



DELEGATED APPROVAL FORM
DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2026-047

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:	February 6, 2026	Phone No.:	416-392-4829
Purpose	To obtain authority to enter into an Agreement in accordance with the Section 24 of the <i>Expropriations Act</i> (the "Agreement") with 328 Bloor West GP Inc. and First Capital Holdings (Ontario) Corporation (collectively the "Expropriated Owner"), to settle the expropriation of a temporary easement by the grant of a temporary easement to the Expropriated Owner to accommodate the construction of the Line 2 Capacity Enhancement Program Project (the "Project").		
Property	<p>The City property municipally known as Spadina Subway Station, legally described as Part of PIN 10212-0010 (LT), being Part of Lots 5 and 6 on Plan M-2, designated as Part 1 on Plan 66R-34711 and Part of PIN 10212-0011(LT), being Part of Lot 5 and 6 registered on Plan M-2 and units 1, 2, 3, and 4 and Parts of units 5 and 6 Expropriation Plan D-374, designated as Part 2 on Plan 66R-34711, as shown on the Location Map in Appendix "A" (the "Temporary Easement").</p> <p>The Expropriated Owner's property municipally known as 320 Bloor Street West, legally described as Part of PIN 21212-0014 (LT), being Part of Lot 4, registered Plan M-2, designated as Parts 1 and 2 on Expropriation Plan AT6885415, City of Toronto, as shown in Appendix "A" (the "Easement").</p>		
Actions	1. Authority be granted to enter into the Agreement with the Expropriated Owner, substantially on the major terms and conditions set out below, and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	<p>The City appraised the Temporary Easement in the amount of Two Hundred and Seventeen Thousand Three Hundred and Thirty Dollars (\$217,330.00) effective as of August 20, 2025, and the Expropriated Owner acknowledges that the Expropriated Owner Easement is to be valued at equal value for the purposes of this Agreement. No exchange in funds is required. The City will pay the Transferees Harmonized Sales Tax and Land Transfer Tax arises from the transaction based on the effective value. Funding for the taxes, is available in the 2026-2035 Approved Capital Budget and Plan.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>		
Comments	<p>The Toronto Transit Commission (the "TTC") is undertaking construction to extend the platform at Spadina Subway Station to accommodate two low-floor light rail vehicles as part of the Project. To facilitate this work, the Easement was expropriated from the property at 320 Bloor Street, authorized by City Council in May 2025, with the adoption of Item No. GG21.16. The Easement affects the Expropriated Owner tenants' ability to access their parking lot at 320 Bloor Street. To address this impact, the City will provide the Expropriated Owner with an alternative access route over City-owned land.</p> <p>The City and the Expropriated Owner have agreed to enter into the Agreement pursuant to Section 24 of the Act to record the settlement with respect to mitigation of the expropriation of the Temporary Easement, the full and final settlement of all market value claims under the Act, and the determination of the market value compensation to which the Owner is entitled for the Temporary Easement .</p>		
Terms	<p>Term: 3 years Use: Exclusive easement for the purpose of ingress and egress. Insurance: The Expropriated Owner will maintain commercial liability insurance not less than Five Million Dollars (\$5,000,000.00) per occurrence. Early Termination: Easement may be terminated by the City at any time on thirty (30) days' prior written notice provided that the construction works that were undertaken pursuant to easements expropriated by the City in Instrument Number AT6885415 have been completed, the Expropriated Owner's Lands restored and access over the drive to the building for the Expropriated Owner on the its Lands has been restored.</p>		
Property Details	Ward:	11 – University-Rosedale	
	Assessment Roll No.:	n/a	
	Approximate Size:	n/a	
	Approximate Area:	Spadina Subway Station 146m ² – 320 Bloor St W. - 140 m ²	
	Other Information:	n/a	

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

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:	Diane Saxe	Councillor:	
Contact Name:	Concur	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" 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:	Toronto Transit Commission	Division:	Financial Planning
Contact Name:	Jeremy Dixon	Contact Name:	Karen Liu
Comments:	Concur	Comments:	Concur

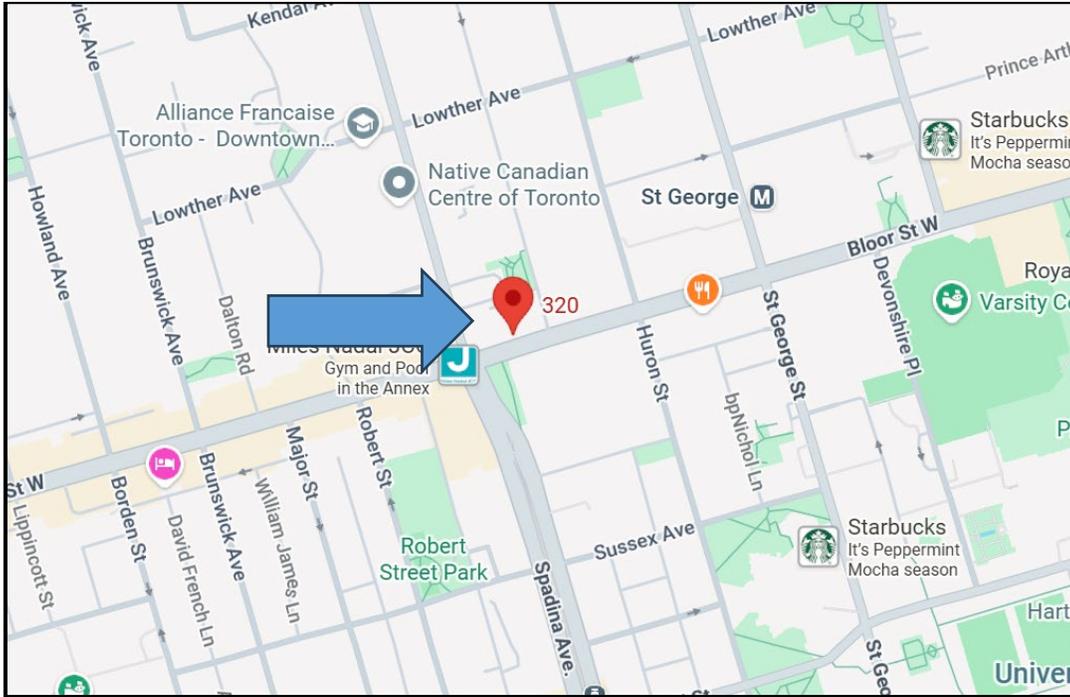
Legal Services Division Contact

Contact Name:	Dale Mellor
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DAF Tracking No.: 2026-047	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input type="checkbox"/> Approved by:	Feb. 6, 2026	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Feb 9, 2026	Signed by Alison Folosea

Appendix "A"

Location Map



Reference Plan 66R-3477

