DELEGATED APPROVAL FORM
DECLARE SURPLUS

TRACKING NO.: 2026-001

Approved pursuant to the Delegated Authority contained in Article 1 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Winnie Lam	Division:	Corporate Real Estate Management
Date Prepared:	January 6, 2026	Phone No.:	437-991-8040

Purpose:

To declare surplus a long-term easement interest (21 years or more) in part of the City-owned land located at 208R Bloor Street West (the "Premises"), with the intended manner of disposal to be by way of a permanent easement in favour of the adjacent owner of 210 Bloor Street West, Tribute (Bloor Street) Limited (the "Transferee") for access.

Property:

A permanent easement interest in the land located at 208R Bloor Street West, being Part of Lot 1, West Side of Avenue Road, Plan 289 designated as Part 2 and 3 on Plan 66R-5868, shown in Appendix "A" (the "Southern Easement").

Actions:

1. The Southern Easement be declared surplus, with the intended manner of disposal to be by way of an easement to Tribute (Bloor Street) Limited for non-exclusive pedestrian and vehicular ingress and egress.
2. An exemption be granted from the requirement to give notice to the public.
3. All steps necessary to comply with the City's real estate disposal process, as set out in Chapter 213 of the City of Toronto Municipal Code, be taken.

Financial Impact:

There are no financial implications resulting from this approval.

The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.

Background:

The Transferee intends to develop the site at 210 Bloor Street West as a joint venture with the adjacent property owner at 208 Bloor Street West (208 Bloor Street West Limited). The Transferee approached the City to request the permanent easement as it was necessary to demonstrate that both parties had sufficient access to the site for construction.

The Southern Easement is already encumbered by an access easement in favour of 208 Bloor Street West Limited. The Transferee requires an easement in favour of its property at 210 Bloor Street West.

The Premises was expropriated by the City in 1959 for the construction of the Yonge-University-Spadina subway line, which lies beneath the Premises. The TTC has been consulted and has no objection to granting the permanent easement, provided that appropriate clauses protecting the TTC's interests are included in the Agreement.

Comments:

A circulation to the City's Divisions and Agencies was undertaken to ascertain whether there is any municipal interest in retaining the Property.

No municipal interest was expressed (beyond the TTC interest which is being protected).

Staff of the Housing Secretariat has determined that there is no interest in the Property for affordable housing. Accordingly, it is appropriate that the Permanent Easement be declared surplus. The Technical Review Committee has reviewed this matter and concurs.

Property Details:

Ward:	11 - University-Rosedale
Assessment Roll No.:	1904-05-2-080-03100
Approximate Size:	4.572 m x 28.64 m ± (15.04 ft x 93.97 ft ±)
Approximate Area:	131.3 m^2 ± (1413.30 ft^2 ±)
Other Information:	Vacant land above the TTC subway

☐ Yes ☒ No Lands are located within the Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System.

Pre-Conditions to Approval:

☐ **(1)** **Highways:** The General Manager of Transportation Services has concurred in the Highway being declared surplus conditional upon City Council approving the permanent closure of the Highway.

(2) **Lands located within the Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System:**

☐ **A.** A site-specific Official Plan Amendment has been enacted and is in force exempting the lands from the prohibition on sale or disposal; or

☐ **B.** The Chief Planner & Executive Director of City Planning and the General Manager of Parks & Recreation have confirmed that:

☐ **(a)** the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility; or

☐ **(b)** the sale or disposal satisfies the criteria for sale or disposal in Policy 4.3.9 of the Official Plan.

Deputy City Manager, Corporate Services has approval authority for:

☒ **(1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the appropriate standing committee (§ 213-1.6).

☒ Councillor does not require the declaration of surplus or the intended manner or process by which the sale of the land will be carried out to be determined by Council.

☐ **(2)** determining the method of giving notice to the public, following consultation with the local Councillor (§ 213-1.7).

☐ Councillor has been consulted regarding method of giving notice to the public.

☐ **(3)** exempting sales to the following public bodies from the requirement for an appraisal, provided that the local Councillor (or if the land abuts other wards, the local Councillors) does not require the determination to be made by Council (§ 213-1.4):

☐ (a) a municipality

☐ (b) a local board, including a school board and a conservation authority

☐ (c) the Crown in right of Ontario or Canada and their agencies

n/a Councillor(s) agrees with exemption from appraisal.

☒ **(4)** exempting the sale of land in the following classes from the requirement for an appraisal and/or for notice to the public, provided that the local Councillor(s) (if the land abuts other wards) does not require the determination to be made by Council (§ 213-1.5):

☐ (a) land 0.3 metres or less in width acquired in connection with an approval or decision under the *Planning Act*

☐ (b) closed highways if sold to an owner of land abutting the closed highways

☐ (c) land formerly used for railway lines if sold to an owner of land abutting the former railway land

☐ (d) land does not have direct access to a highway if sold to the owner of land abutting that land

☐ (e) land repurchased by an owner in accordance with section 42 of the *Expropriations Act*

☒ (f) easements

n/a Councillor(s) agrees with exemption from appraisal.

n/a Councillor(s) agrees with exemption from notice to the public.

☐ **(5)** revising the intended manner of sale.

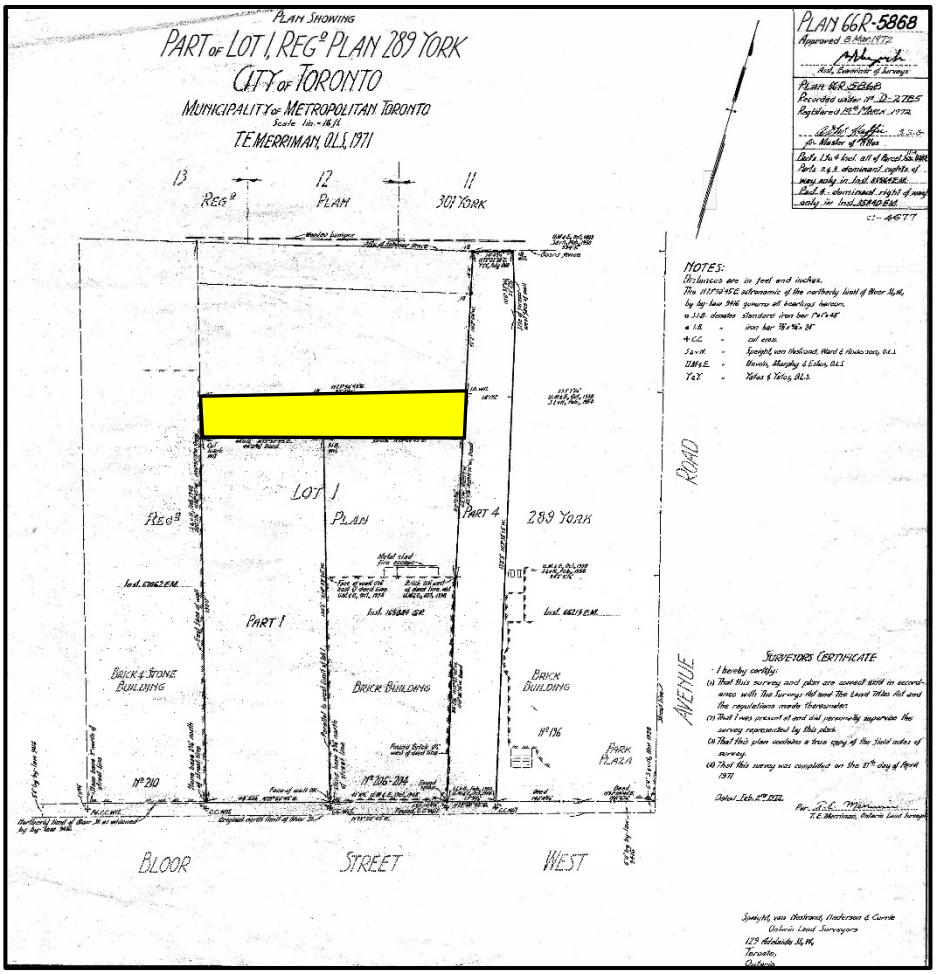
☐ **(6)** rescinding the declaration of surplus authority.

Title	Date	Recommended/ Approved
Manager, Vinette Prescott- Brown Real Estate Services	Jan. 9, 2026	Signed by Vinette Prescott-Brown
Director, Alison Folosea Real Estate Services	Jan 20, 2026	Signed by Alison Folosea
Executive Director, Patrick Matozzo Corporate Real Estate Management	21-Jan-2026	Signed by Patrick Matozzo
Deputy City Manager, David Jollimore Corporate Services	Jan 22, 2026	Signed by David Jollimore
Return to:		

Consultation with Councillor(s):								
Councillor:	Ward 11- University-Rosedale							
Contact Name:	Dianne Saxe							
Contacted by		Phone	X	E-mail		Memo		Other
Comments:	Concurs							
Councillor:								
Contact Name:								
Contacted by		Phone		E-mail		Memo		Other
Comments:								

Consultation with other Division(s):			
Division:	Toronto Transit Commission	Division:	Financial Planning
Contact Name:	Arno Van Dijk	Contact Name:	Karen Liu
Comments:	No issues.	Comments:	No issues.
Real Estate Law Contact:	Vanessa Bacher	Date:	

Revised: January, 2026

Appendix “A” - Location Map

Reference Plan 66R-5868