



## DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES  
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-380

1 of 5

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

Prepared By:	Winnie Lam	Division:	Corporate Real Estate Management															
Date Prepared:	December 17, 2025	Phone No.:	437-991-8040															
Purpose	To obtain authority to acquire part of the property municipally known as 884A Eglinton Avenue West, Toronto from the Owner for the purpose of incorporating the lands into the Eglinton Avenue West right-of-way.																	
Property	The property municipally known as part of 884A Eglinton Avenue West, Toronto, legally described as Part of Part Lot 16, Plan 1850 Toronto as in CA448676, City of Toronto, being Part of PIN 21166-0276 (LT), designated as Part 7 on Reference Plan 66R-27509, as shown highlighted in yellow on Appendix A-1, (the "Property"), and 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 \$177,290, 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	<p>The following costs will be incurred by the City in connection with the Agreement:</p> <ol style="list-style-type: none"><li>1. Purchase Price - \$177,290.00 plus up to \$5,000.00 (Reimbursement of Owner's legal fees, inclusive of HST, as authorized by GG13.12)</li><li>2. HST *if applicable (net of applicable rebates) – \$3,208.30</li><li>3. Land Transfer Tax (Provincial) - \$1,498.00</li><li>4. Search and Registration Costs - \$500 (approximately)</li></ol> <p>Funding is available in the 2025-2034 Capital Budget and Plan for Transportation Services under account CTP818- 75-07, categorized as Growth.</p>																	
Comments	<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> <p>The sidewalk is located in 21 private properties along the Eglinton Avenue West corridor, primarily in the vicinity of Chaplin Crescent, Bathurst Street and Dufferin Street. Transportation Services requires the acquisition of these properties because, although privately owned, they appear to be, and are used as public sidewalk.</p> <p>At its meeting on June 26 and 27, 2024, City Council adopted Item - GG13.12, which authorized the exemption from General Conditions (G) and (H) of Appendix B of Toronto Municipal Code Chapter 213, Real Property, to carry out environmental due diligence on the properties and approved additional compensation for each owner's legal fees to a maximum of \$5,000 inclusive of Harmonized Sales Tax.</p> <p>The Property is located within the vicinity of Bathurst Street. Negotiations have been completed, and an agreement has been reached with the Owner to acquire the Property.</p> <p>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.</p>																	
Terms	<p>Irrevocable Period: The period of time ending at 11:59 p.m. on the business day next following twenty-one (21) days after the date the Offer is executed by the Owner.</p> <p>Due Diligence Period: The business day following 21 days after full execution of the Offer.</p> <p>Purchase Price: One hundred seventy-seven thousand two hundred ninety dollars (\$177,290)</p> <p>Closing Date: The Business Day that is fourteen (14) days after the delivery of Notice of Satisfaction or Notice of Waiver, as applicable.</p> <p>Vacant Possession: The Owner to deliver vacant possession.</p>																	
Property Details	<table border="1"><tr><td>Ward:</td><td colspan="2">8 – Eglinton-Lawrence</td></tr><tr><td>Assessment Roll No.:</td><td colspan="2"></td></tr><tr><td>Approximate Size:</td><td colspan="2">5.79 m x 3.00 m <math>\pm</math> (19 ft x 9.84 ft <math>\pm</math>)</td></tr><tr><td>Approximate Area:</td><td colspan="2">17.37 m<sup>2</sup> <math>\pm</math> (186.97 ft<sup>2</sup> <math>\pm</math>)</td></tr><tr><td>Other Information:</td><td colspan="2"></td></tr></table>			Ward:	8 – Eglinton-Lawrence		Assessment Roll No.:			Approximate Size:	5.79 m x 3.00 m $\pm$ (19 ft x 9.84 ft $\pm$ )		Approximate Area:	17.37 m <sup>2</sup> $\pm$ (186.97 ft <sup>2</sup> $\pm$ )		Other Information:		
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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 checked="" 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 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>	<b>Delegated to more senior positions.</b>
4. Permanent Highway Closures:	<b>Delegated to more senior positions.</b>	<b>Delegated to more senior positions.</b>
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	<b>Delegated to more senior positions.</b>	<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>	<b>Delegated to more senior positions.</b>
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 (including options/ renewals) does not exceed \$1 Million.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<b>Delegated to more senior positions.</b>	<b>Delegated to more senior positions.</b>
14. Miscellaneous:	<b>Delegated to more senior positions.</b>	<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>B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>Documents required to implement matters for which each position also has delegated approval authority.</li> <li>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).</li> </ul>
<b>Director, Real Estate Services also has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

<b>Pre-Condition to Approval</b>										
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property										
<b>Consultation with Councillor(s)</b>										
Councillor:	Ward 8 Eglinton—Lawrence				Councillor:					
Contact Name:	Councillor Mike Colle				Contact Name:					
Contacted by:	Phone	X	E-Mail	Memo	Other	Contacted by:	Phone	E-mail	Memo	Other
Comments:	No issues.				Comments:					
<b>Consultation with Divisions and/or Agencies</b>										
Division:	Transportation Services				Division:	Financial Planning				
Contact Name:	Jawaid Choudhary				Contact Name:	Karen Liu				
Comments:	No issues.				Comments:	No issues.				
<b>Legal Services Division Contact</b>										
Contact Name:	Michelle Xu									

DAF Tracking No.: 2025-380	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input type="checkbox"/> Approved by:	Dec. 18, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Dec 19, 2025	Signed by Alison Folosea

## Appendix "A" Location Map



## APPENDIX A-1

