

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

TRACKING NO.: 2022-007  
 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:	Bruno Iozzo	Division:	Corporate Real Estate Management
Date Prepared:	December 29, 2021	Phone No.:	(416) 392-8151

<b>Purpose</b>	To obtain authority to enter into an Expropriation Settlement Agreement (the "Settlement") between the City of Toronto and Mr. Stephen John Pritchard and Mr. Michael David Pritchard (the "Former Owners") involving Unit #6 at 414 Dawes Road, as full and final settlement of any and all claims as a result of the expropriation of the aforementioned property (defined hereafter) to facilitate the construction of a new library and community facility on Dawes Road (the "New Dawes Facility").
<b>Property</b>	The condominium unit municipally known as 414 Dawes Road – Unit 6, legally described as Part 2 on Expropriation Plan AT5120374 as displayed in Appendix "A" and on the Location Map in Appendix "B".
<b>Actions</b>	<ol style="list-style-type: none"> <li>Authority be granted to enter into the Settlement, substantially on the terms and conditions contained within the Confidential Attachment, including the payment of any applicable costs in accordance with the Expropriations Act.</li> <li>The Confidential Attachment to remain confidential until there has been a final determination of all property transactions and claims for compensation relative to the New Dawes Facility and only released publicly thereafter in consultation with the City Solicitor.</li> </ol>
<b>Financial Impact</b>	<p>Funding for the Settlement, as set out in the Confidential Attachment, is available in the 2021-2030 Council Approved Capital Budget and Plan for the Toronto Public Library under capital project account CLB194-1.</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 March 27 and 28, 2019, City Council adopted Item GL2.13 which authorized the expropriation of the Property to enable the construction of the New Dawes Facility. The adoption of the Item also granted the necessary authority for the preparation, service and payment of Offers of Compensation pursuant to the Expropriation Act.</p> <p>Expropriation Plan AT5120374 was registered on April 25, 2019. The City took possession of the expropriated Property in October of 2019. The Former Owners were provided with additional time (delayed possession date) to ensure that they had sufficient time to relocate to their new dwelling.</p> <p>Ongoing negotiations with the Former Owners have resulted in a settlement agreement between both parties. A release of any and all claims for compensation under the Expropriations Act resulting from the expropriation has now been reached with the Former Owners. By proceeding with the Settlement, the City will forgo the remaining lengthy and uncertain expropriation process which will save additional funds that the City would have otherwise been required to pay as per the Expropriations Act.</p> <p>City staff were successful in reaching a settlement agreement with the other expropriated former condominium owner. The current Settlement with the Former Owners involves the second and final condominium unit that was expropriated by the City of Toronto in 2019. There are no outstanding settlements remaining involving Item GL2.13. City staff consider the terms and conditions of the Settlement to be fair and reasonable and recommend approval.</p>
<b>Terms</b>	As set out within the Confidential Attachment.

<b>Property Details</b>	<b>Ward:</b>	19 – Beaches-East York
	<b>Assessment Roll No.:</b>	19 06 012 230 056 06
	<b>Approximate Size:</b>	
	<b>Approximate Area:</b>	1,500 Square feet
	<b>Other Information:</b>	

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 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 checked="" 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:	Brad Bradford	Councillor:	
Contact Name:	Rishab Mehan – Chief of Staff	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X <input checked="" type="checkbox"/> 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:	Supports settlement agreement (Dec/30/2021)	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Toronto Public Library	Division:	Financial Planning
Contact Name:	Moe Hosseini-Ara / Larry Hughsam	Contact Name:	Ciro Tarantino/Marie Barcellos
Comments:	In agreement with settlement (Dec/23/2021)	Comments:	No issues (Dec/30/2021)

**Legal Services Division Contact**

Contact Name: Vanessa Bacher (Dec/23/2021)

DAF Tracking No.: 2022-007	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services Scott Delahunt</b>	Jan. 4, 2022	Signed by Scott Delahunt
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services Alison Folosea</b>	Jan. 5, 2022	Signed by Alison Folosea



# Appendix "B" – Location Map

