

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

TRACKING NO.: 2022-271

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

Prepared By:	Blendian Stefani	Division:	Corporate Real Estate Management
Date Prepared:	December 1, 2022	Phone No.:	(416) 397-7481

<b>Purpose</b>	To authorize the acceptance of the payment of compensation offered by Metrolinx, the expropriating authority, pursuant to Section 25 of the <i>Expropriations Act</i> for the expropriated property interests identified in Appendix "A" along the Eglinton Crosstown West Extension (ECWE) Corridor.
<b>Property</b>	The Property along Eglinton Crosstown West Extension (ECWE) Corridor, legally described in the chart shown in Appendix "A" and also shown on the location map in Appendix "B".
<b>Actions</b>	1. Authorize the acceptance of Offer (B) (Advance Payment) of the Offer of Compensation served by Metrolinx in accordance with the requirements of the <i>Expropriations Act</i> , in the amount of \$973,000.00.
<b>Financial Impact</b>	<p>The total compensation offered to the City, subject to payment of any outstanding realty taxes, is in the rounded amount of \$973,000.00.</p> <p>Revenue to the City for the temporary easement in the amount of \$580,075.00 will be directed to the 2022 Council Approved Operating Budget for Corporate Real Estate Management under cost center FA1379 and functional area code 3220200000.</p> <p>Revenue to the City for the permanent easement in the amount of \$392,925.00 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>
<b>Comments</b>	<p>On July 21, 2021, Metrolinx notified the City and all registered owners that it was commencing expropriation proceedings for various property interests to facilitate its ECWE Corridor Expansion Project. On December 16, 2021 with the registration of Expropriation Plan No. AT5941382, Metrolinx expropriated temporary and permanent interests over the City-owned property identified in Appendix "A". A Notice of Expropriation was served to the City on December 24, 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"> <li>• 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</li> <li>• 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.</li> </ul> <p>In addition, Metrolinx is required to pay the City's reasonable legal, appraisal and other costs actually incurred for the purposes of determining the compensation payable in accordance with Section 32 of the <i>Expropriations Act</i>, and interest at 6 per cent per annum in accordance with Section 33 of the <i>Expropriations Act</i>.</p> <p>As staff are still in the process of reviewing the Offer of Compensation and accompanying appraisal, it is appropriate for the City to accept Offer (B) at this time, without prejudice to its rights to claim additional compensation in the future. Relevant approval authority will be further sought once settlements are reached with Metrolinx with respect to final determination of all claims and compensation payable to the City in accordance with the <i>Act</i>.</p>
<b>Terms</b>	Not applicable.

<b>Property Details</b>	<b>Ward:</b>	4 – Etobicoke Centre
	<b>Assessment Roll No.:</b>	
	<b>Approximate Size:</b>	Various
	<b>Approximate Area:</b>	See Appendix "A"
	<b>Other Information:</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><b>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</b></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/Licensor):</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 type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input checked="" 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 (Managers whose position includes responsibility for implementing Council-approved expropriations are the only Managers 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:	Stephen Holyday	Councillor:	
Contact Name:	Sheila Henderson	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"/> X E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Advised	Comments:	

**Consultation with Divisions and/or Agencies**

Division:		Division:	<b>Financial Planning</b>
Contact Name:		Contact Name:	Filisha Jenkins
Comments:		Comments:	Concurs

**Legal Services Division Contact**

Contact Name:	Luxmen Aloysius
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DAF Tracking No.: 2022-271	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services Vinette Prescott-Brown</b>	Dec. 13, 2022	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services Alison Folosea</b>	Dec. 13, 2022	Signed by Alison Folosea

**APPENDIX "A"**  
**EXPROPRIATED PROPERTY INTERESTS**

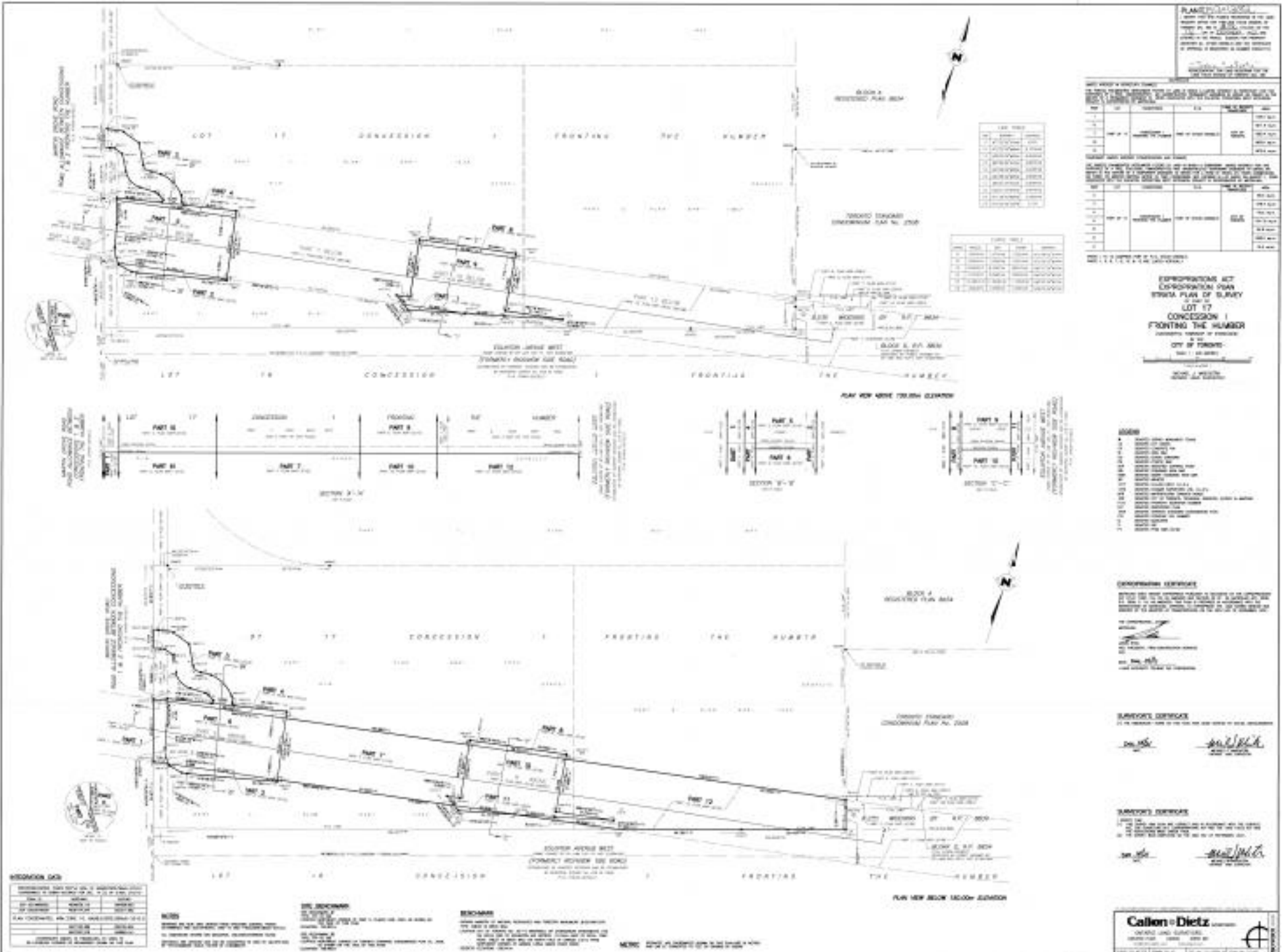
Property	PIN Number	Approximate Area (sq.m)	Property Interest
555 Martin Grove Road  • Parts 1, 6, 7, 10 & 12 on Expropriation Plan AT5941382  • Parts 2, 3, 4, 5, 8 & 9 on Expropriation Plan AT5941382	PIN 07405-0056	5,551.9  2,385.8	Permanent Easement  Temporary Easement

APPENDIX "B"  
LOCATION MAP

555 Martin Grove Road



APPENDIX "C"  
EXPROPRIATION PLAN  
AT5941382



**PLANNING INFORMATION**

THIS PLAN IS A PART OF THE SURVEY AND IS NOT TO BE USED SEPARATELY FROM THE SURVEY. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY INFORMATION FROM THE SURVEY AND TO CONSULT THE SURVEYOR FOR ANY INFORMATION REQUIRED.

NO.	DESCRIPTION	DATE	REVISION
1	ISSUED	2014	1
2	REVISED	2014	2
3	REVISED	2014	3
4	REVISED	2014	4
5	REVISED	2014	5
6	REVISED	2014	6
7	REVISED	2014	7
8	REVISED	2014	8
9	REVISED	2014	9
10	REVISED	2014	10

**SECTION A-A**

NO.	DESCRIPTION	DATE	REVISION
1	ISSUED	2014	1
2	REVISED	2014	2
3	REVISED	2014	3
4	REVISED	2014	4
5	REVISED	2014	5
6	REVISED	2014	6
7	REVISED	2014	7
8	REVISED	2014	8
9	REVISED	2014	9
10	REVISED	2014	10

EXPROPRIATION ACT  
EXPROPRIATION PLAN  
STRATA PLAN OF SURVEY  
LOT 17  
CONCESSION 1  
FRONTING THE HUBERT  
CITY OF TORONTO  
2014

- LEGEND**
- EXISTING ROAD
  - EXISTING SIDEWALK
  - EXISTING CURB
  - EXISTING DRIVEWAY
  - EXISTING UTILITY
  - EXISTING FENCE
  - EXISTING WALL
  - EXISTING CONCRETE
  - EXISTING ASPHALT
  - EXISTING GRAVEL
  - EXISTING SAND
  - EXISTING SOIL
  - EXISTING VEGETATION
  - EXISTING TREES
  - EXISTING SHRUBS
  - EXISTING HERBACEOUS
  - EXISTING WATER
  - EXISTING SWAMP
  - EXISTING MUD
  - EXISTING SAND
  - EXISTING SOIL
  - EXISTING VEGETATION
  - EXISTING TREES
  - EXISTING SHRUBS
  - EXISTING HERBACEOUS
  - EXISTING WATER
  - EXISTING SWAMP
  - EXISTING MUD

**EXPROPRIATION CERTIFICATE**

THIS IS TO CERTIFY THAT THE EXPROPRIATION PLAN IS A VALID PLAN OF SURVEY AND THAT THE EXPROPRIATION IS IN ACCORDANCE WITH THE EXPROPRIATION ACT.

DATE: 2014

BY: [Signature]

**SURVEYOR'S CERTIFICATE**

I, THE SURVEYOR, HEREBY CERTIFY THAT THIS PLAN IS A VALID PLAN OF SURVEY AND THAT THE EXPROPRIATION IS IN ACCORDANCE WITH THE EXPROPRIATION ACT.

DATE: 2014

BY: [Signature]

**SURVEYOR'S CERTIFICATE**

I, THE SURVEYOR, HEREBY CERTIFY THAT THIS PLAN IS A VALID PLAN OF SURVEY AND THAT THE EXPROPRIATION IS IN ACCORDANCE WITH THE EXPROPRIATION ACT.

DATE: 2014

BY: [Signature]

**REVISIONS**

NO.	DESCRIPTION	DATE	REVISION
1	ISSUED	2014	1
2	REVISED	2014	2
3	REVISED	2014	3
4	REVISED	2014	4
5	REVISED	2014	5
6	REVISED	2014	6
7	REVISED	2014	7
8	REVISED	2014	8
9	REVISED	2014	9
10	REVISED	2014	10

**NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE USER.

3. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE USER.

4. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE USER.

**DE SIGNATURE**

[Signature]

**ENGINEER**

[Signature]

**ENGINEER**

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**ENGINEER**

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**ENGINEER**

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**ENGINEER**

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**Callon-Dietz**

ENGINEERS AND ARCHITECTS

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