

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

TRACKING NO.: 2025-206

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:	Patricia Palmieri	Division:	Corporate Real Estate Management
Date Prepared:	June 6, 2025	Phone No.:	416-392-4829
Purpose	To obtain authority to enter into Minutes of Settlement Agreement (the "Agreement") with the owner at 17 Dewhurst Boulevard (the "Expropriated Owner") for the expropriated fee simple interest required to construct a second exit at Donlands Station for the Toronto Transit Commission (TTC) Second Exit Project (the "Project").		
Property	The property municipally known as 17 Dewhurst Boulevard in the City of Toronto, and described as Part of Lots 21, 22, 23 and 24, Plan 417E as in CA563780: Toronto, City of Toronto being all of PIN 10535-0460 (LT) (the "Property"), as shown on the Expropriation Plan No. AT5259097 in Appendix "B".		
Actions	<ol style="list-style-type: none"> Authority be granted 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 2026-2035 Council Approved Capital Budget and Plan for the TTC CTT024-01.</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 16, 17 & 18, 2019, City Council adopted GL 6.15, authorizing the expropriation of the properties for the proposed Project, which included the Property. Expropriation Plan AT5259097 was registered on October 9, 2019 and the City took possession of the Property on February 3, 2020.</p> <p>In accordance with Section 25 of the <i>Expropriations Act</i> (the "Act"), the City served an Offer of Compensation on the Expropriated Owner, authorized by DAF 2020-119. The Expropriated Owner accepted the compensation, shown in the Confidential Attachment, without prejudice to its right to claim additional compensation in the future, and payment was made on June 26, 2020.</p> <p>Following settlement discussions, the City and the Expropriated Owner have agreed to settle the total compensation payable to the Owner in accordance with the Act in the amounts set out in the Confidential Attachment, in exchange for full and final release of all the Owners claims related to the expropriation. 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	Compensation will be offered in accordance with the Act, in the amounts set out in the Confidential Attachment.		
Property Details	Ward:	Ward – 14 – Toronto-Danforth	
	Assessment Roll No.:	n/a	
	Approximate Size:	5.38 sqm x 32.92 sqm (approximate)	
	Approximate Area:	178.6 Square meter (approximate)	
	Other Information:	n/a	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate 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 \$3 Million.</p> <p><input checked="" type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p>Request/waive hearings of necessity delegated to less senior positions.</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><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 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 \$3 Million.</p> <p><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.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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>	<p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p>Request/waive hearings of necessity delegated to less senior positions.</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><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><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.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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>
<p>B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:</p>		

- 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 Fletcher	Councillor:	
Contact Name:	Nicolas Valverde	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:	Consulted	Comments:	

Consultation with Divisions and/or Agencies

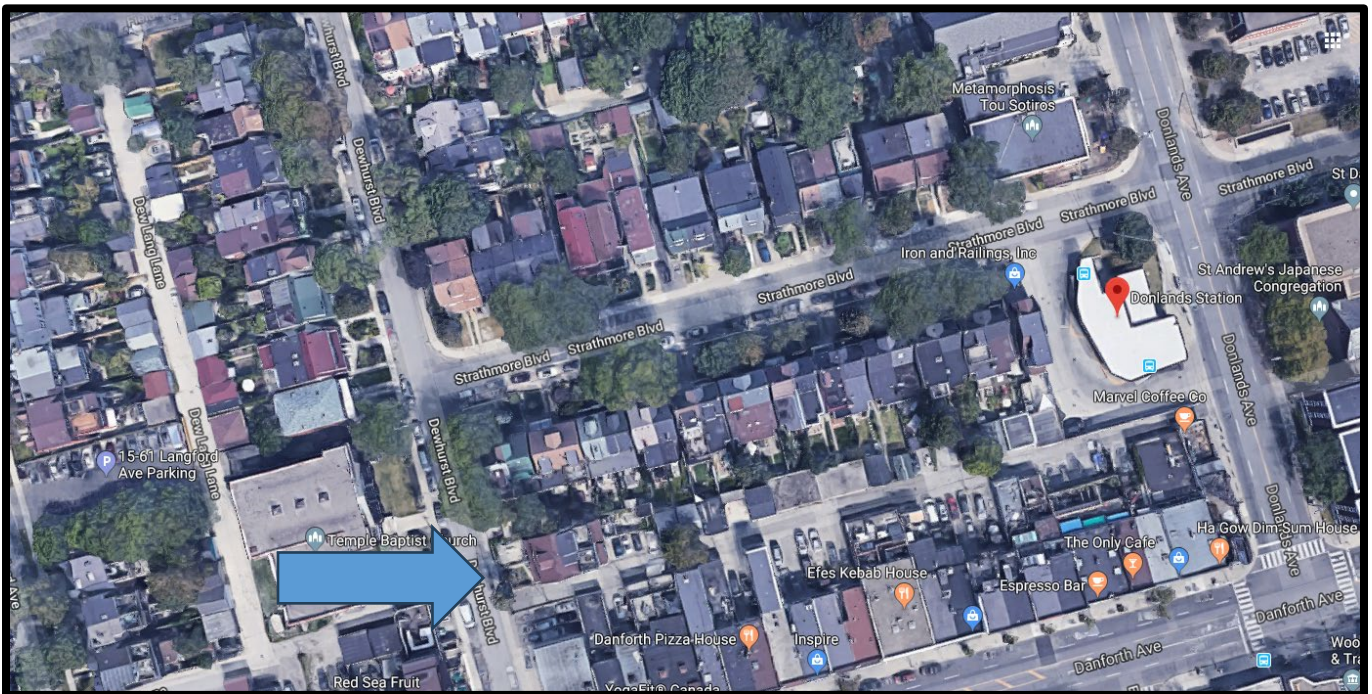
Division:	TTC	Division:	Financial Planning
Contact Name:	Matthew Taylor	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	Concurs

Legal Services Division Contact

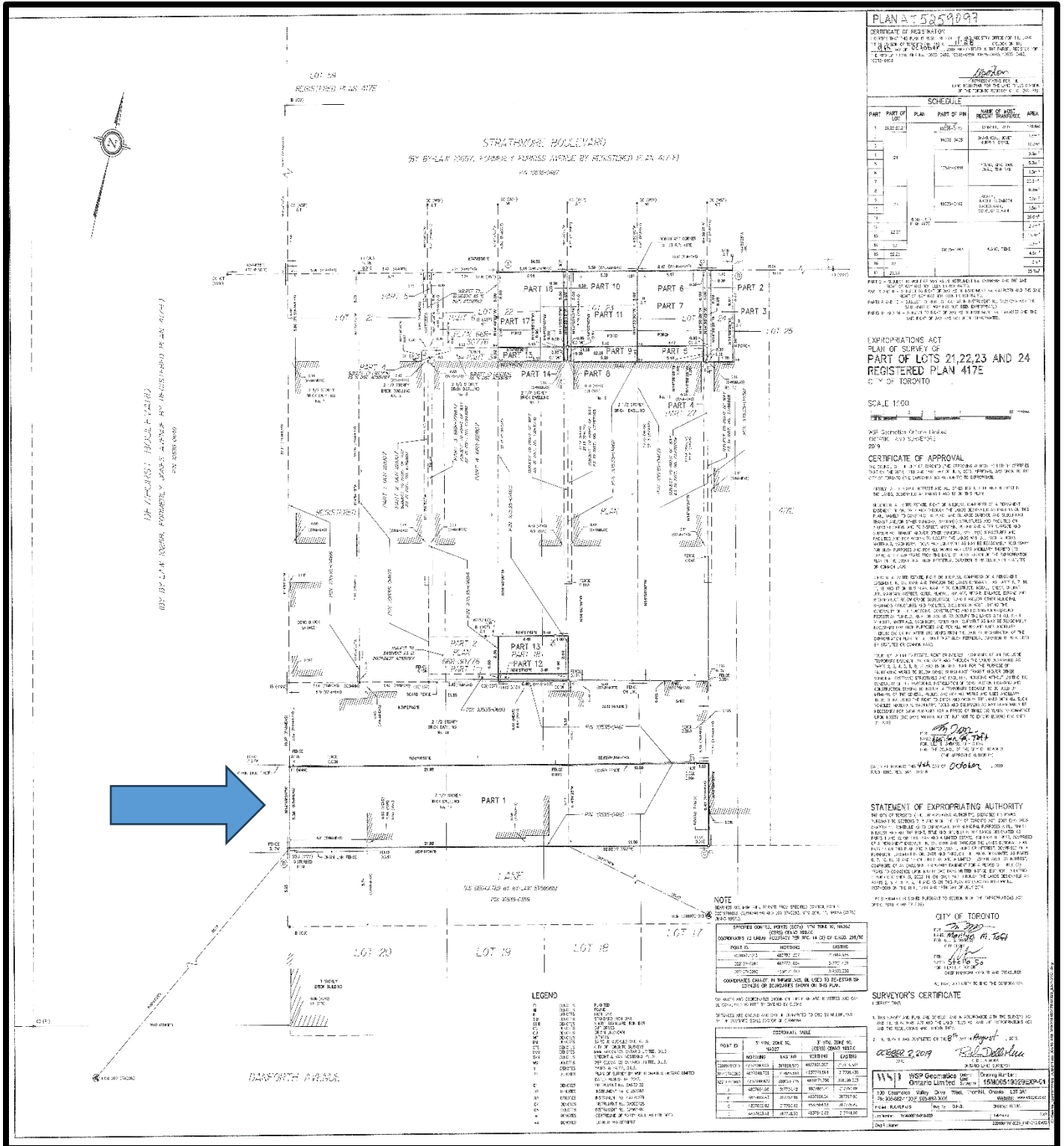
Contact Name: **Jessica Amey**

DAF Tracking No.: 2025 - 206	Date	Signature
Recommended by: Manager, Real Estate Services Vnette Prescott-Brown	June 16, 2025	Signed by Vnette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	June 16, 2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	June 16, 2025	Signed by Patrick Matozzo
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore		

Appendix "A" Site Map Location



Appendix "B" Expropriation Plan No. AT5259097



PLAN AT 5259097

CERTIFICATE OF REGISTRATION

THIS PLAN IS REGISTERED IN THE OFFICE OF THE REGISTRAR OF LANDS AND SURVEYS ON THE 21st DAY OF SEPTEMBER 2009.

IT IS HEREBY CERTIFIED THAT THE PLAN IS CORRECTLY DRAWN AND THAT THE SURVEY IS ACCORDING TO THE ACTS AND REGULATIONS IN THAT RESPECTIVE.

[Signature]

SCHEDULE

PART	PART OF LOT	PLAN	PART OF PLAN	AREA
1	1	1	1	1.000
2	2	2	2	2.000
3	3	3	3	3.000
4	4	4	4	4.000
5	5	5	5	5.000
6	6	6	6	6.000
7	7	7	7	7.000
8	8	8	8	8.000
9	9	9	9	9.000
10	10	10	10	10.000
11	11	11	11	11.000
12	12	12	12	12.000
13	13	13	13	13.000
14	14	14	14	14.000
15	15	15	15	15.000
16	16	16	16	16.000
17	17	17	17	17.000
18	18	18	18	18.000
19	19	19	19	19.000
20	20	20	20	20.000
21	21	21	21	21.000
22	22	22	22	22.000
23	23	23	23	23.000
24	24	24	24	24.000

EXPROPRIATIONS ACT

PLAN OF SURVEY OF

PART OF LOTS 21, 22, 23 AND 24

REGISTERED PLAN 417E

CITY OF TORONTO

SCALE 1:600

0 10 20 30 40 50 60 70 80 90 100

CERTIFICATE OF APPROVAL

I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the above plan is a true and correct copy of the original plan as shown to me by the applicant, and that the same is in accordance with the provisions of the Expropriations Act, R.S.O. 1990, Chapter E15, and the Regulations thereunder.

[Signature]

STATEMENT OF EXPROPRIATING AUTHORITY

The City of Toronto, through the Corporation of the City of Toronto, is authorized to expropriate the land shown on this plan for the purpose of the construction and maintenance of the proposed project. The land is required for the purpose of the project and the expropriation is necessary for the public use and benefit of the City of Toronto.

[Signature]

NOTE

1. THE PLAN IS REGISTERED IN THE OFFICE OF THE REGISTRAR OF LANDS AND SURVEYS ON THE 21st DAY OF SEPTEMBER 2009.

2. THE PLAN IS CORRECTLY DRAWN AND THAT THE SURVEY IS ACCORDING TO THE ACTS AND REGULATIONS IN THAT RESPECTIVE.

3. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SHOWN TO ME BY THE APPLICANT, AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E15, AND THE REGULATIONS THEREUNDER.

4. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SHOWN TO ME BY THE APPLICANT, AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E15, AND THE REGULATIONS THEREUNDER.

LEGEND

SYMBOL	DESCRIPTION
1	1.000
2	2.000
3	3.000
4	4.000
5	5.000
6	6.000
7	7.000
8	8.000
9	9.000
10	10.000
11	11.000
12	12.000
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16	16.000
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18	18.000
19	19.000
20	20.000
21	21.000
22	22.000
23	23.000
24	24.000

CITY OF TORONTO

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the above plan is a true and correct copy of the original plan as shown to me by the applicant, and that the same is in accordance with the provisions of the Expropriations Act, R.S.O. 1990, Chapter E15, and the Regulations thereunder.

[Signature]