

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

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| Prepared By: | Patricia Palmieri | Division: | Corporate Real Estate Management |
| Date Prepared: | February 4, 2026 | Phone No.: | 416-392-4829 |
| Purpose | To obtain authority to enter into Section 30 Agreement (the "Agreement") with the owner of 10 Scrivener Square, North Toronto Station Corporation (the "Expropriated Owner"). The Agreement will facilitate the transfer of permanent and temporary easements in favour of the City for the purposes of constructing an exit at Toronto Transit Commission's ("TTC") Summerhill Subway Station as part of the Fire Ventilation Upgrade Project, of which the Second Exit project (the "Project") is a component thereof. | | |
| Property | Part of the property municipally known as 10 Scrivener Square, Toronto, ON being PIN's 21119-0346 (LT) and 21119-0354 (LT), shown as Parts 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 15, 17, 18 and 19 on reference Plan 66R-34714 in Appendix B, known as (the "Property"). | | |
| Actions | <ol style="list-style-type: none"> 1. 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. 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 | <p>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.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> | | |
| Comments | <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>On December 16 & 17, 2025, City Council adopted Item No. GG26.34, titled, "Expropriation of Property Interests near Summerhill Station for the Secondary Exit Project – Stage 2", which authorized the approval of the 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 permanent and temporary easements to the City in accordance with Section 30 of the Expropriations Act (the "Act"), as set out below and in the Confidential Attachment. 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>Compensation was offered in accordance with the Act as set out in the Confidential Attachment.</p> <p>Closing Date: Shall take place on February 23, 2026 (or such other date as shall be mutually agreed between the parties).</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>The City will obtain a two year temporary easement term 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>The City is to obtain the consent in writing of any tenant of the Property for the transfer of easement interests and various works, in advance of the Owner transferring the property interests on Closing.</p> | | |
| Property Details | Ward: | Ward 11 – University - Rosedale | |
| | Assessment Roll No.: | n/a | |
| | Approximate Size: | Irregular | |
| | Approximate Area: | Irregular | |
| | Other Information: | n/a | |

| A. | Executive Director, Corporate Real Estate Management has approval authority for: | Deputy City Manager, Corporate Services has approval authority for: |
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| <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/REOs:</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 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/REOs.</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 checked="" 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/REOs.</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 checked="" 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> |

B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:

- 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 Dianne Saxe | | | | Councillor: | | | | |
| Contact Name: | Andrew Greene | | | | Contact Name: | | | | |
| Contacted by: | Phone | <input checked="" type="checkbox"/> | E-Mail | | Memo | | Other | | |
| Comments: | Consulted | | | | Comments: | | | | |

Consultation with Divisions and/or Agencies

| | | | |
|---------------|---------------|---------------|---------------------------|
| Division: | TTC | Division: | Financial Planning |
| Contact Name: | Dan Spalvieri | Contact Name: | Karen Liu |
| Comments: | Concurs | Comments: | Concurs |

Legal Services Division Contact

| | |
|---------------|--------------------|
| Contact Name: | Dale Mellor |
|---------------|--------------------|

| DAF Tracking No.: 2026-048 | Date | Signature |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------------------|
| Recommended by: Manager, Real Estate Services Vnette Prescott-Brown | Feb. 6, 2025 | Signed by Vnette Prescott-Brown |
| Recommended by: Director, Real Estate Services Alison Folosea | Feb 9, 2026 | Signed by Alison Folosea |
| <input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input type="checkbox"/> Approved by: Patrick Matozzo | Feb, 12, 2026 | Signed by Patrick Matozzo |
| <input checked="" type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore | Feb 19, 2026 | Signed by David Jollimore |

Appendix "A" Location Map



