



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

**TRACKING NO.: 2025-155**  
**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:            | Brian Majcenic  | Division:               | Corporate Real Estate Management |
| Date Prepared:          | April 29, 2025  | Phone No.:              | 416-392-1485                     |
| <b>Purpose</b>          | To obtain authority to pay compensation as set out in a Full and Final Release (the "Release"), executed by TCR 2008 Equities Inc and TC Core GP Inc in its capacity as general partner of TC Core LP (the "Expropriated Owner"). The payment in exchange for the Release is a full and final settlement of all the Expropriated Owner's claims under the Expropriations Act as a result of the expropriation of a permanent easement over the Owner's property at 65 Dynevor Road.   |                         |                                  |
| <b>Property</b>         | The property municipally known as 65 Dynevor Road, now legally described as: Lt 395 PI 1442 Twp of York; Lt 396 PI 1442 Twp of York; Lt 397 PI 1442 Twp of York; Lt 398 PI 1442 Twp of York; Lt 399 PI 1442 Twp of York; Lt 400 PI 1442 Twp of York; Lt 408 PI 1442 Twp of York; Lt 409 PI 1442 Twp of York; Lt 410 PI 1442 Twp of York; Lt 411 PI 1442 Twp of York; Lt 412 PI 1442 Twp of York; Pt Lt 401 PI 1442 Twp of York; Pt Lt 407 PI 1442 Twp of York; Pt Lt 413 PI 1442 Twp of York as in CY618976; S/T CY536376; Toronto (York) , City of Toronto; subject to an Easement in Gross over Parts 1 and 2 on Expropriation Plan AT5608118 as in AT5608118 (the "Property"), as shown on the Location Map on Appendix "A".   |                         |                                  |
| <b>Actions</b>          | 1. Authority be granted to pay compensation to the Expropriated Owner, substantially on the terms and conditions set out below, and on other such terms and conditions deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.  |                         |                                  |
| <b>Financial Impact</b> | Funding for the compensation, as set out in the Confidential Attachment, is available in the Toronto Water 2025 Capital Budget and 2026-2034 Capital Plan under account CWW421-11.<br><br>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.   |                         |                                  |
| <b>Comments</b>         | On September 30, 2020, City Council adopted Item GL15.13, which authorized the expropriation of permanent easements required for the Fairbank Silverthorn Storm Trunk Sewer System (the "Project"). By registration of an expropriation plan on December 23, 2020, the City expropriated a permanent easement over a part of the Property for the construction of the Project (the "Expropriation").<br><br>The City and the Expropriated Owner agreed to settle the Expropriated Owner's claim for market value and entered into an Interim Settlement Agreement on December 30, 2021. The City paid the amounts for Market Value Compensation, Interest, and Advance Costs to the Expropriated Owner as set out in the Confidential Attachment.<br><br>The Expropriated Owner now agrees to release all its remaining claims in respect of the Expropriation, in exchange for the payment of legal costs, in accordance with the <i>Expropriations Act</i> . Staff reviewed the Expropriated Owner's legal costs incurred as a result of the expropriation and believe that they are fair and reasonable. |                         |                                  |
| <b>Terms</b>            | As set out in the Confidential Attachment.  |                         |                                  |
| <b>Property Details</b> | <b>Ward:</b>  | 9 – Davenport           |                                  |
|                         | <b>Assessment Roll No.:</b>   | 191404134003800         |                                  |
|                         | <b>Approximate Size:</b>  |                         |                                  |
|                         | <b>Approximate Area:</b>  | 387.3161 m <sup>2</sup> |                                  |
|                         | <b>Other Information:</b>   |                         |                                  |

| 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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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:   | <b>Alejandra Bravo</b>   | Councillor:   |   |
| Contact Name: | Em Wong  | Contact Name: |   |
| Contacted by: | <input type="checkbox"/> Phone <input type="checkbox"/> E-Mail <input checked="" 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:     |  | Comments:     |   |

**Consultation with Divisions and/or Agencies**

|               |                                     |               |                           |
|---------------|-------------------------------------|---------------|---------------------------|
| Division:     | Engineering & Construction Services | Division:     | <b>Financial Planning</b> |
| Contact Name: | Ajay Puri                           | Contact Name: | Ciro Tarantino            |
| Comments:     |                                     | Comments:     |                           |

**Legal Services Division Contact**

|               |                |
|---------------|----------------|
| Contact Name: | Vanessa Bacher |
|---------------|----------------|

| DAF Tracking No.: 2025-155  | Date                  | Signature                               |
|---|-----------------------|---|
| <input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b><br>Vinette Prescott-Brown<br><input type="checkbox"/> Approved by: | <b>March 27, 2025</b> | <b>Signed by Vinette Prescott-Brown</b> |
| <input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services</b><br>Alison Folosea  | <b>May 28, 2025</b>   | <b>Signed by Vinette Prescott-Brown</b> |

# Appendix "A"

## Location Map

