

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

TRACKING NO.: 2022-039

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

Prepared By:	Irina Fofanova	Division:	Corporate Real Estate Management
Date Prepared:	April 29, 2022	Phone No.:	(416) 397-0806

Purpose	To authorize the City to accept the payment of compensation offered by Metrolinx, the expropriating authority, pursuant to Section 25 of the <i>Expropriations Act</i> for the expropriated property interest in a portion of the lands located at 157 Raleigh Avenue.
Property	A permanent easement over a portion of lands known municipally as 157 Raleigh Avenue, and legally described as Part of Lot 88, Plan 1882 Scarborough; Toronto, being Part of PIN No. 06445-0268 (LT), and identified as Part 1 on Expropriation Plan No. AT5876838 as shown in Appendix "B"
Actions	1. Authorize the acceptance of Offer (A) (Full settlement of the City's interest) of the Offer of Compensation served by Metrolinx in accordance with the requirements of the <i>Expropriations Act</i> , in the amount of \$9,700.00, plus statutory interest.
Financial Impact	<p>The compensation offered to the City, subject to payment of any outstanding realty taxes, is in the amount of \$9,700.00, and will be directed to the Land Acquisition Reserve Fund (XR1012).</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>
Comments	<p>The ownership of 157 Raleigh Avenue is in the process of being corrected. Although the City is not the registered owner on title, the property has historically been assessed to the City based on a Tax Arrears Certificate dated December 10, 1935. The adjoining property was transferred to the City in 1958, however 157 Raleigh Avenue was not. Parks, Forestry & Recreation staff confirmed that they have maintained the lands since at least 2005 when the vehicular bridge became a pedestrian bridge.</p> <p>On January 14, 2021, Metrolinx notified the City and all registered owners that it was commencing expropriation proceedings at 157 Raleigh Ave for the purposes of facilitating the Lakeshore East-West Corridor Expansion Project. On October 5, 2021, with the registration of Expropriation Plan No. AT5876838, Metrolinx expropriated a permanent easement interest over a portion of the lands. A Notice of Expropriation was served to the City on October 12, 2021.</p> <p>In accordance with Section 25 of the <i>Expropriations Act</i> (the "Act"), Metrolinx has served an Offer of Compensation, together with the related appraisal, on the City, with the following options for acceptance:</p> <ul style="list-style-type: none"> • Offer (A) - offer of an amount in full and final settlement of all claims pertaining to the expropriation of the property interests, subject to payment of any outstanding realty taxes; or • Offer (B) - offer of immediate payment of an amount that represents 100% of the market value of the lands expropriated as estimated by the expropriating authority, subject to payment of any outstanding realty taxes, without prejudice to the expropriated owners' rights conferred by the <i>Act</i>, in respect of the determination of compensation, and subject to adjustment in accordance with any compensation that may be subsequently determined under the <i>Act</i> or any other Act, or agreed upon. <p>In addition, Metrolinx is required to pay interest at 6 per cent per annum in accordance with Section 33 of the <i>Act</i>.</p> <p>Corporate Real Estate Management Appraisal Unit staff reviewed the submitted appraisal and recommends acceptance of Offer A.</p>
Terms	Not applicable.

Property Details	Ward:	20 – Scarborough Southwest
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	60.2 m ² ± (648.0 ft ² ±)
	Other Information:	

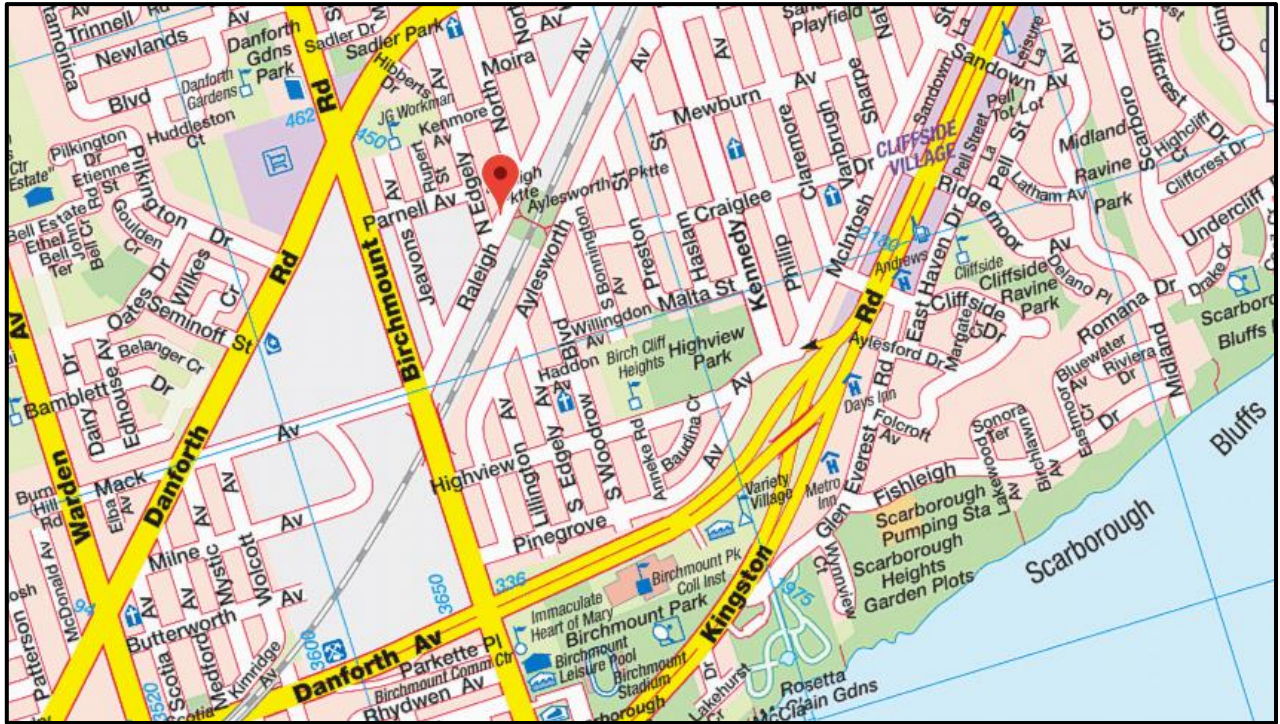
A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest 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 & Parks & 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>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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>Delegated to more senior positions.</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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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 & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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:	
<ul style="list-style-type: none"> • 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:	
<ul style="list-style-type: none"> • 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			
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Gar Crawford	Councillor:	
Contact Name:	Monique Lisi	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:		Comments:	
Consultation with Divisions and/or Agencies			
Division:	N/A	Division:	Financial Planning
Contact Name:		Contact Name:	Ciro Tarantino
Comments:		Comments:	
Legal Services Division Contact			
Contact Name:	Lisa Davies		

DAF Tracking No.: 2022-039	Date	Signature
Concurred with by: Manager, Real Estate Services Scott Delahunt	May 2, 2022	Signed by Scott Delahunt
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	May 2, 2022	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		

Appendix "A"
Location Map / Aerial Map



COORDINATE TABLE		
POINT	NORTHING	EASTING
1	4 840 858.00	323 917.34
2	4 840 840.82	323 908.61
3	4 840 837.58	323 898.11

COORDINATES SHOWN IN THIS PLAN
BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN

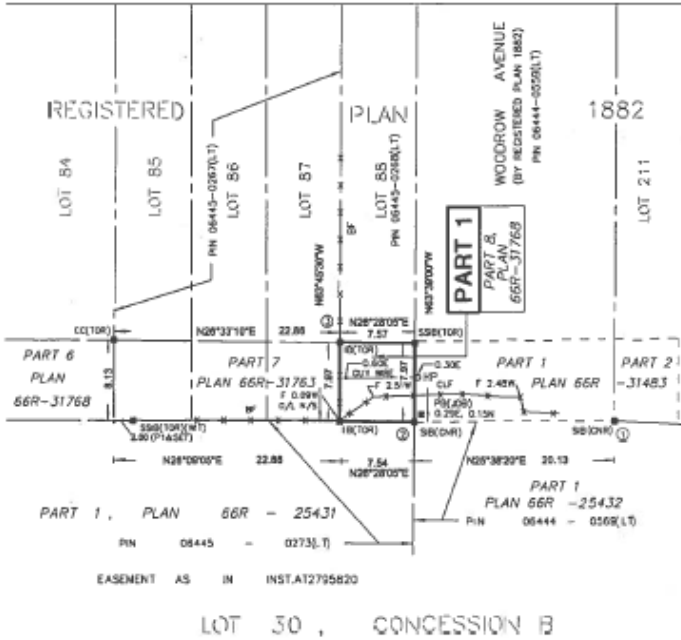
INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP)'S COORDINATES
WERE DERIVED USING REAL TIME METROTRON (RTN)
GPS OBSERVATIONS (QUANTREX) AND ARE
REFERRED TO WTM ZONE 18, NAD83(CRS) (1997.0)
COORDINATES TO URBAN ACCURACY PER
SEC. 14(2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4 840 736.59	323 882.84
ORP 2	4 840 271.98	323 882.89



(UNKNOWN AS) **RALEIGH AVENUE**
(FORMERLY WARRICK AVENUE BY REGISTERED PLAN 1882)



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - WT DENOTES WITNESS
 - OU DENOTES ORIGIN UNKNOWN
 - IB DENOTES IRON BAR
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - TOR DENOTES CITY OF TORONTO SURVEYS
 - FP DENOTES FENCE POST
 - CLF DENOTES CHAIN LINK FENCE
 - MF DENOTES METAL FENCE
 - BF DENOTES BOARD FENCE
 - NSEW DENOTES NORTH SOUTH EAST WEST
 - P1 DENOTES PLAN 66R-31768
 - ✱ DENOTES UNSUITABLE FOR MONUMENTATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE EXPROPRIATIONS ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE 7th DAY OF SEPTEMBER, 2021

DATE SEP 20/21

J. MERLETTI - ONTARIO LAND SURVEYOR

PLAN AT 5876238

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 10:44 O'CLOCK ON THE 5 DAY OF Oct., 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER No. CEANS-0268 AND THE CERTIFICATE OF APPROVAL IS REGISTERED AS NUMBER AT 584602

John S. Pate
REPRESENTATIVE FOR LAND REGISTRAR

SCHEDULE

THE PART ENUMERATED HEREON REFERS TO LAND IN WHICH A LIMITED ESTATE, RIGHT OR INTEREST IN THE NATURE OF A PERMANENT EASEMENT IN GROSS, IN, ON, OVER AND THROUGH THE FOLLOWING LANDS, FOR THE PURPOSES SET OUT IN THE CERTIFICATE OF APPROVAL, IS EXPROPRIATED BY METROLINX.

PART	LOT/BLOCK	PLAN/ CONCESSION	PIN	AREA (m ²)
1	PART OF LOT 88	1882	PART OF 05445-0268(LT)	60.2

EXPROPRIATIONS ACT
PLAN OF SURVEY

IN ACCORDANCE WITH SECTION 9 OF THE EXPROPRIATIONS ACT (R.S.O. 1990, c. E. 26, AS AMENDED) AND SECTION 20 OF THE METROLINX ACT, 2006, S.O. 2006, c. 16, AS AMENDED, METROLINX HEREBY EXPROPRIATES

PART OF LOT 88
REGISTERED PLAN 1882
CITY OF TORONTO
FORMERLY CITY OF SCARBOROUGH

SCALE 1:500

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

NOTES

BEARINGS HEREON ARE WTM GRD, DERIVED FROM OBSERVED REFERENCE POINTS (ORP)'S 2 AND 3, WTM ZONE 18, NAD83(CRS) (1997.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR : 0.999985.

NOTE DUE TO SITE CONDITIONS, ALTERNATIVE MONUMENTS WERE PLANTED IN COMPLIANCE WITH O. REG. 525/01, S.11(4).

EXPROPRIATION CERTIFICATE

THIS PLAN IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS OF METROLINX. PART 1 IS REQUIRED FOR THE PURPOSES OF METROLINX PURSUANT TO THE METROLINX ACT, 2006, S.O. 2006, c. 16, AS AMENDED AND THE EXPROPRIATIONS ACT, R.S.O. 1990, c. E. 26, AS AMENDED.

DATED AT TORONTO THIS 1 DAY OF Oct., 2021.

METROLINX

Jason Ryan
JASON RYAN
(VICE PRESIDENT, PRE-CONSTRUCTION SERVICES)
I HAVE AUTHORITY
TO SIGN THE CORPORATION

Toronto LAND & PROPERTY SURVEYS
18 D'Yves Road
2nd Floor
Toronto, Ontario
M3B 1V5

ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES

FOR CITY OF TORONTO USE ONLY

157 RALEIGH AVENUE

DATE: OCTOBER 8 2021 CAD/PALE: KEN B. FIELD: J.P. DESIGN FILE: 2020-00103 CHECKED BY: J. MERLETTI D.L.S.

JOB NUMBER: 2020-00103
PLAN NUMBER: 15