



DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-353
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:	Brian Majcenic	Division:	Corporate Real Estate Management															
Date Prepared:	November 27, 2025	Phone No.:	416-392-1485															
Purpose	To obtain authority to enter into a Minutes of Settlement Agreement (the "Agreement") with the owners of 2208 Jane Street (the "Owners"). The Agreement is a full settlement of all claims by the Owners under the Expropriations Act (the "Act") for the taking of a permanent easement in lands located at 2208 Jane Street for municipal purposes including the construction of a new sanitary trunk sewer in relation to the Black Creek Sanitary Trunk Sewer Relief System project (the "Project").																	
Property	The property municipally known as 2208 Jane Street, legally described as Pt Blk B, Pl 3991 North York as in TB972561 Except Pt 1 64R15131, S/T & T/W TB972561; S/T NY177892, NY406362, NY406363; Toronto (N York), City Of Toronto; Subject to an Easement in Gross Over Part of Block D Plan 3991, Part 1 66R-28534 as in AT4197565 (the "Property"), as shown on the Location Map and Expropriation Plan AT6741637 on Appendix "A".																	
Actions	1. Authority be granted to pay compensation to the Owner, substantially on the terms and conditions set out below, and on other such terms and conditions deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.																	
Financial Impact	Funding for the compensation, as set out in the Confidential Attachment, is available in the Toronto Water 2025 Capital Budget and 2026-2034 Capital Plan under account CWW014-20.																	
The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.																		
Comments	<p>On November 13, 2024, City Council adopted Item GG17.13, which authorized the expropriation of permanent easements required for the Project. By registration of an expropriation plan on September 25, 2024, the City expropriated a permanent easement over a part of the Property for the construction of the Project (the "Expropriation").</p> <p>The Owners and the City have agreed on a full and final settlement for all claims related to the Expropriation in accordance with the Act as set out in the Confidential Attachment. Staff reviewed the Owner's legal, appraisal, planning and engineering costs incurred as a result of the expropriation and believe that they are fair and reasonable.</p>																	
Terms	As set out in the Confidential Attachment.																	
Property Details	<table border="1"> <tr> <td>Ward:</td><td colspan="2">7 – Humber River-Black Creek</td></tr> <tr> <td>Assessment Roll No.:</td><td colspan="2"></td></tr> <tr> <td>Approximate Size:</td><td colspan="2"></td></tr> <tr> <td>Approximate Area:</td><td colspan="2">34.3 m²</td></tr> <tr> <td>Other Information:</td><td colspan="2"></td></tr> </table>			Ward:	7 – Humber River-Black Creek		Assessment Roll No.:			Approximate Size:			Approximate Area:	34.3 m ²		Other Information:		
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Revised: January, 2025

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	<input checked="" type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.
3. Issuance of RFPs/REOs:	Delegated to more senior positions.	
4. Permanent Highway Closures:	Delegated to more senior positions.	
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	Delegated to more senior positions.	
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Delegated to more senior positions.	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000. <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.	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. <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.
10. Leases/Licences (City as Tenant/Licensee):	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000. <input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million. <input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.
12. Easements (City as Grantee):	Delegated to more senior positions.	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
13. Revisions to Council Decisions in Real Estate Matters:	Delegated to more senior positions.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
14. Miscellaneous:	Delegated to more senior positions.	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
		<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds

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:	Anthony Perruzza	Councillor:	
Contact Name:	Jessica Luke-Smith	Contact Name:	
Contacted by:	Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Comments:		

Consultation with Divisions and/or Agencies

Division:	Engineering & Construction Services	Division:	Financial Planning
Contact Name:	Ajay Puri	Contact Name:	Karen Liu
Comments:	Comments:		

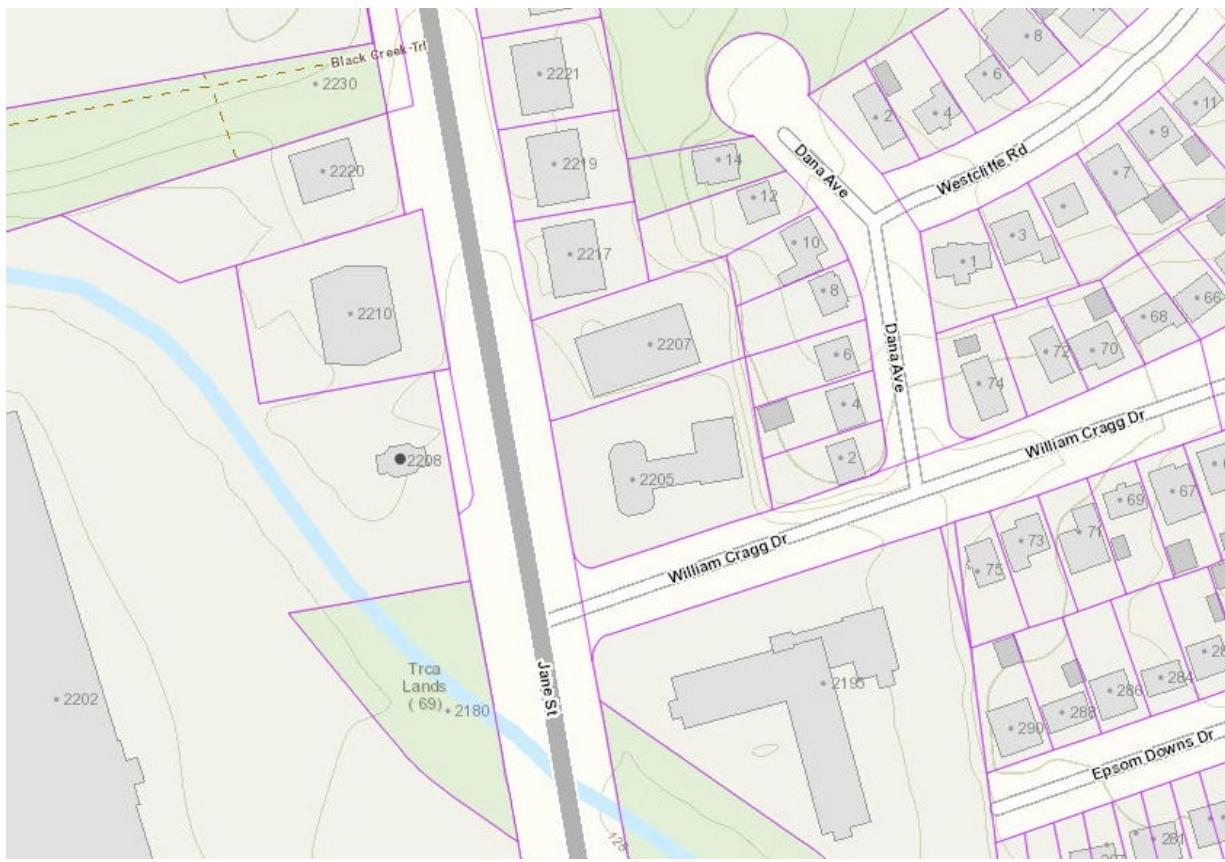
Legal Services Division Contact

Contact Name:	Ebaadh Rizwani
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DAF Tracking No.: 2025-353	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input type="checkbox"/> Approved by:	Dec. 1, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Dec 1, 2025	Signed by Alison Folosea

Appendix "A"

Location Map



Expropriation Plan AT6741637

