



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

TRACKING NO.: 2025-309

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

Prepared By:	Rocchina Zambri	Division:	Corporate Real Estate Management										
Date Prepared:	October 14, 2025	Phone No.:	416-338-2995										
Purpose	To obtain authority to enter into a lease amending agreement (the "Amending Agreement") with I Cornetti Inc. (the "Tenant"), to amend certain terms of the lease between the parties dated May 15, 2024, authorized by Delegated Approval Form No. 2024-100 (the "Lease").												
Property	Approximately 204.51 square feet of retail space inside Vaughan Metropolitan Subway Station located at 3150 HWY 7, in the City of Vaughan, part of PIN 03277-0222 (LT) as shown on the Location Map attached as Appendix "A" and shown shaded in yellow on the Premises Sketch attached as Appendix "A-1".												
Actions	1. Authority be granted to enter into the Amending Agreement with the Tenant, substantially on the major terms and conditions set out in the Terms section herein, and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.												
Financial Impact	No financial impacts resulting from the approval of this DAF. However, the revenue outlined in Delegated Approval Form No. 2024-100 will be deferred by a year.												
Comments	The Tenant has requested, and City staff have agreed, to postpone the commencement date of the Lease from November 1, 2024 to November 1, 2025. The proposed terms and conditions of the Amending Agreement are considered to be fair, reasonable and reflective of market rates.												
Terms	1. The commencement date will be amended from November 1, 2024 to November 1, 2025 and the expiry date from October 31, 2034 to October 31, 2035. 2. Tenant to pay an administration fee in the amount of \$677.14.												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>Not Applicable (Vaughan Metropolitan Centre)</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>n/a</td> </tr> <tr> <td>Approximate Size:</td> <td>204.51 square feet</td> </tr> <tr> <td>Approximate Area:</td> <td>n/a</td> </tr> <tr> <td>Other Information:</td> <td>n/a</td> </tr> </table>			Ward:	Not Applicable (Vaughan Metropolitan Centre)	Assessment Roll No.:	n/a	Approximate Size:	204.51 square feet	Approximate Area:	n/a	Other Information:	n/a
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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:	Not Applicable					Councillor:					
Contact Name:						Contact Name:					
Contacted by:	Phone	E-Mail	Memo	Other		Contacted by:	Phone	E-mail	Memo	Other	
Comments:	Not Applicable					Comments:					

Consultation with Divisions and/or Agencies

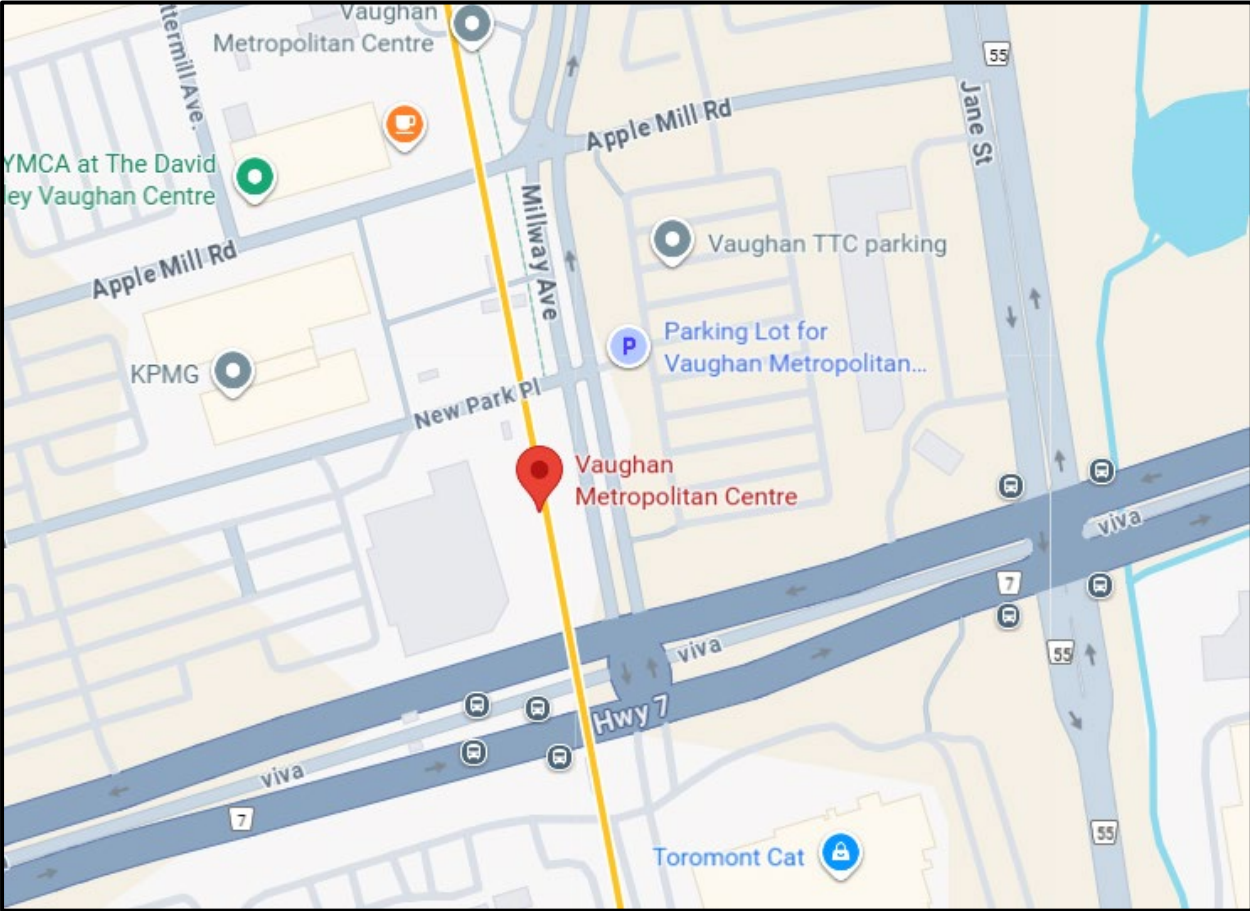
Division:	Toronto Transit Commission					Division:	Financial Planning				
Contact Name:	Paul Occhiogrosso					Contact Name:					
Comments:	Concur					Comments:					

Legal Services Division Contact

Contact Name: Michelle Xu

DAF Tracking No.: 2025-309		Date	Signature
☒ Recommended by:	Manager, Real Estate Services Vinette Prescott-Brown	Oct. 15, 2025	Signed by Vinette Prescott-Brown
☐ Approved by:			
☒ Approved by:	Director, Real Estate Services Alison Folosea	Oct 28, 2025	Signed by Alison Folosea

APPENDIX "A"
LOCATION MAP



APPENDIX "A-1"

PREMISES SKETCH

