

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

TRACKING NO.: 2026-154
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:	April 13, 2026	Phone No.:	416-392-4829

Purpose	To obtain authority to enter into Section 30 Agreement (the "Agreement") with the Liquor Control Board of Ontario (the "LCBO"), being a leasehold tenant of North Toronto Station Corporation ("NTSC"), the owner of 10 Scrivener Square, for the City's purpose 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	Part of the property municipally known as 10 Scrivener Square, Toronto, ON being PIN's 21119-0346 (LT) and 21119-0354 (LT), shown shaded grey on the attached Car Parking Plan in Appendix B (the "Property").
Actions	<ol style="list-style-type: none"> Authority be granted to enter into the Agreement with the LCBO, 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. 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 2026-2035 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 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>On March 12, 2026 the City and NTSC completed the acquisition by the City of permanent and temporary easements over the Property. The City requires the use of five spaces from the LCBO's, which their Lease provides the right to use, and the conversion of three additional parking spaces into two disabled parking, as shown on the Car Parking Plan and in accordance with Section 30 of the Expropriations Act. The City and LCBO have agreed to enter into the Agreement on terms shown 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>Compensation for the loss of parking was offered in accordance with the <i>Act</i> as set out in the Confidential Attachment.</p> <p>Start Date: Shall take place on April 15, 2026 (or such other date as shall be mutually agreed between the parties).</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 LCBO with no less than 60 days remaining in the initial easement term.</p>

Property Details	Ward:	Ward 11 – University Rosedale
	Assessment Roll No.:	n/a
	Approximate Size:	Irregular
	Approximate Area:	Irregular
	Other Information:	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 & 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 \$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>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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>Delegated to more senior positions.</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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input checked="" 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 & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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 checked="" 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 type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input 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:	Councillor Diane Saxe	Councillor:	
Contact Name:	Andrew Greene	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Consulted	Comments:	

Consultation with Divisions and/or Agencies

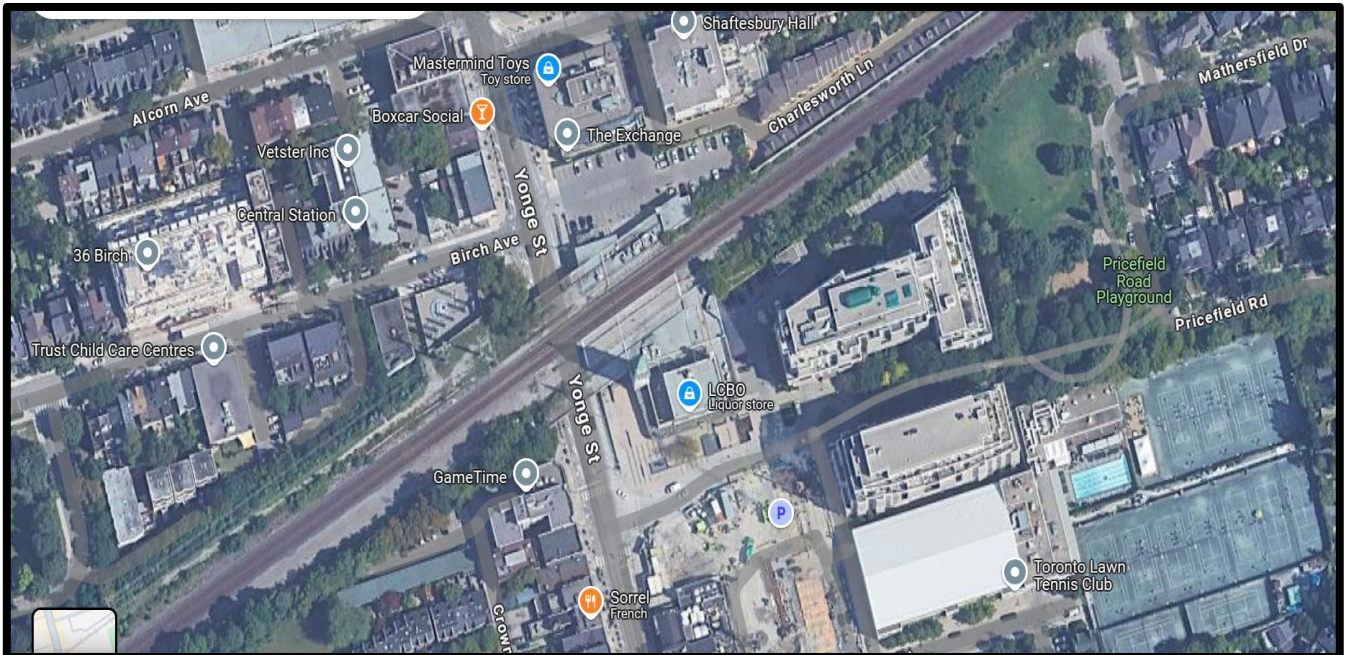
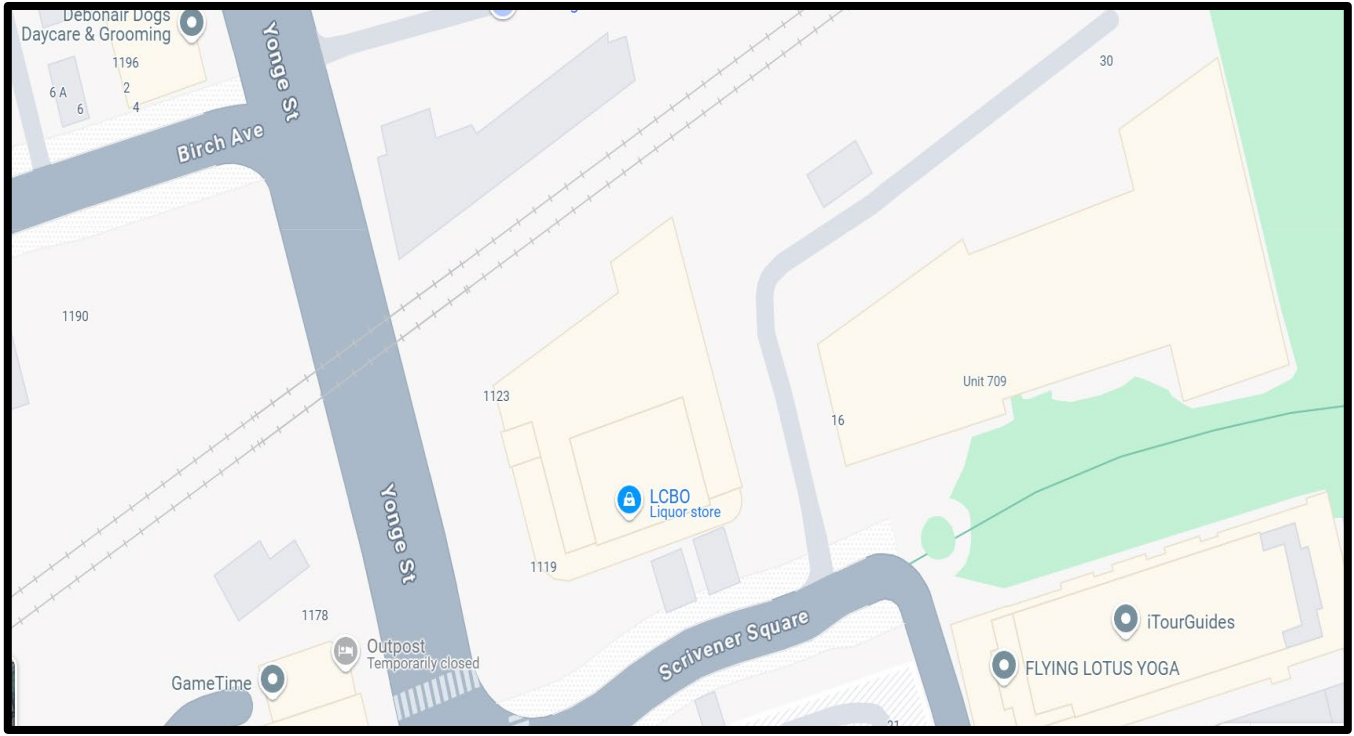
Division:	TTC	Division:	Financial Planning
Contact Name:	Dan Spalvieri	Contact Name:	Karen Liu
Comments:	Concurs	Comments:	Concurs

Legal Services Division Contact

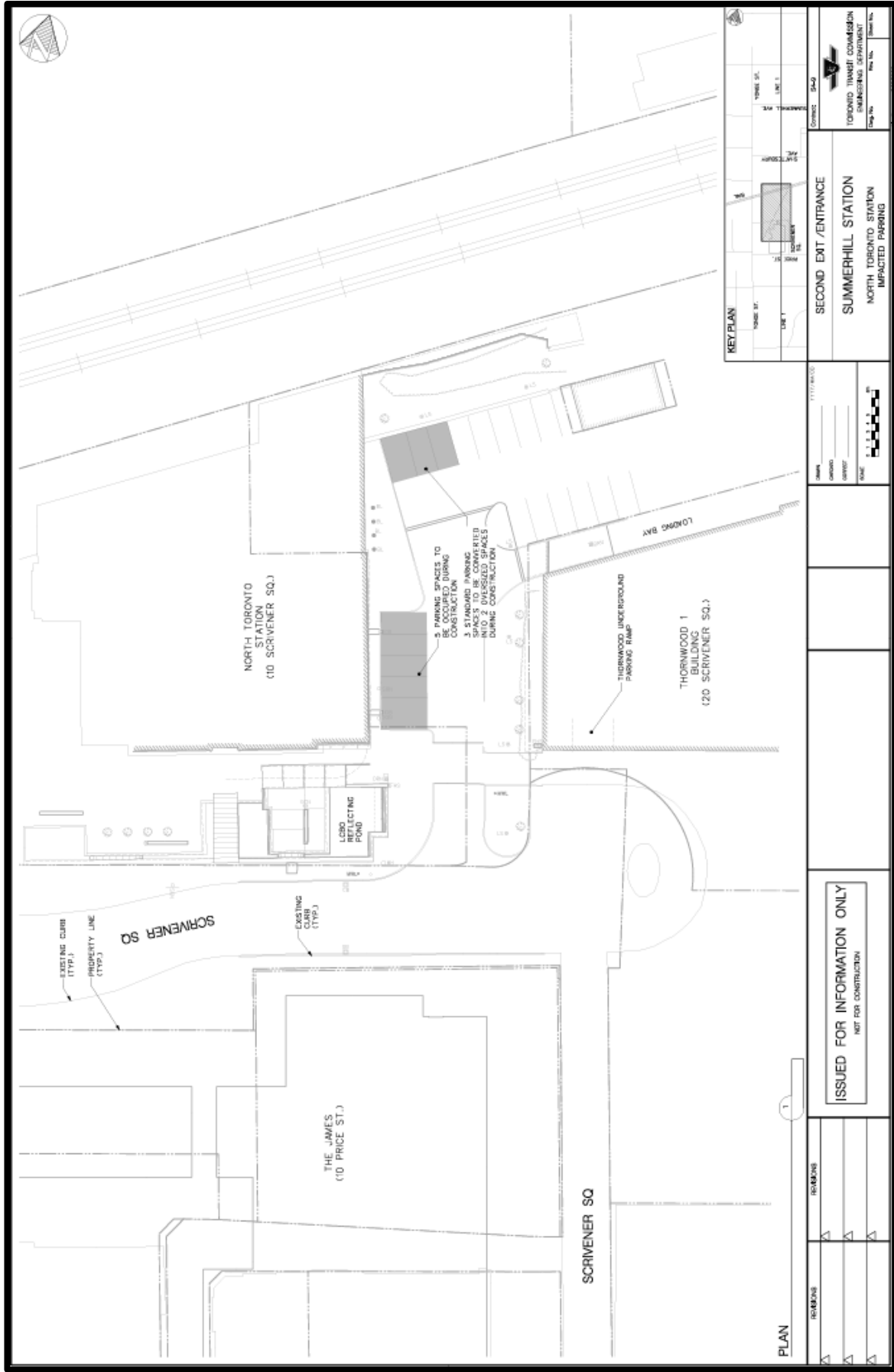
Contact Name:	Dale Mellor
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DAF Tracking No.: 2026-154	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	April 13, 2026	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	April 13, 2026	Signed by Alison Folosea

Appendix "A" Location Map



Appendix "B" – Parking & Additional Parking Plan



KEY PLAN

Map showing the location of the project area within the larger context of the station and surrounding streets (Yonge St., Avenue Rd., Bay St., Spadina Ave., University Ave., Bloor St. W., Dundas St. W., Eglinton Ave. W., Keele St., Midland Ave., Bayview Ave., Finch Ave. E., Sheppard Ave. E., Eglinton Ave. E., Midland Ave., Bayview Ave., Finch Ave. E., Sheppard Ave. E.).

SECOND EXIT / ENTRANCE

SUMMERHILL STATION

NORTH TORONTO STATION

IMPACTED PARKING

Project No. _____ Rev. No. _____ Sheet No. _____

DATE: _____

CONTRACT: 54-0

TORONTO TRANSIT COMMISSION
INFRASTRUCTURE DEPARTMENT

PLAN

Scale: 1" = 10'-0"

DATE: _____

PROJECT: _____

NAME: _____

ISSUED FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

REVISIONS	REVISIONS