



DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, CORPORATE SERVICES
EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2026-023
 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: | Allan Mak | Division: | Corporate Real Estate Management | | | | | | | | | | | | | | | |
| Date Prepared: | January 15, 2026 | Phone No.: | 416-392-8159 | | | | | | | | | | | | | | | |
| Purpose | To obtain authority to enter into a Full and Final Settlement Agreement (the "Agreement") with the owner of 10 Scarlett Road (the "Expropriated Owner"). The Agreement is a full and final settlement of all claims by the Expropriated Owner under the Expropriations Act (the "Act") for the expropriated property interests required for the Scarlett Road Bridge Reconstruction Project (the "Project"). | | | | | | | | | | | | | | | | | |
| Property | The property municipally known as 10 Scarlett Road, Toronto, legally described as Lot 79, Plan 1829, Township of York, City of Toronto, being all of PIN 10533-0165 (LT), and shown as Part 1 on Expropriation Plan AT6190239 attached as Appendix "A". | | | | | | | | | | | | | | | | | |
| Actions | <ol style="list-style-type: none"> Authority be granted for the City to enter into the Agreement with the Expropriated Owner, 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. 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. | | | | | | | | | | | | | | | | | |
| Financial Impact | <p>Funding for the compensation, as set out in the Confidential Attachment, is available in the 2025-2034 Capital Budget and Plan for the Transportation Services under capital account CTP811-43-12.</p> <p>The Chief Financial Officer & Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p> | | | | | | | | | | | | | | | | | |
| Comments | <p>On July 19, 20, 21, and 22, 2022, City Council adopted Item GL32.26, titled, "Scarlett Road Bridge Reconstruction Project – Expropriations (Stage 2)", which authorized the expropriation of certain properties required for the Project, including the Property. The Project included widening an underpass as well as reconfiguring the intersection of Scarlett Road and Dundas Street West to accommodate traffic volumes and improve vehicle, pedestrian and bicycle movement through the intersection. Expropriation Plan AT6190239 was registered on September 27, 2022, and title vested with the City (the "Expropriation").</p> <p>An offer of compensation, together with a copy of the City's appraisal report, was served on all registered owners of the Property pursuant to Section 25 of the Act. The Expropriated Owner accepted the immediate payment of compensation without prejudice to its right to further negotiate the payment of additional compensation or to bring a claim to the Ontario Land Tribunal (the "OLT") to seek additional compensation in accordance with the Act. Payment, as set out in the Confidential Attachment, was made in March 2023.</p> <p>Following settlement discussions, the City and the Expropriated Owner have agreed to settle the total compensation payable in accordance with the Act in the amounts set out in the Confidential Attachment. This settlement is a full and final release of all the Expropriated Owner's claims related to the Expropriation and damages claimed in respect of the construction of the Project. These amounts are reasonable, and settlement will avoid the City incurring additional expenses that would arise with the continuation of the matter to a contested hearing before the OLT.</p> | | | | | | | | | | | | | | | | | |
| Terms | See Confidential Attachment. | | | | | | | | | | | | | | | | | |
| Property Details | <table border="1"> <tr> <td>Ward:</td><td colspan="2">5 – York South-Weston</td></tr> <tr> <td>Assessment Roll No.:</td><td colspan="2">1914083190065000000</td></tr> <tr> <td>Approximate Size:</td><td colspan="2">Irregular</td></tr> <tr> <td>Approximate Area:</td><td colspan="2">214.3 m² (2,306.71 ft²)</td></tr> <tr> <td>Other Information:</td><td colspan="2"></td></tr> </table> | | | Ward: | 5 – York South-Weston | | Assessment Roll No.: | 1914083190065000000 | | Approximate Size: | Irregular | | Approximate Area: | 214.3 m ² (2,306.71 ft ²) | | Other Information: | | |
| Ward: | 5 – York South-Weston | | | | | | | | | | | | | | | | | |
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| Other Information: | | | | | | | | | | | | | | | | | | |

| A. | Executive Director, Corporate Real Estate Management has approval authority for: | Deputy City Manager, Corporate Services has approval authority for: |
|--|--|--|
| 1. Acquisitions: | <input type="checkbox"/> Where total compensation does not exceed \$3 Million. | <input type="checkbox"/> Where total compensation does not exceed \$5 Million. |
| 2A. Expropriations Where City is Expropriating Authority: | <input checked="" type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. | <input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 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 \$3 Million. Request/waive hearings of necessity delegated to less senior positions. | <input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. Request/waive hearings of necessity delegated to less senior positions. |
| 3. Issuance of RFPs/REOs: | <input type="checkbox"/> Issuance of RFPs/REOs. | <input type="checkbox"/> Issuance of RFPs/REOs. |
| 4. Permanent Highway Closures: | <input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. | <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: | <input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations. | <input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations. |
| 6. Limiting Distance Agreements: | <input type="checkbox"/> Where total compensation does not exceed \$3 Million. | <input type="checkbox"/> Where total compensation does not exceed \$5 Million. |
| 7. Disposals (including Leases of 21 years or more): | <input type="checkbox"/> Where total compensation does not exceed \$3 Million. | <input type="checkbox"/> Where total compensation does not exceed \$5 Million. |
| 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: | <input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. | <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 \$3 Million. <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. | <input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$5 Million. <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. |
| | Delegated to a more senior position. | |
| | | |
| 10. Leases/Licences (City as Tenant/Licensee): | <input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$3 Million. | <input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$5 Million. |
| 11. Easements (City as Grantor): | <input type="checkbox"/> (a) Where total compensation does not exceed \$3 Million. | <input type="checkbox"/> (a) Where total compensation does not exceed \$5 Million. |
| | <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration. | <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration. |
| 12. Easements (City as Grantee): | <input type="checkbox"/> Where total compensation does not exceed \$3 Million. | <input type="checkbox"/> Where total compensation does not exceed \$5 Million. |
| 13. Revisions to Council Decisions in Real Estate Matters: | <input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). | <input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). |
| 14. Miscellaneous: | <input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences | <input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences |
| | <input type="checkbox"/> (b) Releases/Discharges | <input type="checkbox"/> (b) Releases/Discharges |
| | <input type="checkbox"/> (c) Surrenders/Abandonments | <input type="checkbox"/> (c) Surrenders/Abandonments |
| | <input type="checkbox"/> (d) Enforcements/Terminations | <input type="checkbox"/> (d) Enforcements/Terminations |
| | <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates | <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates |
| | <input type="checkbox"/> (f) Objections/Waivers/Cautions | <input type="checkbox"/> (f) Objections/Waivers/Cautions |
| | <input type="checkbox"/> (g) Notices of Lease and Sublease | <input type="checkbox"/> (g) Notices of Lease and Sublease |
| | <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner | <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"/> (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"/> (j) Documentation relating to Land Titles applications |
| | <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds | <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds |

B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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 Frances Nunziata | | | | | Councillor: | | | | |
| Contact Name: | Geno Orsi, Executive Assistant | | | | | 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

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|---------------|-------------------------|---------------|--------------------|
| Division: | Transportation Services | Division: | Financial Planning |
| Contact Name: | Liz Trenton | Contact Name: | Karen Liu |
| Comments: | Concurs | Comments: | Concurs |

Legal Services Division Contact

| | |
|---------------|----------------|
| Contact Name: | Ebaadh Rizwani |
|---------------|----------------|

| DAF Tracking No.: 2026-023 | Date | Signature |
|--|---------------|----------------------------------|
| Recommended by: Manager, Real Estate Services Vinette Prescott-Brown | Jan. 19, 2026 | Signed by Vinette Prescott-Brown |
| Recommended by: Director, Real Estate Services Alison Folosea | Jan 20, 2026 | Signed by Alison Folosea |
| <input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo | 21-Jan-2026 | Signed by Patrick Matozzo |
| <input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore | | X |

Appendix "A" Location Map



Expropriation Plan AT6190239

