



# DELEGATED APPROVAL FORM

CITY MANAGER

TRACKING NO.: 2025-032

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

Prepared By:	Bruno Iozzo	Division:	Corporate Real Estate Management
Date Prepared:	February 18, 2025	Phone No.:	(416) 392-8151
<b>Purpose</b>	To authorize the acceptance of a payment of compensation offered by Metrolinx, the expropriating authority, pursuant to Section 25 of the Expropriations Act for the expropriated interests in portions of 2467 Eglinton Avenue East required for the Scarborough Subway Extension Project.		
<b>Property</b>	Portions of the property municipally known as 2467 Eglinton Avenue East, legally described as Part of Lots 4 and 5, Plan 1697, as in SC317369; except Part 1 on 64R6495 and Part 1 on 66R28272; subject to SC300826, Scarborough, City of Toronto; part of PIN 06493-0248 (LT), shown in the Location Map attached hereto as Appendix "A" (the "Property"). Metrolinx expropriated temporary interests designated as Parts 1, 3-8, 10-13 and 15 on Expropriation Plan AT6647106, and fee simple interest designated as Parts 2, 9 and 14 on Expropriation Plan AT6647106 (the "Expropriated Interests").		
<b>Actions</b>	1. Authorize the acceptance of Offer (B) (Advance Payment) of the Offer of Compensation served by Metrolinx in accordance with the requirements of the Expropriations Act, in the total amount of \$6,270,000.00.		
<b>Financial Impact</b>	<p>The total compensation offered to the City for the Expropriated Interests, subject to payment of any outstanding realty taxes, is estimated to be \$6,270,000.00. Of this total amount, \$3,729,000.00 will be directed to Parks &amp; Recreation Account CCP00147, functional area code 1820100000 under Metrolinx Transit Program, and the remaining \$2,541,000.00 will be contributed 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>		
<b>Comments</b>	<p>In November 2023, Metrolinx notified the City and all parties with a registered interest in the Property that it was commencing expropriation proceedings to acquire various property interests on the Property to facilitate the Scarborough Subway Extension Project. With the registration of Expropriation Plan AT6647106, attached as Appendix "B", Metrolinx expropriated permanent and temporary interests over the Property.</p> <p>In accordance with Section 25 of the Expropriations Act (the "Act"), Metrolinx served an Offer of Compensation, together with the related appraisal, on the City, with the following options for acceptance:</p> <p><b>Offer (A)</b> - 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</p> <p><b>Offer (B)</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 Act, in respect of the determination of compensation, and subject to adjustment in accordance with any compensation that may be subsequently determined under the Act or any other Act, or agreed upon.</p> <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 Expropriations Act; and interest at 6 per cent per annum in accordance with Section 33 of the Expropriations Act.</p> <p>Corporate Real Estate Management Appraisal Unit staff reviewed the submitted appraisal and recommends acceptance of the Offer B amount 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 Act.</p>		
<b>Terms</b>	Not applicable.		
<b>Property Details</b>	<b>Ward:</b>	20 – Scarborough Southwest	
	<b>Assessment Roll No.:</b>	1901041230002010000	
	<b>Approximate Size:</b>		
	<b>Approximate Area:</b>	10,439.8 m <sup>2</sup> or 112,373 ft <sup>2</sup>	
	<b>Other Information:</b>		

A.	City Manager has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input checked="" type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million.
3. Issuance of RFPs/REOIs:	<b>Request/waive hearings of necessity delegated to less senior positions.</b>
4. Permanent Highway Closures:	<b>Delegated to less senior positions.</b>
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	<b>Delegated to less senior positions.</b>
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	<b>Delegated to less senior positions.</b>
9. Leases/Licences (City as Landlord/Licensor):	<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>
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$10 Million.
11. Easements (City as Grantor):	<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>
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	<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:	Parthi Kandavel	Councillor:	
Contact Name:	Alexandra Kyriakos – Chief of Staff	Contact Name:	
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 type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Advised	Comments:	

**Consultation with Divisions and/or Agencies**

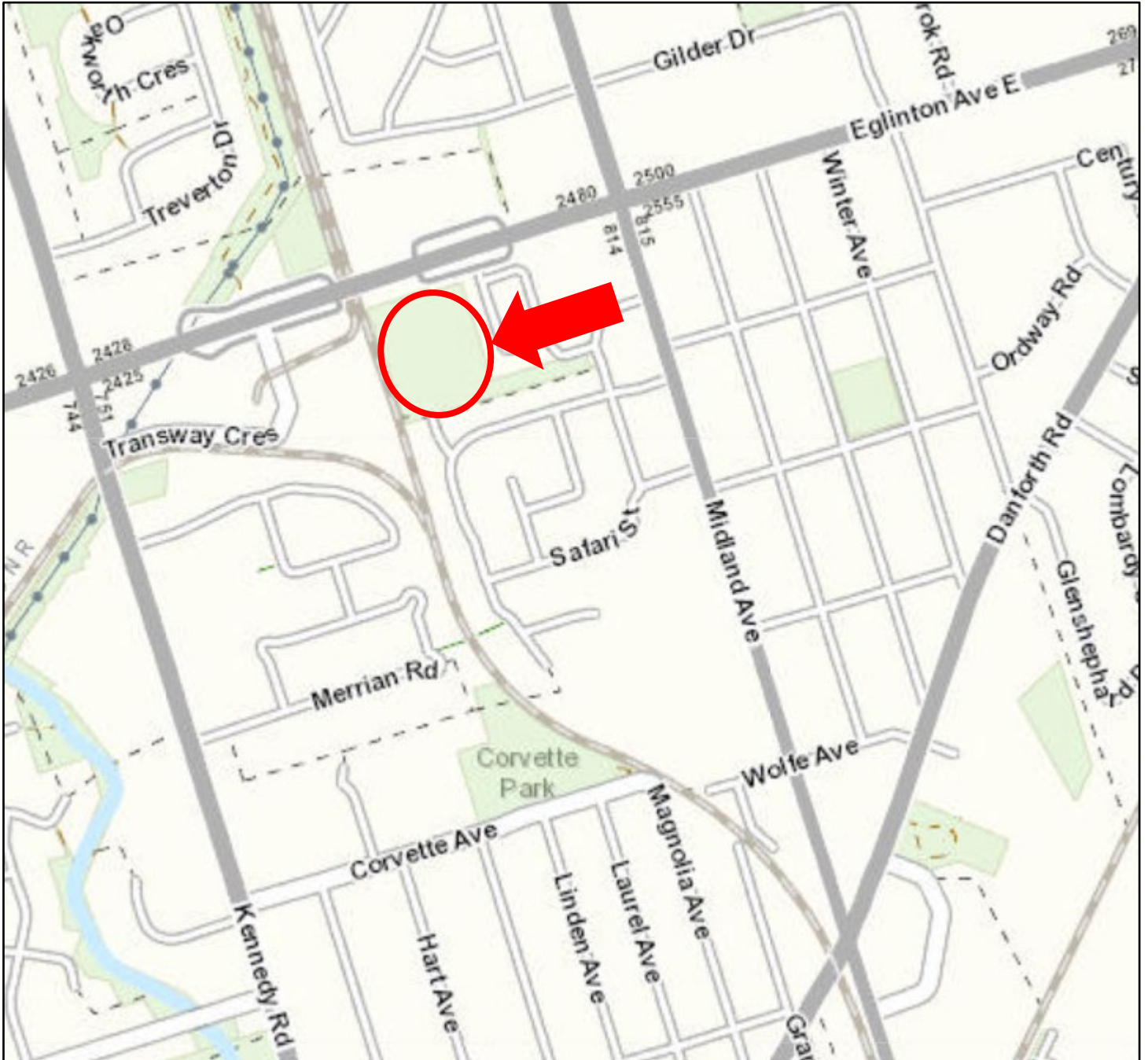
Division:	Parks and Recreation	Division:	Financial Planning
Contact Name:	Kellie Spence / Mark Ventresca	Contact Name:	Ciro Tarantino
Comments:	Advised	Comments:	No concerns

**Legal Services Division Contact**

Contact Name:	Luxmen Aloysius
---------------	-----------------

DAF Tracking No.: 2025-032	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Feb. 18, 2025	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	Feb 18, 2025	Signed by Alison Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	Feb. 19, 2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Recommended by: Deputy City Manager, Corporate Services David Jollimore	Feb 20, 2025	Signed by David Jollimore
<input checked="" type="checkbox"/> Approved by: City Manager Paul Johnson	Feb. 27, 2025	Signed by Paul Johnson

**APPENDIX "A" – Location Map**  
**2467 Eglinton Avenue East**



PLAN VIEW SHOWING PARTS AT ELEVATION 170.00

