



DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-387
With Confidential Attachment

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

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|-----------------------------|--|-----------|----------------------------------|--------------|---------------|--|-----------------------------|--|--|--------------------------|--|--|--------------------------|---------------------|--|---------------------------|--|--|
| Prepared By: | Brian Majcenic | | | | | | | | | | | | | | | | | |
| Date Prepared: | October 29, 2025 | Division: | Corporate Real Estate Management | | | | | | | | | | | | | | | |
| Purpose | To obtain authority to pay compensation as set out in a Market Value Release (the "Release"), executed by the owners of 419 Nairn Avenue (the "Expropriated Owners"). The payment in exchange for the Release is full and final compensation under the Expropriations Act for the market value of the expropriation of a permanent easement over the Expropriated Owner's property at 419 Nairn Avenue. | | | | | | | | | | | | | | | | | |
| Property | The property municipally known as 419 Nairn Avenue, now legally described as: Pt Blk B Pl 1530 Twp of York; Pt Lt 274 Pl 1442 Twp of York; Pt 1 Ft Reserve Pl 1442 Twp of York As In CA275664; Toronto (York), City Of Toronto; Subject to an Easement in Gross Over Part 1 on Expropriation Plan AT5608094 as in AT5608094 (the "Property"), as shown on the Location Map on Appendix "A". | | | | | | | | | | | | | | | | | |
| Actions | <ol style="list-style-type: none"> Authority be granted to pay compensation to the Expropriated 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 CWW421-11. | | | | | | | | | | | | | | | | | |
| Comments | <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> <p>On September 30, 2020, City Council adopted Item GL15.13, which authorized the expropriation of permanent easements required for the Fairbank Silverthorn Storm Trunk Sewer System (the "Project"). By registration of an expropriation plan on December 23, 2020, the City expropriated a permanent easement over a part of the Property for the construction of the Project (the "Expropriation").</p> <p>A statutory offer of compensation was served on all registered owners of the Property in accordance with Section 25 of the Act. The Expropriated Owners accepted the payment of compensation without prejudice to its rights to further negotiate the payment of additional compensation in accordance with the Act. Payment was made on September 29, 2021.</p> <p>The City and the Expropriated Owners have now agreed to settle the Expropriated Owner's claim for market value compensation (the "Market Value Compensation") with respect to the Expropriation. In addition to the outstanding Market Value Compensation, the City will pay to the Expropriated Owners amounts for reasonable legal costs and interest as set out in the Confidential Attachment.</p> <p>Staff reviewed the Expropriated Owner's legal 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">9 – Davenport</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">72.6 m²</td></tr> <tr> <td>Other Information:</td><td colspan="2"></td></tr> </table> | | | Ward: | 9 – Davenport | | Assessment Roll No.: | | | Approximate Size: | | | Approximate Area: | 72.6 m ² | | Other Information: | | |
| Ward: | 9 – Davenport | | | | | | | | | | | | | | | | | |
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| Approximate Size: | | | | | | | | | | | | | | | | | | |
| Approximate Area: | 72.6 m ² | | | | | | | | | | | | | | | | | |
| Other Information: | | | | | | | | | | | | | | | | | | |

| 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 checked="" type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. | <input 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. | <input type="checkbox"/> Issuance of RFPs/REOs. |
| 4. Permanent Highway Closures: | Delegated to more senior positions. | <input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. |
| 5. Transfer of Operational Management to Divisions, Agencies and Corporations: | Delegated to more senior positions. | 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 |

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| B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for: |
| <ul style="list-style-type: none"> 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: |
| <ul style="list-style-type: none"> 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. |

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| Pre-Condition to Approval | | | | | | | | | | |
| <input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property | | | | | | | | | | |
| Consultation with Councillor(s) | | | | | | | | | | |
| Councillor: | Alejandra Bravo | | | | Councillor: | | | | | |
| Contact Name: | Em Wong | | | | Contact Name: | | | | | |
| Contacted by: | Phone | X | E-Mail | Memo | Other | Contacted by: | Phone | E-mail | Memo | 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: | Vanessa Bacher | | | | | | | | | |

| DAF Tracking No.: 2025-387 | Date | Signature |
|--|---------------|----------------------------------|
| Concurred with by: Manager, Real Estate Services [NTD. Delete row if n/a] [NTD. Insert Manager's name] | | |
| <input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input checked="" type="checkbox"/> Approved by: | Nov. 28, 2025 | Signed by Vinette Prescott-Brown |
| <input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea | Dec 1, 2025 | Signed by Alison Folosea |

Appendix "A"**Location Map**