

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

TRACKING NO.: 2023-028

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:	January 11, 2023	Phone No.:	(416) 397-7481

Purpose	To authorize the acceptance of the payments 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 Lakeshore East (LSE) Corridor.
Property	Two properties along Lakeshore East (LSE) Rail Corridor, legally described in the chart shown in Appendix "A" and also shown in Appendix "C".
Actions	1. Authorize the acceptance of Offer (B) (Advance Payment) of the Offers of Compensation served by Metrolinx in accordance with the requirements of the <i>Expropriations Act</i> , in the amounts set out in Appendix "A".
Financial Impact	<p>The total compensation offered to the City, subject to payment of any outstanding realty taxes, is estimated to be \$804,750.00 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>On January 14, 2021, Metrolinx notified the City and all registered owners that it was commencing expropriation proceedings for various property interests to facilitate its Lakeshore East-West Corridor Expansion Project. On October 27 & 29, 2021 with the registration of Expropriation Plans Nos. AT5894284 and AT5897994, Metrolinx expropriated permanent interests over the City-owned properties identified in Appendix "A". Notices of Expropriation was served to the City on November 5, 2021.</p> <p>In accordance with Section 25 of the <i>Expropriations Act</i> (the "Act"), Metrolinx has served Offers of Compensation, together with the related appraisals, 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 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>Corporate Real Estate Management Appraisal Unit staff reviewed the submitted appraisals and recommends acceptance of the Offer B amounts.</p>
Terms	Not applicable.

Property Details	Ward:	25 – Scarborough – Rouge Park
	Assessment Roll No.:	
	Approximate Size:	Various
	Approximate Area:	See Appendix "A"
	Other Information:	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 & Parks & 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>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 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 & 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 (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:
<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:	Jennifer McKelvie	Councillor:	
Contact Name:	Charrissa Klander	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:	Financial Planning
Contact Name:		Contact Name:	Filisha Jenkins
Comments:		Comments:	Concurs
Legal Services Division Contact			
Contact Name:	Lisa Davies		

DAF Tracking No.: 2023-028	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Jan. 13, 2023	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Jan. 20, 2023	Signed by Alison Folosea

APPENDIX "A"

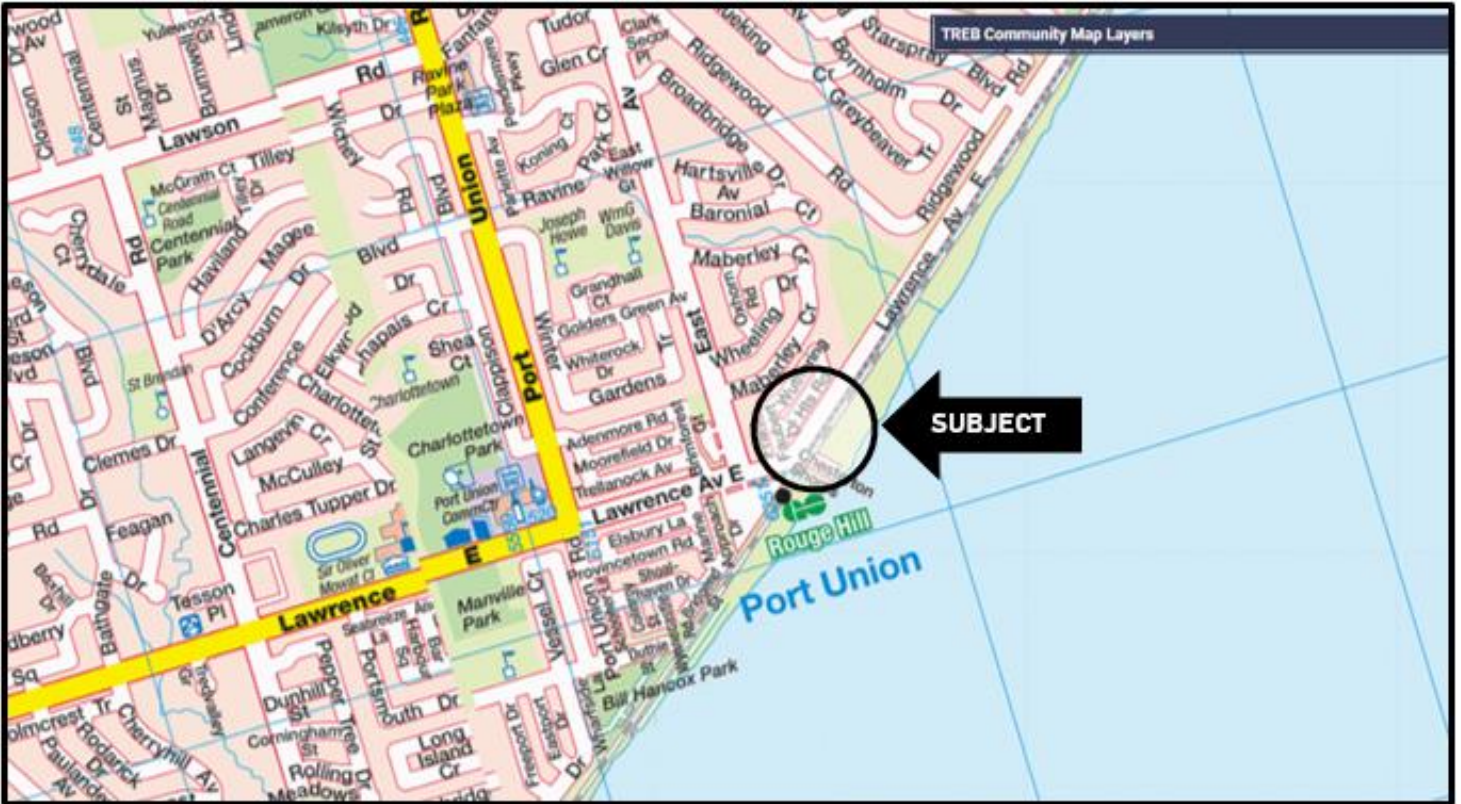
EXPROPRIATED PROPERTY INTERESTS

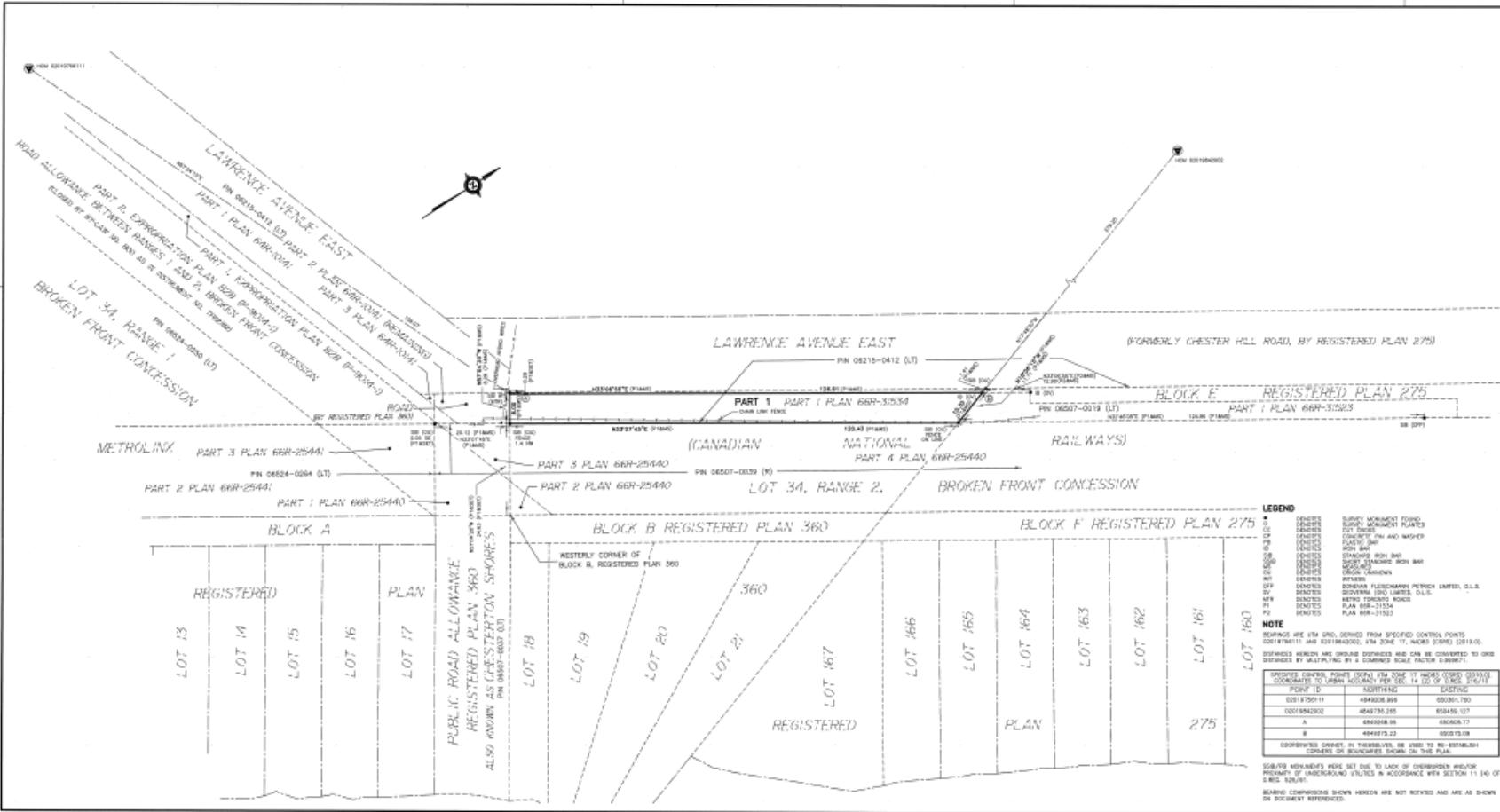
Property	PIN Number	Approximate Area (sq.m)	Property Interest
Vacant Land – Lawrence Avenue East Boulevard • Part 1 on Expropriation Plan AT5897994	06507-0019(LT)	700.6	Fee Simple
Dedicated ROW (Grass Verge) – Lawrence Avenue East Boulevard • Part 1 on Expropriation Plan AT5894284	06215-0412(LT)	991.2	Fee Simple

OFFERS OF COMPESATION

Property	Compensation	Condition of Offer
Vacant Land – Lawrence Avenue East Boulevard	\$333,250.00	Offer to City subject to payment of any outstanding realty taxes
Dedicated ROW (Grass Verge) – Lawrence Avenue East Boulevard	\$471,500.00	Offer to City subject to payment of any outstanding realty taxes
Total	\$804,750.00	

APPENDIX "B" LOCATION MAP





LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLATED
- SURVEY MONUMENT EST. DUBIOUS
- CONCRETE, STONE AND MASONRY
- CONCRETE
- BRICK
- STONE
- METAL
- CONCRETE
- STONE
- IRON
- GALVANIZED IRON
- BRASS
- COPPER
- ALUMINUM
- OTHER
- SPANISH LIME
- BRICK
- BRICK
- BRICK
- BRICK
- BRICK
- BRICK

NOTE

BEARINGS ARE 2ND ANG. DERIVED FROM SPECIFIED CONTROL POINTS
 DISTANCES TO LINEAR DIMENSIONS, 2ND ZONE 17, NAD83 (CSRS) (2011.0)
 DIMENSIONS HEREON ARE GRAPHIC DIMENSIONS AND CAN BE CONVERTED TO DIMENSIONS BY MULTIPLYING BY A GRAPHIC SCALE FACTOR 0.99997
 COPIES/PRINTS CHANGED BY TECHNICIAN TO BE USED TO RE-ESTABLISH CORNERS OF BLANKETS SHOWN ON THIS PLAN

POINT ID	NORTHING	EASTING
8011750111	484028.896	633061.783
8011750292	484028.258	633061.127
A	484028.05	633061.17
B	484027.22	633061.08

PLAN AT5894284

CERTIFICATE OF REGISTRATION
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TILES DIVISION OF TORONTO (INC. REG.) AT 13:45 O'CLOCK ON THE 27 DAY OF Oct. 2021 AND ENTERED IN THE REGISTER FOR THE PROPERTY IDENTIFIED AS **82616-0412**.

AND THE CERTIFICATE OF APPROVAL IS REGISTERED AS NUMBER **A159217**.

(Signature)
 REGISTRAR, REG. DIVISION OF TORONTO
 (REGISTRY OFFICE 1800 BAYVIEW AVE TORONTO, ONT. M2H 2B7)

SCHEDULE

ALL RIGHT, TITLE AND INTEREST THE PARTIES UNADVISED HEREBY REFER TO LAND IN WHICH ALL RIGHT, TITLE AND INTEREST IS EXPROPRIATED BY METROLINK FOR THE PURPOSES DESCRIBED WITH THE REGIONAL EXPRESS RAIL PROGRAM.

PART	LOT	CON	PN	NAME OF MAP	RECORD TRANSFER	AREA
1	34			RANGE 2, BROKEN FRONT CONCESSION	CITY OF TORONTO	581.2 ft²

EXPROPRIATIONS ACT
 PLAN OF SURVEY OF PART OF LOT 34, RANGE 2, BROKEN FRONT CONCESSION GEOGRAPHIC TOWNSHIP OF PICKERING CITY OF TORONTO
 SCALE 1:500

GEOVERRA (ON) LTD.
 ONTARIO LAND SURVEYORS 2021

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

EXPROPRIATION CERTIFICATE
 METROLINK DOES HEREBY EXPROPRIATE, PURSUANT TO SECTION 6 OF THE EXPROPRIATIONS ACT, 2006, S.O. 2006, c. 16, AS AMENDED AND SECTION 20 OF THE METROLINK ACT, 2006, S.O. 2006, c. 16, AS AMENDED, THIS PLAN IN ACCORDANCE WITH THE METROLINK ACT, 2006, AS AMENDED, WITHIN ITS EXPROPRIATED LAND SHOWN HEREON AND OWNED BY THE MINISTER OF TRANSPORTATION ON THE 24 DAY OF October, 2021.

THE EXPROPRIATING AUTHORITY:

 VICE PRESIDENT, PRE-CONSTRUCTION SERVICES, CPG
 DATED 24 DAY OF SEPT., 2021
 I HAVE AUTHORITY TO SIGN THE CORPORATION.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYS ACT, THE LAND TILES ACT AND THE EXPROPRIATIONS ACT AND THE REGULATIONS MADE UNDER THEM;
 2. THE SURVEY WAS COMPLETED ON THE 24 DAY OF SEPT., 2021.

October 24, 2021
(Signature)
 ONTARIO LAND SURVEYOR

GeoVerra (ON) Ltd. (INCORPORATED IN ONTARIO)
 20-890441-000-EXP03
 100 DUNDAS STREET WEST 9TH FLOOR TORONTO, ONTARIO CANADA M5G 1S1
 T: 416-863-1100 F: 416-863-0505 WEBSITE: WWW.GEOVERRA.COM
 P: CNDRA, CA S: REG. NO. 6246
 ONTARIO MAPS: 1098
 REG. NUMBER: 20-890441-000-03
 PLAN FILE NAME: AT5894284-2021-09-27-13:45