



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

**TRACKING NO.: 2025-237**  
**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:	Joe Corigliano	Division:	Corporate Real Estate Management										
Date Prepared:	July 16 <sup>th</sup> 2025	Phone No.:	416 392-4829										
<b>Purpose</b>	To obtain authority to enter into 3 (Three) Temporary Easement Extension Agreements and 2 (Two) Full and Final - Temporary Easement Extension Agreements ( the 'Agreement's), with various owners at 19,21,23,25,27 Halford Ave. These agreements a necessary in order to fulfill the compensation requirements, needed to demolish an existing retaining wall on Halford Avenue, construct a new one, including works ancillary thereto and not limited to the removal of and alterations to landscaping and trees (the "Work").												
<b>Property</b>	See (Appendix "A" - Legal Description) and (Appendix "B" - Location Map)												
<b>Actions</b>	<ol style="list-style-type: none"> <li>1. Authority be granted for the City to enter into these Agreement with the Owners, substantially on the terms and conditions outlined below and in the Confidential Attachment, and on such other or amended terms and conditions as may be acceptable to the Director of Transaction Services 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 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, has been referred to the City's annual budget process and has been included in the 2025 Capital Budget and Plan Submission for Transportation Services under capital account CTP516-02-35</p> <p>The Offers presented to each owner are considered fair, reasonable and reflective of market value, and it is recommended for acceptance substantially on the major terms and conditions set out in the Confidential Attachment.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information as identified in the Financial Impact section.</p>												
<b>Comments</b>	<p>At its meeting held on June 14 and 15, 2023, City Council adopted Item 2023.GG4.24 "Expropriation of Permanent and Temporary Easements in the properties known as 19, 21, 23, 25 and 27 Halford Avenue-Stage 2 thereby authorizing the Executive Director, Corporate Real Estate Management to continue negotiations for the acquisition of the Property Requirements and to initiate the expropriation process if deemed necessary  <a href="https://secure.toronto.ca/council/agenda-item.do?item=2023.GG4.24">https://secure.toronto.ca/council/agenda-item.do?item=2023.GG4.24</a></p> <p>The City did expropriate the easements necessary from the Owners as set out on Expropriation Plan AT6401188, in accordance with the Expropriations Act, R.S.O. 1990, c. E. 26. However, the Expropriated Easements expired on December 31, 2024.</p> <p>To avoid the initiation of fresh expropriation proceedings, the Owner agrees to extend ("the Work") period of the Expropriated Easements on the terms and conditions set out herein (the "Temporary Easement Extension") and the Owner and the City agree to enter into this Agreement pursuant to section 24 and section 30 of the Expropriations Act.</p> <p>Three of the five agreements with the property owners are "without prejudice" and two of the agreements are full and final settlements with respect to all claims, and will be providing a release to the City of Toronto . The owners and each agreement type will be noted in the Confidential attachment to this report.</p>												
<b>Terms</b>	See Appendix "A"												
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td> <td>4- Parkdale High Park</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td></td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>See Appendix A</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td></td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	4- Parkdale High Park	<b>Assessment Roll No.:</b>		<b>Approximate Size:</b>	See Appendix A	<b>Approximate Area:</b>		<b>Other Information:</b>	
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<b>Other Information:</b>													

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/REOs:</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 \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input checked="" 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/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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:	G.Perks	Councillor:	
Contact Name:	G.Perks	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:	No Objection	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Engineering and Construction Services	Division:	<b>Financial Planning</b>
Contact Name:	Scott Mitchell	Contact Name:	Ciro Tarantino
Comments:	No Objection	Comments:	No Objection

**Legal Services Division Contact**

Contact Name: Vanessa Bacher

DAF Tracking No.: 2025-237	Date	Signature
Concurred with by: Manager, Real Estate Services		
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b> <b>Eric Allen</b>	16-JUL-2025	Signed by Eric Allen
<input type="checkbox"/> Approved by: <b>Director, Real Estate Services</b> <b>Alison Folosea</b>	18-JUL-2025	Signed Alison Folosea

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**Appendix "A"****Major Terms and Conditions**

Municipal Address	Property Interests
19 Halford Avenue	i) Temporary Easement of approximately 87.72 square metres ii) Permanent Easement of approximately 33.88 square metres
21 Halford Avenue	(i) Temporary Easement of approximately 83.60 square metres
23 Halford Avenue	i) Temporary Easement of approximately 55 square metres
25 Halford Avenue	(i) Temporary Easement of approximately 64 square metres
27 Halford Avenue	(i) Temporary Easement of approximately 43.12 square metres

Purchase Price: See Confidential Attachment

Legal fees: See Confidential Attachment

Term:

- 1) The works will be completed in One of the Two 20 week terms scenarios as described and selected by staff :
  - (a) Commencing on a date to be named by the City in writing to the Owners and their Solicitor in July or August 2025 and ending 20 weeks thereafter, and in any event no later than December 31, 2025; with all Work including restoration and planting completed in 2025;

**OR**

  - (b) Commencing on a date to be named by the City in writing in September or October 2025, and continuing for 12 weeks, and re-starting for restoration and planting on or about April 20, 2026 and ending no later than June 15, 2026 (8 weeks) (for a combined total of 20 weeks).
- 2) The decision of whether the Work shall be completed in 2025, or in fall 2025 and spring 2026 in accordance, shall be made by the City in consultation with its contractors, based on best practices.

Appendix “B”- Location Map

