



## DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES  
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-411  
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:	December 17, 2025	Phone No.:	416-392-4829															
Purpose	To obtain authority to enter into Section 30 Agreement (the "Agreement") with the owner of 20 Scrivener Square (the "Owner"). The Agreement will facilitate the transfer of an exclusive temporary easement in favour of the City for the purposes of constructing an exit at Toronto Transit Commission ("TTC") Summerhill Subway Station as part of the Fire Ventilation Upgrade Project, of which the Second Exit project (the "Project") is a component.																	
Property	A temporary easement interest in part of the common elements of Toronto Standard Condominium Corporation No. 1476 being PIN's 12476-0001 (LT) to 12476-0626 (LT), known municipally as 20 Scrivener Square, Toronto, ON, shown as Parts 9 and 20 on reference Plan 66R-34714 in Appendix B, known as (the "Property Interest").																	
Actions	<ol style="list-style-type: none"> <li>Authority be granted to enter into the Agreement with the 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.</li> <li>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</li> </ol>																	
Financial Impact	Funding for the compensation, as set out in the Confidential Attachment, is available in the 2025-2034 Approved Capital Budget and Plan for the TTC CTT024-1.																	
Comments	<p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> <p>On July 23 and 24, 2025, City Council adopted Item No. GG23.27, titled, "Application for Approval to Expropriate Property Interests near Summerhill Station for the Second Exit Project – Stage 1", which authorized the initiation of expropriation proceedings for the property interests required for the Project.</p> <p>To avoid the necessity of formal expropriation proceedings, the City and the Owner have agreed that the Owner will transfer the Property Interests to the City in accordance with Section 30 of the Expropriations Act (the "Act"), as set out below and in the Confidential Attachment.</p> <p>TTC staff have reviewed the terms and conditions of the Agreement and concur with proceeding. The Agreement is considered fair and reasonable.</p>																	
Terms	<p>Two Year temporary easement with a right to extend for one additional year, provided written notice is served on the Owner with no less than 60 days remaining in the initial easement term.</p> <p>Closing Date: A date to be fixed by the City upon at least 30 days written notice to the Owner by the City, which shall be a date on or before April 30, 2026.</p> <p>Due Diligence: Ten days prior to Closing to investigate the title to the Property, if the City provide valid objection the City can register an Expropriation Plan.</p> <p>Compensation in accordance with the <i>Act</i> as set out in the Confidential Attachment.</p>																	
Property Details	<table border="1"> <tr> <td>Ward:</td><td colspan="2">Ward 11 – University-Rosedale</td></tr> <tr> <td>Assessment Roll No.:</td><td colspan="2">n/a</td></tr> <tr> <td>Approximate Size:</td><td colspan="2">Irregular</td></tr> <tr> <td>Approximate Area:</td><td colspan="2">Irregular</td></tr> <tr> <td>Other Information:</td><td colspan="2">n/a</td></tr> </table>			Ward:	Ward 11 – University-Rosedale		Assessment Roll No.:	n/a		Approximate Size:	Irregular		Approximate Area:	Irregular		Other Information:	n/a	
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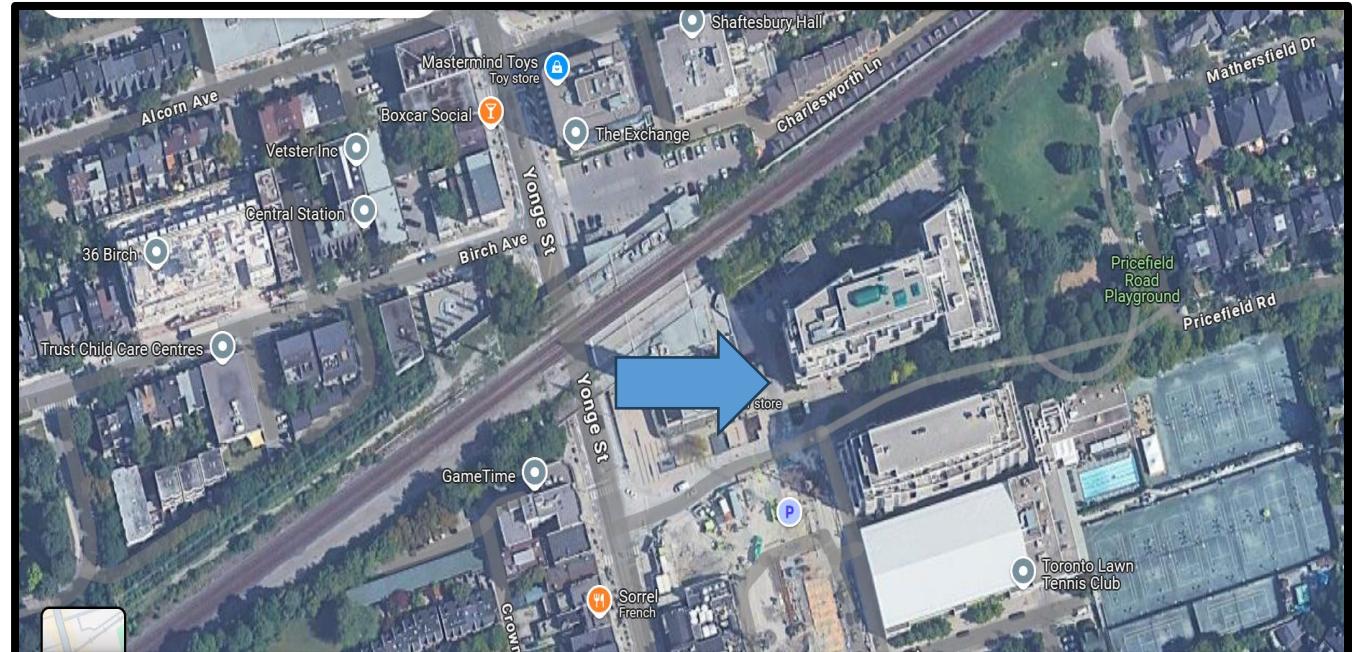
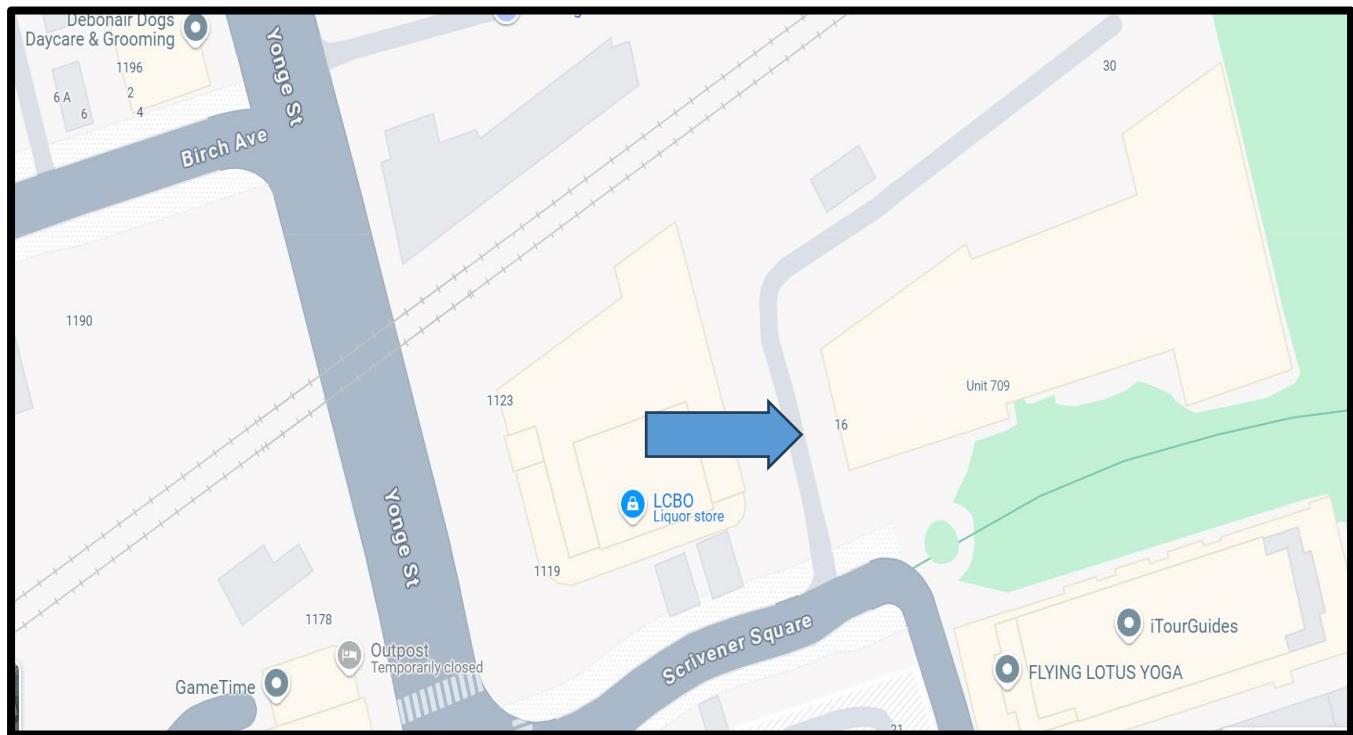
A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	<input checked="" type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.
3. Issuance of RFPs/REOs:	<b>Delegated to more senior positions.</b>	
4. Permanent Highway Closures:	<b>Delegated to more senior positions.</b>	
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	<b>Delegated to more senior positions.</b>	
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000. <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.	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. <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.
10. Leases/Licences (City as Tenant/Licensee):	<b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b>	<b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b>
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000. <input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million. <input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.
12. Easements (City as Grantee):	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
13. Revisions to Council Decisions in Real Estate Matters:	<b>Delegated to more senior positions.</b>	<input checked="" type="checkbox"/> Where total compensation does not exceed \$1 Million.
14. Miscellaneous:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). <input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds

<b>B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>Documents required to implement matters for which each position also has delegated approval authority.</li> <li>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).</li> </ul>
<b>Director, Real Estate Services also has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

<b>Pre-Condition to Approval</b>											
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property											
<b>Consultation with Councillor(s)</b>											
Councillor:	Councillor Dianne Saxe					Councillor:					
Contact Name:	Andrew Greene					Contact Name:					
Contacted by:	Phone	X	E-Mail	Memo	Other	Contacted by:	Phone	E-mail	Memo	Other	
Comments:	Advised					Comments:					
<b>Consultation with Divisions and/or Agencies</b>											
Division:	TTC					Division:	<b>Financial Planning</b>				
Contact Name:	Dan Spalvieri					Contact Name:	Karen Liu				
Comments:	Concurs					Comments:	Concurs				
<b>Legal Services Division Contact</b>											
Contact Name:	Dale Mellor										

DAF Tracking No.: 2025-411	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input type="checkbox"/> Approved by:	Dec. 18, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Dec. 18, 2025	Signed by Alison Folosea

## Appendix "A" Location Map



## Appendix B Reference Plan 66R-34714

