

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

**TRACKING NO.: 2020-182**  
**With Confidential Attachment**

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

|                |                   |            |                                  |
|----------------|-------------------|------------|----------------------------------|
| Prepared By:   | Patricia Palmieri | Division:  | Corporate Real Estate Management |
| Date Prepared: | July 6, 2020      | Phone No.: | 416-392-4828                     |

|                         |   |
|-------------------------|---|
| <b>Purpose</b>          | To authorize the payment of compensation under the Offer of Compensation pursuant to Section 25 of the <i>Expropriations Act</i> (the "Act") for the expropriated fee simple, permanent and temporary easements (the "Property Interests") located at various properties near Strathmore Boulevard and Dewhurst Boulevard identified in Appendix "B". The Property Interests are essential to complete the Second Exit Project and the Easier Access Project (the "Projects") to construct a second exit and elevators at the Donlands Subway Station.  |
| <b>Property</b>         | See Appendix "B"  |
| <b>Actions</b>          | <ol style="list-style-type: none"> <li>To authorize payment of the compensation offered in the Offer of Compensation in the amount set out in the Confidential Attachment, plus any applicable HST, to the respective owners of the Property Interests upon acceptance of the Offer of Compensation.</li> <li>Where an Offer of Compensation is accepted in full compensation, or a settlement is reached for the owner's interest in the land, to authorize the payment of statutory interest, and all reasonable legal, appraisal and other costs in accordance with the Act, to be agreed upon or assessed by the City Solicitor.</li> <li>The Confidential Attachment, setting out the amount of the compensation offered, shall remain confidential until there has been a final determination of the compensation payable to all of the owners, by arbitration or appeal or, if settled, in the discretion of the City Solicitor</li> </ol>   |
| <b>Financial Impact</b> | <p>Funding for the Section 25 Offers of Compensation, as set out in the Confidential Attachment, and other costs (which shall include, but is not limited to, Land Transfer Tax), is available in the 2020-2029 Council Approved Capital Budget and Plan for the Toronto Transit Commission ("TTC") under capital project account CTT024-1 Fire Ventilation Upgrade for the Projects.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>  |
| <b>Comments</b>         | <p>On July 16, 17 &amp; 18, 2019, City Council adopted GL 6.15, authorizing the expropriation of the Property Interests for the proposed Projects. Expropriation Plans AT5258958, AT5259097 and AT5259189 were registered on October 9, 2019 and Notices of Expropriation were served on the owners of the Property Interests. Expropriation is required to construct new elevators and a second exit at Donlands Subway Station as part of the Projects.</p> <p>The compensation amounts set out in the Confidential Attachment are based upon appraisals commissioned by the City, prepared by Janterra Real Estate., some with an effective date of October 9, 2019 and some with an effective date of November 7, 2019. The Act requires that the Expropriating Authority serve Offers of Compensation with copies of the appraisal on the affected property owners, including mortgagees and other encumbrancers, after the registration of the Plan of Expropriation and before taking possession of the expropriated land.</p> <p>Upon acceptance of the Offers of Compensation, the compensation will be apportioned among and paid to the relevant owners according to their entitlements under the Act. Releases of owners' claims resulting from the expropriations, in a form satisfactory to the City Solicitor, will be obtained where appropriate.</p> |
| <b>Terms</b>            | Compensation will be offered in accordance with the Act for the Property Interests, in the amounts set out in the Confidential Attachment   |

|                         |                             |                            |
|-------------------------|-----------------------------|----------------------------|
| <b>Property Details</b> | <b>Ward:</b>                | Ward 14 – Toronto-Danforth |
|                         | <b>Assessment Roll No.:</b> | n/a                        |
|                         | <b>Approximate Area:</b>    | Irregular                  |

| 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.   |
| 2. Expropriations:   | <input checked="" 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.   |
| 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 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>B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:</b>   |
| <ul style="list-style-type: none"> <li>• Documents required to implement matters for which each position also has delegated approval authority.</li> <li>• Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>• Expropriation Applications and Notices following Council approval of expropriation.</li> <li>• Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul> |

**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:   | Councillor Paula Fletcher  | Councillor:   |   |
| Contact Name: | Susan Serran   | Contact Name: |   |
| Contacted by: | <input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other | Contacted by: | <input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other |
| Comments:     | Advised on June 30, 2020   | Comments:     |   |

**Consultation with Divisions and/or Agencies**

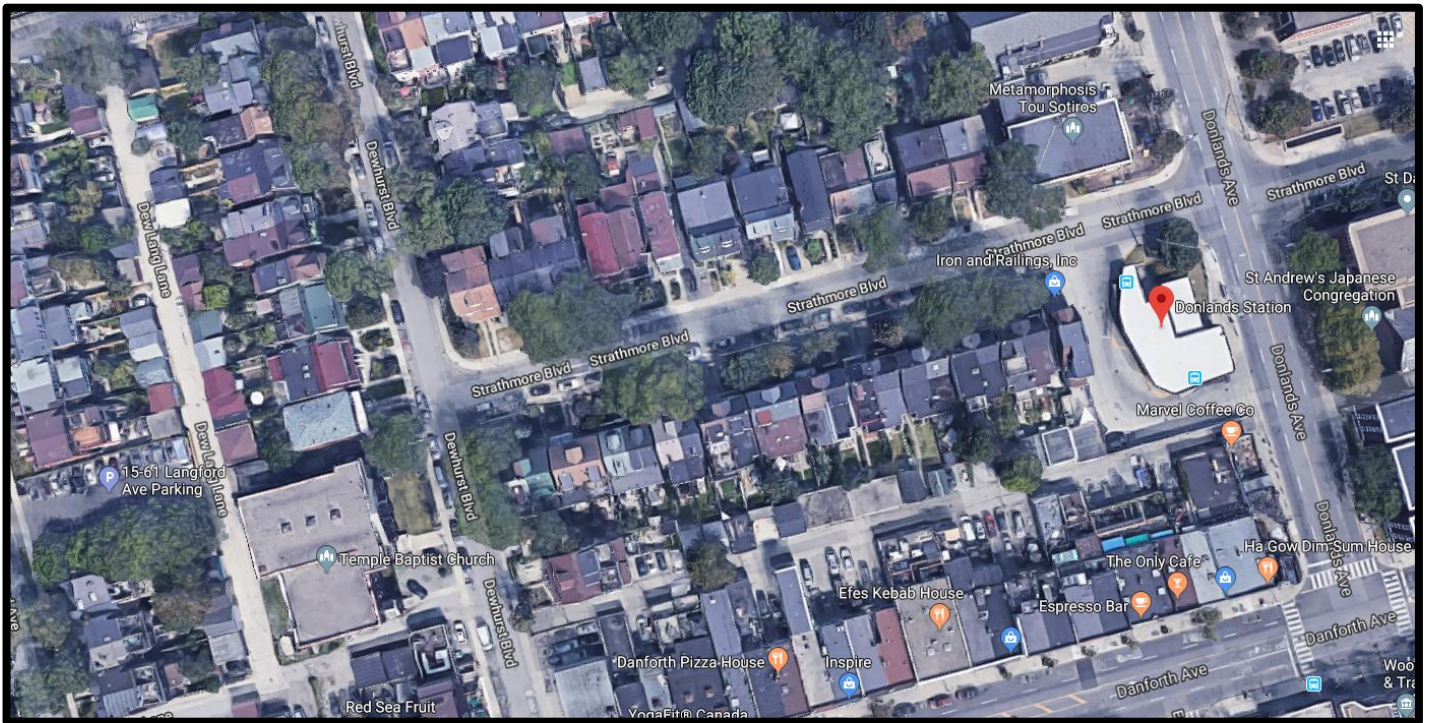
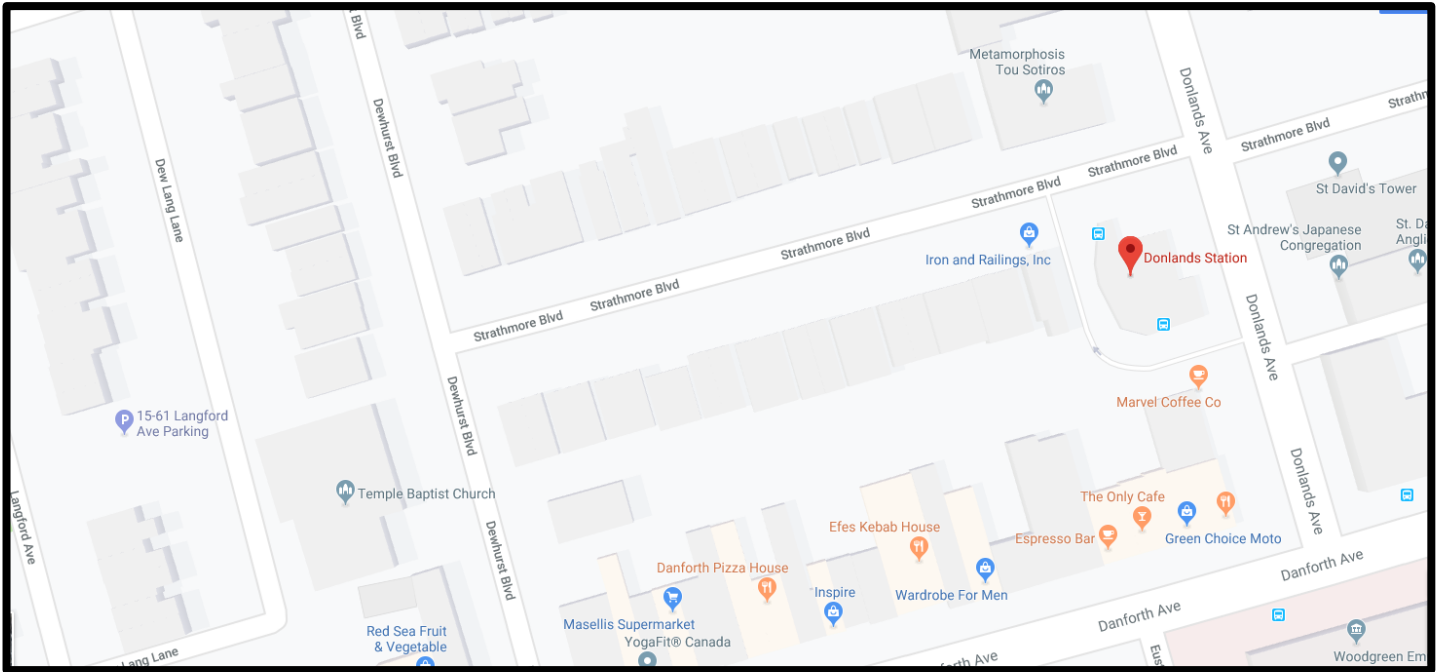
|               |                            |               |                            |
|---------------|----------------------------|---------------|----------------------------|
| Division:     | TTC                        | Division:     | <b>Financial Planning</b>  |
| Contact Name: | Duane Lovelace             | Contact Name: | Filisha Jenkins            |
| Comments:     | Concurred on June 30, 2020 | Comments:     | Concurred on June 29, 2020 |

**Legal Services Division Contact**

Contact Name: **Dale Mellor**

| DAF Tracking No.: 2020-182  | Date                 | Signature                 |
|---|----------------------|---------------------------|
| Recommended by: Daran Somas, Manager of Transaction   | July 26, 2020        | Signed by Daran Somas     |
| Recommended by: Alison Folosea Director of Transaction Services   | July 24, 2020        | Signed by Alison Folosea  |
| <input type="checkbox"/> Recommended by: <b>Executive Director, Corporate Real Estate Management</b><br><input checked="" type="checkbox"/> Approved by: <b>Patrick Matozzo</b> | <b>July 24, 2020</b> | Signed by Patrick Matozzo |
| <input type="checkbox"/> Approved by: <b>Deputy City Manager, Corporate Services Josie Scioli</b>   |                      | <b>X</b>                  |

# Appendix "A" Location Map



**Appendix "B"**

| <b>Property</b>         | <b>Legal Description</b>   | <b>Property Interests</b><br>(on Expropriation Plans shown in Appendix "C")  |
|-------------------------|--|--|
| 7 Strathmore Boulevard  | PT LT 22 PL 417E TORONTO; PT LT 23 PL 417E TORONTO AS IN CA630132; T/W & S/T CA630132, CITY OF TORONTO; BEING PIN: 10535-0463 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION   | Plan AT5259097<br>Part 12 - Fee Simple<br>Parts 13,16 & 17- Permanent Easement<br>Parts 14 & 15 - Temporary Easement |
| 9 Strathmore Boulevard  | PT LT 23 PL 417E TORONTO AS IN CT257283; T/W & S/T CT257283, CITY OF TORONTO; BEING PIN: 10535-0462 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION   | Plan AT5259097<br>Parts 10 & 11 - Permanent Easement<br>Parts 8 & 9 - Temporary Easement                             |
| 11 Strathmore Boulevard | PT LT 24 PL 417E TORONTO AS IN CA270379; T/W & S/T CA270379; S/T EXECUTION 00-000721, IF ENFORCEABLE, CITY OF TORONTO; BEING PIN: 10535-0459 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION  | Plan AT5259097<br>Parts 6 & 7 - Permanent Easement<br>Parts 4 & 5 - Temporary Easement                               |
| 13 Strathmore Boulevard | PT LT 24 PL 417E TORONTO; PT LT 25 PL 417E TORONTO AS IN CA186868; T/W & S/T CA186868, CITY OF TORONTO; BEING PIN: 10535-0458 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION   | Plan AT5259097<br>Parts 2 & 3 - Temporary Easement   |
| 2 Strathmore Boulevard  | PT LT 59 PL 417E TORONTO AS IN CA242195, CITY OF TORONTO; BEING PIN: 10535-0468 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION   | Plan AT5259189<br>Part 1 - Temporary Easement<br>Part 2 - Permanent Easement   |
| 4 Strathmore Boulevard  | PT LT 59 PL 417E TORONTO AS IN CA242195, CITY OF TORONTO; BEING PIN: 10535-0468 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION   | Plan AT5259189<br>Parts 3 & 4 - Temporary Easement<br>Parts 5 & 6 - Permanent Easement                               |
| 6 Strathmore Boulevard  | PT LT 58 PL 417E TORONTO; PT LT 59 PL 417E TORONTO AS IN CT584419; T/W & S/T CT584419, CITY OF TORONTO; BEING PIN: 10535-0470 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION   | Plan AT5259189<br>Parts 9 & 10 - Temporary Easement<br>Parts 7 & 8 - Permanent Easement                              |
| 8 Strathmore Boulevard  | PT LT 58 PL 417E TORONTO AS IN CT732365; T/W & S/T CT732365, CITY OF TORONTO; BEING PIN: 10535-0471 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION   | Plan AT5259189<br>Parts 11 & 12 - Temporary Easement<br>Parts 13 & 14 - Permanent Easement                           |
| 10 Strathmore Boulevard | PT LT 57 PL 417E TORONTO; PT LT 58 PL 417E TORONTO AS IN CT727089; T/W & S/T CT727089, CITY OF TORONTO; BEING PIN: 10535-0472 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION   | Plan AT5259189<br>Parts 17 & 18 - Temporary Easement<br>Parts 15 & 16 - Permanent Easement                           |
| 12 Strathmore Boulevard | PT LT 57 PL 417E TORONTO AS IN CA671664; T/W CA671664, CITY OF TORONTO; BEING PIN: 10535-0473 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION   | Plan AT5259189<br>Part 19 - Temporary Easement<br>Part 20 - Permanent Easement                                       |
| 14 Strathmore Boulevard | LT 56 PL 417E TORONTO; S/T CT195533, CITY OF TORONTO; BEING PIN: 10535-0474 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION   | Plan AT5259189<br>Parts 23 & 24 - Temporary Easement<br>Parts 21 & 22 - Permanent Easement                           |
| 42 Donlands Avenue      | LT 41 PL 417E TORONTO; LT 42 PL 417E TORONTO; LT 43 PL 417E TORONTO; LT 44 PL 417E TORONTO; LT 45 PL 417E TORONTO; LT 74 PL 417E TORONTO; S/T CT736490; S/T EV70511, CITY OF TORONTO; BEING PIN: 10535-0490 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION | Plan AT5258958<br>Parts 1 & 4 - Temporary Easement<br>Parts 2 & 3 - Permanent Easement                               |





# Appendix "C" Expropriation Plan AT5259189

