

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

TRACKING NO.: 2023-058

Prepared By:	Blendian Stefani	Division:	Corporate Real Estate Management		
Date Prepared:	April 12, 2023	Phone No.:	(416) 397-7481		
Purpose	To authorize the acceptance of payment of compensation offered by Metrolinx, the expropriating authority, pursuant to Section 25 of the <i>Expropriations Act</i> for the expropriated fee simple interest in part of Manchester Street, in connection with the GO Expansion Project.				
Property	Part of Manchester Street, legally described as Part 1 on Expropriation Plan AT5727207 (the "Expropriated Interest") as shown in Appendix "A".				
Actions	 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 \$112,000.00. 				
Financial Impact	The total compensation offered to the City, subject to payment of any outstanding realty taxes, is in the amour \$112,000.00 and will be directed to the Land Acquisition Reserve Fund (XR1012).				
The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial identified in the Financial Impact section.					
Comments	On December 28, 2019, Metrolinx notified the City and all registered owners that it was commencing expropriation proceedings for various property interests to facilitate its Lakeshore West Corridor GO Expansion Project. On May 4, 2021 with the registration of Expropriation Plan No. AT5727207, Metrolinx acquired ownership of the Expropriated Interest. A Notice of Expropriation was served to the City on May 20, 2021.				
	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:				
	• 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.				
	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> .				
	Corporate Real Estate Management Appraisal Unit staff reviewed the submitted appraisals and recommends for sta 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> .				
Property Details	Ward:	3 – Etobicoke – Lake	Shore		
	Assessment Roll No.:	N/A			
	Approximate Size:	Irregular			
	Approximate Area:	111.65 m2			
		ion: Part of dedicated public highway			

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

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:

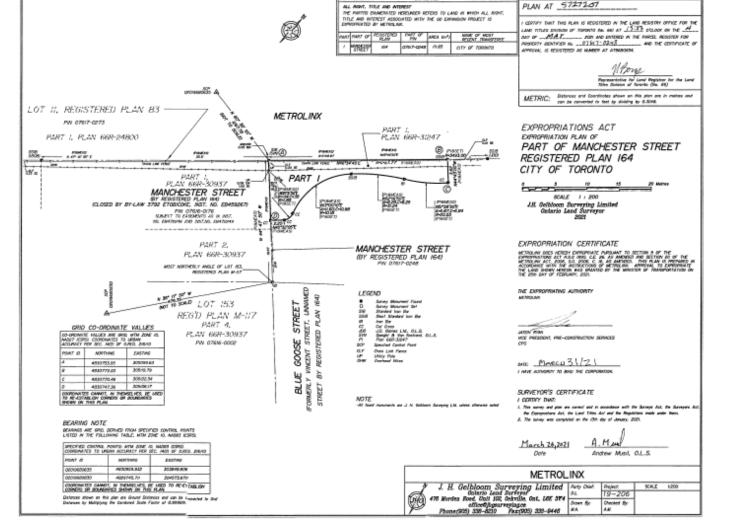
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

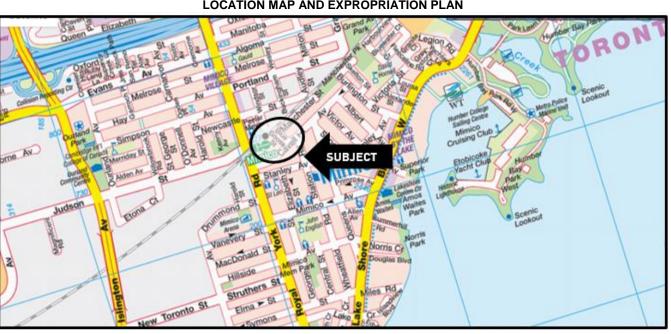
Pre-Condition to Approval

x Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)							
Councillor:	Amber Morley	Councillor:					
Contact Name:	Chezlie Alexander	Contact Name:					
Contacted by:	Phone X E-Mail Memo Other	Contacted by:	Phone X E-mail Memo Other				
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.: 2023-058		Date	Signature
X Recommended by: Approved by: Approved by:	Acting Manager, Real Estate Services Leila Valenzuela		Signed by Leila Valenzuela
X Approved by:	Acting Director, Real Estate Services Vinette Prescott-Brown	April 12, 2023	Signed by Vinette Prescott-Brown





SCHEDULE

CERTIFICATE OF REDS

PLAN AT 5727207

LOCATION MAP AND EXPROPRIATION PLAN