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

TRACKING NO.: 2026-062

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:	February 15, 2026	Phone No.:	437-991-8040

Purpose

To obtain authority to acquire part of the property municipally known as 884 Eglinton Avenue West, Toronto from the owner (the "Owner"), for the purpose of incorporating the lands into the Eglinton Avenue West right-of-way.

Property

Part of the property municipally known as part of 884 Eglinton Avenue West, Toronto, legally described as Part of Lot 15-16 Plan 1850 Toronto as in CT859554, subject to a temporary easement as AT3779873; subject to an easement in gross over as Part 1Expropriation Plan AT3779873 as in AT5551516; City of Toronto, and designated as Part 8 on Reference Plan 66R-27509, shown highlighted in yellow 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 $181,910.00, 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

The following costs will be incurred by the City in connection with the Agreement:

1. Purchase Price- $181.910.00 + up to $5,000.00 (Reimbursement of Owner's legal fees, inclusive of HST, as authorized by GG13.12)
2. HST *if applicable (net of applicable rebates) – $3,289.62
3. Land Transfer Tax (Provincial) - $1,544.00
4. Search and Registration Costs - $500 (approximately)

Funding is available in the 2026-2035 Capital Budget and Plan for Transportation Services under account CTP818- 75-07.

The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.

Comments

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.

At its meeting on June 26 and 27, 2024, City Council adopted 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.

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.

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.

Terms

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 upon which the Offer is executed by the Owner.
Due Diligence Period:	On the business day next following 21 days after full execution of the Offer.
Purchase Price:	One Hundred Eighty-One Thousand Nine Hundred and Ten Dollars ($181,910.00)
Closing Date:	The business day that is fourteen (14) days after the City's delivery of notice that the Property is suitable for its purpose.
Vacant Possession:	The Owner to deliver vacant possession.

Property Details

Ward:	8 – Eglinton-Lawrence
Assessment Roll No.:	
Approximate Size:	5.64 m x 3.00 m ± (18.5 ft x 9.84 ft ±)
Approximate Area:	16.92 m^2 ± (182.13 ft^2 ±)
Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	☐ Where total compensation does not exceed $50,000.	☒ Where total compensation does not exceed $1 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $50,000.	☐ 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:	☐ **(a)** Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed $50,000. ☐ **(b)** Request Hearings of Necessity. ☐ **(c)** Waive Hearings of Necessity.	☐ **(a)** Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed $1 Million. ☐ **(b)** Request Hearings of Necessity. ☐ **(c)** Waive Hearings of Necessity.
3. Issuance of RFPs/REOIs:	**Delegated to more senior positions.**	☐ Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	**Delegated to more senior positions.**	☐ 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:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
7. Disposals (including Leases of 21 years or more):	☐ Where total compensation does not exceed $50,000.	☐ 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**.	☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	☐ **(a)** Where total compensation (including options/ renewals) does not exceed $50,000. ☐ **(b)** Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc. **Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.**	☐ **(a)** Where total compensation (including options/ renewals) does not exceed $1 Million. ☐ **(b)** Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc. **Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.**
10. Leases/Licences (City as Tenant/Licensee):	☐ Where total compensation (including options/ renewals) does not exceed $50,000.	☐ Where total compensation (including options/ renewals) does not exceed $1 Million.
11. Easements (City as Grantor):	☐ Where total compensation does not exceed $50,000. **Delegated to more senior positions.**	☐ **(a)** Where total compensation does not exceed $1 Million. ☐ **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	**Delegated to more senior positions.**	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	**Delegated to more senior positions.**	☐ **(a)** Approvals, Consents, Notices and Assignments under all Leases/Licences ☐ **(b)** Releases/Discharges ☐ **(c)** Surrenders/Abandonments ☐ **(d)** Enforcements/Terminations ☐ **(e)** Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates ☐ **(f)** Objections/Waivers/Cautions ☐ **(g)** Notices of Lease and Sublease ☐ **(h)** Consent to regulatory applications by City, as owner ☐ **(i)** Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ **(j)** Documentation relating to Land Titles applications ☐ **(k)** Correcting/Quit Claim Transfer/Deeds

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

[X] Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)

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 concerns	Comments:	

Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	**Financial Planning**
Contact Name:	Jawaid Choudhary	Contact Name:	Karen Liu
Comments:	No concerns	Comments:	No concerns

Legal Services Division Contact

Contact Name:	Michelle Xu

DAF Tracking No.: 2026-062	**Date**	**Signature**
[X] **Recommended by:** **Manager, Real Estate Services** **Vinette Prescott-Brown** [ ] **Approved by:**	Feb. 20, 2026	Signed by Vinette Prescott-Brown
[X] **Approved by:** **Director, Real Estate Services** **Alison Folosea**	Feb 23, 2026	Signed by Alison Folosea

Appendix "A"
Location Map

Reference Plan 66R-27509