

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

Approve		tained in Article 2 of City of T	oronto Municipal Code Chapter 213, Real Property			
Prepared By:	Joe Corigliano	Division:	Corporate Real Estate Management			
Date Prepared:	January 4, 2024	Phone No.:	416 392-1167			
Purpose	To obtain authority to enter into an Agreement, in accordance with Section 24 of the Expropriations Act (the "Agreement") with Ontario Food Terminal Board (the "Owner") to settle the expropriation of a fee simple interest in a portion (40 m ²) of the property located at 165 The Queensway					
Property	Approximately 40 square meters of the property known municipally as 165 The Queensway, legally described as Part of PIN 07623-0033 (LT) Part of Lot 10, Plan 1176, designated as Part 1 on Plan 66R-33117 "Appendix C" (the "Property")					
Actions	 Authority be granted to enter into the Agreement with the Owner to settle all claims related to the expropriation of the Property, substantially on the major terms and conditions set out below, and including such other terms and conditions as may be deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor. 					
Financial Impact	The following costs will be incurred in connection with the Offer:					
	1. Purchase Price - \$15,085.00 2. HST - \$265.50 (\$1961.05 HST - 3. Legal: \$10,000.00 Total: \$25,350.50	HST Rebate of \$1,695.55))			
	Funding is available in the 2023-2032 Council Approved Capital Budget and Plan for Transportation Services in (CTP817-05-289).					
	The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.					
Comments	The City, as a municipality, is authorized by the City of Toronto Act, 2006, R.S.O. 1990, c. E.26 and the Expropriation Act, R.S.O. 1990, c. E.26 (the "Act") to expropriate land for municipal purposes; At its meeting on June 14, 2023, by adopting Item No. GG4.23, the Council for the City of Toronto authorized the initiation of expropriation proceedings to acquire a fee simple interest in a portion of the Property, shown as "Appendix B" Part 1 on Plan 66R-33117; https://secure.toronto.ca/council/agenda-item.do?item=2023.GG4.23					
	The City and the Owner have agreed to enter into this Agreement pursuant to and in accordance with Section 24 of th Act to record the settlement of the parties with respect to all claims, including but not limited to costs, under the Act in the determination of the compensation to which OFT is entitled under the Act if the City Council, as approving authority, approves the expropriation of the Property and the City proceeds to register a plan of expropriation in respect of the Property (the "Expropriation Plan").					
	These road safety improvements form part of the Council-approved Queensway Complete Street project. The City's acquisition of the Property would enable the approved design elements on the south side of the intersection including 2.1 metre sidewalk, truck aprons (mountable curbs) at the southeast and southwest corners to accommodate trucks while narrowing the turning radius for smaller motor vehicles, and a 1.5 metre cycle track set back 1.1 metre from the roadway.					
Terms	The Agreement is considered fair, reasonable, and reflective of market value, and it is recommended for acceptance					
Property Details	Word	02 Etablactic Later	abara			
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	Assessment Roll No.:					
	Approximate Size:	40 3				
	Approximate Area:	40 m ² ±				
	Other Information:					

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:	X 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.	(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.
 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.
 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
		(b) 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:

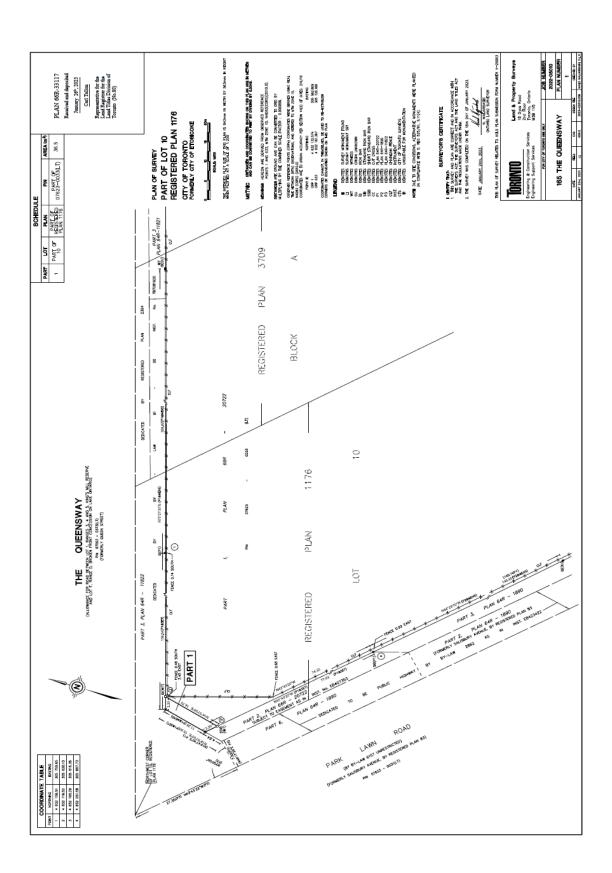
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

Pre-Condition to Approval

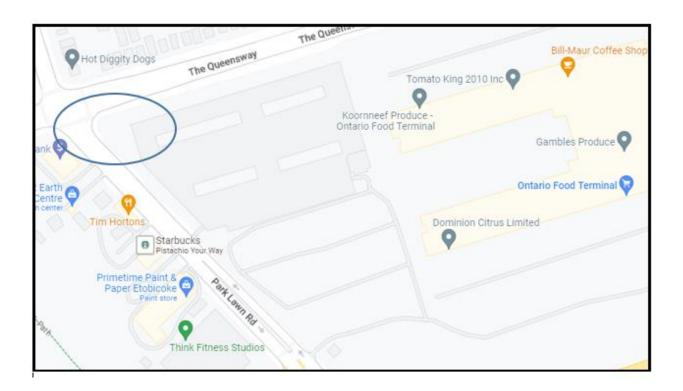
X Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)										
Councillor:	A. Morley			Councillor:						
Contact Name:	A. Morley			Contact Name:						
Contacted by:	Phone X E-Mail	Memo	Other	Contacted by:	Pho	ne	E-mail	Memo	Other	
Comments:	No Objection			Comments:						
Consultation with Divisions and/or Agencies										
Division:	Transportation Services		Division:	Financi	Financial Planning					
Contact Name:	Stephen Gagne			Contact Name:	Ciro Tar	antino)			
Comments:	Concurs			Comments:	Concurs	Concurs				
Legal Services Division Contact										
Contact Name:										

DAF Tracking No.: 2024-005	Date	Signature
Concurred with by: Manager, Real Estate Services Jennifer Kowalski	January 5, 2024	Signed by Jennifer Kowalski
 Recommended by: Manager, Real Estate Services Niall Robertson X Approved by: 	January 5, 2024	Signed by Niall Robertson
Approved by: Director, Real Estate Services		



APPENDIX "B"- Reference Plan (PLAN 66R-33117)



APPENDIX "C"- Location Map of Property

