

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

TRACKING NO.: 2025-293

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:	September 23, 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 property municipally known as Right of Way (Lands north of Lawrence Ave E, west of Starspray Blvd, Parts 1 and 2 in Plan 66R-34623), Toronto, for the purpose of a new public park (proposed to be programmed as a Dog Off-Leash Area)												
<b>Property</b>	The property municipally known as 6600 Lawrence Avenue East, Toronto, legally described as Parts 1 and 2 in Plan 66R-34623, City of Toronto, being all of PIN 062140476, (the "Property"), as shown on the Location Map in Appendix "A" and R Plan as Parts 1 and 2 in Plan 66R-34623.												
<b>Actions</b>	<ol style="list-style-type: none"> <li>To transfer operational management from Transportation Services to Parks and Recreation.</li> <li>Authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Properties (Parts 1 and 2 in Plan 66R-34623) as a public highway in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, and, in addition, by publishing notice of the proposed by-law once in a local community newspaper, with the Ward 24 Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.</li> <li>Authorize Transportation Services staff to advise the public of the proposed closure of the Properties (Parts 1 and 2 in Plan 66R-34623) as a public highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City's website for at least five working days prior to the Ward 24 Community Council meeting at which the proposed by-law to close the Property as a public highway will be considered.</li> <li>Conditional upon City Council approval to permanently stop up and close the Former Highway Lands as a public highway (Parts 1 and 2 in Plan 66R-34623), transfer operational management of the Former Highway Lands from Transportation Services to Parks and Recreation ("P&amp;R").</li> </ol>												
<b>Financial Impact</b>	<p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information. No Financial Impact</p> <p>An environmental assessment in 2024 confirmed no further investigations were needed, with costs of \$3,450 covered through Parkland Acquisition funds. The 2025–2034 Capital Budget allocates \$302,000 for park construction, with ongoing maintenance estimated at \$3,000 annually, and costs to maintain the future Dog Off-Leash Area to be determined in the design phase.</p>												
<b>Comments</b>	<p>Parks &amp; Recreation (P&amp;R) requested the transfer of operational management of Parts 1 and 2 on Plan 66R-34623 (Subject Property), contingent on City Council's approval of stopping up and closing those portions of the right-of-way. The Subject Property has an area of 1998.5 m<sup>2</sup> and is proposed to be developed into a new Off-Leash Area to serve the local community.</p> <p>Technical Review Committee has reviewed and has no objections.</p>												
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td> <td>25 - Scarborough-Rouge Park</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>N/A</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>1998.5m2</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>1998.5m2</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	25 - Scarborough-Rouge Park	<b>Assessment Roll No.:</b>	N/A	<b>Approximate Size:</b>	1998.5m2	<b>Approximate Area:</b>	1998.5m2	<b>Other Information:</b>	
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<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 checked="" 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"/> (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"/> (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"/> (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"/> (a) Where total compensation does not exceed \$5 Million.
	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.	<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"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences
	<input type="checkbox"/> (b) Releases/Discharges	<input type="checkbox"/> (b) Releases/Discharges
	<input type="checkbox"/> (c) Surrenders/Abandonments	<input type="checkbox"/> (c) Surrenders/Abandonments
	<input type="checkbox"/> (d) Enforcements/Terminations	<input type="checkbox"/> (d) Enforcements/Terminations
	<input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates	<input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates
	<input type="checkbox"/> (f) Objections/Waivers/Cautions	<input type="checkbox"/> (f) Objections/Waivers/Cautions
	<input type="checkbox"/> (g) Notices of Lease and Sublease	<input type="checkbox"/> (g) Notices of Lease and Sublease
	<input type="checkbox"/> (h) Consent to regulatory applications by City, as owner	<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"/> (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"/> (j) Documentation relating to Land Titles applications
	<input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds	<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**

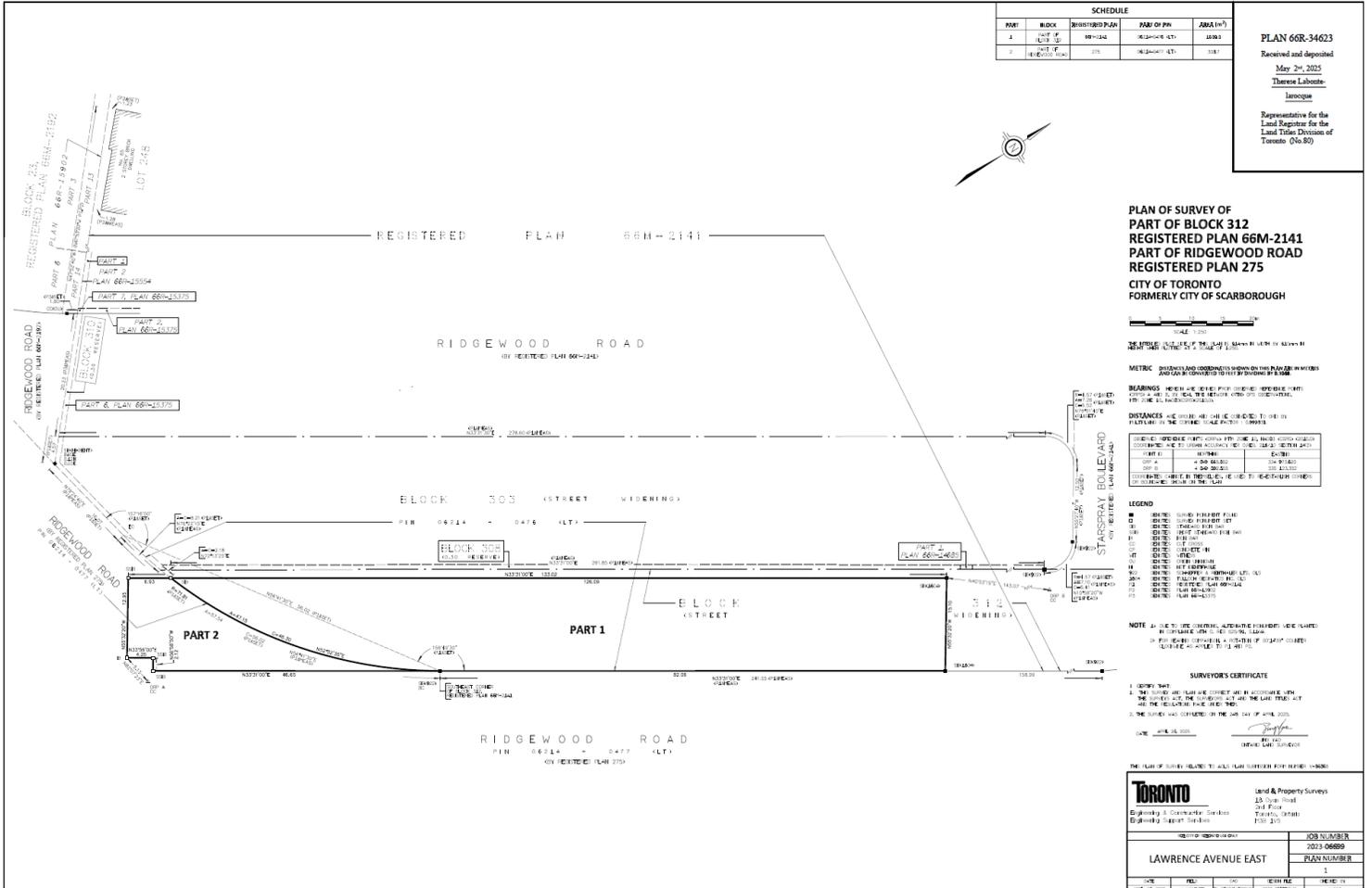
Division:	Parks and Recreations	Division:	Transportation Services
Contact Name:	Teresa Lui	Contact Name:	Farhad Razmyar
Comments:		Comments:	

**Legal Services Division Contact**

Contact Name:	
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DAF Tracking No.: 2025 - 293	Date	Signature
Recommended by: Manager, Real Estate Services Eric Allen	22-OCT-2025	Signed by Eric Allen
Recommended by: Director, Real Estate Services Alison Folosea	27-OCT-2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input type="checkbox"/> Approved by: Patrick Matozzo	Oct 27, 2025	Signed by Patrick Matozzo

# Appendix "A"



### Location Map

