



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

TRACKING NO.: 2026-015

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
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Date Prepared:	February 9 th , 2026	Phone No.:	437-236-2707
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Purpose To obtain authority to transfer operations management from Corporate Real Estate Management to Parks and Recreation with respect to the property municipally known as 66 Douglas Crescent, Toronto for the purpose of formalize as Parkland.

Property The property municipally known as 66 Douglas Crescent, Toronto, legally described as Pt Lt 77 PI 2398 Twp Of York; Pt Lt 78 PI 2398 Twp Of York; Pt Lt 79 PI 2398 Twp Of York As In Ey25652 Except Ca548432, Ca274986 & Tb75043; Toronto (E York) , City Of Toronto, City of Toronto, being all of PIN 103940103, (the "Property"), as shown on the PS Sketch PS-2021-057 in Appendix "A".

Actions 1. To Transfer Operational and Jurisdictional Management from Corporate Real Estate Management To Parks and Recreation.

Financial Impact Parks and Recreation anticipates it will cost approximately \$3,200 annually to maintain the property. Funding is included in the 2026 Parks and Recreation's Operating Budget.

The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.

Comments Parks and Recreation is requesting the transfer of operational management of the lands north of Pottery Rd and east of Bayview Ave (Parts 1 & 2, PS Sketch 2019-136) in order to revitalize the Cudmore Creek wetland. The subject site is under the operational management of Transportation Services including portions of untraveled road and road allowance associated with Pottery Rd and Bayview Ave.

The site is designated as a natural area in the Official Plan and is adjacent to an environmentally significant area (ESA-Crothers Woods). There are strong ecological and natural heritage benefits of bringing the land under the management of Parks and Recreation. The site was filled in following a sewer line break in the early 1990s and has been used as in informal parking lot since that time. This has created issues with road safety, the lack of ecological restoration and continued degradation of the site

The revitalization of the site will improve the wetland habitat and the southern trailhead of the Crothers Woods recreational trails. This will advance objectives in the Official Plan, Toronto Ravine Strategy, Natural Environment Trail Strategy, and Biodiversity Strategy. The Cudmore Creek Revitalization also aligns with the City of Toronto's Corporate Strategic Plan by investing in people and neighbourhoods through investment in public access to recreational and natural heritage opportunities, and tackling climate change and building resilience by protecting and investing in ecosystems and natural spaces.

Parks and Recreation has and continues to consult extensively with other agencies and divisions such as HydroOne, Metrolinx, Toronto & Region Conservation Authority, Transportation Services, and Toronto Water to mitigate impacts and ensure operational needs are met.

Technical Review Committee has reviewed the transfer and has no objections.

Property Details	Ward:	Ward 11 – University - Rosedale
	Assessment Roll No.:	1906-04-1-040-04000
	Approximate Size:	335.1 sq m
	Approximate Area:	335.1 sq m
	Other Information:	

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. Request/waive hearings of necessity delegated to less senior positions.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. Request/waive hearings of necessity delegated to less senior positions.
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. Delegated to a more senior position.	<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. 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:	N/A					Councillor:					
Contact Name:						Contact Name:					
Contacted by:	Phone	<input checked="" type="checkbox"/>	E-Mail	Memo	Other	Contacted by:	Phone		E-mail	Memo	Other
Comments:						Comments:					

Consultation with Divisions and/or Agencies

Division:	Parks and Recreation	Division:	CREM
Contact Name:	Jason Bragg	Contact Name:	Eric Allen
Comments:		Comments:	

Legal Services Division Contact

Contact Name:	
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DAF Tracking No.: 2026 - 015	Date	Signature
Recommended by: Manager, Real Estate Services Eric Allen	19-FEB-2026	Signed by Eric Allen
Recommended by: Director, Real Estate Services Alison Folosea	Feb 23, 2026	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	Feb. 23, 2026	Signed by Patrick Matozzo



PROPERTY INFORMATION SHEET

SKETCH SHOWING
NO 66 DOUGLAS CRESCENT

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

CHECK BY ANA MICHALEK
PREPARED BY DWAYNE PITT

WARD 11 - UNIVERSITY-ROSEDALE
DATE: OCTOBER 25 2021

SKETCH No PS 2021-057

Appendix "B"

Location Map



