



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

TRACKING NO.: 2026-170

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

Prepared By:	Owen Bartley	Division:	Corporate Real Estate Management																					
Date	May 4, 2026	Phone No.:	(416) 338-1297																					
<b>Purpose</b>	To obtain authority to enter into a lease with Tobmar Investments International Inc. (the "Tenant") with respect to the properties listed below for the purpose of the sale of Ontario Lottery and Gaming Corporation tickets and associated products (the "Lease").																							
<b>Property</b>	<p>The properties municipally known as:</p> <p>(1) Wilson Subway Station – 570 Wilson Avenue, Toronto;  (2) Bloor Subway Station – 20 Bloor Street East, Toronto; and  (3) Kennedy Subway Station – 2439 Eglinton Avenue East, Toronto;</p> <p>(the "Properties"), as shown on the Location Map in Appendix "B".</p>																							
<b>Actions</b>	1. Authority be granted to enter into the Lease with the Tenant, substantially on the major terms and conditions set out in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.																							
<b>Financial Impact</b>	Revenue will be directed to the TTC Operating Budget, and is estimated to be as follows:																							
	<table border="1"> <thead> <tr> <th colspan="2">Total Income By Calendar Year</th> <th>(Incl HST)</th> </tr> </thead> <tbody> <tr> <td>2026</td> <td>\$ 7,373.83</td> <td>\$ 8,332.43</td> </tr> <tr> <td>2027</td> <td>\$ 11,208.23</td> <td>\$ 12,665.30</td> </tr> <tr> <td>2028</td> <td>\$ 11,432.39</td> <td>\$ 12,918.60</td> </tr> <tr> <td>2029</td> <td>\$ 11,661.04</td> <td>\$ 13,176.97</td> </tr> <tr> <td>2030</td> <td>\$ 3,912.59</td> <td>\$ 4,421.22</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>\$ 45,588.07</b></td> <td><b>\$ 51,514.52</b></td> </tr> </tbody> </table>			Total Income By Calendar Year		(Incl HST)	2026	\$ 7,373.83	\$ 8,332.43	2027	\$ 11,208.23	\$ 12,665.30	2028	\$ 11,432.39	\$ 12,918.60	2029	\$ 11,661.04	\$ 13,176.97	2030	\$ 3,912.59	\$ 4,421.22	<b>TOTAL</b>	<b>\$ 45,588.07</b>	<b>\$ 51,514.52</b>
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<b>Comments</b>	<p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p> <p>The Tenant (operating as Gateway Lotteries) has been an existing tenant in many subway station locations. In 2026, the Tenant and Toronto Transit Commission negotiated an agreement to close several locations that were struggling financially, while extending the leases for others that continued to be successful post-COVID 19.</p> <p>The proposed rent and other major terms and conditions of the Lease are considered fair, reasonable and reflective of market rates.</p>																							
<b>Terms</b>	See Appendix "A"																							
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td> <td>Ward 6 – York Centre, Ward 11 – University-Rosedale, and Ward 20 – Scarborough Southwest</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td></td> </tr> <tr> <td><b>Approximate Size:</b></td> <td></td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>27.87 m<sup>2</sup> ± (300 ft<sup>2</sup> ±), collectively</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	Ward 6 – York Centre, Ward 11 – University-Rosedale, and Ward 20 – Scarborough Southwest	<b>Assessment Roll No.:</b>		<b>Approximate Size:</b>		<b>Approximate Area:</b>	27.87 m <sup>2</sup> ± (300 ft <sup>2</sup> ±), collectively	<b>Other Information:</b>												
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Revised: January, 2026

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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></p> <p><input checked="" 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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input 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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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 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>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:	James Pasternak	Councillor:	Dianne Saxe
Contact Name:	James Pasternak	Contact Name:	Dianne Saxe
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"/> x E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Advised	Comments:	Advised
Councillor:	Parthi Kandavel	Councillor:	
Contact Name:	Parthi Kandavel	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:	Advised	Comments:	
<b>Consultation with Divisions and/or Agencies</b>			
Division:	TTC	Division:	<b>Financial Planning</b>
Contact Name:	Suzanne Cayley	Contact Name:	Karen Liu
Comments:	No concerns	Comments:	No concerns
<b>Legal Services Division Contact</b>			
Contact Name:	Dale Mellor		

DAF Tracking No.: 2026-170	Date	Signature
Concurred with by: Manager, Real Estate Services Leila Valenzuela	May 6, 2026	Signed By Leila Valenzuela
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	May 6, 2026	Signed By Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		X

## Appendix "A"

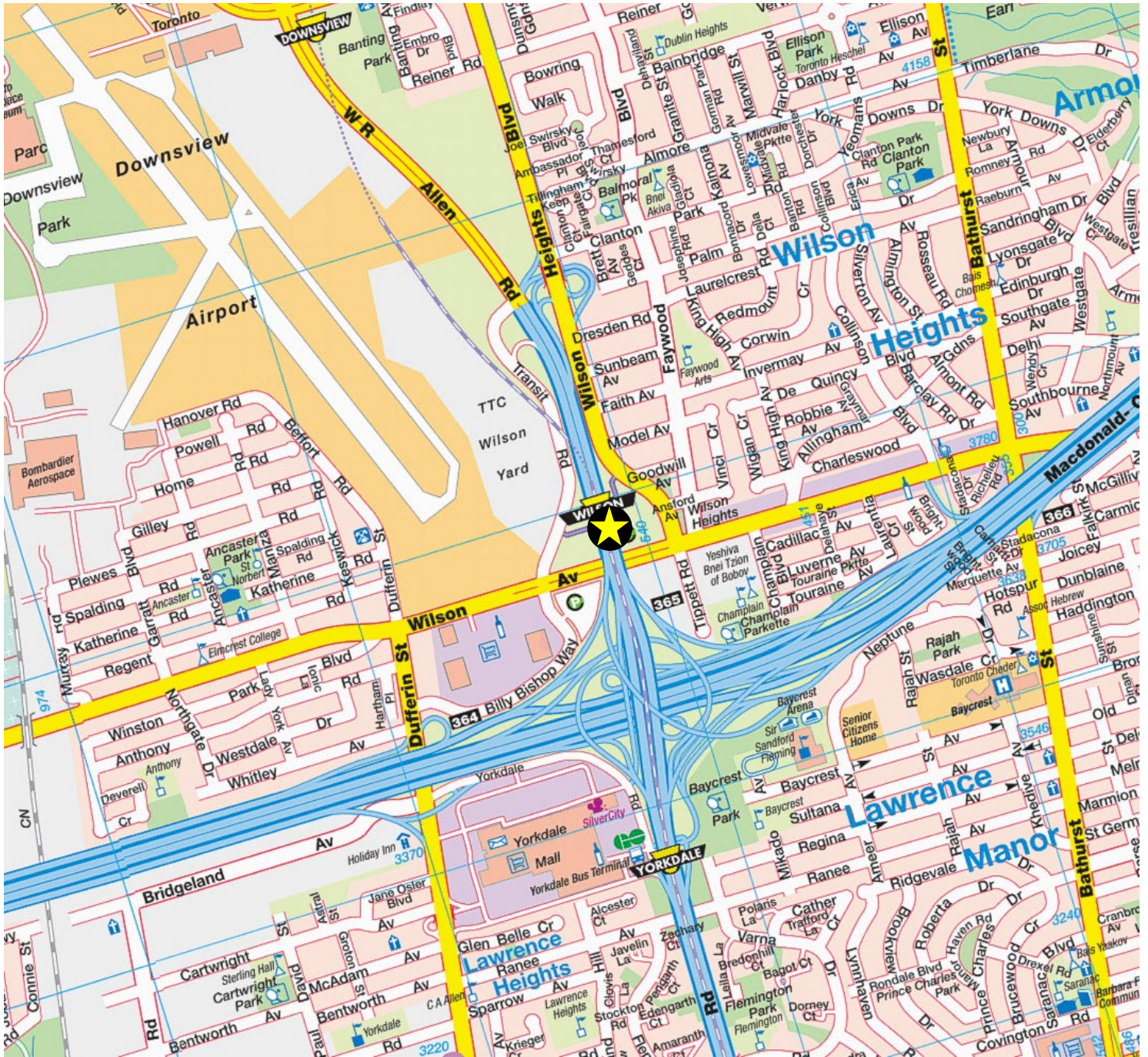
### Major Terms and Conditions

- Leased Premises:      (1)      Wilson Subway Station – 570 Wilson Avenue, 88 sq ft (8.18 m<sup>2</sup>)  
                               (2)      Bloor Subway Station – 20 Bloor Street East, South Concourse, 72 sq ft (6.69 m<sup>2</sup>)  
   Bloor Subway Station – 20 Bloor Street East, North Concourse, 70 sq ft (6.50 m<sup>2</sup>)  
                               (3)      Kennedy Subway Station – 2439 Eglinton Avenue East, 70 sq ft (6.50 m<sup>2</sup>)
- Rent:                     (1)      Wilson Subway Station:             \$34.30 per sq ft per year  
                               (2)      Bloor Subway Station (South):    \$39.70 per sq ft per year  
                               (3)      Bloor Subway Station (North):   \$41.00 per sq ft per year  
                               (4)      Kennedy Subway Station:         \$24.00 per sq ft per year
- Term:                    4 years, commencing May 1, 2026 and expiring April 30, 2030
- Options to Renew:   None
- Use:                     The sale of Ontario Lottery and Gaming Corporation tickets and associated products.
- Utility Charges:      The Tenant's proportionate share of the utility usage of the Premises is included in the Minimum Rent.
- Insurance:            The Tenant shall take out and maintain or cause to be taken out and maintained:
- (a) comprehensive general and legal liability insurance against personal and bodily injury, including death, and property damage, having limits of not less than two million (\$2,000,000.00) dollars;
- (b) broad form boiler and machinery insurance on a blanket repair and replacement basis;
- (c) plate glass insurance and such other forms of insurance, as the Tenant or the Landlord requires from time to time.
- Assignment:          The Tenant will not assign the Lease in whole or in part, nor sublet all or any part of the Premises, during the first two (2) years of the Term. If thereafter the Tenant wishes to effect a Transfer it must obtain the prior written consent of the Landlord.
- Franchise:            The Tenant shall be allowed to sublease portions of the Premises to a franchisee
- Clean and Upgrade:   The Tenant acknowledges and agrees to undertake the following cleaning and upgrade requirements at the Premises no later than July 31, 2026:
- (a) an exterior clean of the Premises, including if necessary a deep clean and replacement or repair of any damaged storefront and fixtures;
- (b) all graphics, interior and exterior to be fully replaced and updated and all handwritten signs removed;
- (c) the interior of the Premises must be deep cleaned and all product and inventory re-merchandised;
- (d) all lighting must be operational, cleaned and where necessary repaired or replaced.
- Removal of Sheppard West Lottery Space:        Tenant to remediate the Premises at the Sheppard West location (not being renewed), which shall include but shall not be limited to, removal of the counter, signage and the bulkhead, and any clean up works that may be necessary to return the Premises in the condition that they were received.

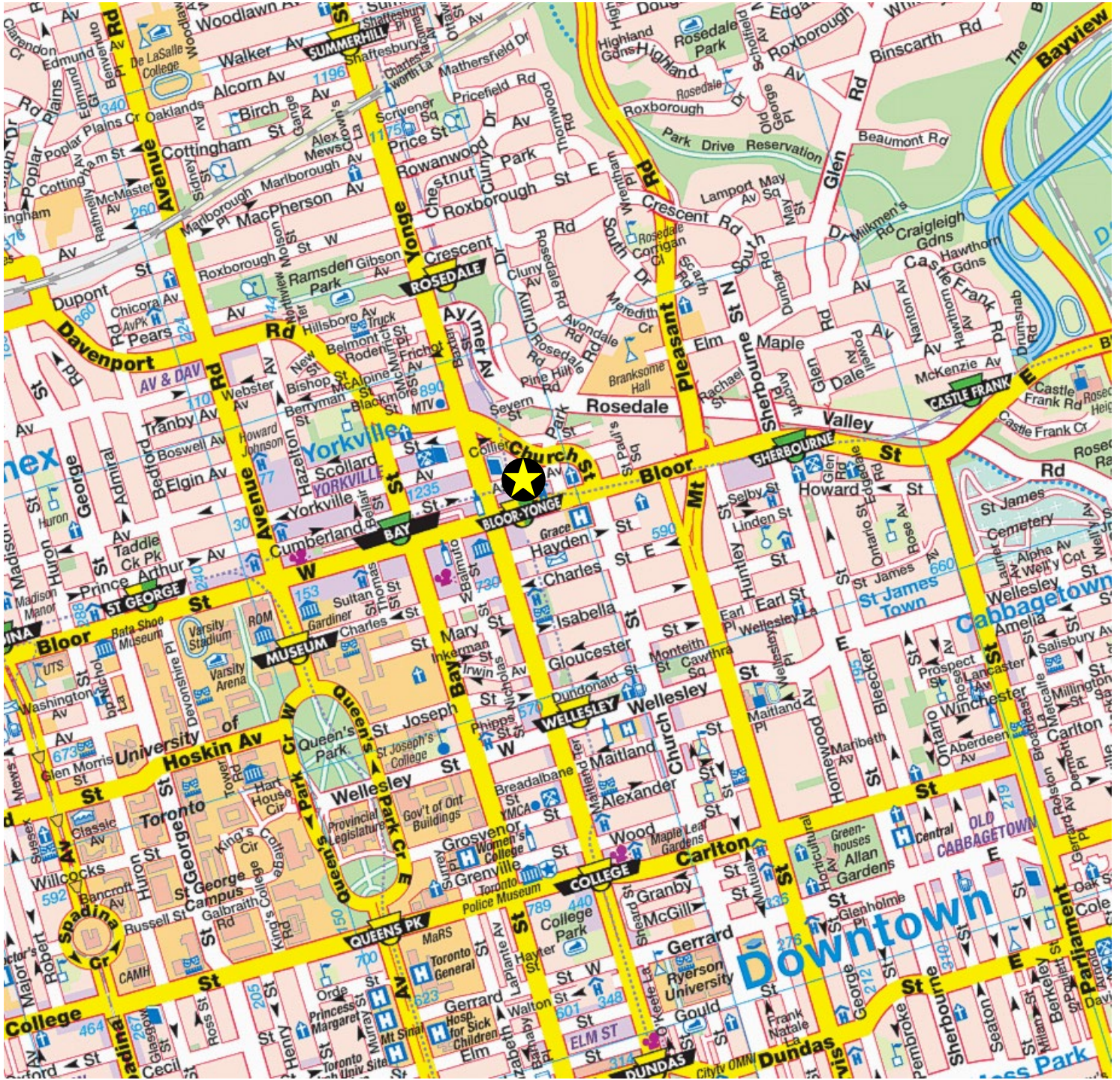
# Appendix "B"

## Location Map

### (1) Wilson Station



### (2) Bloor Station



### (3) Kennedy Station

