



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

**TRACKING NO.: 2025-257
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:	August 12, 2025	Phone No.:	416-392-1485
Purpose	To obtain authority to enter into a Minutes of Settlement Agreement (the "Agreement") with the owners of 20 Branstone Road (the "Owners"). The Agreement is a full settlement of all claims by the Owners under the Expropriations Act (the "Act") for the taking of a permanent easement in lands located at 20 Branstone Road for municipal purposes including the installation of a new storm sewer in relation to the Fairbank-Silverthorn Storm Trunk Sewer System Project (the "Project").		
Property	Part of the property municipally known as 20 Branstone Road, Toronto, legally described as Part Lot 274 Plan 1442, Township of York; Part Lot 1 Plan 1603 Township of York; Toronto (York), City of Toronto, shown as Part 1 on Expropriation Plan AT5605493, being part of PIN 10480-0189, shown on Appendix "A", (the "Easement Interest").		
Actions	<ol style="list-style-type: none"> 1. Authority be granted to enter into the Agreement with the Owner, substantially on the major terms and conditions set out in the Confidential Attachment, including the payment of interest, legal, appraisal and other costs, in accordance with the Act. 2. The Confidential Attachment is 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 Toronto Water 2025 Capital Budget and 2026-2034 Capital Plan under account CWW421-11.</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>On September 30, 2020, City Council adopted GL15.13, titled "Expropriation of Easements to Construct the Fairbank-Silverthorn Storm Trunk Sewer System – Stage 2", authorizing the expropriation of interests required for the Project, which included the Easement Interest. Expropriation Plan AT5605493 was registered on December 21, 2020, and the easement vested with the City.</p> <p>An offer of compensation, together with a copy of the City's appraisal report, was served on all registered owners of 20 Branstone Road in accordance with Section 25 of the Act. The Owners accepted the immediate payment of compensation without prejudice to their rights 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 was made on November 29, 2024.</p> <p>The Owners served notices on the City with the OLT seeking additional compensation. Following mediation, the Owners and the City have agreed on a full and final settlement for all claims related to the expropriation as set out in the Confidential Attachment.</p>		
Terms	As set out in the Confidential Attachment.		
Property Details	Ward:	9 - Davenport	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	4,025.7 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/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:	
<ul style="list-style-type: none"> 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 implement 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:	
<ul style="list-style-type: none"> 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 document 	

Pre-Condition to Approval			
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Alejandra Bravo	Councillor:	
Contact Name:	Em Wong	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:	Advised	Comments:	
Consultation with Divisions and/or Agencies			
Division:	Engineering & Construction Services	Division:	Financial Planning
Contact Name:	Ajay Puri	Contact Name:	Ilan Treiger
Comments:	No comments	Comments:	Incorporated
Legal Services Division Contact			
Contact Name:	Ebaadh Rizwani		

DAF Tracking No.: 2025-257	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Aug. 13, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	August 18, 2025	Signed by Alison Folosea

Appendix "A" Location Map



Expropriation Plan AT560543

EXPROPRIATIONS ACT
STRATA PLAN OF SURVEY OF
**PART OF LOT 274
REGISTERED PLAN 1442
AND PART OF LOT 1
REGISTERED PLAN 1603**
CITY OF TORONTO

SCALE 1 : 250

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

CERTIFICATE OF APPROVAL
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 THE 24th DAY OF OCTOBER, 2020, TO EXPROPRIATE FOR MUNICIPAL PURPOSES:
A LIMITED INTEREST IN THE NATURE OF A PERMANENT EASEMENT IN GROSS ON, IN, OVER, UNDER AND THROUGH THE LANDS DESIGNATED AS PART 1 ON THIS PLAN TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, UPGRADE, REMOVE AND/OR DISCONTINUE A STORMWATER SEWER SYSTEM USING TUNNEL BORING AND UNDERGROUND EXCAVATION EQUIPMENT, AND WORKING INCLUDING TRENCHES.
DATED AT TORONTO, ON THE 16th DAY OF December, 2020.

NAME: *Marky M. Flett*
FOR: JOHN S. ELWASE, INTERIM CITY CLERK
FOR: THE COUNCIL OF THE CITY OF TORONTO (THE APPROVING AUTHORITY)
I HAVE AUTHORITY TO SIGN THE CORPORATION
R-162 (REV. 06/18) FORM 6

STATEMENT OF EXPROPRIATING AUTHORITY
THE CITY OF TORONTO (THE EXPROPRIATING AUTHORITY) EXERCISES ITS POWER PURSUANT TO SECTION 34 AND 35 OF THE CITY OF TORONTO ACT (2006, S.O. 2006 CHAPTER 33), SUBSECTION 41 TO EXPROPRIATE A PERMANENT EASEMENT INTEREST IN THE LANDS DESIGNATED AS PART 1 ON THIS PLAN BY ENACTING 671-PLAN 162-70-2020 ON THE 24th DAY OF OCTOBER, 2020.

THIS STATEMENT IS SIGNED PURSUANT TO SECTION 9 OF THE EXPROPRIATIONS ACT (R.S.O. 1990, CHAPTER 153).

CITY OF TORONTO

NAME: *Marky M. Flett*
FOR: JOHN S. ELWASE, INTERIM CITY CLERK

NAME: *David Lee*
FOR: HEATHER TAYLOR, CHIEF FINANCIAL OFFICER AND TREASURER
WE HAVE AUTHORITY TO BIND THE CORPORATION

SCHEDULE
THE PART EXPROPRIATED HEREUNDER REFERS TO LAND IN WHICH A LIMITED INTEREST IN THE NATURE OF A PERMANENT EASEMENT IN GROSS IS CONVEYED:

PART	PART OF LOT	PLAN	PN	NAME OF MOST RECENT DEVELOPER	AREA
1	274	1442	PN 10480-0188 (LT)	PROXIMA MANAGED HOUSING TRAIL TRADING	374 sq m
1	1	1603	PART OF 10480-0189 (LT)		

PLAN AT 560543

CERTIFICATE OF REGISTRATION
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TILES DIVISION OF TORONTO (ON 142) AT 11:55:00 O'CLOCK ON THE 21st DAY OF _____ 2020 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER No. 10480-0188 (LT)

NAME: *N. Burgess*
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TILES DIVISION OF TORONTO (No.68)

INTEGRATION DATA
SPECIFIED CONTROL POINTS (SCP): 2 MAIN ZONE 161 NAD83 (CORS) (1987-03) COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/01:

POINT ID	Easting	Northing
0202008086	308 426.382	4 838 748.058
0202008071	308 505.142	4 838 732.471
0202008070	308 547.035	4 838 768.058
0202008072	308 588.035	4 838 767.538

PROJECT COORDINATE TABLE
SPECIFIED CONTROL POINTS (SCP): 2 MAIN ZONE 161 NAD83 (1774 ADJUSTMENT)

POINT ID	Easting	Northing
0202008086	308 420.588	4 838 524.932
0202008071	308 528.547	4 838 760.141
0202008070	308 568.222	4 838 722.534
0202008072	308 588.222	4 838 763.538

COORDINATES CANNOT BE TRAVELLED, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODESIC DATUM AND ARE DERIVED FROM THE BRNO3 MAIN TID DATUM THROUGH MEANINGFUL ELEVATION OF 162.50 METRES (COVERS METRE).

THE RESULTANT TIE BETWEEN SCP 0202008086 AND 0202008071 IS 125.00 (GROUND) X 0.0000' E

NOTES
HEARINGS ARE NOW HELD DERIVED FROM OFFICER CONTROL POINTS 0202008086 & 0202008071 AND ARE REFERRED TO IN THIS PLAN AND PROJECTING CONTROL POINTS THROUGH MEANINGFUL ELEVATION TO NAD 83 (1774 ADJUSTMENT).
DISTANCES ARE SHOWN AND CAN BE CONVERTED TO GROUND BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.999997.

LEGEND
■ INDICATES SURVEY MONUMENT FOUND
□ INDICATES LOT CORNER
○ INDICATES BORN BAR
○ INDICATES WINDLASH
○ INDICATES MEASURED
○ INDICATES U.S. SURVEY LIMITED
○ INDICATES NOT IDENTIFIABLE
○ INDICATES PLAN 668-31605
1836 INDICATES AWAIR SURVEYING INC.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE EXPROPRIATIONS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 14, 2020.

DATE: *October 14, 2020*
NAME: *David Lee*
FOR: HEATHER TAYLOR, CHIEF FINANCIAL OFFICER AND TREASURER

PLAN VIEW AT 141.00 ELEVATION