



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

TRACKING NO.: 2025-341

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

Prepared By:	Leila Valenzuela	Division:	Corporate Real Estate Management												
Date Prepared:	October 28, 2025	Phone No.:	(416) 392-7174												
Purpose	To obtain authority to acquire part of 222 Lansdowne Avenue, Toronto from CP REIT Ontario Properties Limited (the "Owner"), to facilitate the construction of a portion of the West Toronto Railpath extension.														
Property	Part of the property municipally known as 222 Lansdowne Avenue, Toronto, legally described as Part of Park Lot 32, Con 1 FTB, City of Toronto, designated as Parts 1, 2, 3, 4, 5, 6, 7 & 8 on draft plan Job Number 2022-04798 dated February 19, 2025, subject to a temporary easement in gross over Parts 6, 7 & 8 on said draft plan, as in Expropriation Plan AT6572773, being part of PIN 21335-0037 (LT), (the "Property"), as shown on the Location Map in Appendix "A".														
Actions	1. Authority be granted to accept an offer from the Owner to sell the Property to the City (the "Offer") for the sum of \$3,738,470.36, plus HST, substantially on the major terms and conditions set out below, and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.														
Financial Impact	The following costs will be incurred by the City in connection with the Offer: 1. Purchase Price – \$3,738,470.86 (exclusive of HST) 2. Land Transfer Taxes – \$71,244.42 (Provincial portion only) 3. Registration Costs – \$100.00 (approximately) Funding is available for items 1-3 in the approved 2025-2034 Capital Budget and Plan for Transportation Services under capital project CTP820-05-03. Total maximum cost is \$3,809,815.28. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information as identified in the Financial Impact section.														
Comments	The City and Metrolinx are extending the West Toronto Railpath, a multi-use trail extension of approximately two kilometers south-easterly from the path terminus at Dundas Street West and Sterling Road, along the Kitchener GO rail corridor to south of Queen Street West (Sudbury Street and Abell Street). City Council authorized the trail extension with the adoption of PW15.2 titled "Bikeway Trails Implementation Plan, on June 6, 2012 and by adoption of Item MM29.47 on May 24, 2017. The Property forms part of the lands required for the construction of the West Toronto Railpath extension. The Offer is considered fair, reasonable and reflective of market value, and it is recommended for acceptance substantially on the major terms and conditions set out below.														
Terms	Major terms and conditions: <table> <tr> <td>Purchase Price:</td> <td>\$3,738,470.36</td> </tr> <tr> <td>Deposit:</td> <td>\$373,847.04</td> </tr> <tr> <td>Irrevocable Period:</td> <td>30 days after the date the Offer is executed by the Owner</td> </tr> <tr> <td>Due Diligence:</td> <td>120 days after the Offer is executed by the City</td> </tr> <tr> <td>Closing Date:</td> <td>30 days after the end of Due Diligence Period, or on such other date as mutually agreed to by the parties</td> </tr> <tr> <td>Vacant Possession:</td> <td>The Owner to deliver vacant possession on Closing Date</td> </tr> </table>			Purchase Price:	\$3,738,470.36	Deposit:	\$373,847.04	Irrevocable Period:	30 days after the date the Offer is executed by the Owner	Due Diligence:	120 days after the Offer is executed by the City	Closing Date:	30 days after the end of Due Diligence Period, or on such other date as mutually agreed to by the parties	Vacant Possession:	The Owner to deliver vacant possession on Closing Date
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A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions:	☐ Where total compensation does not exceed \$3 Million.	☒ Where total compensation does not exceed \$5 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. Request/waive hearings of necessity delegated to less senior positions.	☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. Request/waive hearings of necessity delegated to less senior positions.
3. Issuance of RFPs/REOs:	☐ Issuance of RFPs/REOs.	☐ Issuance of RFPs/REOs.
4. Permanent Highway Closures:	☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.	☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	☐ Transfer of Operational Management to Divisions, Agencies and Corporations.	☐ Transfer of Operational Management to Divisions, Agencies and Corporations.
6. Limiting Distance Agreements:	☐ Where total compensation does not exceed \$3 Million.	☐ Where total compensation does not exceed \$5 Million.
7. Disposals (including Leases of 21 years or more):	☐ Where total compensation does not exceed \$3 Million.	☐ Where total compensation does not exceed \$5 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.	☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	☐ (a) Where total compensation (including options/renewals) does not exceed \$3 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. Delegated to a more senior position.	☐ (a) Where total compensation (including options/renewals) does not exceed \$5 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. ☐ (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.
10. Leases/Licences (City as Tenant/Licensee):	☐ Where total compensation (including options/renewals) does not exceed \$3 Million.	☐ Where total compensation (including options/renewals) does not exceed \$5 Million.
11. Easements (City as Grantor):	☐ (a) Where total compensation does not exceed \$3 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration.	☐ (a) Where total compensation does not exceed \$5 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	☐ Where total compensation does not exceed \$3 Million.	☐ Where total compensation does not exceed \$5 Million.
13. Revisions to Council Decisions in Real Estate Matters:	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	☐ (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 ☐ (h) 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	☐ (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 ☐ (h) 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. 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 Alejandra Bravo	Councillor:	
Contact Name:	Wyndham Bettencourt-McCarthy	Contact Name:	
Contacted by:	☐ Phone ☐ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	No concerns	Comments:	

Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Elli Papaioannou	Contact Name:	Karen Liu/Bruce Xu
Comments:	Concurs with the acquisition	Comments:	Comments have been incorporated

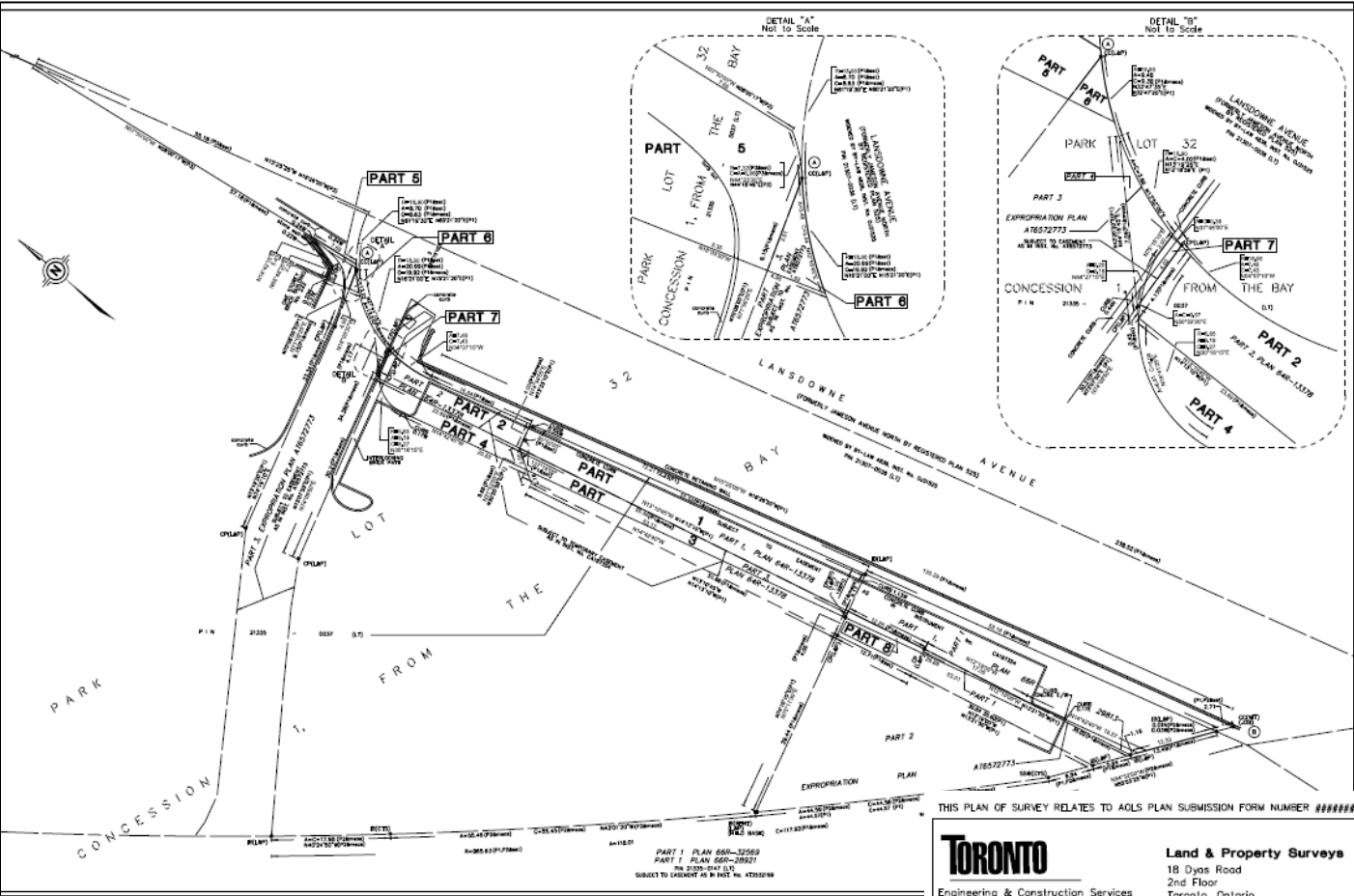
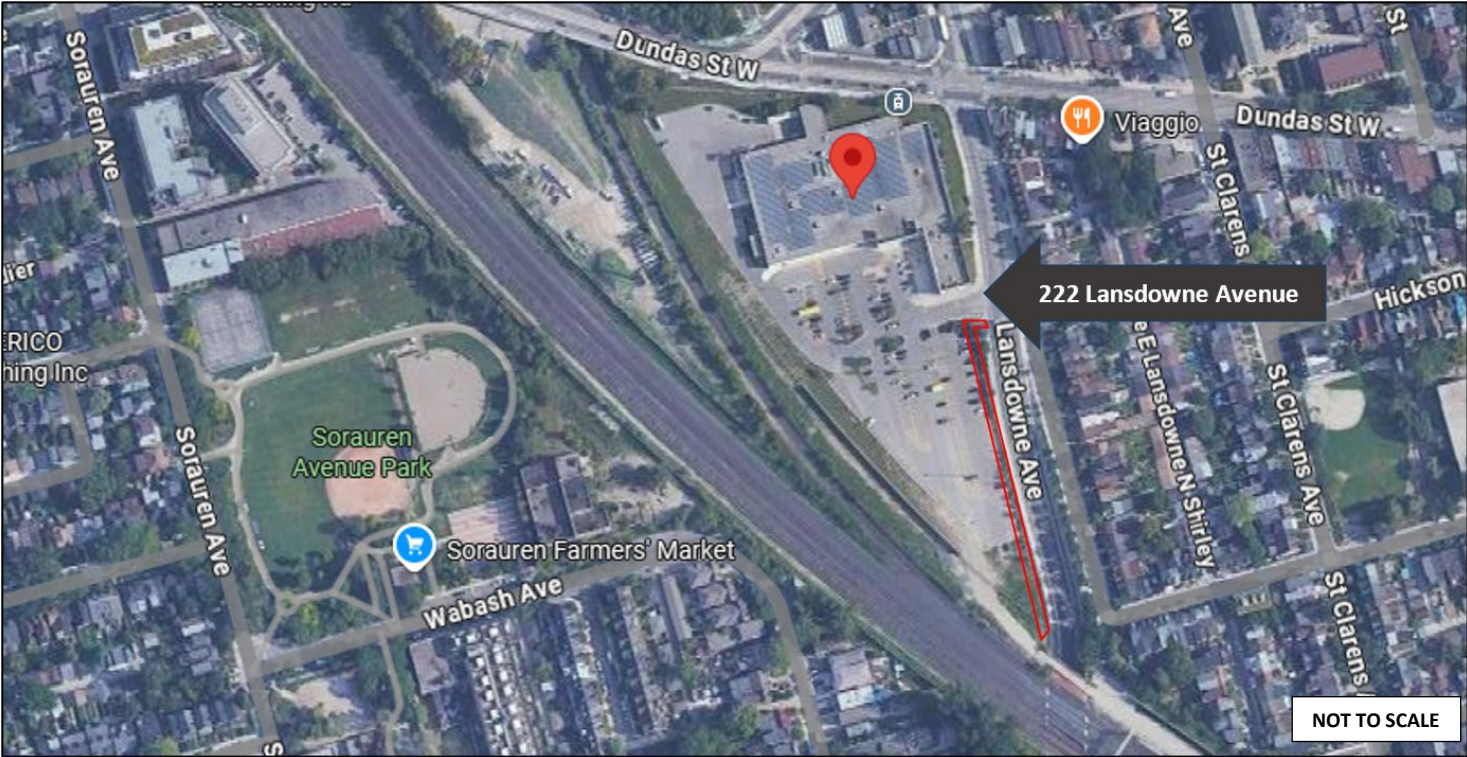
Legal Services Division Contact

Contact Name:	Vanessa Bacher
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DAF Tracking No.: 2025-341	Date	Signature
Recommended by: Manager, Real Estate Services Leila Valenzuela	Oct. 28, 2025	Signed by Leila Valenzuela
Recommended by: Director, Real Estate Services Alison Folosea	Oct 28, 2025	Signed by Alison Folosea
☒ Recommended by: Executive Director, Corporate Real Estate Management ☐ Approved by: Patrick Matozzo	Oct. 29, 2025	Signed by Patrick Matozzo
☒ Approved by: Deputy City Manager, Corporate Services David Jollimore	Oct 29, 2025	Signed by David Jollimore

Appendix "A"

Location Map and Draft Plan



Subject Lands: Parts 1 to 8 inclusive

Toronto		Land & Property Surveys 18 D'Ys Road 2nd Floor Toronto, Ontario M3B 1V5	
FOR CITY OF TORONTO USE ONLY		JOB NUMBER 2022-04798	
222 LANSDOWNE AVENUE		PLAN NUMBER 1	
DATE FEBRUARY 19, 2025	FIELD N.P.	CAD M.P.	CHECKED BY V.Z.