

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

TRACKING NO.: 2026 - 188

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:	21 May 2026	Phone No.:	437-236-2707										
Purpose	To obtain authority to transfer operations management from Corporate Real Estate Management (division) to Parks and Recreation (division) with respect to the property municipally known as 876 Church Street, Toronto for the purpose of parkland.												
Property	The property municipally known as 876 Church Street, Toronto, legally described as PLAN E682 PT LOTS 7 & 8, City of Toronto, (the "Property"), as shown on the Location Map in Appendix "A and B".												
Actions	1. To transfer Operational Management from Corporate Real Estate Management to Parks and Recreation.												
Financial Impact	The Chief Financial Officer and Treasurer have reviewed this DAF and agrees with the financial impact information. In order to fund park development, City Council, through 2025.MM28.1, approved a development charge credit against the Parks and Recreation component of the Development Charges by the Owner of the owner of 148 Yorkville Avenue for the design and construction of above-base park improvements on this property and the adjacent property at 819 Yonge Street. Operating costs for the constructed park, which includes both 819 Yonge St and 876 Church St, will be included in a future Parks and Recreation operating budget as part of the annual budget process.												
Comments	The Subject Property is 106 m² in area and located at the southeast corner of the intersection of Yonge Street and Church Street. It is adjacent to 819 Yonge Street, which P&R has secured as a park dedication and purchase as per the City Council approval 2025.MM28.1 (https://secure.toronto.ca/council/agenda-item.do?item=2025.MM28.1) The occupants of 819 Yonge St currently use and maintain the Subject Property as a parking area. Functionally, the use of the Subject Property is integrated with 819 Yonge St. Once transferred the two properties would continue to function as one site at this prominent corner in the form of a park managed by P&R. The Technical Review Committee has reviewed the transfer and has no objections.												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>11</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>19 04 101 070 004 00</td> </tr> <tr> <td>Approximate Size:</td> <td>1138 Ft²</td> </tr> <tr> <td>Approximate Area:</td> <td>1138 Ft²</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	11	Assessment Roll No.:	19 04 101 070 004 00	Approximate Size:	1138 Ft ²	Approximate Area:	1138 Ft ²	Other Information:	
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A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensor): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	☐ Where total compensation does not exceed \$3 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. ☐ (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. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. ☒ Transfer of Operational Management to Divisions, Agencies and Corporations. ☐ Where total compensation does not exceed \$3 Million. ☐ Where total compensation does not exceed \$3 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (a) Where total compensation (including options/renewals) does not exceed \$3 Million. ☐ (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. ☐ Where total compensation (including options/renewals) does not exceed \$3 Million. ☐ (a) Where total compensation does not exceed \$3 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$3 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (a) Approvals, Consents, Notices and Assignments under all Leases/Licences ☐ (b) Releases/Discharges ☐ (c) Surrenders/Abandonments ☐ (d) Enforcements/Terminations ☐ (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates ☐ (f) Objections/Waivers/Cautions ☐ (g) Notices of Lease and Sublease ☐ (h) Consent to regulatory applications by City, as owner ☐ (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ (j) Documentation relating to Land Titles applications ☐ (k) Correcting/Quit Claim Transfer/Deeds	☐ Where total compensation does not exceed \$5 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. ☐ (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. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. ☐ Transfer of Operational Management to Divisions, Agencies and Corporations. ☐ Where total compensation does not exceed \$5 Million. ☐ Where total compensation does not exceed \$5 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (a) Where total compensation (including options/renewals) does not exceed \$5 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. ☐ (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. ☐ Where total compensation (including options/renewals) does not exceed \$5 Million. ☐ (a) Where total compensation does not exceed \$5 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$5 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (a) Approvals, Consents, Notices and Assignments under all Leases/Licences ☐ (b) Releases/Discharges ☐ (c) Surrenders/Abandonments ☐ (d) Enforcements/Terminations ☐ (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates ☐ (f) Objections/Waivers/Cautions ☐ (g) Notices of Lease and Sublease ☐ (h) Consent to regulatory applications by City, as owner ☐ (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ (j) Documentation relating to Land Titles applications ☐ (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 ☐ X ☐ E-Mail ☐ Memo ☐ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:		Comments:	

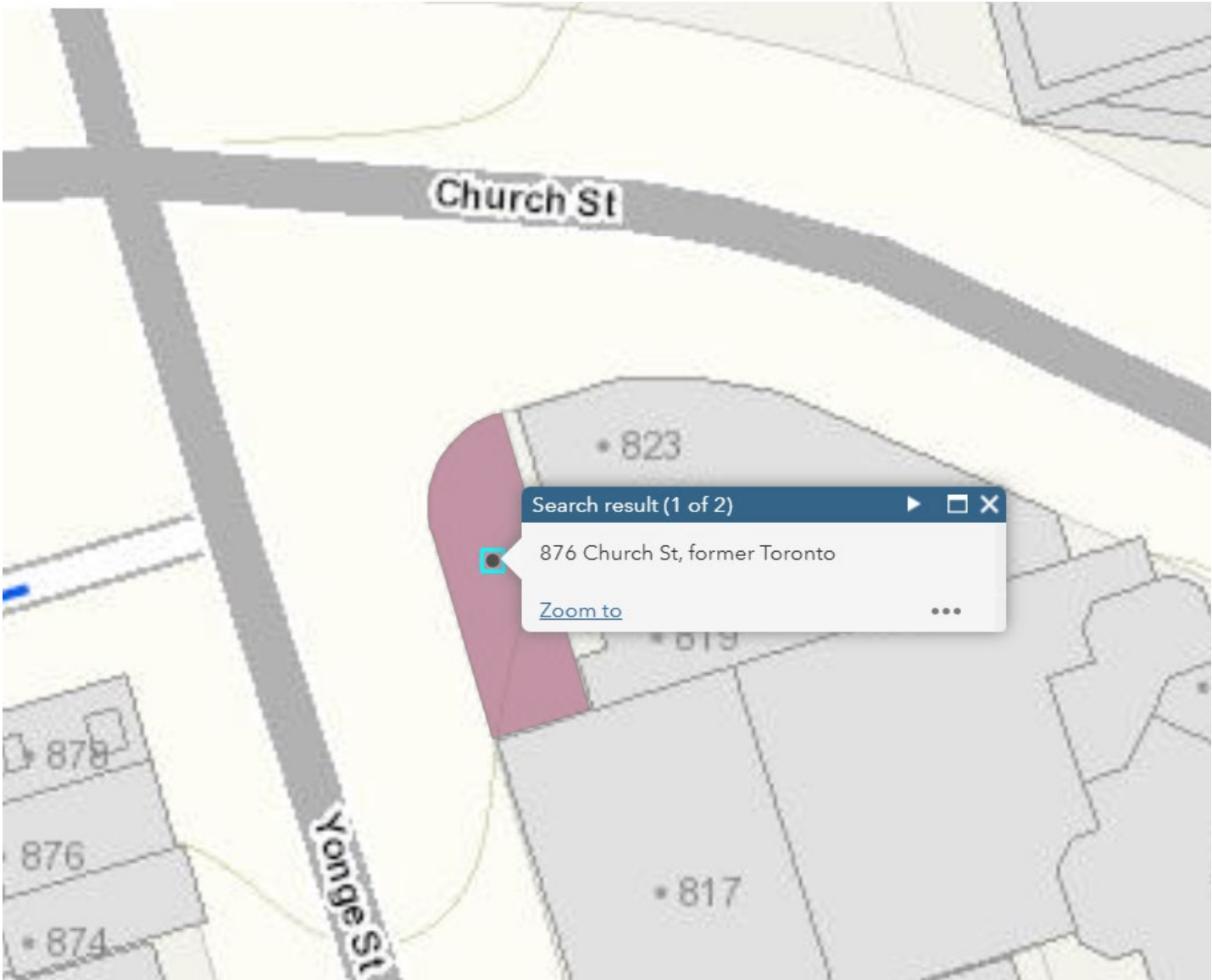
Consultation with Divisions and/or Agencies

Division:	Parks and Recreation	Division:	Corporate Real Estate Management
Contact Name:	Paul Farish	Contact Name:	Josie Lee
Comments:	None	Comments:	None

Legal Services Division Contact

Contact Name:	
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DAF Tracking No.: 2026 - 188	Date	Signature
Recommended by: Manager, Real Estate Services Eric Allen	21-May-2016	Signed By Eric Allen
Recommended by: Director, Real Estate Services Alison Folosea	May 29, 2026	Signed By Alison Folosea
☐ Recommended by: Executive Director, Corporate Real Estate Management ☐ Approved by: Patrick Matozzo	June 1, 2026	Signed By Patrick Matozzo



Appendix "B"

Location Map

