



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

TRACKING NO.: 2025-409
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:	Winnie Lam	Division:	Corporate Real Estate Management
Date Prepared:	December 19, 2025	Phone No.:	437-991-8040

Purpose	To obtain authority to make a payment for additional legal fees in connection to the acquisition of a temporary easement acquired over 2700 St Clair Avenue East, pursuant to a Partial Expropriation Settlement Agreement with 1532492 Ontario Inc. (the "Expropriated Owner").
Property	Part of the property municipally known as 2700-2710 St Clair Avenue West, Toronto, shown as Part 2 on Expropriation Plan AT6190592 (the "Expropriated Lands"), as shown in Appendix "A".
Actions	<ol style="list-style-type: none"> Authority be granted to pay the amount contained in the Confidential Attachment. The Confidential Attachment to remain confidential until there has been a final determination of all property transactions and claims for compensation relative to the Scarlett Road Bridge Reconstruction Project and only released publicly thereafter in consultation with the City Solicitor.
Financial Impact	<p>Funding for the legal fees, as set out in the Confidential Attachment, is available in the 2024-2025 Council Approved Capital Budget and Plan for the Transportation Services under capital account CTP811-43-12.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information 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 certain interests in the Expropriated Lands.</p> <p>In July 2025, the City and the Owner entered into a Partial Expropriation Settlement Agreement (the "Agreement"), authorized by DAF No. 2025-256, in exchange for some of the Expropriated Owner's claims relating to the expropriation of permanent and temporary easements.</p> <p>In accordance with the Expropriations Act, the City is responsible for all associated costs incurred by the Expropriated Owner in connection with the expropriation. The Expropriated Owner has incurred additional legal costs relating to the City's exercise of its right to extend the temporary easement from December 31, 2026 to December 31, 2031.</p>
Terms	See Confidential Attachment.

Property Details	Ward:	5 – York South-Weston
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	474.85 m ² ± (5,111.24 ft ² ±)
	Other Information:	

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/REOs:</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/REOs.</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:	Councillor Frances Nunziata	Councillor:	
Contact Name:	Audry Murphy	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> E-Mail <input checked="" type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No issues.	Comments:	

Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Liz Trenton, Senior Project Manager	Contact Name:	Karen Liu/ Mervyn Mendonca
Comments:	No comments.	Comments:	No issues.

Legal Services Division Contact

Contact Name:	Gloria Lee
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DAF Tracking No.: 2025-409	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Dec. 19, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Dec. 19, 2025	Signed by Alison Folosea

Appendix "A" Location Map



Expropriation Plan AT6190592

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">COORDINATE TABLE</th> </tr> <tr> <th>POINT</th> <th>NORTHING</th> <th>EASTING</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4 836 222.69</td> <td>304 862.28</td> <td></td> </tr> <tr> <td>2</td> <td>4 836 255.91</td> <td>304 963.81</td> <td></td> </tr> <tr> <td>3</td> <td>4 836 288.17</td> <td>304 922.43</td> <td></td> </tr> <tr> <td>4</td> <td>4 836 278.02</td> <td>304 962.63</td> <td></td> </tr> </tbody> </table>	COORDINATE TABLE				POINT	NORTHING	EASTING		1	4 836 222.69	304 862.28		2	4 836 255.91	304 963.81		3	4 836 288.17	304 922.43		4	4 836 278.02	304 962.63		<div style="text-align: center;"> </div>	<p>STATEMENT OF EXPROPRIATING AUTHORITY</p> <p>THE CITY OF TORONTO (THE EXPROPRIATING AUTHORITY) REQUESTS YOUR POWER PURSUANT TO SECTIONS 7, 8 AND 9 OF THE CITY OF TORONTO ACT, 2006 (C. 29, 2006 CHAPTER 11), SCHEDULE A(1) TO EXPROPRIATE A PERMANENT EASEMENT INTEREST IN THE LANDS DESCRIBED AS PART 1 ON THIS PLAN AND A TEMPORARY EASEMENT INTEREST IN THE LANDS DESCRIBED AS PART 2 ON THIS PLAN BY ENACTING BY-LAW NO. 10529-0147 ON THE 22ND DAY OF JULY, 2022.</p> <p>THIS STATEMENT IS SIGNED PURSUANT TO SECTION 9 OF THE EXPROPRIATIONS ACT (R.S.O. 1990, CHAPTER E.26).</p> <p>CITY OF TORONTO</p> <p>PER: <i>[Signature]</i> NAME: <i>[Name]</i> FOR: <i>[Title]</i></p> <p>PER: <i>[Signature]</i> NAME: <i>[Name]</i> FOR: <i>[Title]</i></p> <p>CERTIFICATE OF APPROVAL</p> <p>THE COUNCIL OF THE CITY OF TORONTO (THE APPROVING AUTHORITY) HEREBY CERTIFIES THAT APPROVAL WAS GIVEN TO THE CITY OF TORONTO (THE EXPROPRIATING AUTHORITY) ON JULY 19, 2022 TO EXPROPRIATE FOR MUNICIPAL PURPOSES A PERMANENT EASEMENT OR RIGHTS IN THE NATURE OF A PERMANENT EASEMENT IN PORTION OF, AND THROUGH, THE LANDS IDENTIFIED AS PART 1 ON THIS PLAN FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPAIRATION, IMPROVEMENT OR RECONSTRUCTION OF A CERTAIN BULK AND ALL WORKS INCIDENTAL THERETO INCLUDING, WITHOUT LIMITATION, ALTERATIONS TO, AND REMOVAL OF, HARDS AND SOFT LANDSCAPING AND RE-GRADING WORK AND THE RIGHT TO ENTER AND OCCUPY WITH ALL NECESSARY VEHICLES, MATERIALS, MACHINERY, TOOLS AND EQUIPMENT; AND A TEMPORARY EASEMENT OR RIGHTS IN THE NATURE OF A TEMPORARY EASEMENT IN PORTION OF, AND THROUGH, THE LANDS IDENTIFIED AS PART 2 ON THIS PLAN FOR THE PURPOSES OF FACILITATING THE CONSTRUCTION OF A CERTAIN BULK WORK, ALTERATIONS TO AND REMOVAL OF HARDS AND SOFT LANDSCAPING, RE-GRADING WORK AND THE RIGHT TO ENTER AND OCCUPY WITH NECESSARY VEHICLES, MATERIALS, MACHINERY, TOOLS AND EQUIPMENT AT LEAST THIRTY (30) DAYS PRIOR NOTICE AND IN ANY EVENT NOT TO EXCEED SEVEN (7) DAYS PRIOR NOTICE FOR THE CONSTRUCTION OF A CERTAIN BULK WORK AND ALL WORKS INCIDENTAL THERETO INCLUDING, WITHOUT LIMITATION, ALTERATIONS TO, AND REMOVAL OF, HARDS AND SOFT LANDSCAPING AND RE-GRADING WORK AND THE RIGHT TO ENTER AND OCCUPY WITH ALL NECESSARY VEHICLES, MATERIALS, MACHINERY, TOOLS AND EQUIPMENT; AND</p> <p>DATED AT TORONTO: <i>[Date]</i></p> <p>PER: <i>[Signature]</i> NAME: <i>[Name]</i> FOR: <i>[Title]</i></p> <p>I HAVE AUTHORITY TO SIGN THE CORPORATION R.A.O. 1996, REG. 363 FORM 6</p>							
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		<p>PLAN AT6190592</p> <p>CERTIFICATE OF REGISTRATION</p> <p>I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND TITLES DIVISION OF TORONTO (No. 663) AT 11:59 AM ON THE 22ND DAY OF September, 2022 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER No. 10529-0147 AT 6190592</p> <p><i>[Signature]</i> REPRESENTATIVE FOR LAND REGISTRAR</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">SCHEDULE</th> </tr> <tr> <th>PART</th> <th>PART OF LOT</th> <th>PLAN/ CONCESSION</th> <th>PART OF PIN</th> <th>AREA (m²)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6</td> <td>CONCESSION 3 (P.F.B.)</td> <td>10529-0147(L1)</td> <td>410.53</td> </tr> </tbody> </table> <p>SCHEDULE</p> <p>THE PART ENUMERATED HEREUNDER REFERS TO LAND IN WHICH A TEMPORARY EASEMENT OR RIGHTS IN THE NATURE OF A TEMPORARY EASEMENT IS GRANTED FOR A PERIOD OF SEVEN (7) DAYS TO COMMENCE UPON AT LEAST THIRTY (30) DAYS PRIOR NOTICE AND IN ANY EVENT NOT TO EXCEED SEVEN (7) DAYS PRIOR NOTICE FOR THE CONSTRUCTION OF A CERTAIN BULK WORK AND ALL WORKS INCIDENTAL THERETO INCLUDING, WITHOUT LIMITATION, ALTERATIONS TO, AND REMOVAL OF, HARDS AND SOFT LANDSCAPING AND RE-GRADING WORK AND THE RIGHT TO ENTER AND OCCUPY WITH ALL NECESSARY VEHICLES, MATERIALS, MACHINERY, TOOLS AND EQUIPMENT; AND</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>PART OF LOT</th> <th>PLAN/ CONCESSION</th> <th>PART OF PIN</th> <th>AREA (m²)</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>6</td> <td>CONCESSION 3 (P.F.B.)</td> <td>10529-0147(L1)</td> <td>64.32</td> </tr> </tbody> </table> <p>EXPROPRIATIONS ACT PLAN OF SURVEY PART OF LOT 6 HUMBER RIVER RANGE CONCESSION 3, FROM THE BAY GEOGRAPHIC TOWNSHIP OF YORK CITY OF TORONTO</p> <p>SCALE: 1:500</p> <p>METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.</p> <p>NEAREST MONUMENT ARE WITH GRID, DERIVED FROM SPECIFIED CONTROL POINTS 02018830013 AND 02018873063, WITH ZONE 18, NAD83(CRS)2011(0).</p> <p>DISTANCES ARE GIVEN AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY THE CONVERSION SCALE FACTOR 3.28084.</p> <p>SPECIFIED CONTROL POINTS (CSPT): WITH ZONE 18, NAD83(CRS)2011(0) COORDINATES TO UTM ACCURACY (PER SEC. 14(2) OF REG. 216/10) POINT ID: EASTING NORTHING CSPT 02018830013 4 836 126.742 304 708.176 CSPT 02018873063 4 836 857.273 305 239.680</p> <p>COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.</p> <p>SURVEYOR'S CERTIFICATE</p> <p>I CERTIFY THAT:</p> <ol style="list-style-type: none"> THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM. THE SURVEY WAS COMPLETED ON THE 17th DAY OF MARCH 2022. <p>DATE: 09/15/2022 <i>[Signature]</i> NAME: <i>[Name]</i> ON LAND AND SURVEYOR</p> <p>THIS PLAN OF SURVEY RELATES TO A/LS PLAN SUBMISSION FORM NUMBER 2179556</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td rowspan="2" style="text-align: center;">Toronto Engineering & Construction Services Engineering Support Services</td> <td style="text-align: center;">Land & Property Surveys 18 Spyns Road 2nd Floor Toronto, Ontario M5B 1Y5</td> </tr> <tr> <td style="text-align: center;">JOB NUMBER 2022-04744</td> </tr> <tr> <td style="text-align: center;">PLAN NUMBER 2700 & 2710 ST. CLAIR AVE WEST</td> <td style="text-align: center;">JOB NUMBER 2022-04744</td> </tr> <tr> <td style="text-align: center;">DATE SEPTEMBER 06, 2022</td> <td style="text-align: center;">JOB NUMBER 2022-04744</td> </tr> </table> <p style="text-align: right; font-size: small;">DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date] SCALE: 1:500</p>	SCHEDULE				PART	PART OF LOT	PLAN/ CONCESSION	PART OF PIN	AREA (m ²)	1	6	CONCESSION 3 (P.F.B.)	10529-0147(L1)	410.53	PART	PART OF LOT	PLAN/ CONCESSION	PART OF PIN	AREA (m ²)	2	6	CONCESSION 3 (P.F.B.)	10529-0147(L1)	64.32	Toronto Engineering & Construction Services Engineering Support Services	Land & Property Surveys 18 Spyns Road 2nd Floor Toronto, Ontario M5B 1Y5	JOB NUMBER 2022-04744	PLAN NUMBER 2700 & 2710 ST. CLAIR AVE WEST	JOB NUMBER 2022-04744	DATE SEPTEMBER 06, 2022	JOB NUMBER 2022-04744
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