



## DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES  
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-403  
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:	December 12, 2025	Phone No.:	416-392-4829															
<b>Purpose</b>	To obtain authority to enter into Minutes of Settlement Agreements (the "Agreements") with the owners at 2662 Bloor Street West Units 205, 206 and 207 (the "Owners") where the construction of the Toronto Transit Commission (TTC) Old Mill Subway Easier Access Project (the "Project") will significantly impact.																	
<b>Property</b>	The property municipally known as 2662 Bloor Street West Unit 205, 206 & 207, Toronto, as shown in the location map in Appendix "A", legally described as Condo Block 1473 in the Toronto Standard Condominium Plan being PIN #12473-0034 (LT) and PIN #12473-0035 (LT), in the Land Registry Office of Toronto (No.66) in the Land Titles Division, known as (the "Property").																	
<b>Actions</b>	<ol style="list-style-type: none"> <li>1. Authority be granted to enter into the Agreements with the Owners, 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>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>	Funding for the compensation, as set out in the Confidential Attachment, is available in the 2025-2034 Approved Capital Budget and Plan for the TTC CTT028-1.																	
	The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.																	
<b>Comments</b>	<p>On May 22 and 23, 2024, City Council adopted Item No. GG12.17, titled, "Expropriation of Property Interests near Old Mill Station for the Easier Access Phase III Project – Stage 2", which authorized the expropriation of property interests required for the Project. Expropriation Plan AT6640581 was registered on August 19, 2024 and title vested with the City.</p> <p>The expropriation did not include the area of the building occupied by the Owners. However, the Property is immediately adjacent to portions of the expropriated property interests that are required for the Project's construction, consisting of bedrock chipping and the excavation and removal of the bedrock material. The construction is expected to significantly impact the Owners and have requested to be relocated.</p> <p>To avoid future expropriation claims, the City is prepared to provide compensation to the Owners in advance of completion of the Project, provided that such compensation constitutes the full and final amount to be paid to the Owners for any and all damages that may be payable under the <i>Expropriations Act</i> (the "Act") in respect of the Project.</p> <p>TTC staff have reviewed the terms and conditions of the Agreements and concur with proceeding.</p> <p>The Agreements are considered fair and reasonable.</p>																	
<b>Terms</b>	Compensation was offered in accordance with the <i>Act</i> for the relocation in the amounts set out in the Confidential Attachment.																	
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td><td colspan="2">Ward 3 – Etobicoke-Lakeshore</td></tr> <tr> <td><b>Assessment Roll No.:</b></td><td colspan="2">n/a</td></tr> <tr> <td><b>Approximate Size:</b></td><td colspan="2">Irregular</td></tr> <tr> <td><b>Approximate Area:</b></td><td colspan="2">Irregular</td></tr> <tr> <td><b>Other Information:</b></td><td colspan="2">n/a</td></tr> </table>			<b>Ward:</b>	Ward 3 – Etobicoke-Lakeshore		<b>Assessment Roll No.:</b>	n/a		<b>Approximate Size:</b>	Irregular		<b>Approximate Area:</b>	Irregular		<b>Other Information:</b>	n/a	
<b>Ward:</b>	Ward 3 – Etobicoke-Lakeshore																	
<b>Assessment Roll No.:</b>	n/a																	
<b>Approximate Size:</b>	Irregular																	
<b>Approximate Area:</b>	Irregular																	
<b>Other Information:</b>	n/a																	

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:	<b>Delegated to more senior positions.</b>	
4. Permanent Highway Closures:	<b>Delegated to more senior positions.</b>	
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	<b>Delegated to more senior positions.</b>	
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:	<b>Delegated to more senior positions.</b>	<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):	<b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b>	<b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b>
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):	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
13. Revisions to Council Decisions in Real Estate Matters:	<b>Delegated to more senior positions.</b>	<input checked="" type="checkbox"/> Where total compensation does not exceed \$1 Million.
14. Miscellaneous:	<b>Delegated to more senior positions.</b>	<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:	Councillor Amber Morley					Councillor:				
Contact Name:	Asli Mumin					Contact Name:				
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> X <input 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:	TTC	Division:	Financial Planning
Contact Name:	Dan Spalvieri	Contact Name:	Karen Liu
Comments:	Concurs	Comments:	Concurs

**Legal Services Division Contact**

Contact Name:	Jessica Amey
---------------	--------------

DAF Tracking No.: 2025-403	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input type="checkbox"/> Approved by:	Dec. 11, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Dec 18, 2025	Signed by Alison Folosea

## Appendix "A" Location Map

