:	No concerns						Comments:									

Consultation with Divisions and/or Agencies

Division:	Transportation Services				Division:	Financial Planning			
Contact Name:	David Hunter				Contact Name:	Ciro Tarantino			
Comments:	No comments				Comments:	No comments			

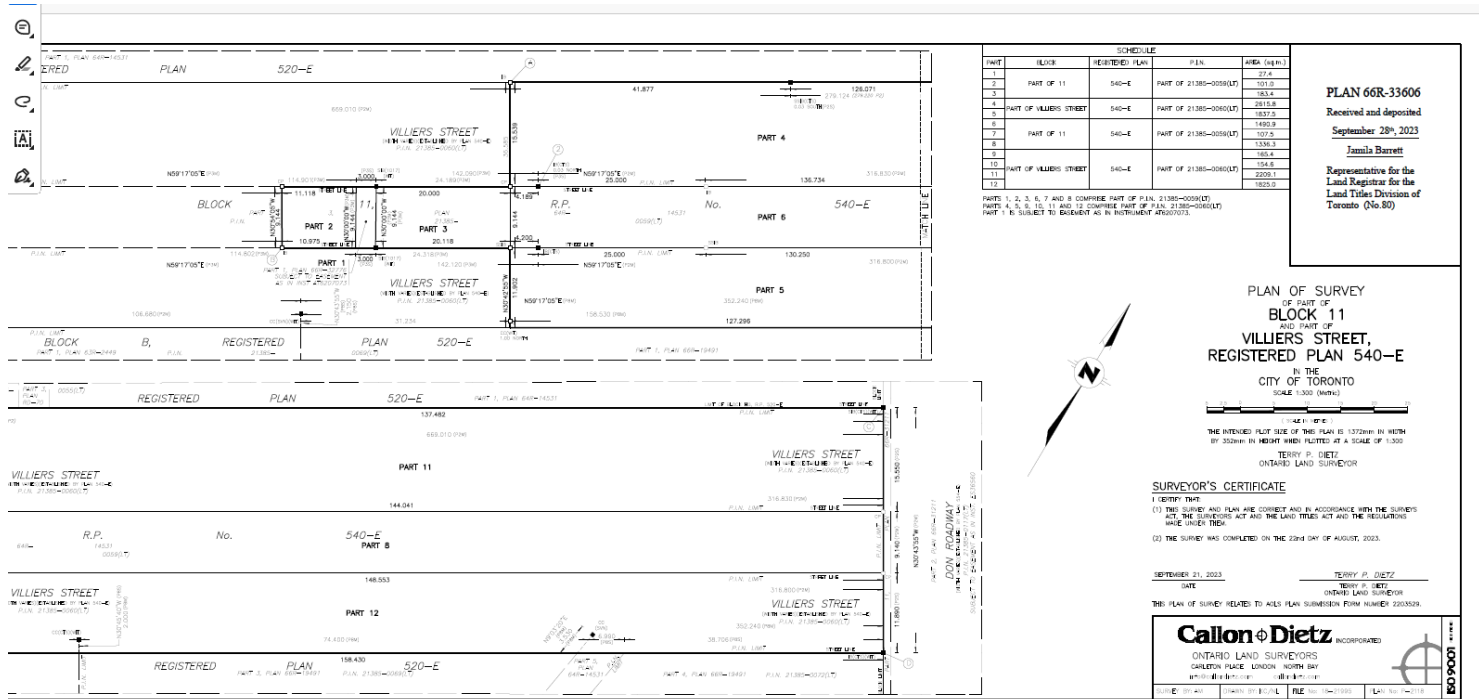
Legal Services Division Contact

Contact Name: Anders Knudsen

DAF Tracking No.: 2025-175	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Eric Allen	19-JUN-2025	Signed by Eric Allen
<input type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	04-07-2025	Signed by Alison Folosea

Appendix "A"

Location Map



LEGEND:

- DENOTES SURVEY MONUMENT SET
 ■ DENOTES SURVEY MONUMENT FOUND
 SSB DENOTES STAGNANT IRON BAR
 SSB DENOTES SHORT STANDARD IRON BAR
 RB DENOTES ROUND IRON BAR
 RB DENOTES ROUND IRON BAR
 CC DENOTES CUT CROSS
 CU DENOTES CROWN UMBILICUS
 SCP DENOTES SPECIFIED CONTROL POINT
 WT DENOTES WITNESS
 W DENOTES MEASURED
 S DENOTES SET
 1017 DENOTES CALLON DIETZ, O.L.S.'s
 CTS DENOTES CITY OF TORONTO
 SWN DENOTES SPOUNT AND VANDERSTRADE, O.L.S.'s
 P1 DENOTES PLAN 668-31211
 P2 DENOTES PLAN 648-14531
 P3 DENOTES PLAN 668-32776
 P8 DENOTES PLAN 668-19491

NOTE:

UNLESS OTHERWISE NOTED ALL DIMENSIONS SHOWN ARE MEASURED
 BEARINGS ARE WITH GRID DERIVED FROM SPECIFIED CONTROL POINTS
 02219740800 AND 02219740890, NAD 83, ZONE 10, NAD 27 (ORIGINAL)
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
 MULTIPLYING BY THE CORRECTION SCALE FACTOR OF 0.99993.

INTEGRATION DATA:

SPECIFIED CONTROL POINTS (SCP's), NAD 83, ZONE 10, NAD 27 (ORIGINAL)		
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.S. 216/10		
POINT ID	NORTHING	EASTING
SCP 02219740800	4833622.849	316881.185
SCP 02219740890	4833991.195	316782.353
PLAN COORDINATES: NAD 83, ZONE 10, NAD 27 (ORIGINAL)		
1	4834004.08	316781.68
2	4834084.41	316899.16
A	4834090.63	316887.62
B	4834057.00	316870.92
C	4834250.08	317163.57
D	4834226.14	317182.26
PLAN COORDINATES: NAD 83, ZONE 10, NAD 83 (CSRS)		
1	4834226.16	316797.47
2	4834306.49	316914.94
A	4834317.71	316903.40
B	4834275.08	316886.70
C	4834481.66	317179.35
D	4834450.22	317188.04
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

