



# DELEGATED APPROVAL FORM

CITY MANAGER

TRACKING NO.: 2025-002  
Confidential Attachment

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

Prepared By:	Joe Corigliano	Division:	Corporate Real Estate Management										
Date Prepared:	January 9, 2025	Phone No.:	416-392-1167										
<b>Purpose</b>	To obtain authority to enter into Minutes of Settlement Agreement (the " <b>Agreement</b> ") with the former owner of 3300 Kingston Road (the "Owner"). The agreement is a full and final settlement of all claims by the Owner under the Expropriations Act, for the full taking of 3300 Kingston Road for municipal redevelopment purposes including, but not limited to, the provision of City community, social, and/or health services (the " <b>Works</b> ").												
<b>Property</b>	The Owner was the registered owner of lands municipally known as 3300 Kingston Road in the City of Toronto, and described as Part of Lots 11, 12, 13, 14, 15, 16, 17, and 18 on Plan 2287 Scarborough and Part of Lots H and I on Plan 1834 Scarborough, designated on Parts 3, 5, 6 and 7 on 64R-11616, City of Toronto being the lands described in PIN 06409-0152 (the " <b>Property</b> ").												
<b>Actions</b>	<ol style="list-style-type: none"> <li>1. Authority be granted for the City to enter into the Agreement with the Owner substantially on the terms and conditions outlined in the Confidential Attachment, and on such other or amended terms and conditions as may be acceptable to the City Manager or their designate and in a form satisfactory to the City Solicitor.</li> <li>2. The Confidential Attachment to remain confidential until there has been a final determination of all property transactions and claims for compensation relative to the Works, and only released publicly thereafter in consultation with the City Solicitor.</li> </ol>												
<b>Financial Impact</b>	<p>Funding for the Full and Final Settlement of Compensation associated with the Property are included in the 2022-2031 Council Approved Capital Budget and Plan for TSSS and CREM under the capital accounts CHS040-03, CCA226-01, CCA226-05.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information described in its Confidential Attachment.</p>												
<b>Comments</b>	<p>At its meeting held on January 31, 2018, City Council adopted Item GM24.11 authorizing the expropriation of 3300 Kingston Road for purposes of the Works. Plan of Expropriation AT4848221 was registered on April 28, 2018 and Notice of Expropriation was served on the Owner on May 10, 2018.</p> <p>The City and the Owner have agreed to settle the total compensation payable in accordance with the <i>Expropriations Act</i> in the amounts set out in the Confidential Attachment in exchange for full and final release of all claims related to the Property. These amounts are reasonable and avoids additional expenses, payable by the City, associated with formal proceedings.</p>												
<b>Terms</b>	See Confidential Attachment												
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td> <td>20- Scarborough Southwest</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td></td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>1.63 acres</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>6596.38 m<sup>2</sup> ± (71,002.8 ft<sup>2</sup> ±)</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	20- Scarborough Southwest	<b>Assessment Roll No.:</b>		<b>Approximate Size:</b>	1.63 acres	<b>Approximate Area:</b>	6596.38 m <sup>2</sup> ± (71,002.8 ft <sup>2</sup> ±)	<b>Other Information:</b>	
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<b>Other Information:</b>													

A.	City Manager has approval authority for:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOIs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensor): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million. <input checked="" type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million. <input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million. <b>Request/waive hearings of necessity delegated to less senior positions.</b> <b>Delegated to less senior positions.</b> <b>Delegated to less senior positions.</b> <b>Delegated to less senior positions.</b> <input type="checkbox"/> Where total compensation does not exceed \$10 Million. <input type="checkbox"/> Where total compensation does not exceed \$10 Million. <b>Delegated to less senior positions.</b> <input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$10 Million. <b>Leases/licences for periods up to 12 months at less than market value delegated to less senior positions.</b> <b>Leases pursuant to the Community Space Tenancy Policy delegated to a less senior position.</b> <input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$10 Million. <input type="checkbox"/> Where total compensation does not exceed \$10 Million. <b>Nominal sum easements to pre-existing utilities when closing roads delegated to less senior positions.</b> <input type="checkbox"/> Where total compensation does not exceed \$10 Million. <input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). <b>Delegated to less senior positions.</b>

**B. City Manager has signing authority on behalf of the City for:**

- Documents required to implement matters for which this position also has delegated approval authority.

**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:	Councillor Parthi Kandavel	Councillor:	
Contact Name:	Councillor Parthi Kandavel	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Expropriation Settlement Council Directive	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Toronto Shelter and Support Services	Division:	<b>Financial Planning</b>
Contact Name:	Loretta Ramadhin	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	No Objection

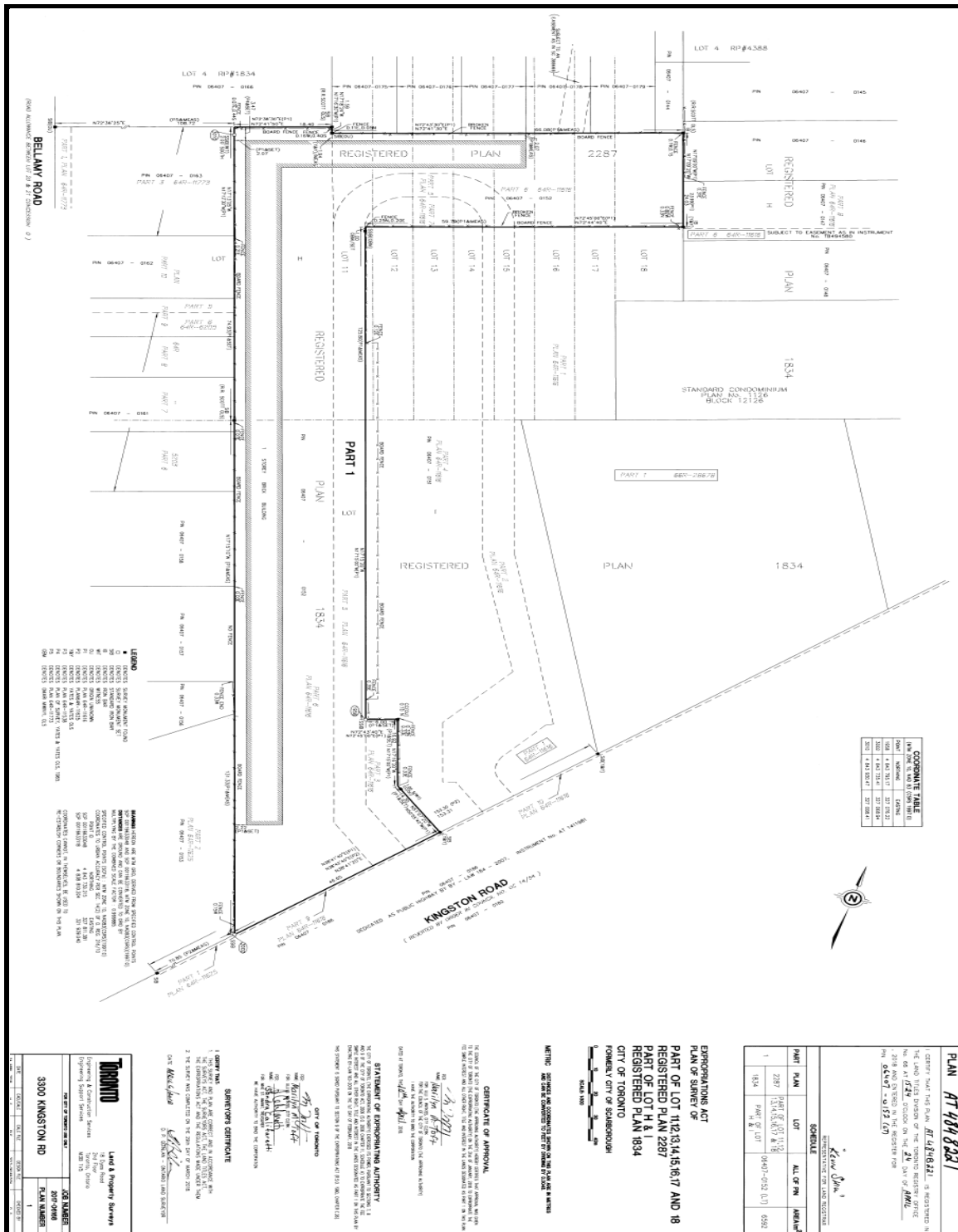
**Legal Services Division Contact**

Contact Name:	Mark Piel
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DAF Tracking No.: 2025- 002	Date	Signature
Recommended by: Manager, Real Estate Services Niall Robertson	Jan. 9, 2025	Signed by Niall Robertson
Recommended by: Director, Real Estate Services Alison Folosea	Jan. 10, 2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	Jan. 10, 2025	Signed by Patrick Matozzo
<input type="checkbox"/> Recommended by: Deputy City Manager, Corporate Services David Jollimore	Jan. 14, 2025	Signed by David Jollimore
<input checked="" type="checkbox"/> Approved by: City Manager Paul Johnson	Jan. 15, 2025	Signed by Paul Johnson

DAF.: 2025-002

APPENDIX "A" - " - EXPROPRIATION PLAN AT4848221 – 3300 Kingston Road



APPENDIX "B"

Location Map - 3300 Kingston Road

