



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

TRACKING NO.: 2026-254

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:	July 20, 2026	Phone No.:	437-991-8040										
Purpose	To obtain authority to enter into a Market Value Settlement Agreement and Offer to Grant (the "Agreement") with Emmabby Property Management Inc. (the "Expropriated Owner") for a partial release of the expropriation claims involving expropriated temporary and permanent easement interests required for the Scarlett Road Bridge Reconstruction project (the "Project").												
Property	Part of the property known municipally as 4000-4002 Dundas Street West, Toronto Ontario, shown as Parts 1 and 2 on Expropriation Plan AT6190631 (the "Property"); and shown on Appendix "A".												
Actions	1. Authority be granted to enter into the Agreement, substantially on the major terms and conditions contained within the Confidential Attachment and such other amended terms and conditions as may be acceptable by the approving authority herein, and in a form satisfactory to the City Solicitor. 2. 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	Funding for the compensation, as set out in the Confidential Attachment, is available in the 2026-2027 Council Approved Capital Budget and Plan for the Transportation Services Capital Plan under the capital project account CTP811-43-12. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.												
Comments	On July 19, 20, 21, and 22, 2022, City Council adopted Item GL32.26, titled, "Scarlett Road Bridge Reconstruction Project – Expropriations (Stage 2), authorizing the expropriation of the certain properties for the Project, including the Property. The properties were required for widening an underpass as well as reconfiguring the intersection of Scarlett Road and Dundas Street West to accommodate traffic volumes and improve vehicle, pedestrian and bicycle movement through the intersection. Expropriation Plan AT6190631 was registered on September 27, 2022. An Offer of Compensation was served on all registered owners of the Property, in accordance with Section 25 of the Expropriations Act (the "Act"). The Expropriated Owner accepted the immediate payment of compensation without prejudice to its right 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, as set out in the Confidential Attachment, was made to the Expropriated Owner on July 4, 2025. Following settlement discussions, the City and the Expropriated Owner have agreed to settle the market value compensation and in exchange the City will obtain a partial release. The Expropriated Owner reserves the right to raise claims for disturbance damages and additional reasonable costs pursuant to Section 32 of the Expropriations Act. The proposed offer and other major terms and conditions of the payments are considered to be fair, reasonable, and reflective of market rates.												
Terms	See Confidential Attachment.												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>4 – Parkdale/High Park</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>176.13 m2 ± (1,895.9 ft2 ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	4 – Parkdale/High Park	Assessment Roll No.:		Approximate Size:		Approximate Area:	176.13 m2 ± (1,895.9 ft2 ±)	Other Information:	
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A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensor): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	☐ Where total compensation does not exceed \$50,000. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. Delegated to more senior positions. Delegated to more senior positions. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. Delegated to more senior positions.	☐ Where total compensation does not exceed \$1 Million. ☒ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. Delegated to more senior positions. ☐ Where total compensation does not exceed \$1 Million. ☐ Where total compensation does not exceed \$1 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (a) Where total compensation does not exceed \$1 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$1 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (a) Approvals, Consents, Notices and Assignments under all Leases/Licences ☐ (b) Releases/Discharges ☐ (c) Surrenders/Abandonments ☐ (d) Enforcements/Terminations ☐ (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates ☐ (f) Objections/Waivers/Cautions ☐ (g) Notices of Lease and Sublease ☐ (h) Consent to regulatory applications by City, as owner ☐ (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ (j) Documentation relating to Land Titles applications ☐ (k) Correcting/Quit Claim Transfer/Deeds

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 Gord Perks	Councillor:	
Contact Name:	Mark Strifler	Contact Name:	
Contacted by:	Phone ☐ X ☒ E-Mail ☐ Memo ☐ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:	No issues.	Comments:	

Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Liz Trentor, Senior Project Manager	Contact Name:	Karen Liu
Comments:		Comments:	No issues.

Legal Services Division Contact

Contact Name: Gloria Lee, Ebaadh Rizwani

DAF Tracking No.: 2026-254	Date	Signature
☒ Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	July 24, 2026	Signed By Vinette Prescott-Brown
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	July 24, 2026	Signed By Alison Folosea

**Expropriation Plan AT6190631**