



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

Expropriation of Easements to Construct the Fairbank-Silverthorn Storm Trunk Sewer System - Stage 2

Date: August 28, 2020

To: General Government and Licensing Committee

From: Executive Director, Corporate Real Estate Management

Wards: Ward 5 - York South-Weston and Ward 9 - Davenport

REASON FOR CONFIDENTIAL INFORMATION

This report deals with a proposed or pending acquisition of land interests by the City of Toronto (the "City").

SUMMARY

This report seeks approval from City Council as Approving Authority under the Expropriations Act, to expropriate stratified permanent easements (the "Easements") involving portions of the properties municipally known as 441 Blackthorn Avenue, 415 Nairn Avenue, 417 Nairn Avenue, 419 Nairn Avenue, 18 Branstone Road, 20 Branstone Road, 119 Ennerdale Road, 49 Dynevor Road, 65 Dynevor Road and 2226 Dufferin street (collectively, the "Properties"). This report also seeks approval for the City, as Expropriating Authority under the Expropriations Act, to serve associated notices and make statutory Offers of Compensation in accordance with the Expropriations Act.

The Easements are required to proceed with the proposed construction of the Fairbank-Silverthorn Storm Trunk Sewer System (the "Project"). The Project is part of the City of Toronto's Basement Flooding Protection Program to help reduce the risk of future basement flooding in the Fairbank and Silverthorn communities in Toronto. Construction is anticipated to commence in 2021.

This report relates to the second stage of the expropriation process. During the first stage and in accordance with the Expropriations Act, Notices of Application for Approval to Expropriate were served on all applicable "registered owners", who had 30 days to

request an inquiry into whether the proposed taking is fair, sound, and reasonably necessary.

The City did not receive any requests for a hearing of necessity from any of the applicable parties. City Council may now approve the expropriation by this Stage 2 report. If authorized, the Expropriation Plans will be registered and associated notices served. Statutory Offers of Compensation must be served prior to the City taking possession of the expropriated properties.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management, recommends that:

1. City Council, as the Approving Authority under the Expropriations Act, approve the expropriation of the Easements as set out in Appendix A and as identified on the draft Expropriation Plans displayed in Appendix B, to proceed with the proposed construction of the Fairbank-Silverthorn Storm Trunk Sewer System.
2. City Council authorize the City of Toronto, as Expropriating Authority under the Expropriations Act, to take all necessary steps to comply with the Expropriations Act, including but not limited to, the preparation and registration of Expropriation Plans and the service of Notices of Expropriation, Notices of Election and Notices of Possession.
3. City Council authorize the Executive Director, Corporate Real Estate Management, or their designate to prepare and serve offers of compensation in accordance with the requirements of the Expropriations Act.
4. City Council authorize the public release of the confidential information contained in Confidential Attachment 1 once there has been a final determination of all claims for compensation payable to the property owners to the satisfaction of the City Solicitor.

FINANCIAL IMPACT

Confidential Attachment 1 to this report identifies the initial estimated value of the required Easements associated with the Properties.

Funding to acquire the Easements and the disbursement of all anticipated costs associated with the proposed expropriations is available in the 2020-2029 Council Approved Capital Budget and Plan for Toronto Water under the capital project account CWW421-11.

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

DECISION HISTORY

At its meeting held on January 17, 2019, the Infrastructure and Environment Committee adopted Item IE1.2, granting authority to the Chief Engineer and Executive Director, Engineering and Construction Services to negotiate and enter into an agreement with CH2M Hill Canada Ltd., (being the highest overall scoring proponent meeting the requirements of RFP No. 9117-18-7185), to provide Professional Engineering Services for the Detailed Design, Services During Construction and Post Construction Services for the Fairbank Silverthorn Storm Trunk Sewer System, in the amount of \$30,469,539 net of Harmonized Sales Tax recoveries.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.IE1.2>

At its meeting held on June 18, 2019, City Council adopted Item EX6.4 with amendments titled, "Federal Disaster Mitigation and Adaption Fund - Update". The report provided an update on the Disaster Mitigation and Adaptation Fund program and sought City Council approval for the Mayor to execute contribution agreements for projects that are successful in receiving funding under the Disaster Mitigation and Adaptation Fund from the Government of Canada.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX6.4>

At its meeting held on October 2, 2019, City Council adopted Item GL7.12 titled, "Expropriation of Permanent Easements for the Fairbank-Silverthorn Storm Trunk Sewer System", granting authority to the Executive Director, Corporate Real Estate Management, to continue negotiations for the acquisition of the necessary easements and initiate expropriation proceedings for the easements in connection with the Fairbank Silverthorn Storm Trunk Sewer System. City Council also directed the Executive Director, Corporate Real Estate Management, to serve and publish Notices of Application for Approval to Expropriate the Project Requirements, to forward any requests for hearing to the Chief Inquiry Officer, to attend any hearings to present the City of Toronto's position and to report the Chief Inquiry Officer's recommendation to City Council for consideration.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.GL7.12>

COMMENTS

The Project was recommended through the Investigation of Chronic Basement Flooding Study Area 3 Class Environmental Assessment completed in 2010. The Project involves the construction of approximately 14 kilometers of new subsurface storm sewers which will provide basement flooding protection to approximately 4,295 homes in Toronto's Fairbank and Silverthorn communities as well as reduce the combined sewer overflows. The major component of the Project is the construction of a 4.5 meter diameter (approximate) storm trunk sewer to collect, store and convey storm water from the impacted communities to the Black Creek water course.

The storm trunk sewer tunnel will be constructed using a tunnel boring machine at a depth of 13 to 40 metres below the surface of each impacted property. As a result of the

proposed method of construction, there will be no work or disturbance on the surface above the sewer tunnel.

The majority of the sewer tunnel will be constructed within the city's municipal highways. Given the turning limitations of the tunnel boring machine and the current configuration of municipal highways in the general area, portions of the sewer will need to be constructed on private properties, resulting in the need to obtain easements. The proposed path of the sewer tunnel was selected given its minimal impact on private properties. Easements will be required with only 10 impacted properties to proceed with the Project. Given the significant depths of the proposed new sewer tunnel, the required Easements will not restrict future redevelopment or improvements on the impacted Properties.

City staff initiated communication with the impacted property owners in June of 2018 to inform them of the pending Project and the need for the Easements. Communications and negotiations continued thereafter however, all required Easements have not been secured and remain outstanding at this time.

In accordance with the Expropriations Act, Notices of Application for Approval to Expropriate were served on all applicable "registered owners" in February of 2020. A Notice of Application for Approval to Expropriate Land was published in the Toronto Sun on February 14, 21, and 28, 2020. The City did not receive any requests for a hearing of necessity from any of the applicable parties.

Given the anticipated benefits of the Project, the Federal Government has allocated \$73.2 million towards its completion through the Disaster Mitigation and Adaptation Fund. Funding is contingent on the Project commencing as scheduled in early 2021.

To ensure that the Project's construction schedule is maintained, it is recommended that City Council, as Approving Authority under the Expropriations Act, approve the expropriations of the Easements and that City Council authorize the City, as the Expropriating Authority, to take all necessary steps to proceed with the expropriations.

CONTACT

Alison Folosea, Director, Transaction Services, Corporate Real Estate Management, 416-338-2998, Alison.Folosea@toronto.ca

Judy M.S. Tse, Director, Design & Construction, Linear Underground Infrastructure Engineering & Construction Services, 416-392-0867, Judy.Tse@toronto.ca

SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Appendix A - Properties
Appendix B - Draft Expropriation Plans
Appendix C - Location Map
Confidential Attachment 1

Appendix A - Properties

Municipal Address	Property Interest	Approximate Area
441 Blackthorn Avenue	Permanent stratified easement in the land labelled as Part 1 in the draft Plan for 441 Blackthorn Avenue in Appendix B	46 square meters
415 Nairn Avenue	Permanent stratified easement in the land labelled as Part 1 and Part 2 in the draft Plan for 415 Nairn Avenue in Appendix B	135.6 square meters
417 Nairn Avenue	Permanent stratified easement in the land labelled as Part 1 in the draft Plan for 417 Nairn Avenue in Appendix B	190.7 square meters
419 Nairn Avenue	Permanent stratified easement in the land labelled as Part 1 in the draft Plan for 419 Nairn Avenue in Appendix B	72.6 square meters
18 Branstone Road	Permanent stratified easement in the land labelled as Part 1 and Part 2 in the draft Plan for 18 Branstone Road in Appendix B	24.7 square meters
20 Branstone Road	Permanent stratified easement in the land labelled as Part 1 in the draft Plan for 20 Branstone Road in Appendix B	374 square meters
119 Ennerdale Road	Permanent stratified easement in the land labelled as Part 1 in the draft Plan for 119 Ennerdale Road in Appendix B	42 square meters
49 Dynevor Road	Permanent stratified easement in the land labelled as Part 1 in the draft Plan for 49 Dynevor Road in Appendix B	34.5 square meters
65 Dynevor Road	Permanent stratified easement in the land labelled as Part 1 and Part 2 in the draft Plan for 65 Dynevor Road in Appendix B	382.8 square meters
2226 Dufferin Street	Permanent stratified easement in the land labelled as Part 1 in the draft Plan for 2226 Dufferin Street in Appendix B	86.7 square meters

Easement Rights to be Expropriated

A permanent underground easement, to construct, install, erect, access, operate, use, maintain, repair, rehabilitate, improve, inspect, monitor, test, alter, replace, reconstruct, enlarge, expand, upgrade, remove, and decommission a storm/sanitary sewer system and works ancillary thereto (collectively, the "Works") together with the right of ingress and egress using tunnel boring and underground excavation equipment for contractors, vehicles, supplies and equipment, for all purposes necessary or incidental to the Works

SCHEDULE	
PART	AREA
1	190.7 sq m
2	
3	

INTEGRATION DATA		
SPECIFIC CONTROL POINTS (50%): 3' W.M. ZONE 10, NAD83 (CGRS) (1997.0)		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG. 216/10.		
POINT ID	EASTING	NORTHING
0201668086	509 436.935	4 838 146.026
0201668087	509 530.347	4 838 990.441
0201668088	509 496.051	4 838 707.304
0201668089	509 436.935	4 838 723.968

PROJECT COORDINATE TABLE		
SPECIFIC CONTROL POINTS (50%): 3' W.M. ZONE 10, NAD27 (1974-ADJUSTMENT)		
POINT ID	EASTING	NORTHING
0201668086	509 436.935	4 838 924.012
0201668087	509 530.347	4 838 990.441
0201668088	509 496.051	4 838 707.304
0201668089	509 436.935	4 838 723.968

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (THE EIGHTH LANDS) TO CONSTRUCT, INSTALL, ERECT, ACCESS, OPERATE, USE, MAINTAIN, REPAIR, REHABILITATE, MAINTAIN, DEMOLISH, REMOVE, DESTROY, ALTER, ENLARGE, EXTEND, IMPROVE, RECONSTRUCT, A STORM/SANITARY SEWER SYSTEM AND WORKS ANCILLARY THEREOF (COLLECTIVELY, THE "WORKS") TOGETHER WITH THE RIGHT OF BORROW AND EXPRESS USING TUNNEL BORING AND UNDERGROUND EXCAVATION EQUIPMENT FOR ALL CONTRACTORS, VEHICLES, SUPPLIES AND EQUIPMENT, FOR ALL PURPOSES NECESSARY OR INCIDENTAL TO THE WORKS.

THE RESULTANT THE BENCHMARK 0201668086 AND 509 0201668087 IS 1120.86 (GROUND) IN 1925/00' ±

CERTIFICATE OF APPROVAL

THE COUNCIL OF THE CITY OF TORONTO (THE APPROVING AUTHORITY) HEREBY CERTIFIES THAT APPROVAL HAS BEEN GIVEN TO THE CITY OF TORONTO TO EXPROPRIATE THE LANDS ON THE DATE OF _____ DAY OF _____ 2020.

A PERMANENT EASEMENT ON, IN, OVER, UNDER AND THROUGH THE LANDS DESIGNATED AS PART 1 ON THIS PLAN (THE "EASEMENT LANDS") TO CONSTRUCT, INSTALL, ERECT, ACCESS, OPERATE, USE, MAINTAIN, REPAIR, REHABILITATE, MAINTAIN, DEMOLISH, REMOVE, DESTROY, ALTER, ENLARGE, EXTEND, IMPROVE, RECONSTRUCT, A STORM/SANITARY SEWER SYSTEM AND WORKS ANCILLARY THEREOF (COLLECTIVELY, THE "WORKS") TOGETHER WITH THE RIGHT OF BORROW AND EXPRESS USING TUNNEL BORING AND UNDERGROUND EXCAVATION EQUIPMENT FOR ALL CONTRACTORS, VEHICLES, SUPPLIES AND EQUIPMENT, FOR ALL PURPOSES NECESSARY OR INCIDENTAL TO THE WORKS.

STATEMENT OF EXPROPRIATING AUTHORITY

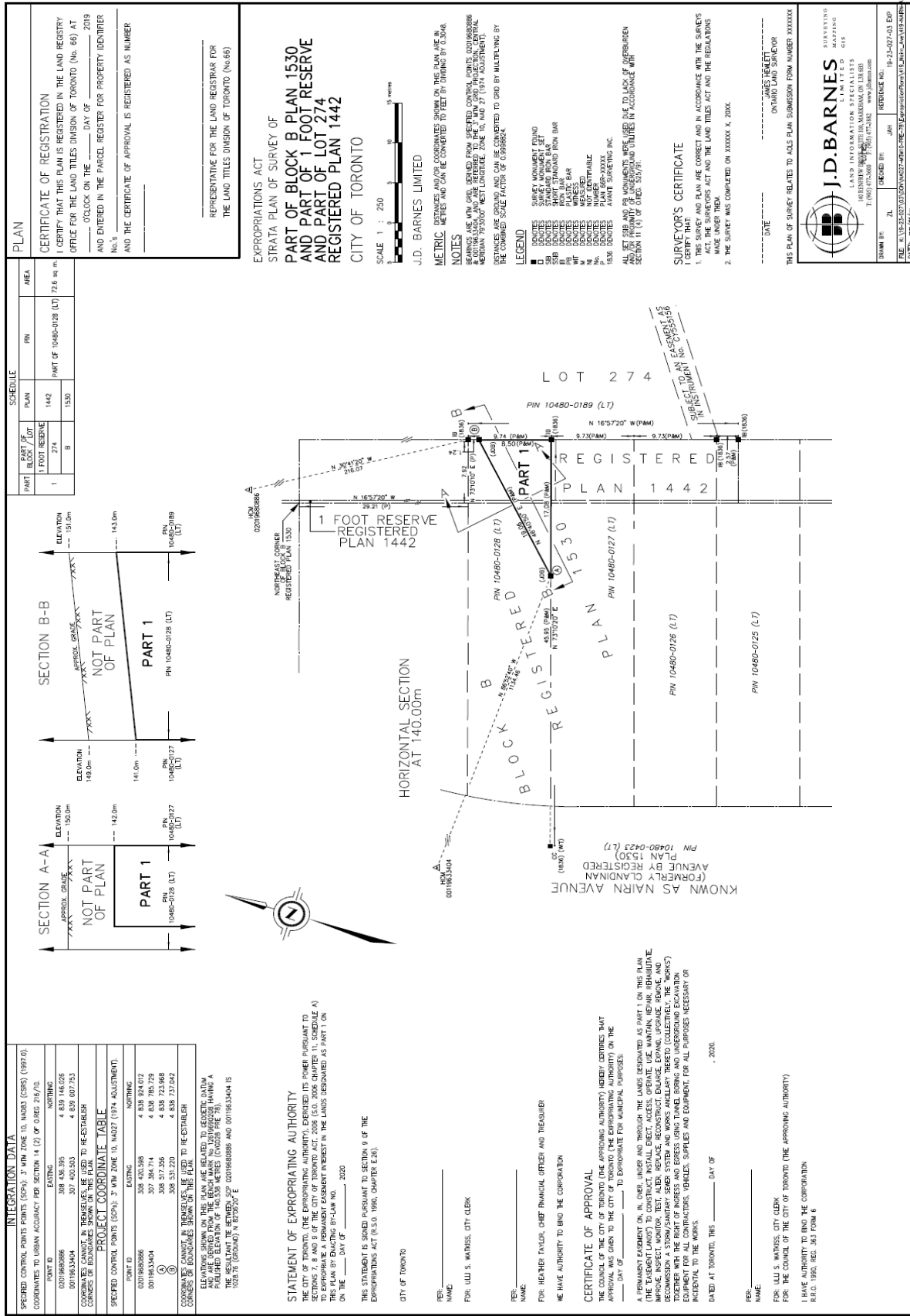
THE CITY OF TORONTO, (THE EXPROPRIATING AUTHORITY), EXERCISES ITS POWER PURSUANT TO THE EXPROPRIATION ACT (R.S.O. 1990, CHAPTER E43), TO EXPROPRIATE A PERMANENT EASEMENT INTEREST IN THE LANDS DESIGNATED AS PART 1 ON THIS PLAN BY ENACTING BY-LAW NO. _____ 2020 ON THE _____ DAY OF _____ 2020.

THIS STATEMENT IS SHOWN PURSUANT TO SECTION 9 OF THE EXPROPRIATION ACT (R.S.O. 1990, CHAPTER E43).

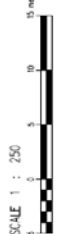
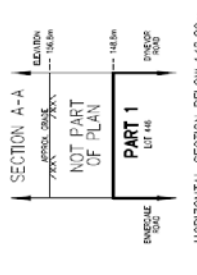
CITY OF TORONTO

FOR: ILLU S. WATKINS, CITY CLERK
FOR: THE COUNCIL OF THE CITY OF TORONTO (THE APPROVING AUTHORITY)
I HAVE AUTHORITY TO SIGN THE CORPORATION
REGD. 1950, REG. REG. 363 FORM 6

FOR: HEATHER TAYLOR, CHIEF FINANCIAL OFFICER AND TREASURER
WE HAVE AUTHORITY TO SIGN THE CORPORATION



<p>LEGEND</p> <ul style="list-style-type: none"> ■ DENOTES SURVEY MONUMENT FOUND □ DENOTES SURVEY MONUMENT SET SB DENOTES STANDARD IRON BAR BB DENOTES BRASS BOLT IR DENOTES IRON BAR WT DENOTES WOODEN TAPES MS DENOTES MEASURED ST DENOTES SET 56 DENOTES NUMBER 1496 DENOTES R.C. FABRIQUÉ SURVEYING LTD. NI DENOTES NOT IDENTIFIABLE 	<p>INTEGRATION DATA</p> <p>SPECIFIED CONTROL POINTS (SCP's), 3' MIN ZONE 10, NAD83 (CSRS) (1997.0)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>POINT ID</th> <th>EASTING</th> <th>NORTHING</th> </tr> </thead> <tbody> <tr> <td>0201968086</td> <td>308 436.395</td> <td>4 839 146.026</td> </tr> <tr> <td>0201968087</td> <td>309 553.142</td> <td>4 839 212.471</td> </tr> </tbody> </table> <p>COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES.</p> <p>PROJECT COORDINATE TABLE</p> <p>SPECIFIED CONTROL POINTS (SCP's), 3' MIN ZONE 10, NAD27 (1974 ADJUSTMENT):</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>POINT ID</th> <th>EASTING</th> <th>NORTHING</th> </tr> </thead> <tbody> <tr> <td>0201968086</td> <td>308 420.598</td> <td>4 838 924.072</td> </tr> <tr> <td>0201968087</td> <td>309 539.347</td> <td>4 838 990.441</td> </tr> <tr> <td>0201968087</td> <td>308 568.426</td> <td>4 838 758.90</td> </tr> <tr> <td>0201968087</td> <td>308 576.642</td> <td>4 838 794.11</td> </tr> </tbody> </table> <p>COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.</p> <p>ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE BENCH MARK NO. 12819690208 HAVING A PUBLISHED ELEVATION OF 140.538 METRES (C020208, 19E78). THE RESULTING ELEVATIONS ARE: 02019680868 AND 02019680871 IS 112.038 (GROUND) 109.048 (2'8)</p>	POINT ID	EASTING	NORTHING	0201968086	308 436.395	4 839 146.026	0201968087	309 553.142	4 839 212.471	POINT ID	EASTING	NORTHING	0201968086	308 420.598	4 838 924.072	0201968087	309 539.347	4 838 990.441	0201968087	308 568.426	4 838 758.90	0201968087	308 576.642	4 838 794.11	<p>PLAN</p> <p>CERTIFICATE OF REGISTRATION</p> <p>I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO (NO. 66) AT O'CLOCK ON THE _____ DAY OF _____ 2020 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER No. 6</p> <p>AND THE CERTIFICATE OF APPROVAL IS REGISTERED AS NUMBER _____</p> <p>REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF TORONTO (NO.66)</p>	<p>SCHEDULE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>PART OF LOT</th> <th>PLAN</th> <th>PART OF PIN</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1603</td> <td>10480-0169 (LT)</td> <td>23.0 sq. m.</td> </tr> <tr> <td>2</td> <td>1</td> <td>1603</td> <td>10480-0169 (LT)</td> <td>1.7 sq. m.</td> </tr> </tbody> </table> <p>PART 2, SUBJECT TO EASEMENT AS IN INSTRUMENT NO. C1446668</p>	PART	PART OF LOT	PLAN	PART OF PIN	AREA	1	1	1603	10480-0169 (LT)	23.0 sq. m.	2	1	1603	10480-0169 (LT)	1.7 sq. m.	<p>EXPROPRIATIONS ACT</p> <p>STRATA PLAN OF SURVEY OF</p> <p>PART OF LOT 1</p> <p>REGISTERED PLAN 1603</p> <p>CITY OF TORONTO</p> <p>SCALE 1:200</p> <p>J.D. BARNES LIMITED</p> <p>NOTES</p> <p>METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.</p> <p>BEARINGS USE N-TM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 0201968086 & 0201968087, AND ARE REFERRED TO THE 3' MIN GRID PROJECTION, CENTRAL MERIDIAN 79°30'07" WEST LONGITUDE, ZONE 10, NAD 27 (1974 ADJUSTMENT). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999548.</p> <p>APPROXIMATE COMPASS BEARINGS ON THIS SURVEY BY R.C. FABRIQUÉ SURVEYING LTD., DATED AUGUST 12, 1987.</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>I CERTIFY THAT:</p> <ol style="list-style-type: none"> THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE EXPROPRIATIONS ACT AND THE REGULATIONS MADE UNDER THEM. THE SURVEY WAS COMPLETED ON XXXXXX X, 20XX. <p>DATE _____</p> <p>NAME _____</p> <p>ONTOARIO LAND SURVEYOR</p>
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2	1	1603	10480-0169 (LT)	1.7 sq. m.																																								
<p>STATEMENT OF EXPROPRIATING AUTHORITY</p> <p>THE CITY OF TORONTO (THE EXPROPRIATING AUTHORITY), EXERCISES ITS POWER PURSUANT TO SECTIONS 7, 8 AND 9 OF THE CITY OF TORONTO ACT, 2006 (S.O. 2006, CHAPTER 11, SCHEDULE A) TO EXPROPRIATE A PERMANENT EASEMENT INTEREST IN THE LANDS DESIGNATED AS PARTS 1 AND 2 ON THIS PLAN BY ENACTING BY-LAW NO. _____ 2020</p> <p>THIS STATEMENT IS SIGNED PURSUANT TO SECTION 9 OF THE EXPROPRIATIONS ACT (R.S.O. 1990, CHAPTER E.03).</p> <p>CITY OF TORONTO</p> <p>PER _____</p> <p>NAME _____</p> <p>FOR: ULLI S. WATKISS, CITY CLERK</p>		<p>CERTIFICATE OF APPROVAL</p> <p>THE COUNCIL OF THE CITY OF TORONTO (THE APPROVING AUTHORITY) HEREBY CERTIFIES THAT APPROVAL WAS GIVEN TO THE CITY OF TORONTO (THE EXPROPRIATING AUTHORITY) ON THE _____ DAY OF _____ 2020, TO EXPROPRIATE FOR MUNICIPAL PURPOSES:</p> <p>A PERMANENT EASEMENT ON, IN, OVER, UNDER AND THROUGH THE LANDS DESIGNATED AS PARTS 1 AND 2 ON THIS PLAN (THE "EASEMENT LANDS") TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, OPERATE, USE, MAINTAIN, REPAIR, REHABILITATE, IMPROVE, INSPECT, MONITOR, TEST, ALTER, REPLACE, RECONSTRUCT, ENLARGE, EXPAND, UPGRADE, REMOVE AND DECOMMISSION A STORM/SANITARY SEWER SYSTEM AND WORKS AUXILIARY THEREOF (COLLECTIVELY, "THE WORKS") WITH THE RIGHT OF ACCESS AND EGRESS USING TUNNEL BORING AND UNDERGROUND EXCAVATION METHODS FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF THE WORKS.</p> <p>DATE AT TORONTO, THIS _____ DAY OF _____ 2020.</p> <p>PER _____</p> <p>NAME _____</p> <p>FOR: ULLI S. WATKISS, CITY CLERK</p> <p>FOR THE COUNCIL OF THE CITY OF TORONTO (THE APPROVING AUTHORITY)</p> <p>I HAVE AUTHORITY TO BIND THE CORPORATION</p> <p>R.R.O. 1990, REG. 363 FORM 6</p>		<p>THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX</p> <p>J.D. BARNES SURVEYING LIMITED GIS LAND INFORMATION SPECIALISTS 1180 SHEPPARD AVENUE EAST, SUITE 101 (ON CORNER) 1. (905) 477-8844 1. (905) 477-8844</p> <p>DRAWN BY: AK CHECKED BY: SH PREPARED BY: JH DATE: July 28, 2020 SH 19-23-202-01-18-BRANSTONE-EXP_21 E-UTED: 7/27/2020</p>																																								

<p>PLAN</p> <p>CERTIFICATE OF REGISTRATION</p> <p>I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO (No. 66) AT _____ O'CLOCK ON THE _____ DAY OF _____ 2019 AND ENRIEDED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER No. 5 _____ AND THE CERTIFICATE OF APPROVAL IS REGISTERED AS NUMBER _____</p>	<p>INTEGRATION DATA</p> <p>SPECIFIED CONTROL POINTS (SPCA), 3' MIN. (ONE 10' MAGS) (CRS) (97) COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG. 28/10.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>POINT ID</th> <th>EXISTING</th> <th>NORTHING</th> </tr> <tr> <td>0019530886</td> <td>308 435.395</td> <td>4 839 745.038</td> </tr> <tr> <td>0019566871</td> <td>309 455.142</td> <td>4 839 272.471</td> </tr> </table> <p>COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.</p> <p>PROJECT COORDINATE TABLE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>POINT ID</th> <th>EXISTING</th> <th>NORTHING</th> </tr> <tr> <td>0019530886</td> <td>308 402.598</td> <td>4 838 824.072</td> </tr> <tr> <td>0019566871</td> <td>309 539.347</td> <td>4 838 992.441</td> </tr> <tr> <td>①</td> <td>308 555.856</td> <td>4 838 785.668</td> </tr> <tr> <td>②</td> <td>308 466.972</td> <td>4 838 790.684</td> </tr> <tr> <td>③</td> <td>308 602.200</td> <td>4 838 754.684</td> </tr> <tr> <td>④</td> <td>308 889.531</td> <td>4 838 758.781</td> </tr> <tr> <td>⑤</td> <td>308 699.238</td> <td>4 838 754.283</td> </tr> </table> <p>COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.</p>	POINT ID	EXISTING	NORTHING	0019530886	308 435.395	4 839 745.038	0019566871	309 455.142	4 839 272.471	POINT ID	EXISTING	NORTHING	0019530886	308 402.598	4 838 824.072	0019566871	309 539.347	4 838 992.441	①	308 555.856	4 838 785.668	②	308 466.972	4 838 790.684	③	308 602.200	4 838 754.684	④	308 889.531	4 838 758.781	⑤	308 699.238	4 838 754.283	<p>EXPROPRIATIONS ACT</p> <p>STRATA PLAN OF SURVEY OF</p> <p>PART OF LOT 446 REGISTERED PLAN 1442 CITY OF TORONTO</p> <p>SCALE 1 : 250</p>  <p>J.D. BARNES LIMITED</p> <p>NOTES</p> <p>DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC UNITS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048</p> <p>BEARINGS ARE GIVEN FROM SPECIFIED CONTROL POINTS 0019530886 & 0019566871 AND ARE REFERRED TO THE 3' MIN. (ONE 10' MAGS) CENTRAL MERIDIAN 79°30'00" WEST LONGITUDE, JUNE 10, 1982 (1974 ADJUSTMENT). DISTANCES ARE GIVEN AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999624.</p> <p>FOR BEARING COMPASSING, A ROTATION OF 0°57'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 1442.</p>	<p>J.D. BARNES SURVEYING & MAPPING LIMITED</p> <p>LAND INFORMATION SPECIALISTS</p> <p>100 BAYVIEW AVE. SUITE 1000</p> <p>TORONTO, ONTARIO M2H 2S4</p> <p>PHONE: (416) 491-7341</p> <p>FAX: (416) 491-7342</p> <p>WWW.JDBARNES.COM</p> <p>SHOWN BY: AK CHECKED BY: JAH APPROVED BY: _____ DATE: 31/07/2020 DATE: 19-07-2020</p>
POINT ID	EXISTING	NORTHING																																		
0019530886	308 435.395	4 839 745.038																																		
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<p>SECTION A-A</p> <p>ELEVATION 156.5m</p> <p>NOT PART OF PLAN</p> <p>PART 1 LOT 446</p> <p>HORIZONTAL SECTION BELOW 148.80m</p> 	<p>EMNERDALE ROAD (BY REGISTERED PLAN 1442) PIN 10479-0423 (17)</p> <p>REGISTERED PLAN 1442 LOT 445 PIN 10478-0035 (17)</p> <p>REGISTERED PLAN 1442 LOT 446 PIN 10478-0036 (17)</p> <p>REGISTERED PLAN 1442 LOT 447 PIN 10478-0037 (17)</p> <p>REGISTERED PLAN 1442 LOT 448 PIN 10478-0038 (17)</p> <p>REGISTERED PLAN 1442 LOT 449 PIN 10478-0039 (17)</p> <p>REGISTERED PLAN 1442 LOT 450 PIN 10478-0040 (17)</p> <p>REGISTERED PLAN 1442 LOT 451 PIN 10478-0041 (17)</p> <p>REGISTERED PLAN 1442 LOT 452 PIN 10478-0042 (17)</p> <p>REGISTERED PLAN 1442 LOT 453 PIN 10478-0043 (17)</p> <p>REGISTERED PLAN 1442 LOT 454 PIN 10478-0044 (17)</p> <p>REGISTERED PLAN 1442 LOT 455 PIN 10478-0045 (17)</p> <p>REGISTERED PLAN 1442 LOT 456 PIN 10478-0046 (17)</p> <p>REGISTERED PLAN 1442 LOT 457 PIN 10478-0047 (17)</p> <p>REGISTERED PLAN 1442 LOT 458 PIN 10478-0048 (17)</p> <p>REGISTERED PLAN 1442 LOT 459 PIN 10478-0049 (17)</p> <p>REGISTERED PLAN 1442 LOT 460 PIN 10478-0050 (17)</p> <p>REGISTERED PLAN 1442 LOT 461 PIN 10478-0051 (17)</p> <p>REGISTERED PLAN 1442 LOT 462 PIN 10478-0052 (17)</p> <p>REGISTERED PLAN 1442 LOT 463 PIN 10478-0053 (17)</p> <p>REGISTERED PLAN 1442 LOT 464 PIN 10478-0054 (17)</p> <p>REGISTERED PLAN 1442 LOT 465 PIN 10478-0055 (17)</p> <p>REGISTERED PLAN 1442 LOT 466 PIN 10478-0056 (17)</p> <p>REGISTERED PLAN 1442 LOT 467 PIN 10478-0057 (17)</p> <p>REGISTERED PLAN 1442 LOT 468 PIN 10478-0058 (17)</p> <p>REGISTERED PLAN 1442 LOT 469 PIN 10478-0059 (17)</p> <p>REGISTERED PLAN 1442 LOT 470 PIN 10478-0060 (17)</p> <p>REGISTERED PLAN 1442 LOT 471 PIN 10478-0061 (17)</p> <p>REGISTERED PLAN 1442 LOT 472 PIN 10478-0062 (17)</p> <p>REGISTERED PLAN 1442 LOT 473 PIN 10478-0063 (17)</p> <p>REGISTERED PLAN 1442 LOT 474 PIN 10478-0064 (17)</p> <p>REGISTERED PLAN 1442 LOT 475 PIN 10478-0065 (17)</p> <p>REGISTERED PLAN 1442 LOT 476 PIN 10478-0066 (17)</p> <p>REGISTERED PLAN 1442 LOT 477 PIN 10478-0067 (17)</p> <p>REGISTERED PLAN 1442 LOT 478 PIN 10478-0068 (17)</p> <p>REGISTERED PLAN 1442 LOT 479 PIN 10478-0069 (17)</p> <p>REGISTERED PLAN 1442 LOT 480 PIN 10478-0070 (17)</p> <p>REGISTERED PLAN 1442 LOT 481 PIN 10478-0071 (17)</p> <p>REGISTERED PLAN 1442 LOT 482 PIN 10478-0072 (17)</p> <p>REGISTERED PLAN 1442 LOT 483 PIN 10478-0073 (17)</p> <p>REGISTERED PLAN 1442 LOT 484 PIN 10478-0074 (17)</p> <p>REGISTERED PLAN 1442 LOT 485 PIN 10478-0075 (17)</p> <p>REGISTERED PLAN 1442 LOT 486 PIN 10478-0076 (17)</p> <p>REGISTERED PLAN 1442 LOT 487 PIN 10478-0077 (17)</p> <p>REGISTERED PLAN 1442 LOT 488 PIN 10478-0078 (17)</p> <p>REGISTERED PLAN 1442 LOT 489 PIN 10478-0079 (17)</p> <p>REGISTERED PLAN 1442 LOT 490 PIN 10478-0080 (17)</p> <p>REGISTERED PLAN 1442 LOT 491 PIN 10478-0081 (17)</p> <p>REGISTERED PLAN 1442 LOT 492 PIN 10478-0082 (17)</p> <p>REGISTERED PLAN 1442 LOT 493 PIN 10478-0083 (17)</p> <p>REGISTERED PLAN 1442 LOT 494 PIN 10478-0084 (17)</p> <p>REGISTERED PLAN 1442 LOT 495 PIN 10478-0085 (17)</p> <p>REGISTERED PLAN 1442 LOT 496 PIN 10478-0086 (17)</p> <p>REGISTERED PLAN 1442 LOT 497 PIN 10478-0087 (17)</p> <p>REGISTERED PLAN 1442 LOT 498 PIN 10478-0088 (17)</p> <p>REGISTERED PLAN 1442 LOT 499 PIN 10478-0089 (17)</p> <p>REGISTERED PLAN 1442 LOT 500 PIN 10478-0090 (17)</p> <p>REGISTERED PLAN 1442 LOT 501 PIN 10478-0091 (17)</p> <p>REGISTERED PLAN 1442 LOT 502 PIN 10478-0092 (17)</p> <p>REGISTERED PLAN 1442 LOT 503 PIN 10478-0093 (17)</p> <p>REGISTERED PLAN 1442 LOT 504 PIN 10478-0094 (17)</p> <p>REGISTERED PLAN 1442 LOT 505 PIN 10478-0095 (17)</p> <p>REGISTERED PLAN 1442 LOT 506 PIN 10478-0096 (17)</p> <p>REGISTERED PLAN 1442 LOT 507 PIN 10478-0097 (17)</p> <p>REGISTERED PLAN 1442 LOT 508 PIN 10478-0098 (17)</p> <p>REGISTERED PLAN 1442 LOT 509 PIN 10478-0099 (17)</p> <p>REGISTERED PLAN 1442 LOT 510 PIN 10478-0100 (17)</p>	<p>STATEMENT OF EXPROPRIATING AUTHORITY</p> <p>THE CITY OF TORONTO, (THE EXPROPRIATING AUTHORITY), EMPHATICALLY DECLARES ITS POWER PURSUANT TO SECTIONS 2, 8 AND 9 OF THE CITY OF TORONTO ACT, 2006 (S.O. 2006 CHAPTER 11, SORL/06 01) TO EXPROPRIATE A PERMANENT EASEMENT INTEREST IN THE LANDS DESIGNATED AS PART 1 ON THIS PLAN BY ENACTING BY-LAW NO. _____ 2020</p> <p>THIS STATEMENT IS SUBMITTED PURSUANT TO SECTION 9 OF THE EXPROPRIATIONS ACT (R.S.O. 1990, CHAPTER E.16).</p> <p>CITY OF TORONTO FOR: ILLI S. WARRISS, CITY CLERK</p> <p>FOR: HEATHER TAYLOR, CHIEF FINANCIAL OFFICER AND TREASURER</p> <p>WE HAVE AUTHORITY TO BIND THE CORPORATION</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>I CERTIFY THAT:</p> <ol style="list-style-type: none"> THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE EXPROPRIATIONS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM THE SURVEY WAS COMPLETED ON 19/07/2020. <p>DATE: 19/07/2020</p> <p>FOR: ILLI S. WARRISS, CITY CLERK</p> <p>FOR: HEATHER TAYLOR, CHIEF FINANCIAL OFFICER AND TREASURER</p> <p>WE HAVE AUTHORITY TO BIND THE CORPORATION</p> <p>PER: _____ NAME _____</p> <p>DATE: _____</p> <p>THIS PLAN OF SURVEY RELATES TO PALS PLAN SUBMISSION FORM NUMBER _____</p> <p>DATE: _____</p> <p>FOR: JAMES HEWITT, ONTARIO LAND SURVEYOR</p>																																	

49 Dynevor Road

EXPROPRIATIONS ACT
STRATA PLAN OF SURVEY OF

**PART OF LOT 413
REGISTERED PLAN 1442
CITY OF TORONTO**



J.D. BARNES LIMITED

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

NOTES

BEARINGS ARE MTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 02019680886 & 02019680871, AND ARE REFERRED TO THE 3° WTM GRID PROJECTION, CENTRAL MERIDIAN 79°30'00" WEST LONGITUDE, ZONE 10, NAD 27 (1974 ADJUSTMENT).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999824.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- ▣ DENOTES IRON BAR
- MEAS DENOTES MEASURED
- JD8 DENOTES J.D. BARNES LIMITED
- P DENOTES PLAN 68R-XXXXX

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.Reg. 525/97.

SCHEDULE				
PART	PART OF LOT	REGISTERED PLAN	PART OF PIN	AREA (sq. m.)
1	413	1442	10478-0070 (LT)	34.5

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): 3° WTM ZONE 10, NAD83 (CRS) 1997.0)
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.Reg. 216/10.

POINT ID	EASTING	NORTHING
02019680886	308 436.395	4 839 146.026
02019680871	309 555.142	4 839 212.471

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PROJECT COORDINATE TABLE

SPECIFIED CONTROL POINTS (SCPs): 3° WTM ZONE 10, NAD27 (1974 ADJUSTMENT).

POINT ID	EASTING	NORTHING
02019680886	308 420.598	4 838 924.012
02019680871	308 539.347	4 838 990.441
(A)	308 858.347	4 838 811.228
(B)	308 872.017	4 838 815.707

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE BENCH MARK NO. T2819690207 HAVING A PUBLISHED ELEVATION OF 137.809 METRES (CVC028 PRE.78).

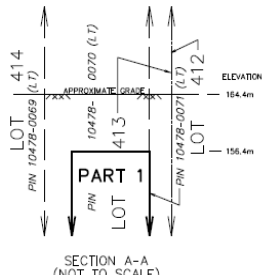
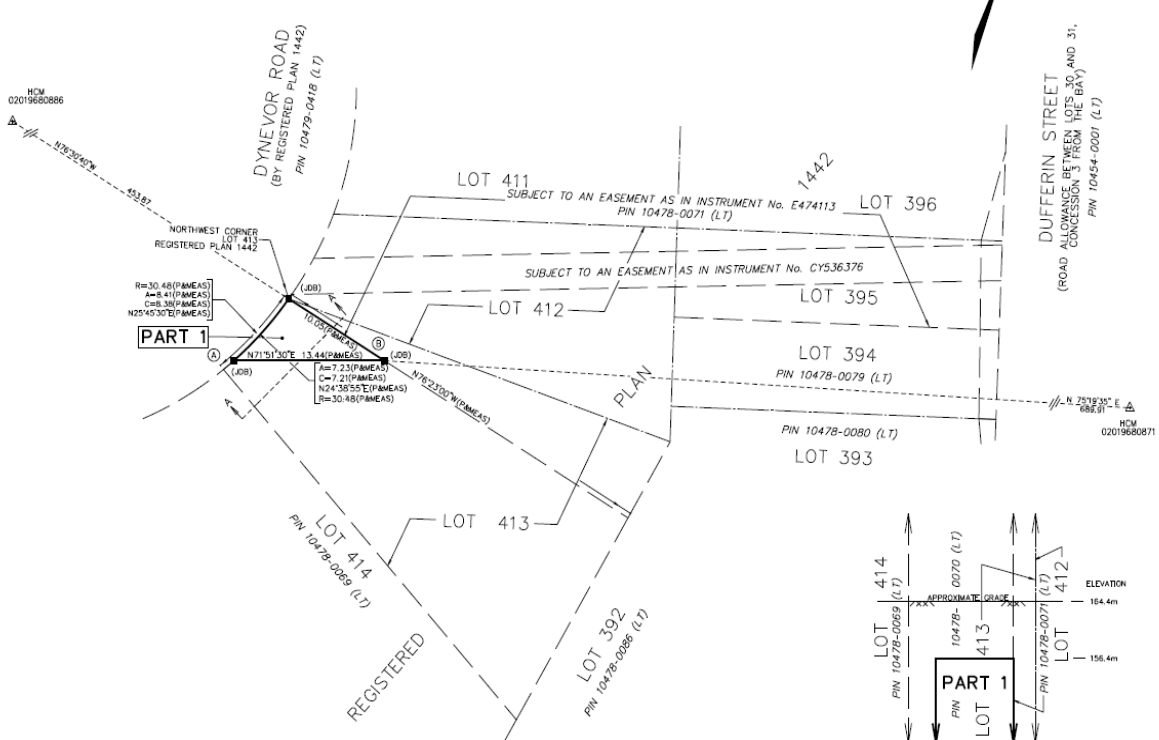
THE RESULTANT BE. BETWEEN SCP 02019680886 AND SCP 02019680871 IS 1120.86 (GROUND), N 68°30'00" E

PLAN

CERTIFICATE OF REGISTRATION

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO (No. 66) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2020 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER No.'s _____ AND THE CERTIFICATE OF APPROVAL IS REGISTERED AS NUMBER _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF TORONTO (No.66)



STATEMENT OF EXPROPRIATING AUTHORITY
THE CITY OF TORONTO, (THE EXPROPRIATING AUTHORITY), EXERCISED ITS POWER PURSUANT TO SECTIONS 7, 8 AND 9 OF THE CITY OF TORONTO ACT, 2006 (S.O. 2006 CHAPTER 11, SCHEDULE A) TO EXPROPRIATE A PERMANENT EASEMENT INTEREST IN THE LINES DESIGNATED AS PART 1 ON THIS PLAN BY ENACTING BY-LAW NO. _____ ON THE _____ DAY OF _____, 2020.
THIS STATEMENT IS SIGNED PURSUANT TO SECTION 9 OF THE EXPROPRIATIONS ACT (R.S.O. 1990, CHAPTER E.26).

CITY OF TORONTO
PER: _____
NAME:
FOR: ULLI S. WATKISS, CITY CLERK

PER: _____
NAME:
FOR: HEATHER TAYLOR, CHIEF FINANCIAL OFFICER AND TREASURER
WE HAVE AUTHORITY TO BIND THE CORPORATION

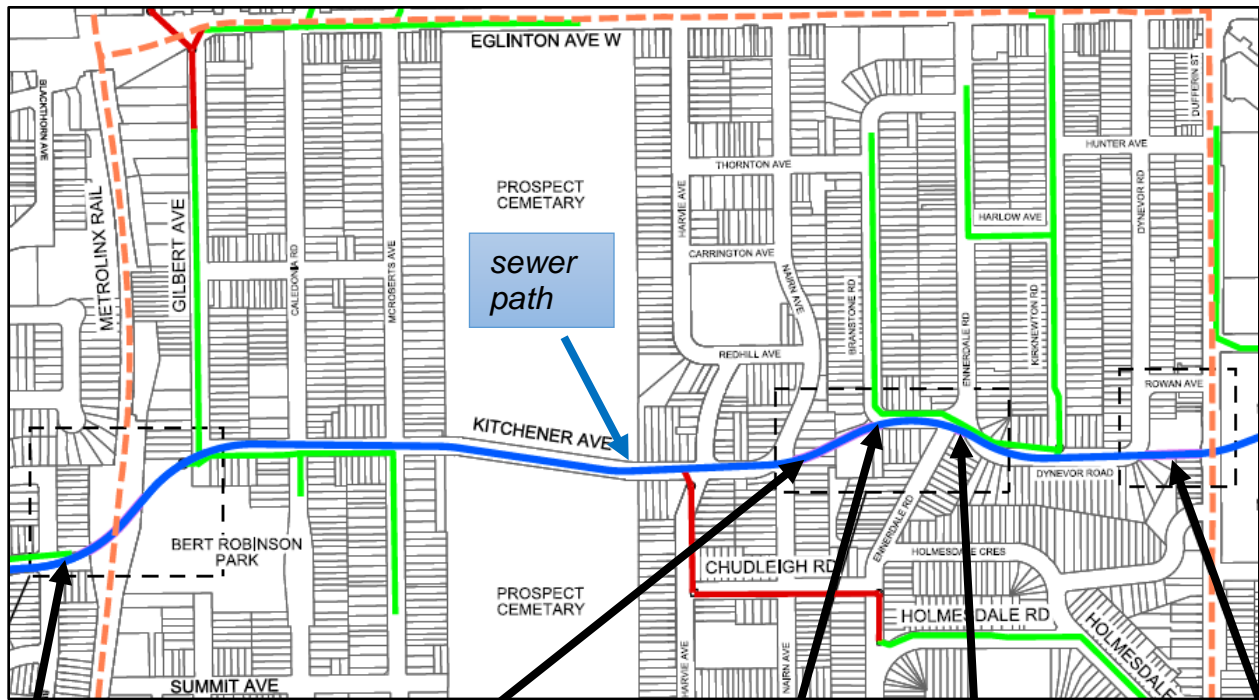
CERTIFICATE OF APPROVAL
THE COUNCIL OF THE CITY OF TORONTO (THE APPROVING AUTHORITY) HEREBY CERTIFIES THAT APPROVAL WAS GIVEN TO THE CITY OF TORONTO (THE EXPROPRIATING AUTHORITY) ON THE _____ DAY OF _____, 2020 TO EXPROPRIATE FOR MUNICIPAL PURPOSES:
A PERMANENT EASEMENT ON, IN, OVER, UNDER AND THROUGH THE LANDS DESIGNATED AS PART 1 ON THIS PLAN (THE EASEMENT LANDS) TO CONSTRUCT, INSTALL, ERECT, ACCESS, OPERATE, USE, MAINTAIN, REPAIR, REHABILITATE, IMPROVE, INSPECT, MONITOR, TEST, ALTER, REPLACE, RECONSTRUCT, ENLARGE, EXPAND, UPGRADE, REMOVE AND DECOMMISSION A STORM/SANITARY SEWER SYSTEM AND WORKS ANCILLARY THERETO COLLECTIVELY, THE "WORKS" TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS USING TUNNEL BORING AND UNDERGROUND EXCAVATION EQUIPMENT FOR ALL CONTRACTORS, VEHICLES, SUPPLIES AND EQUIPMENT FOR ALL PURPOSES NECESSARY OR INCIDENTAL TO THE WORKS.
DATED AT TORONTO, THIS _____ DAY OF _____, 2020.

PER: _____
NAME:
FOR: ULLI S. WATKISS, CITY CLERK
FOR: THE COUNCIL OF THE CITY OF TORONTO (THE APPROVING AUTHORITY)
I HAVE AUTHORITY TO BIND THE CORPORATION
R.S.O. 1990, REG. 363 FORM 6

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON _____, 2020.
DATE _____ JAMES HEWLETT
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXXX

J. D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
146 BENVENUE DRIVE, SUITE 100, MARKHAM, ON L3R 9H3
T: (905) 477-5368 F: (905) 477-3162 www.jdbarnes.com
DRAWN BY: ZL CHECKED BY: JAH REFERENCE NO.: 19-23-027-03_49_DYNEVOR_PD
FILE # 19-23-027-03_49_DYNEVOR_PD (E:\projects\19-23-027-03_49_DYNEVOR_PD\19-23-027-03_49_DYNEVOR_PD.dwg) DATE: 01/03/20

Appendix C - Location Map



441 Blackthorn Ave

415, 417 and 419 Nairn Ave

18 and 20 Branstone Rd

119 Ennerdale Rd

49 and 65 Dynevor Rd and 2226 Dufferin St

