

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

TRACKING NO.: 2023-117

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:	October 30, 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" in connection with the Eglinton Crosstown West Extension ("ECWE") Project.		
Property	Certain parcels of land along and adjacent to Eglinton Avenue West, as described in the chart shown in Appendix "A" and shown on the location map in Appendix "B" (the "Properties").		
Actions	1. Authorize the acceptance of Offer (B) (Advance Payment) of each 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 for the Properties, subject to payment of any outstanding realty taxes, is in the amount of \$24,070.00, as set out in Appendix "A". Compensation for fee simple and permanent easements will be directed to the Land Acquisition Reserve Fund (XR1012) and temporary easement fees will be directed to FA1684.</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 July 21, 2021, April 6, 2022 and August 10, 2022, Metrolinx notified the City and all registered owners that it was commencing expropriation proceedings for various property interests to facilitate the ECWE Project. On December 16, 2021 and November 23, 2022 with the registration of various Expropriation Plans, Metrolinx expropriated various property interests from the City (partial fee simple, temporary and permanent easement interests) as detailed in Appendix "A". Notices of Expropriation were served on the City on December 22, 2021 and November 29, 2022.</p> <p>In accordance with Section 25 of the <i>Expropriations Act</i> (the "<i>Act</i>"), 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>As staff are still in the process of reviewing the Offers of Compensation and accompanying appraisal, it is appropriate for the City to accept Offers (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>		
Property Details	Ward:	2 – Etobicoke Centre; 1 – Etobicoke North; 5 – York-South Weston	
	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 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:

- 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 Holiday	Councillor:	Vincent Crisanti; Frances Nunziata
Contact Name:	Sheila Henderson	Contact Name:	Amanda Da Costa; Geno Orsi
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Advised	Comments:	Advised

Consultation with Divisions and/or Agencies

Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Ciro Tarantino
Comments:		Comments:	Concurs

Legal Services Division Contact

Contact Name:	Luxmen Aloysius
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DAF Tracking No.: 2023- 117	Date	Signature
Concurred with by: Manager, Real Estate Services Jennifer Kowalski	November 1, 2023	Signed by Jennifer Kowalski
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott- Brown	November 1, 2023	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		X

APPENDIX "A"
EXPROPRIATED PROPERTY INTERESTS

Approximate Location of Expropriated Interest	Part of PIN Numbers	Approximate Area (sq.m)	Property Interest	Compensation
Part of Eglinton Ave. West, between Renforth Dr & Hwy 427, 3m below grade Part 1, Expropriation Plan AT5941466 (Dec 16, 2021)	07424-0241 (LT)	8,061.6	Permanent Easement (Tunnel)	\$2.00
Part of Kipling Avenue at Eglinton Ave W, 3m below grade Part 1, Expropriation Plan AT5941437 (Dec 16, 2021)	07404-0146 (LT)	467.3	Permanent Easement (Tunnel)	\$2.00
Part of Renforth Drive, 3m below grade Part 1, Expropriation Plan AT5941502 (Dec 16, 2021)	07424-0041 (LT)	1,135.6	Permanent Easement (Tunnel)	\$2.00
Part of Islington Ave at Eglinton Ave. West, 3m below grade Part 1, Expropriation Plan AT5941470 (Dec 16, 2021)	07384-0241 (LT)	694	Permanent Easement (Tunnel)	\$2.00
Part of Martin Grove Road at Eglinton Ave W, 3m below grade Part 1, Expropriation Plan AT5941544 (Dec 16, 2021)	07405-0072 (LT)	473	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave. West, East of Royal York Road, 3m below grade Part 1, Expropriation Plan AT5941367 (Dec 16, 2021)	07382-0163 (LT)	9,818.3	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave W, East of Russell Road, 3m below grade Part 6, Expropriation Plan AT5941528 (Dec 16, 2021)	07383-0189 (LT)	169.6	Permanent Easement (Tunnel)	\$2.00
Part of Wincott Avenue at Eglinton Ave. West, 3m below grade Part 3, Expropriation Plan AT5941412 (Dec 16, 2021)	07401-0138 (LT)	207.8	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave. West, East of Martin Grove Road Part 2, Expropriation Plan AT5941312 (Dec 16, 2021)	07405-0078 (LT)	30.6	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave. West, between Kipling Ave and Martin Grove, 3 m below grade Part 1, Expropriation Plan AT5941312 (Dec 16, 2021)	07405-0073 (LT)	18,007.1	Permanent Easement (Tunnel)	\$2.00

Approximate Location of Expropriated Interest	Part of PIN Numbers	Approximate Area (sq.m)	Property Interest	Compensation
Part of Eglinton Ave. West, West of Scarlett Road Parts 2 and 3, Expropriation Plan AT5941546 (Dec 16, 2021)	07382-0168 (LT)	109.3	Permanent Easement (Tunnel/Boring Machines)	\$2.00
Part of Eglinton Ave. West, West of Scarlett Road Parts 1 and 4, Expropriation Plan AT5941546 (Dec 16, 2021)	07382-0169 (LT)	11,445.3	Permanent Easement (Tunnel/Boring Machines)	\$2.00
Part of Eglinton Ave. West, West side of Wincott Drive, 3 m below grade Part 2, Expropriation Plan AT5941412 (Dec 16, 2021)	07404-0153 (LT)	74.3	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave. West, between Kipling Ave and Wincott Drive, 3 m below grade Part 1, Expropriation Plan AT5941412 (Dec 16, 2021)	07404-0144 (LT)	11,255.8	Permanent Easement (Tunnel)	\$2.00
Part of Royal York Road at Eglinton Ave West, 3 m below grade Part 7, Expropriation Plan AT5941367 (Dec 16, 2021)	07382-0174 (LT)	28.5	Permanent Easement (Tunnel)	\$2.00
Part of Royal York Road at Eglinton Ave W., 3m below grade Parts 5 and 6, Expropriation Plan AT5941367 (Dec 16, 2021)	07382-0170 (LT)	325.2	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave. West, east of Royal York Road, 3m below grade Part 4, Expropriation Plan AT5941367 (Dec 16, 2021)	07382-0180 (LT)	598.6	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave. West, east of Royal York Road, 3m below grade Part 3, Expropriation Plan AT5941367 (Dec 16, 2021)	07382-0179 (LT)	1.8	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave. West, east of Royal York Road Part 2, Expropriation Plan AT5941367 (Dec 16, 2021)	07382-0164 (LT)	96.6	Permanent Easement (Tunnel)	\$2.00
Part of Eden Valley Drive at Eglinton Ave W, 3m below grade Part 6, Expropriation Plan AT5941573 (Dec 16, 2021)	07479-0387 (LT)	106.2	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave W, East of Eden Valley Drive, 3m below grade Part 5, Expropriation Plan AT5941573 (Dec 16, 2021)	07383-0195 (LT)	142.7	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave W, East of Eden Valley Drive, 3m below grade Part 4, Expropriation Plan AT5941573 (Dec 16, 2021)	07383-0196 (LT)	6,038.5	Permanent Easement (Tunnel)	\$2.00

Approximate Location of Expropriated Interest	Part of PIN Numbers	Approximate Area (sq.m)	Property Interest	Compensation
Part of Eglinton Ave. West, West of Eden Valley Drive, 3m below grade Part 3, Expropriation Plan AT5941573 (Dec 16, 2021)	07384-0239 (LT)	169.8	Permanent Easement (Tunnel)	\$2.00
Part of Eglinton Ave. West, west of Jane St. Parts 1 to 7 and 10 to 14 on Expropriation Plan AT6228762 (Nov 23, 2022)	10508-0729 (LT)	7,890.3	Permanent Easement (Subway/LRT)	\$2.00
Part of Eglinton Ave. West, West of Scarlett Road Parts 1, 2, 3, 4, 5, 6, 7, 8, 10 & 19 on Expropriation Plan AT6228999 (Nov 23, 2022)	07382-0169 (LT)	4,849	Permanent Easement (Subway/LRT)	\$2.00
Part of Scarlett Road at Eglinton Ave W Parts 11, 12, 13 & 18 on Expropriation Plan AT6228999 (Nov 23, 2022)	07378-0269 (LT)	698.7	Permanent Easement (Subway/LRT)	\$2.00
Parts of Glenvalley Drive and Eglinton Avenue West Parts 1, 3, 6, 7, 10, 11, 12, 16 & 17 on Expropriation Plan AT6229260 (Nov 23, 2022)	10509-0193 (LT)	317.4 (Part 1) 361.1 (Part 3, 6) 1,983.1 (Parts 7, 10, 11, 12, 16 & 17)	Fee Simple Permanent Easement (Subway/LRT) Temporary Easement	\$2.00
Parts of Glenvalley Drive and Eglinton Avenue West, and Part of Pearen Park Toronto Parts 2, 4, 5, 8, 9, 13, 14, 15, 18, 19 & 20 on Expropriation Plan AT6229260 (Nov 23, 2022)	10509-0232 (LT)	0.3 (Part 2) 289.2 (Part 4, 5) 3,917.4 (8, 9, 13, 14, 15, 18, 19 & 20)	Fee Simple Permanent Easement (Tunnel) Temporary Easement	\$6,900
Part of Emmett Avenue at Eglinton Ave. W. Parts 8 & 9 on Expropriation Plan AT6228762 (Nov 23, 2022)	10508-0720 (LT)	196.8	Permanent Easement (Subway/LRT)	\$2.00
Part of Weston Road at Eglinton Ave W, 3m below grade Part 2 on Expropriation Plan AT6228982 (Nov 23, 2022)	10509-0121 (LT)	320.3	Permanent Easement (Subway/LRT)	\$2.00
Part of Lane and Part of Eglinton Avenue adj. to 3540 Eglinton Ave W Part 3 on Expropriation Plan AT6228982 (Nov 23, 2022)	10509-0205 (LT)	19.1	Permanent Easement (Subway/LRT)	\$2.00
Part of Pearen Avenue at Eglinton Ave W Part 4 on Expropriation Plan AT6228982 (Nov 23, 2022)	10509-0206 (LT)	79.5	Permanent Easement (Subway/LRT)	\$2.00

Approximate Location of Expropriated Interest	Part of PIN Numbers	Approximate Area (sq.m)	Property Interest	Compensation
Part of Eglinton Ave. West, westerly from Jane Street to rail corridor Parts 1, 5, 6 & 7 on Expropriation Plan AT6228982 (Nov 23, 2022) and Parts 1, 2, 3 & 4 on Expropriation Plan AT6229224 (Nov 23, 2022)	10509-0220 (LT)	10,912.9 on AT6228982 1,671.7 on AT6229224	Permanent Easements (Subway/LRT)	\$2.00
Part of Eglinton Ave. West at Scarlett Road Parts 14, 15, 16 & 17 on Expropriation Plan AT6228999 (Nov 23, 2022)	07378-0267(LT)	745	Permanent Easement (Subway/LRT)	\$2.00
Part of Eglinton Ave. West at Scarlett Road Parts 9 & 20 on Expropriation Plan AT6228999 (Nov 23, 2022)	07378-0270(LT)	35.1	Permanent Easement (Subway/LRT)	\$2.00
Part of 4400 Eglinton Ave W Parts 1, 2, 3, 4 & 5 on Expropriation Plan AT5941528 (Dec. 16, 2021)	07383-0188 (LT)	258.1 (Parts 2 & 3) 293.0 (Parts 1, 4 & 5)	Temporary Easement Permanent Easement (Tunnel)	\$17,100.00 (Parts 1-5, 7, 8 & 10 on AT5941528)
Part of 4400 Eglinton Ave W, 3m below grade Parts 7, 8 & 10 on Expropriation Plan AT5941528 (Dec. 16, 2021)	07383-0191 (LT)	128.5	Permanent Easement (Tunnel)	
Part of 4400 Eglinton Ave West, 3 m below grade Part 9, Expropriation AT5941528 (Dec. 16, 2021)	07383-0190 (LT)	310.0	Permanent Easement (Tunnel)	\$2.00
Total Compensation				\$24,070.00

APPENDIX "B" LOCATION MAP

Subject Properties

