

**DELEGATED APPROVAL FORM**  
**DIRECTOR, REAL ESTATE SERVICES**  
**MANAGER, REAL ESTATE SERVICES**

**TRACKING NO.: 2021-022**

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

<b>Prepared By:</b>	Patricia Palmieri	<b>Division:</b>	Corporate Real Estate Management
<b>Date Prepared:</b>	January 11, 2021	<b>Phone No.:</b>	416-392-4829

<b>Purpose</b>	To obtain authority for the City of Toronto (the "City") to elect that the Section 25 compensation under the Expropriations Act (the "Act") be assessed as of the date on which the City was served with the notice of expropriation by the expropriating authority ("Metrolinx") in respect of the expropriation of a portion of 2340 & 2360 Dundas Street West for the purpose of constructing an underground connection between the GO/UP Express Bloor Station and the Toronto Transit Commission ("TTC") Dundas West Subway Station (the "Project").		
<b>Property</b>	PT LT 34 CON 2 FTB TWP OF YORK; PT VINCENT ST PL 735 North West Annex closed by WH136488 designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Plan 66R-30218; being all of PIN 21328-0500 LT, City of Toronto and municipally known as 2340 & 2360 Dundas Street West, Toronto (the "Property")		
<b>Actions</b>	<ol style="list-style-type: none"> <li>1. Authority be granted for the City to elect that the compensation to which it is entitled under the Act be assessed as of the date on which the City was served with the Notice of Expropriation in a form satisfactory to the City Solicitor.</li> </ol>		
<b>Financial Impact</b>	<p>There is no financial impact.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>		
<b>Comments</b>	<p>On October 22, 2020, Metrolinx registered expropriation plan AT5552851 and thereby expropriated all right, title and interest in the portion of the Property shown as Parts 4 to 8 on the expropriation plan, along with a temporary 3-year easement over the portion of the Property shown as Parts 1 to 3 on the expropriation plan, for the purpose of constructing an underground connection between the GO/UP Express Station (Bloor Station) and the TTC subway station (Dundas West), including but not limited to, construction, reconstruction and maintenance of new platforms, stairs, tunnels, elevators, telecommunication equipment and facilities and any other Metrolinx and/or associated facilities and the establishment of new, improved and/or additional access in connection therewith and all other improvements and works ancillary thereto.</p> <p>The City, as the owner of the Property, was served with a Notice of Expropriation, which was deemed to have been served on November 21, 2020 in accordance with the provisions of the Act. Under the Act, the City is entitled to elect to have the compensation assessed as of the date of registration of the expropriation plan or as of the date the City was served with the Notice of Expropriation. The City's Appraisal group has recommended that from a value perspective, it is the City's best interest to elect to have the compensation assessed as of the date the City was served with the Notice of Expropriation.</p>		
<b>Terms</b>	n/a		

<b>Property Details</b>	<b>Ward:</b>	Ward 4 – Parkdale-High Park
	<b>Approximate Size:</b>	n/a

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</p> <p>3. Issuance of RFPs/REOIs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions, Agencies and Corporations:</p> <p>6. Limiting Distance Agreements:</p> <p>7. Disposals (including Leases of 21 years or more):</p> <p>8. Exchange of land in Green Space System &amp; Parks &amp; Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensors):</p> <p>10. Leases/Licences (City as Tenant/Licensee):</p> <p>11. Easements (City as Grantor):</p> <p>12. Easements (City as Grantee):</p> <p>13. Revisions to Council Decisions in Real Estate Matters:</p> <p>14. Miscellaneous:</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input checked="" type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences</p> <p><input type="checkbox"/> (b) Releases/Discharges</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments</p> <p><input type="checkbox"/> (d) Enforcements/Terminations</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease</p> <p><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds</p>

**B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:**

- Documents required to implement matters for which each position also has delegated approval authority.
- Expropriation Applications and Notices following Council approval of expropriation (Manager, Transaction Services is only Manager with such signing authority).

**Director, Real Estate Services also has signing authority on behalf of the City for:**

- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- 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:	Councillor Gord Perk	Councillor:	
Contact Name:	Karen Duffy	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Advised on December 24, 2020	Comments:	

**Consultation with Divisions and/or Agencies**

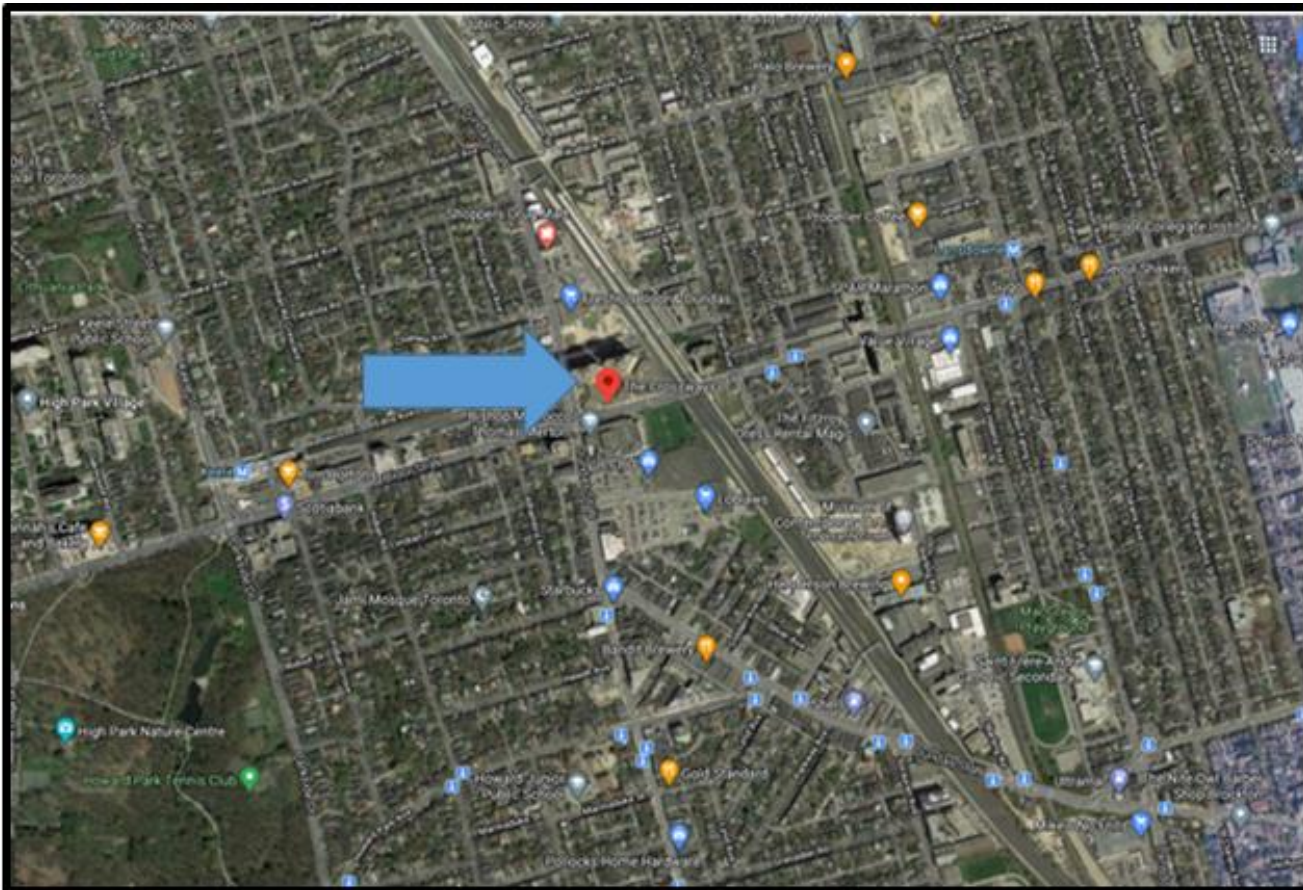
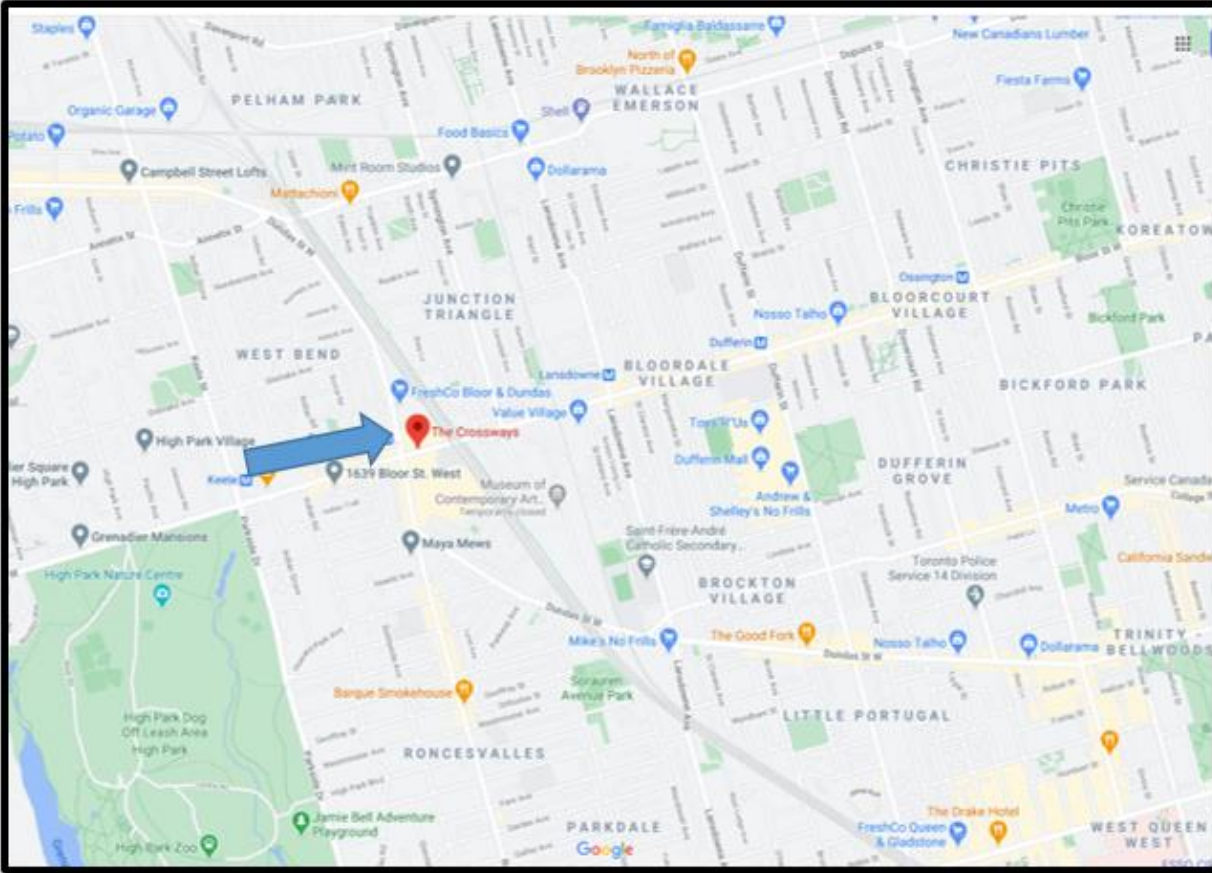
Division:	TTC	Division:	<b>Financial Planning</b>
Contact Name:	David Cooper (Property Coordinator)	Contact Name:	Patricia Libardo
Comments:	Advised on December 24, 2020	Comments:	Concurred on January 4, 2021

**Legal Services Division Contact**

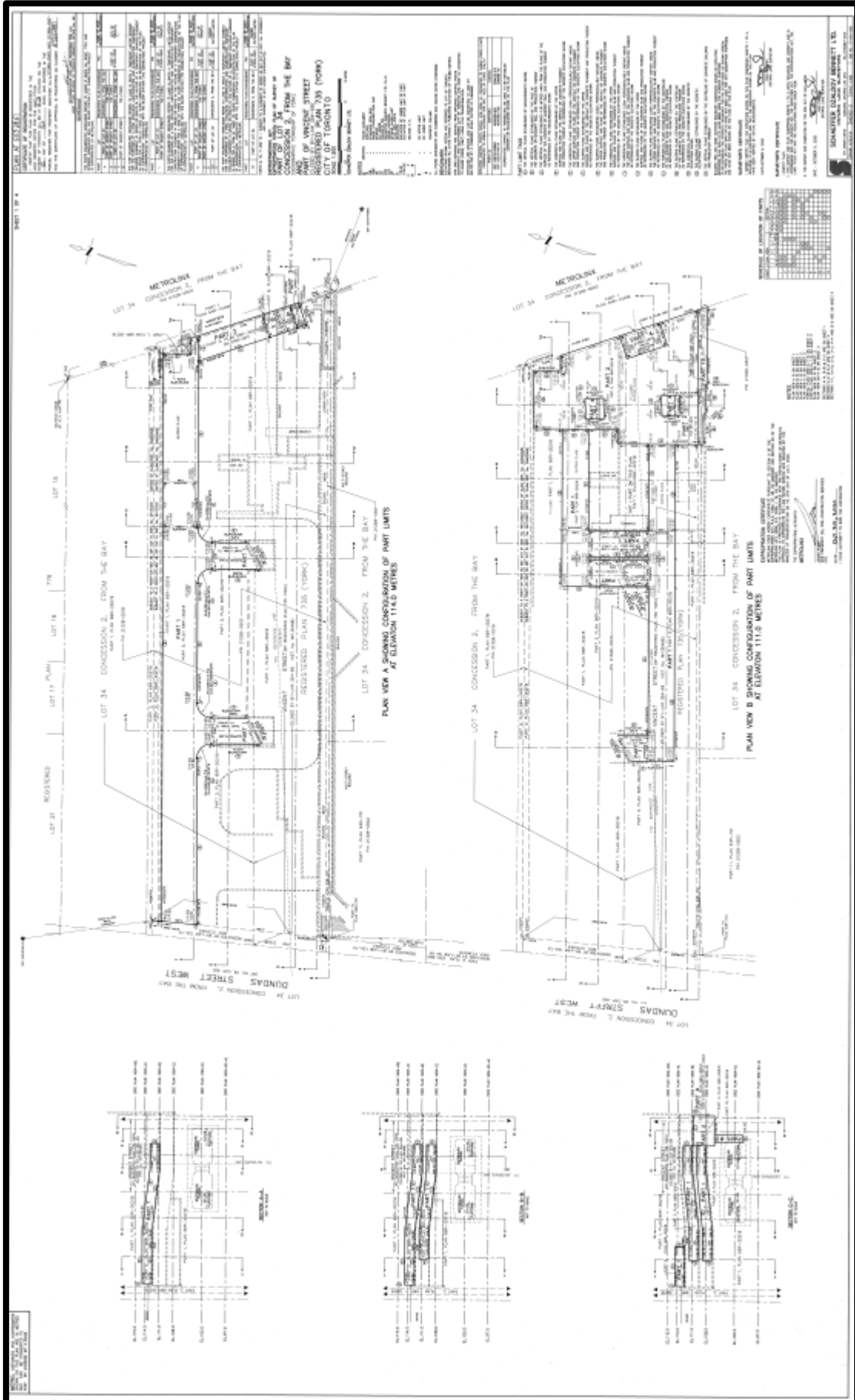
Contact Name: Jacqueline Vettorel concurred on December 14, 2020

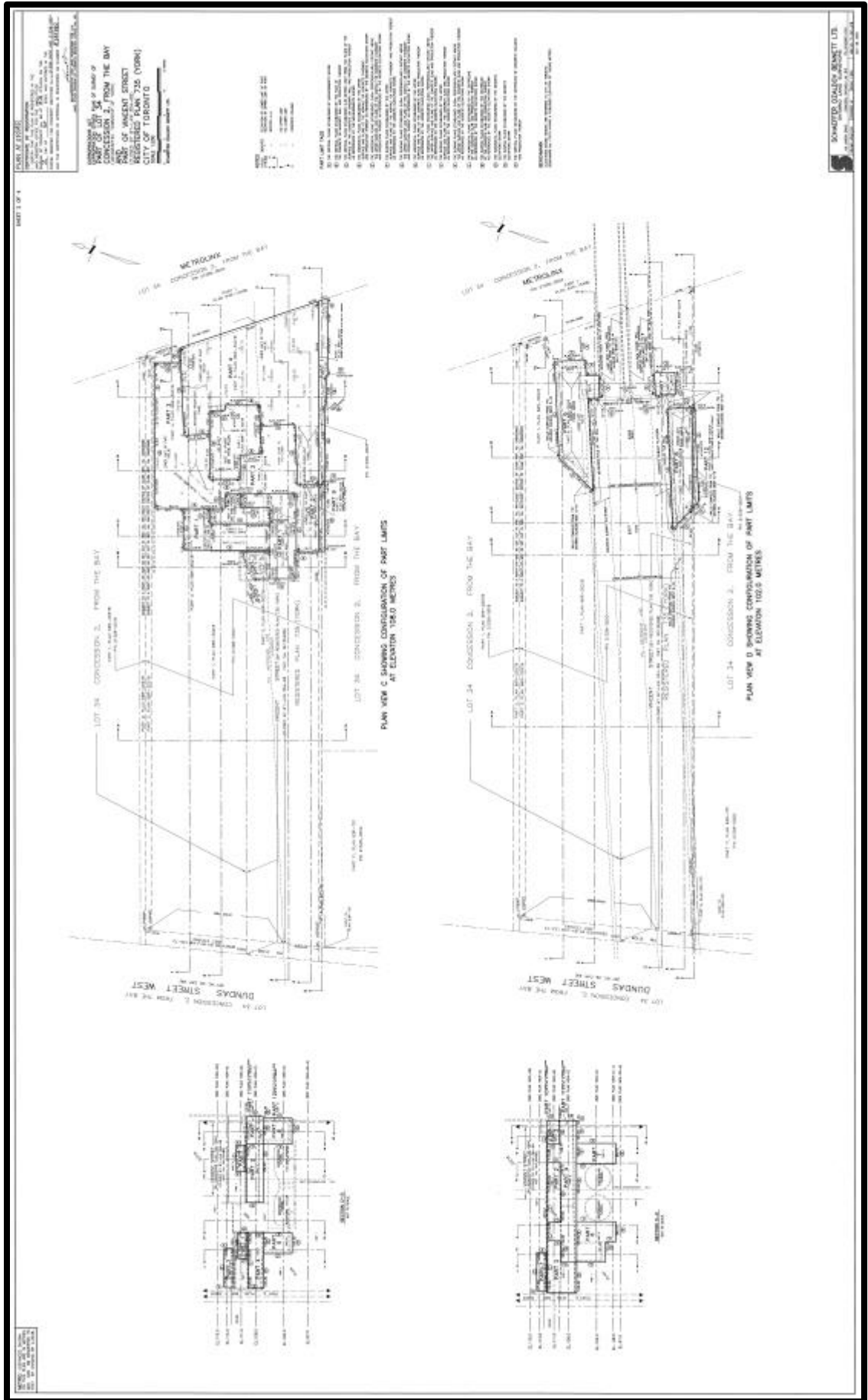
DAF Tracking No.: 2021-022	Date	Signature
Concurred with by: <b>Manager, Real Estate Services Melanie Hale-Carter</b>	Jan. 11, 2021	Signed by Melanie Hale-Carter
<input type="checkbox"/> Recommended by: <b>Manager, Real Estate Services Daran Somas</b>	Jan. 11, 2021	Signed by Daran Somas
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: <b>Director, Real Estate Services</b>		X

# Location Map



# Expropriation Plan





**NOTES:**

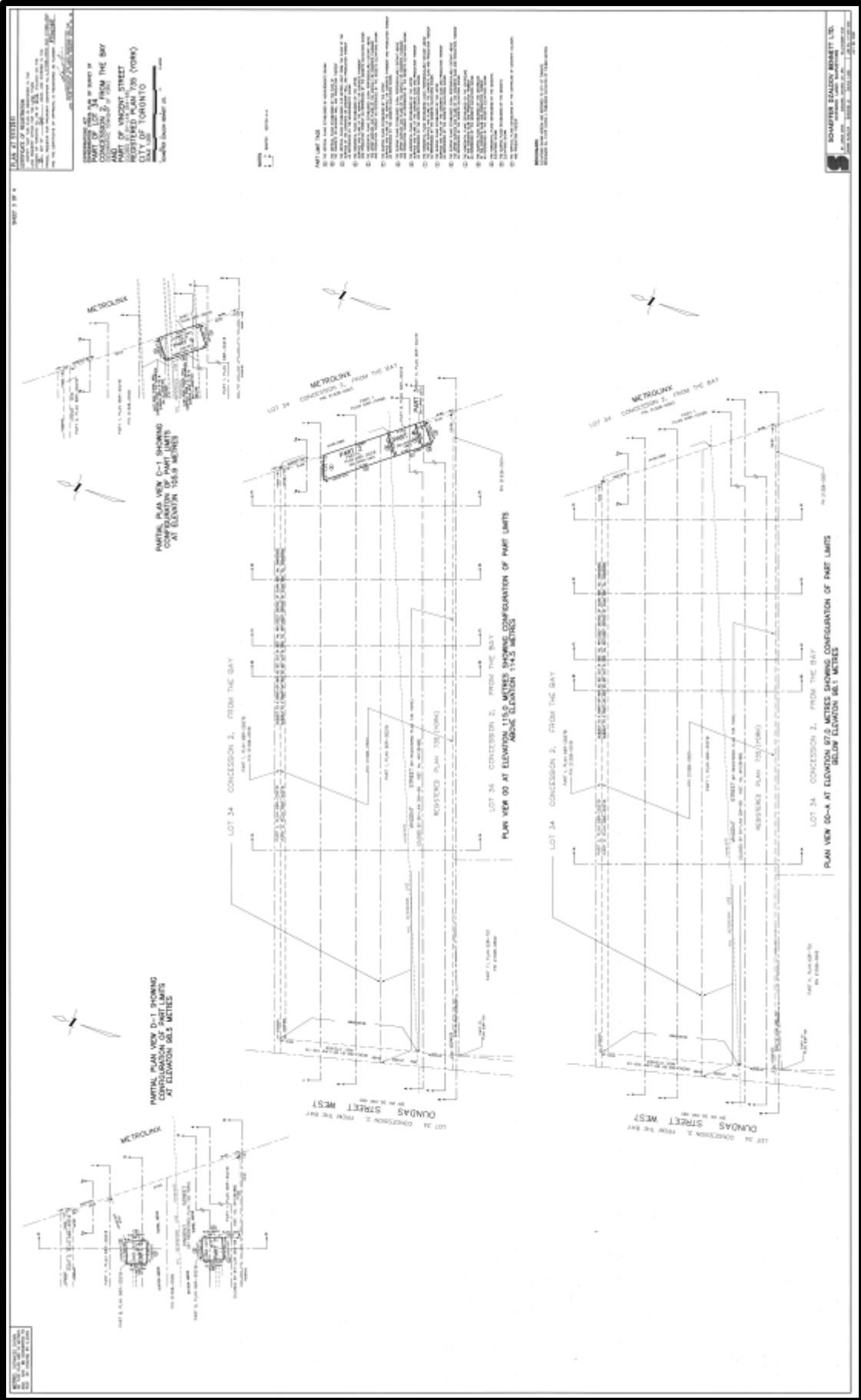
- SEE GENERAL NOTES TO THE PLAN.
- SEE GENERAL NOTES TO THE ELEVATIONS.
- SEE GENERAL NOTES TO THE SECTION.
- SEE GENERAL NOTES TO THE SITE PLAN.
- SEE GENERAL NOTES TO THE FOUNDATION PLAN.
- SEE GENERAL NOTES TO THE MECHANICAL PLAN.
- SEE GENERAL NOTES TO THE ELECTRICAL PLAN.
- SEE GENERAL NOTES TO THE PLUMBING PLAN.
- SEE GENERAL NOTES TO THE FINISHES PLAN.
- SEE GENERAL NOTES TO THE SCHEDULES.

CONCESSION 3, FROM THE BAY  
 CONCESSION 2, FROM THE BAY  
 PART OF ANCIENT STREET  
 REGISTERED PLAN 730 (YORK)  
 CITY OF TORONTO

DATE: 2013.08.01  
 DRAWN BY: J. B. [Name]  
 CHECKED BY: [Name]

- LEGEND:**
- 1. SEE GENERAL NOTES TO THE PLAN.
  - 2. SEE GENERAL NOTES TO THE ELEVATIONS.
  - 3. SEE GENERAL NOTES TO THE SECTION.
  - 4. SEE GENERAL NOTES TO THE SITE PLAN.
  - 5. SEE GENERAL NOTES TO THE FOUNDATION PLAN.
  - 6. SEE GENERAL NOTES TO THE MECHANICAL PLAN.
  - 7. SEE GENERAL NOTES TO THE ELECTRICAL PLAN.
  - 8. SEE GENERAL NOTES TO THE PLUMBING PLAN.
  - 9. SEE GENERAL NOTES TO THE FINISHES PLAN.
  - 10. SEE GENERAL NOTES TO THE SCHEDULES.

**SKAWATCO QUARRY BENNETT LTD.**  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1B7  
 TEL: (416) 291-1111 FAX: (416) 291-1112  
 WWW.SKAWATCO.COM



SEMPER PARATI  
COMPTON CIVIL ENGINEERING LTD.  
100 WILSON AVENUE, TORONTO, ONT. M1H 1C6  
TEL: (416) 763-5850

DATE: 01/20/2020  
DRAWN: J. W. WILSON  
CHECKED: J. W. WILSON  
PROJECT NO.: 19-0000-0000

CONTRACT NO.: 020-04-003  
NAME OF ROAD: WARDEN STREET  
NAME OF PROJECT: WARDEN STREET  
CITY/TOWN: WARDEN STREET

SCALE: AS SHOWN  
DATE: 01/20/2020  
DRAWN: J. W. WILSON  
CHECKED: J. W. WILSON

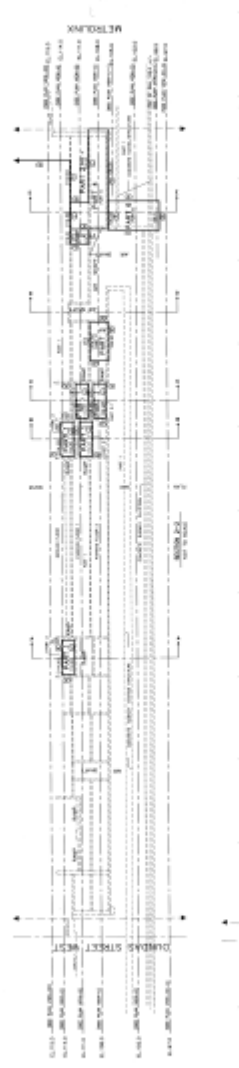
1. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ROAD AND ADJACENT AREAS AND HAS FOUND THE ROAD TO BE IN GOOD CONDITION.  
2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ROAD AND ADJACENT AREAS AND HAS FOUND THE ROAD TO BE IN GOOD CONDITION.

3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ROAD AND ADJACENT AREAS AND HAS FOUND THE ROAD TO BE IN GOOD CONDITION.  
4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ROAD AND ADJACENT AREAS AND HAS FOUND THE ROAD TO BE IN GOOD CONDITION.

5. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ROAD AND ADJACENT AREAS AND HAS FOUND THE ROAD TO BE IN GOOD CONDITION.  
6. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ROAD AND ADJACENT AREAS AND HAS FOUND THE ROAD TO BE IN GOOD CONDITION.

7. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ROAD AND ADJACENT AREAS AND HAS FOUND THE ROAD TO BE IN GOOD CONDITION.  
8. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ROAD AND ADJACENT AREAS AND HAS FOUND THE ROAD TO BE IN GOOD CONDITION.

9. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ROAD AND ADJACENT AREAS AND HAS FOUND THE ROAD TO BE IN GOOD CONDITION.  
10. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ROAD AND ADJACENT AREAS AND HAS FOUND THE ROAD TO BE IN GOOD CONDITION.



SEMPER PARATI