



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

TRACKING NO.: 2026-228

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:	June 29, 2026	Phone No.:	416-392-4829								
Purpose	To obtain authority to enter into a licence agreement with His Majesty the King in right of Ontario as Represented by the Minister of Infrastructure (the "Licensor") with respect to the property as described below, for the purpose of upgrading the fire ventilation system at St Clair West subway station for the Toronto Transit Commission (the "Licence Agreement").										
Property	A portion of the lands located at 8 Tichester Road, Toronto, shown as Parts 8, 11, 15 and 16 (the "Lands") as shown on the reference plan attached in Appendix "A".										
Actions	1. Authority be granted to enter into the Agreement with the Licensor, substantially on the major terms and conditions set out below, and including such other amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.										
Financial Impact	The licence fee payable for the initial 3-year term is \$180,000. If the extension options are exercised, the City will pay an additional amount of \$120,000 for a total amount of \$300,000. Funding is available in the 2026-2035 Approved Capital Budget and Plan for the Toronto Transit Commission (the "TTC") under Program 3.9 Building and Structures, Line 1 Capacity Enhancements Project CTT156-01. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.										
Comments	The TTC has been completing ongoing upgrades to its fire ventilation infrastructure to improve ventilation performance in the subway tunnels. The project is a fire and life safety capital program that will ensure the safe evacuation of TTC customers and employees from subway tunnels and stations in the event of a fire and smoke outbreak and will ensure the necessary ventilation requirements are in place to accommodate the increased train operations and capacity planned along Line 1. The City requires a non-exclusive right to use the Lands for the purpose of construction access and staging. The proposed licence fee and other major terms and conditions of the Licence Agreement are considered fair, reasonable and reflective of market rates.										
Terms	Term – 3 years commencing on August 1, 2026 and ending on July 31, 2029 Extension Terms - Option to extend 2 further terms of 1 year each upon providing not less than 6 months prior written notice Licence Fee – Total non-refundable sum of \$180,000.00 plus applicable taxes based on \$60,000.00 annually for the initial term.										
Property Details	<table border="1"> <tr> <td>Ward:</td><td>Ward 12 – Toronto St Paul's</td></tr> <tr> <td>Assessment Roll No.:</td><td>n/a</td></tr> <tr> <td>Approximate Size:</td><td>n/a</td></tr> <tr> <td>Approximate Area:</td><td>n/a</td></tr> </table>			Ward:	Ward 12 – Toronto St Paul's	Assessment Roll No.:	n/a	Approximate Size:	n/a	Approximate Area:	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:	Councillor Josh Matlow	Councillor:	
Contact Name:	Carolina Vecchiarelli	Contact Name:	
Contacted by:	☐ Phone ☒ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	Toronto Transit Commission	Division:	Financial Planning
Contact Name:	Duane Lovelace	Contact Name:	Karen Liu
Comments:	Concur	Comments:	Concur

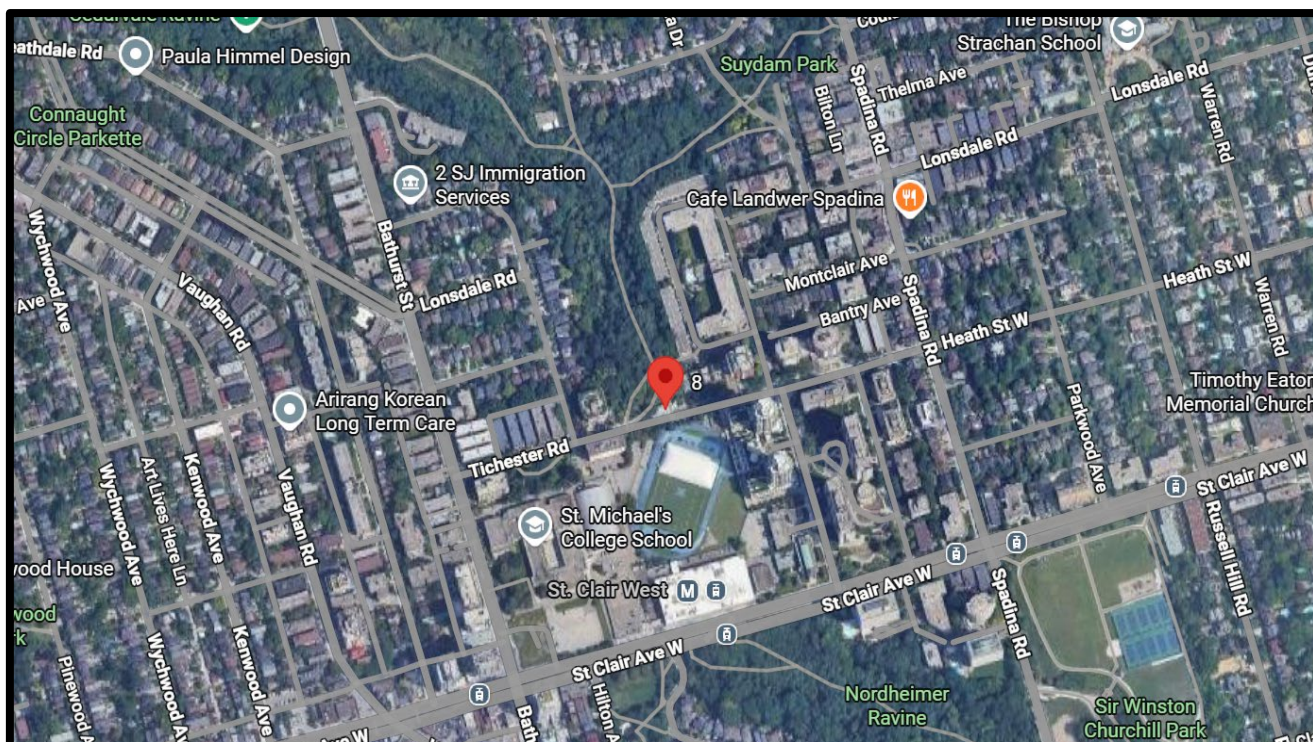
Legal Services Division Contact

Contact Name: Frank Weng

DAF Tracking No.: 2026-228	Date	Signature
☒ Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	June 29, 2026	Signed By Vinette Prescott-Brown
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	July 7, 2026	Signed By Alison Folosea

Appendix "A"

Location Map



Reference Plan

