



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

TRACKING NO.: 2026-138

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Jack Harvey	Division:	Corporate Real Estate Management
Date Prepared:	March 25, 2026	Phone No.:	(416) 397-7704
<b>Purpose</b>	To obtain authority to issue a Consent Affidavit to correct title to 71 Gough Avenue by amending the parcel register to reflect that, rather than the City of Toronto being the owner, the proper owner is the Roman Catholic Episcopal Corporation of the Diocese of Toronto.		
<b>Property</b>	The property municipally known as 71 Gough Avenue, Toronto, legally described as PT BLK A PL 519# Toronto As In EW2068 (BLOCKS 17&18) S/T EV, City of Toronto, being all of PIN 10403-0639 (LT), (the "Property"), as further described by the affidavit attached hereto as Appendix "B".		
<b>Actions</b>	1. Authority be granted to execute and deliver a Consent Affidavit to the Roman Catholic Episcopal Corporation of the Diocese of Toronto, in substantially the same form and content as provided at Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
<b>Financial Impact</b>	There is no financial impact.		
<b>Comments</b>	<p>71 Gough Avenue was acquired by the Roman Catholic Episcopal Corporation of the Diocese of Toronto in 1914. In 1959, pursuant to By-law 9555, the Property was to be expropriated for the subway expansion project. The City did not proceed with the expropriation. Title to the Property ought to have remained with the Roman Catholic Episcopal Corporation of the. However, the City is presently recorded as the registered owner of the Property.</p> <p>Based on historical records, it has been determined that it is proper for the parcel register for the Property be corrected to show the Roman Catholic Episcopal Corporation of the Diocese as registered owner.</p>		
<b>Terms</b>	As per the Affidavit at Appendix "A"		
<b>Property Details</b>	<b>Ward:</b>	14 – Toronto-Danforth	
	<b>Assessment Roll No.:</b>	N/A	
	<b>Approximate Size:</b>	N/A	
	<b>Approximate Area:</b>	N/A	
	<b>Other Information:</b>	N/A	

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 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 checked="" type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input checked="" 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:	Paula Fletcher	Councillor:	
Contact Name:	Catherine LeBlanc-Miller	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:	No Objections as of March 27, 2026	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	N/A	Division:	<b>Financial Planning</b>
Contact Name:	N/A	Contact Name:	N/A
Comments:	N/A	Comments:	N/A

**Legal Services Division Contact**

Contact Name:	Kenneth Farrell
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DAF Tracking No.: 2026-138	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Acting Manager, Real Estate Services Eric Allen</b> <input type="checkbox"/> Approved by:	<b>31-MAR-2026</b>	Signed by Eric Allen
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services Alison Folosea</b>	31-Mar-2026	Signed by Alison Folosea

Appendix "A"

CANADA  
PROVINCE OF ONTARIO

) **IN THE MATTER OF** an Application by  
) Roman Catholic Episcopal Corporation for  
) the Diocese of Toronto, in Canada, to correct  
) the registered ownership as shown on the  
) parcel register for the lands legally described  
) as the Northerly 40 feet of Block A, Plan  
) 519E, Toronto, currently denoted as PIN No.  
) 10403-0639 (LT), registered in the name of  
) The Municipality of Metropolitan Toronto

**AFFIDAVIT IN SUPPORT OF AN APPLICATION  
UNDER SECTION 75 OF THE LAND TITLES ACT**

I, \_\_\_\_\_, of the \_\_\_\_\_, in the Province of Ontario, make oath and say as follows:

1. I am the \_\_\_\_\_ of the City of Toronto;
2. It has been brought to my attention that a correction is required regarding PIN No. 10403-0639 (LT) (the "**PIN**"), which PIN relates to lands legally described as Part of Block A on Plan 519 Toronto as in EW2068 (Blocks 17 and 18), subject to EV68200, also known as the Northerly Forty (40) feet of Block A, Plan 519E, City of Toronto (the "**Lands**"), regarding the registered owner as shown on such PIN, being The Municipality of Metropolitan Toronto (which later became City of Toronto, as detailed below) (the "**City**");
3. The Municipality of Metropolitan Toronto amalgamated and became City of Toronto on or about January 1, 1998 [**Note to Draft: City to review and confirm/revise**];
4. Included on the PIN is reference to Bylaw 955, registered as Instrument No. EW2068 on April 22, 1959 (the "**By-law**");
5. Based upon my review of the By-law and based upon all information detailed below, I am of the opinion that title to the Lands never passed nor vested in the City of Toronto:
  - a) The City and Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada (the "**Archdiocese**") have at all material times conducted themselves as if the Archdiocese owned the Lands including the rectory located thereon, which rectory I understand was built on or about 1916 (the "**Rectory**");
  - b) The City did not at any time enter or make use of the Rectory nor the Lands, nor did it enact a by-law authorizing same;
  - c) The City and the Archdiocese did not elect arbitration nor enter into an agreement to determine the price to be paid by the City to the Archdiocese for the Rectory or the Lands in connection with any purported expropriation thereof;
  - d) The City never paid the Archdiocese for the expropriation of the Rectory or the Lands;

- e) The By-law is an "expropriating by-law" in the sense in which the words are used in s. 351 of the *Municipal Act, R.S.O. 1950, c. 243*, and does not, in itself, commit the City to take the Lands, make entry upon it, or pay compensation for it;
  - f) The registration of an expropriating by-law does not vest title in the City;
  - g) The By-law is merely a tentative proceeding, leading up to the ascertaining of the price to be paid;
  - h) A right of desistement exists to this day and title to the Lands has not and will not vest as long as the City can withdraw from the expropriation proceeding;
  - i) There was no further by-law enacted by the City to adopt an arbitration award;
  - j) Title to the Lands never vested in the City;
  - k) Title in fee to the Lands remains with the Archdiocese;
6. On the basis of the foregoing, the City is of the opinion that a correction should be made to PIN No. 10403-0639 (LT) to amend the ownership of the Lands as shown on the said PIN into the name of the Archdiocese.

**SWORN BEFORE ME**

at the City of Toronto, in the Province  
of Ontario, this      day of  
2026.

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A Commissioner, etc.

# Appendix "B"

## Location Map

