



**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**  
**EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT**

TRACKING NO.: 2025-042

With Confidential  
Attachment

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

|                         |   |                            |                                  |
|-------------------------|---|----------------------------|----------------------------------|
| Prepared By:            | Patricia Palmieri   | Division:                  | Corporate Real Estate Management |
| Date Prepared:          | February 4, 2025  | Phone No.:                 | 416-392-4829                     |
| <b>Purpose</b>          | To obtain authority to enter into a Minutes of Settlement Agreement (the "Agreement") with Dundee Summer 2011 Collection (GP) Inc., the owner at 425 Bloor Street East (the "Owner"). The Agreement is in full and final settlement of all claims related to the expropriated interests required to construct new elevators at Sherbourne Station for the Toronto Transit Commission (TTC) Easier Access Phase III Program (the "Project").   |                            |                                  |
| <b>Property</b>         | The property municipally known as 425 Bloor Street East, City of Toronto, legally described as Parcel 1-1 Leasehold Section A44; Part Lot 1 Plan 44 Toronto; Part Lot 2 Plan 44 Toronto; Part Lot 3 Plan 44 Toronto; Part Lot 4 Plan 44 Toronto; Part Back Road Plan 44 Toronto as stopped up and closed by judgement of the high court of Justice Chancery Division as in NE10647 see A990309 Part 1 to 26, 66R13151; subject to A999878E; in the City of Toronto, (the "Property"). The City expropriated Parts 1, 2, 8, 26, 27 & 33 in fee simple, Parts 4, 7, 9-14, 21-25, 28-30 & 32 as permanent easements and Parts 3, 5, 6, 15-20, 31, 34 & 35 as temporary easement (the "Property Interests"), as shown on the Expropriation Plan No. AT4884709 in Appendix "B".  |                            |                                  |
| <b>Actions</b>          | <ol style="list-style-type: none"> <li>Authority be granted 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 approving authority herein, and in a form satisfactory to the City Solicitor.</li> <li>The Confidential Attachment to remain confidential until there has been a final determination of all property transactions and claims for compensation relative to the Project, and only released publicly thereafter in consultation with the City Solicitor</li> </ol>  |                            |                                  |
| <b>Financial Impact</b> | <p>Funding for the compensation, as set out in the Confidential Attachment, is available in the 2025-2035 Council Approved Capital Budget and Plan for the TTC CTT028-01.</p> <p>The Chief Financial Officer &amp; Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>  |                            |                                  |
| <b>Comments</b>         | <p>On March 26, 2018, City Council adopted Item GM25.7 authorizing the expropriation of the Property Interests for the Project. Expropriation Plan AT4884709 was registered on June 13, 2018, and the City became the owner of the Property.</p> <p>In accordance with Section 25 of the Expropriations Act (the "Act"), the Owner was served an Offer of Compensation, together with the related appraisal. The Owner accepted immediate payment of compensation without prejudice to its right to have compensation determined under the Act. On September 27, 2019, Delegated Approval Form 2019-280 was executed authorizing the payment of the Section 25 advance payment to the Owner, and payment was made.</p> <p>Following settlement discussions, the City and the Owner have agreed to settle the total compensation payable to the Owner in accordance with the Act in the amounts set out in the Confidential Attachment, in exchange for full and final release of all the Owners' claims related to the expropriation. These amounts are reasonable, and settlement will avoid the City incurring additional expenses, that would arise with the continuation of the matter to a contested hearing before the Ontario Land Tribunal.</p> |                            |                                  |
| <b>Terms</b>            | See Confidential Attachment.  |                            |                                  |
| <b>Property Details</b> | <b>Ward:</b>  | Ward – 13 – Toronto Centre |                                  |
|                         | <b>Assessment Roll No.:</b>   | n/a                        |                                  |
|                         | <b>Approximate Size:</b>  | n/a                        |                                  |
|                         | <b>Approximate Area:</b>  | n/a                        |                                  |
|                         | <b>Other Information:</b>   | n/a                        |                                  |

| A.  | Executive Director, Corporate Real Estate Management has approval authority for:   | Deputy City Manager, Corporate 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 &amp; Parks &amp; 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 \$3 Million.</p> <p><input checked="" type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 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 \$3 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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> | <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:**

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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:   | Councillor Chris Moise   | Councillor:   |   |
| Contact Name: | Tyler Johnson  | Contact Name: |   |
| Contacted by: | Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input 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:     | Consulted  | Comments:     |   |

**Consultation with Divisions and/or Agencies**

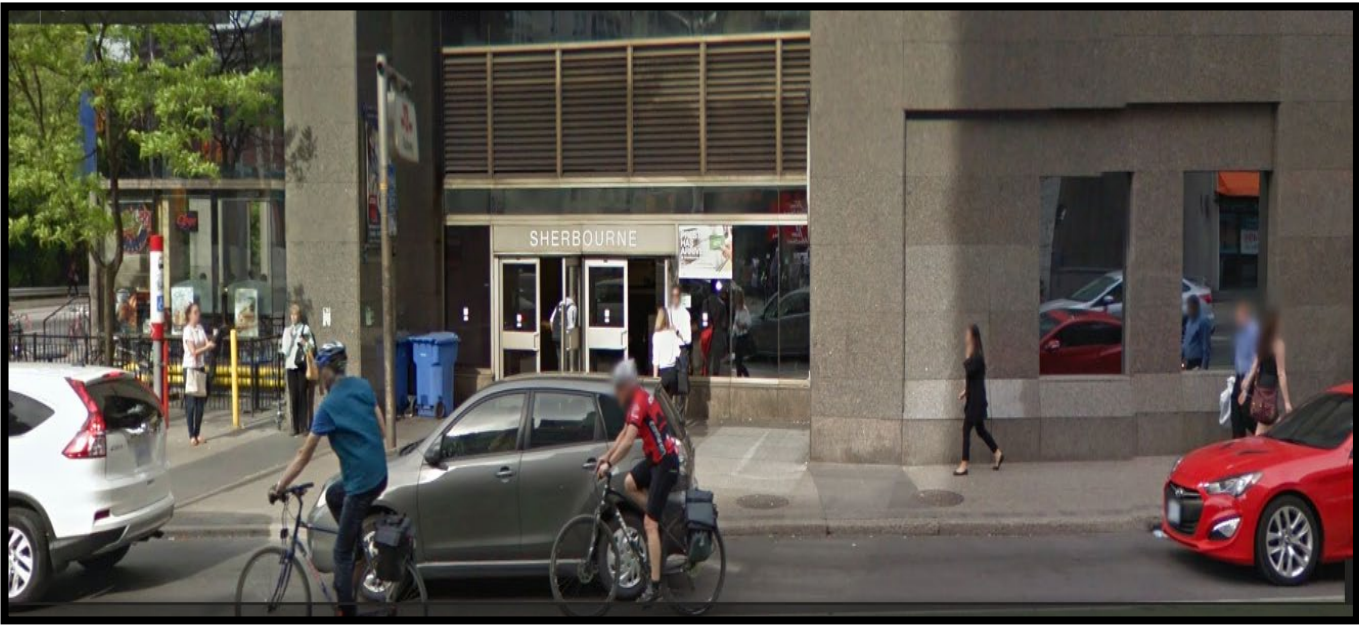
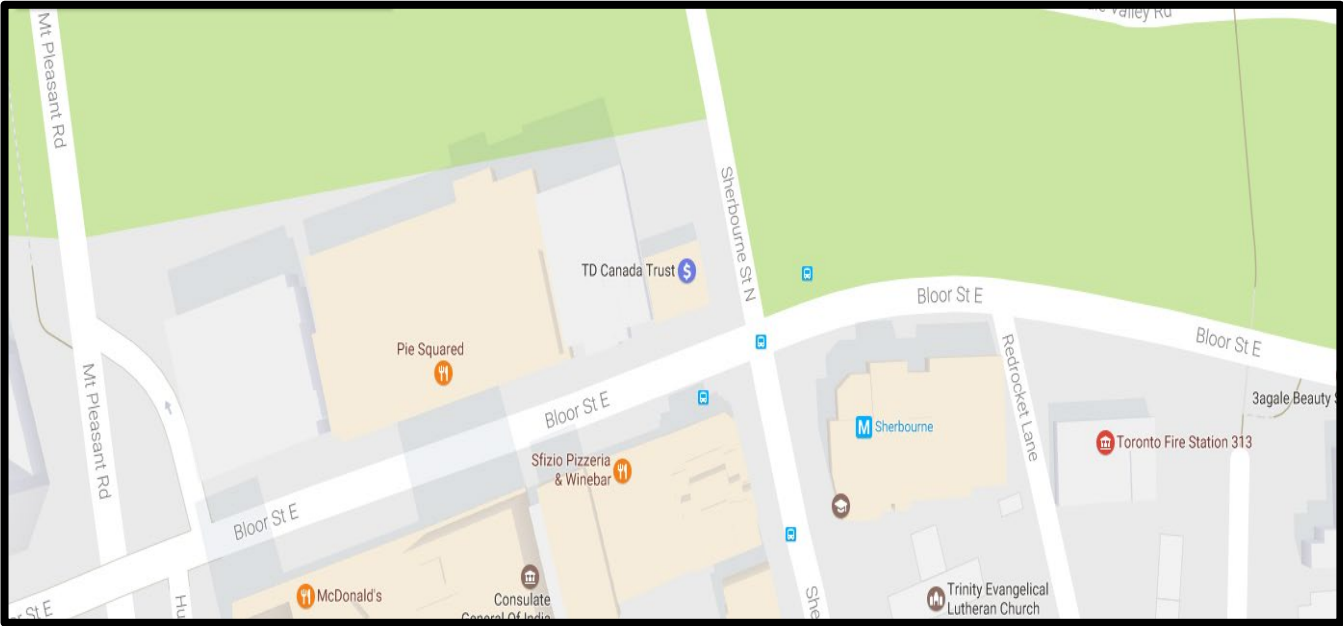
|               |                |               |                           |
|---------------|----------------|---------------|---------------------------|
| Division:     | TTC            | Division:     | <b>Financial Planning</b> |
| Contact Name: | Vincenza Guzzo | Contact Name: | Ciro Tarantino            |
| Comments:     | Concurs        | Comments:     | Concurs                   |

**Legal Services Division Contact**

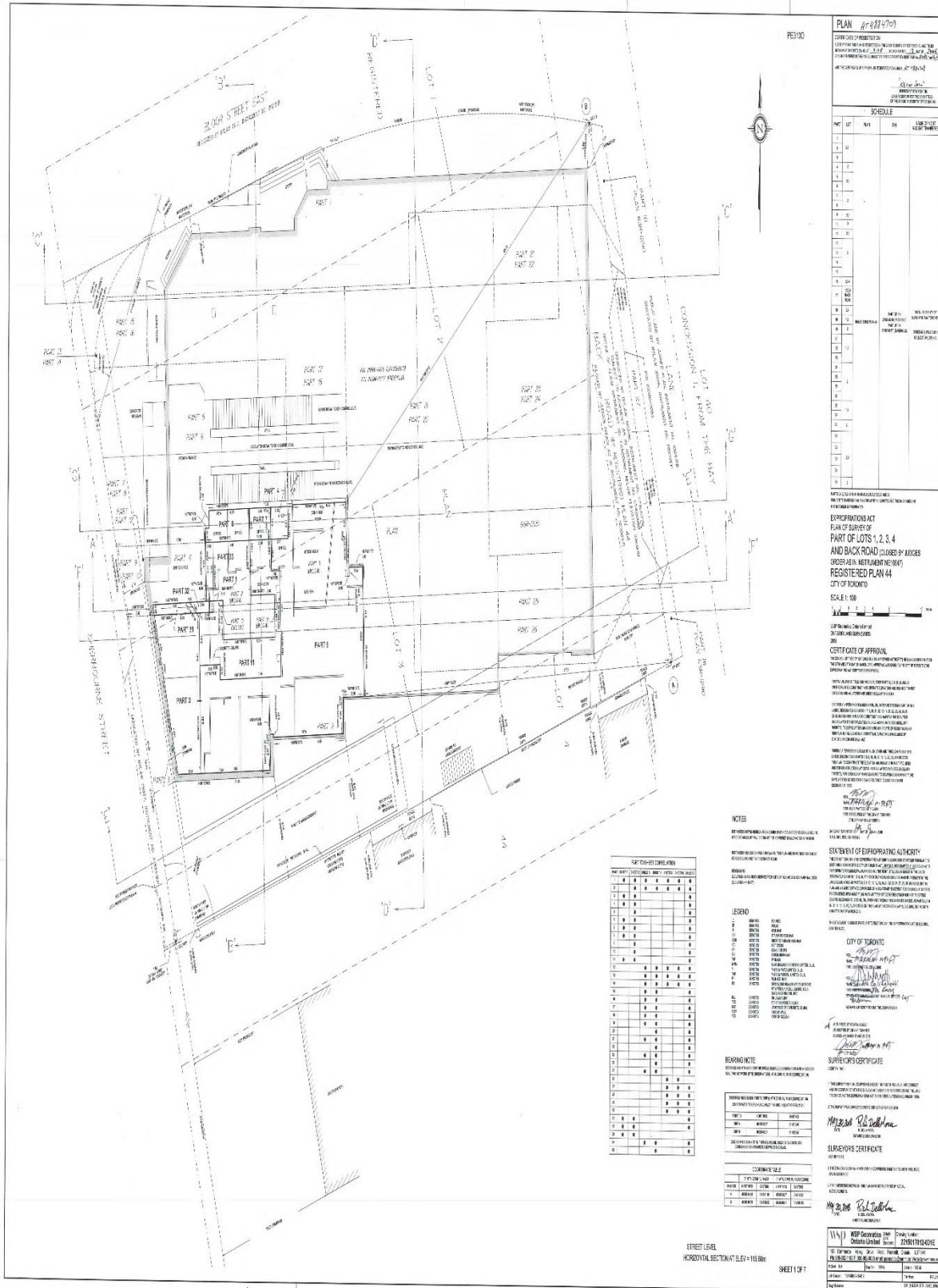
|               |                |
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| Contact Name: | Ebaadh Rizwani |
|---------------|----------------|

| DAF Tracking No.: 2025-042  | Date         | Signature                        |
|---|--------------|----------------------------------|
| Recommended by: Manager, Real Estate Services<br>Vinette Prescott-Brown                             | Feb. 7, 2025 | Signed by Vinette Prescott-Brown |
| Recommended by: Director, Real Estate Services<br>Alison Folosea                                    | Feb 7, 2025  | Signed by Alison Folosea         |
| <input type="checkbox"/> Recommended by: Executive Director,<br>Corporate Real Estate Management    | Feb. 7, 2025 | Signed by Patrick Matozzo        |
| <input checked="" type="checkbox"/> Approved by: Patrick Matozzo                                    |              |                                  |
| <input type="checkbox"/> Approved by: Deputy City Manager,<br>Corporate Services<br>David Jollimore |              | X                                |

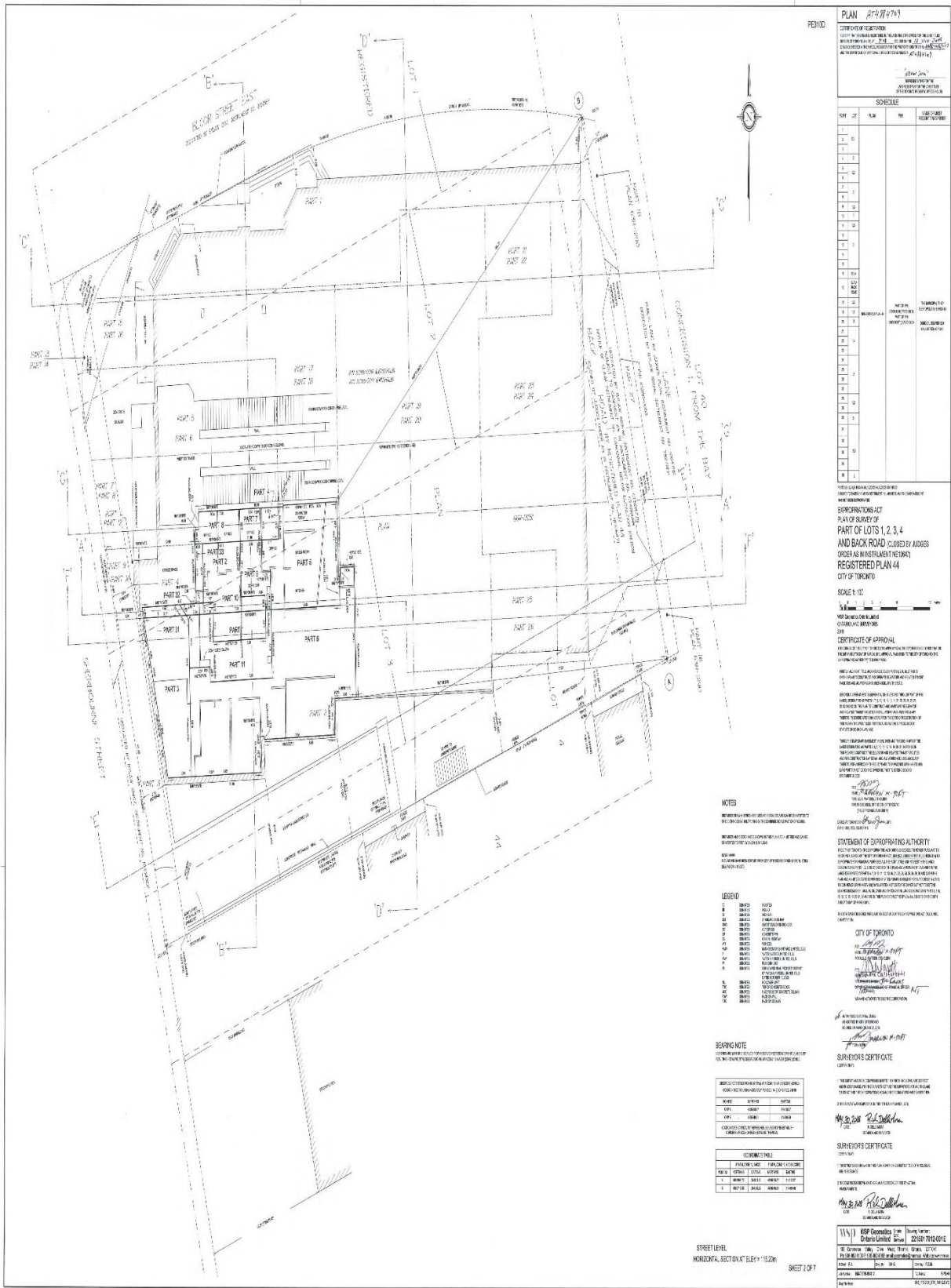
# Appendix "A" Site Map Location



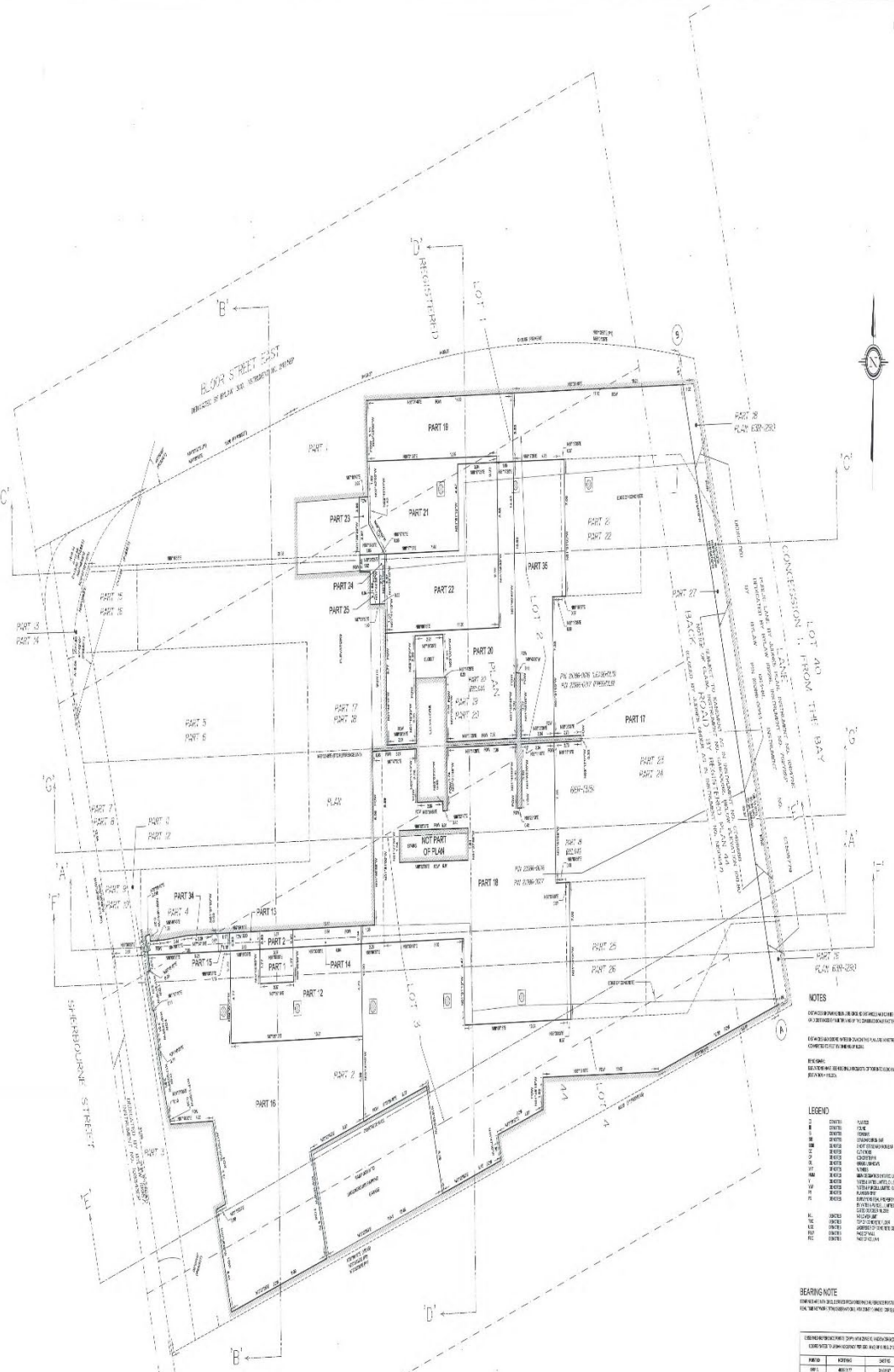
# Appendix "B" Expropriation Plan AT4884709











**PLAN** *AT 114763*

**PEYHO**

**SCHEDULE**

| PLAN | LOT | PLAN | FR | DATE OF SURVEY |
|------|-----|------|----|----------------|
| 1    | 1   |      |    |                |
| 2    | 2   |      |    |                |
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| 34   | 34  |      |    |                |
| 35   | 35  |      |    |                |
| 36   | 36  |      |    |                |

**EXPROPRIATION ACT**  
**PLAN OF SURVEY**  
**PART OF LOTS 1, 2, 3, 4**  
**AND BACK ROAD (CLOSED BY AUGUST**  
**ORDER AS IN INSTRUMENT NUMBER)**  
**REGISTERED PLAN 44**  
**CITY OF TORONTO**

**SCALE 1:100**

**CERTIFICATE OF APPROVAL**  
 TO BE A PART OF THE INSTRUMENT OF EXPROPRIATION  
 THE BOARD OF CONTROL HAS REVIEWED THE INSTRUMENT OF EXPROPRIATION  
 AND IS SATISFIED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE  
 EXPROPRIATION ACT AND THE CITY OF TORONTO ACT.

**NOTES**

**LEGEND**

| SYMBOL | DESCRIPTION |
|--------|-------------|
| 1      | LOT         |
| 2      | STREET      |
| 3      | STREET      |
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**BEARING NOTE**

**CONVEYANCE**

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| 6  | 7    | 1981 |
| 7  | 8    | 1981 |
| 8  | 9    | 1981 |
| 9  | 10   | 1981 |
| 10 | 11   | 1981 |
| 11 | 12   | 1981 |
| 12 | 13   | 1981 |
| 13 | 14   | 1981 |
| 14 | 15   | 1981 |
| 15 | 16   | 1981 |
| 16 | 17   | 1981 |
| 17 | 18   | 1981 |
| 18 | 19   | 1981 |
| 19 | 20   | 1981 |
| 20 | 21   | 1981 |
| 21 | 22   | 1981 |
| 22 | 23   | 1981 |
| 23 | 24   | 1981 |
| 24 | 25   | 1981 |
| 25 | 26   | 1981 |
| 26 | 27   | 1981 |
| 27 | 28   | 1981 |
| 28 | 29   | 1981 |
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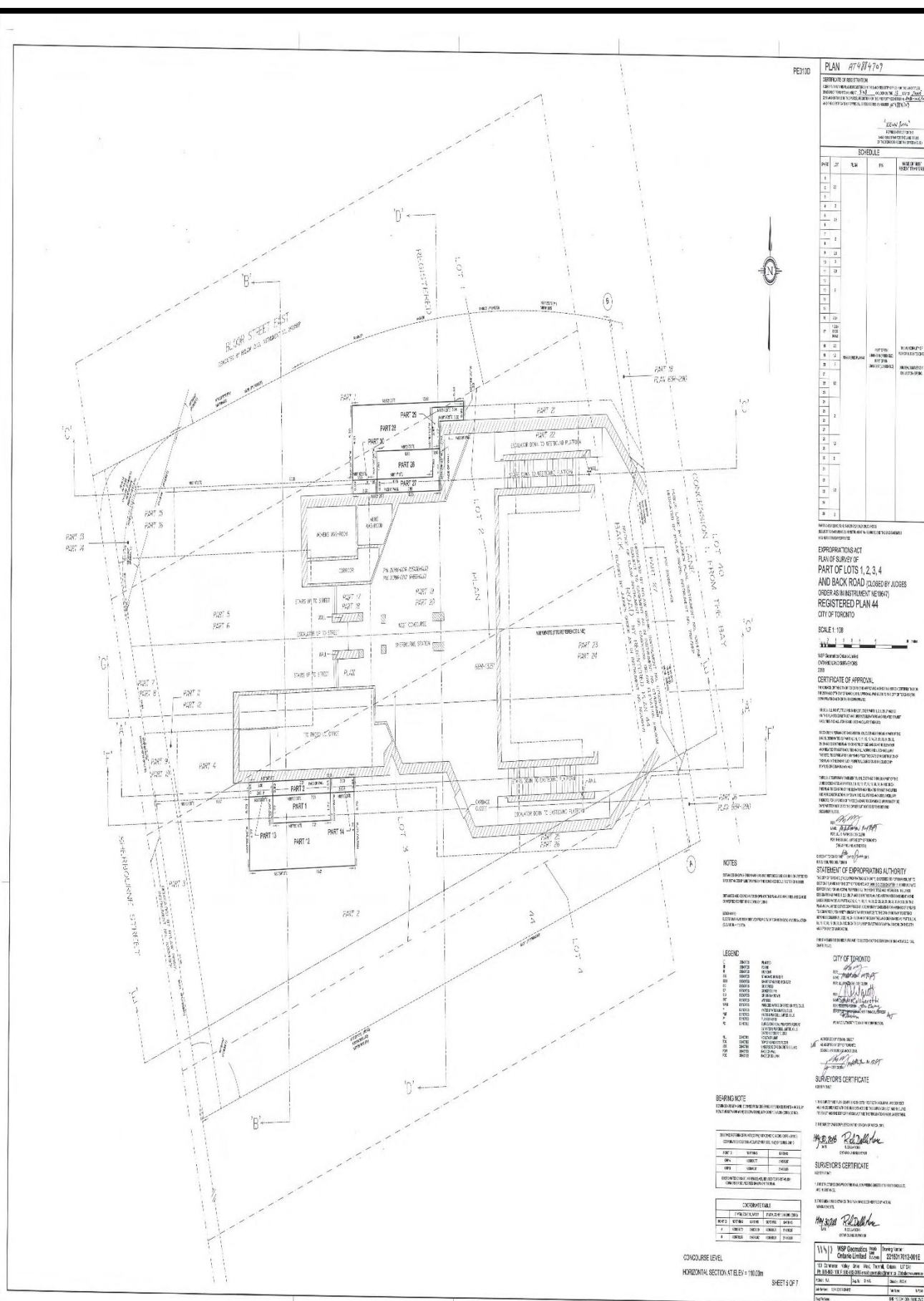
**CONVEYANCE**

| TO | FROM | DATE |
|----|------|------|
| 1  | 2    | 1981 |
| 2  | 3    | 1981 |
| 3  | 4    | 1981 |
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| 5  | 6    | 1981 |
| 6  | 7    | 1981 |
| 7  | 8    | 1981 |
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| 22 | 23   | 1981 |
| 23 | 24   | 1981 |
| 24 | 25   | 1981 |
| 25 | 26   | 1981 |
| 26 | 27   | 1981 |
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| 28 | 29   | 1981 |
| 29 | 30   | 1981 |
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| 33 | 34   | 1981 |
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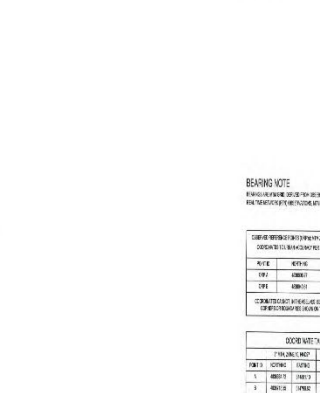
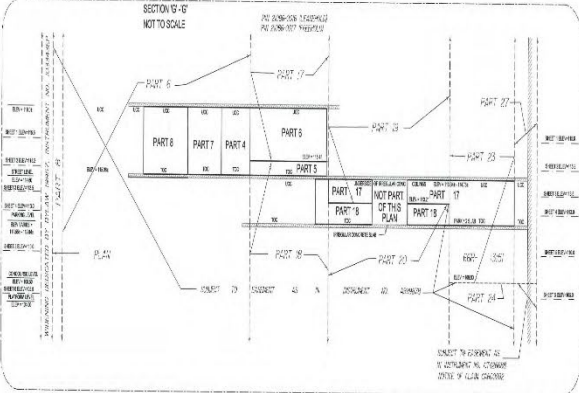
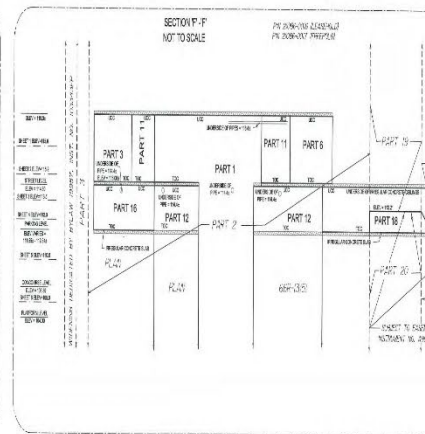
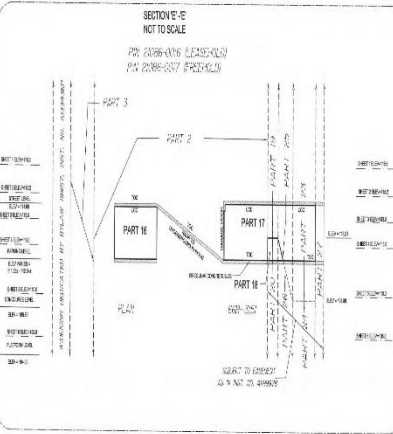
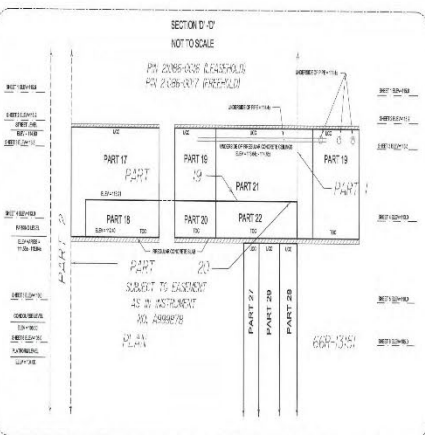
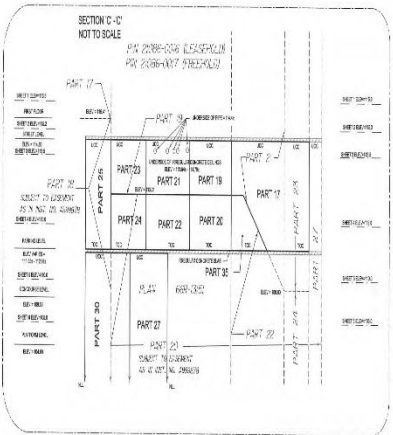
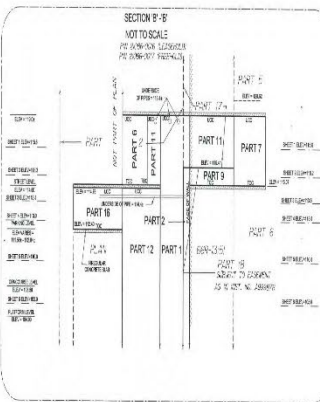
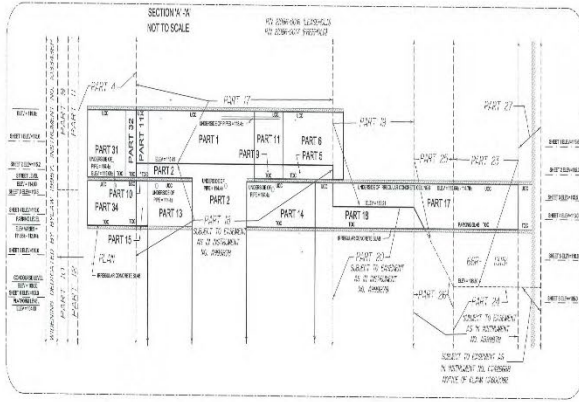
**CONVEYANCE**

| TO | FROM | DATE |
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| 1  | 2    | 1981 |
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| 24 | 25   | 1981 |
| 25 | 26   | 1981 |
| 26 | 27   |      |





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PLAN 474884709

SECTION A-A NOT TO SCALE

SECTION B-B NOT TO SCALE

SECTION C-C NOT TO SCALE

SECTION D-D NOT TO SCALE

SECTION E-E NOT TO SCALE

SECTION F-F NOT TO SCALE

SECTION G-G NOT TO SCALE

SECTION H-H NOT TO SCALE

NOTES

LEGEND

CERTIFICATE OF APPROVAL

STATEMENT OF EXPROPRIATING AUTHORITY

CITY OF TORONTO

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

BEARING NOTE

SECTION

SHEET 7 OF 7