

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

**TRACKING NO.: 2023-135**

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

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management
Date Prepared:	May 9, 2023	Phone No.:	416-392-1857

<b>Purpose</b>	To obtain authority to enter into a licence agreement with Toronto Catholic District School Board (the "Licensor") with respect to the property municipally known as 20 Regent Street (the "Lands"), Toronto for the purpose of constructing, operating and dismantling a temporary playground (the "Agreement").
<b>Property</b>	The property municipally known as 20 Regent Street, Toronto, as shown on the Location Map in Appendix "B".
<b>Actions</b>	<ol style="list-style-type: none"> <li>Authority be granted to enter into the Agreement with the Licensor, 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.</li> </ol>
<b>Financial Impact</b>	<p>Licensee shall pay to the Licensor a fee in the amount of One Thousand Two Hundred Dollars (\$1,200.00), all-inclusive and is included in Children's Services 2023 Approved Capital Budget under CCS049-01.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>
<b>Comments</b>	<p>Children's Services is proceeding with a playground retrofit project spring of this year at 40 Regent Street. In order to remain in compliance with Ministry Education requirements, Children Services is desirous of making use of a portion of the lands on a short-term, temporary basis, for the purpose of a temporary playground.</p> <p>The temporary licence is a requirement of the Toronto Catholic District Schoolboard to permit the City to construct, operate and dismantle a temporary playground .</p>
<b>Terms</b>	See Appendix "A"

<b>Property Details</b>	<b>Ward:</b>	Ward 13 - Toronto Centre
	<b>Assessment Roll No.:</b>	
	<b>Approximate Size:</b>	9.1 m x 16.9 m ± (yy ft x yy ft ±)
	<b>Approximate Area:</b>	145.6 m <sup>2</sup> ± (1567.2 ft <sup>2</sup> ±)
	<b>Other Information:</b>	

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/Licensors):</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 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 checked="" 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. 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:	Chris Moise	Councillor:	
Contact Name:	Tyler Johnson	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:		Comments:	

**Consultation with Divisions and/or Agencies**

Division:		Division:	<b>Financial Planning</b>
Contact Name:		Contact Name:	Ciro Tarantino
Comments:		Comments:	

**Legal Services Division Contact**

Contact Name:	Frank Weng
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DAF Tracking No.: 2023-135	Date	Signature
Concurred with by: <b>Manager, Real Estate Services Ronald Ro</b>	May 10, 2023	Signed by Ronald Ro
<input type="checkbox"/> Recommended by: <b>Manager, Real Estate Services Jennifer Kowalski</b>	May 10, 2023	Signed by Jennifer Kowalski
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: <b>Director, Real Estate Services</b>		X

**Appendix "A"****Major Terms and Conditions**

Licensed Area: 145.6 sq m (1,567.2 sq ft)

Licence Fee: \$1,200.00

Term:

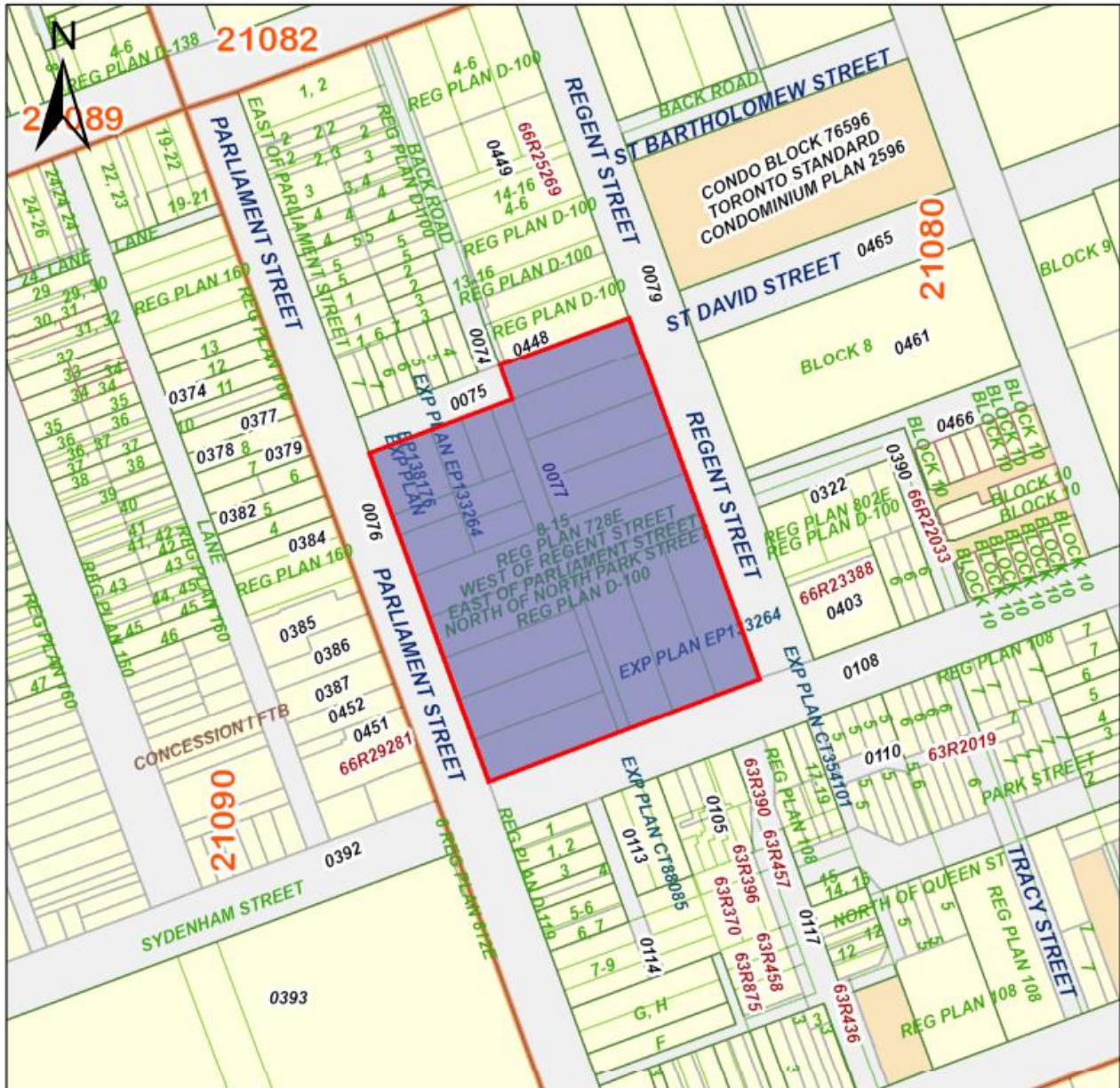
- (i) The Licensed Area shall be licensed for a period commencing on May 1, 2023 and ending on December 15, 2023.
- (ii) The Licensee shall have access to the Licensed Area for the purpose of constructing a temporary playground on May 1, 2023, which period of construction shall be completed on or about May 31, 2023.
- (iii) The Licensee shall use the Licensed Area as a temporary playground on or about June 1, 2023.
- (iv) The temporary playground shall be dismantled at the sole cost and expense of the Licensee no later than December 15, 2023.

Use: Temporary playground

Insurance: Comprehensive general liability insurance with inclusive limits of not less than Five Million Dollars (\$5,000,000.00) per occurrence for death, bodily injury or property damage

Early Termination: Licensee fails to remit the Fee, or fails to comply with any of the other terms and conditions in the licence agreement and fails to cure such default within two (2) business days following written notice, the Agreement may be terminated upon notice from the Licensor

# SCHEDULE "B" Location Map



**ServiceOntario**

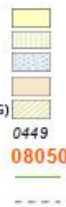
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FOR FRANKWENG



**PROPERTY INDEX MAP**  
TORONTO(No. 80)

**LEGEND**

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT



**NOTES**

- REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS
- THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
- FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
- ONLY MAJOR EASEMENTS ARE SHOWN
- REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

**THIS IS NOT A PLAN OF SURVEY**



## Schedule "C" Temporary Playground Plan



Example of Installation @ Bake Street Early Learning And Child Care Centre

### TEMPORARY PLAYGROUND PLAN

November 30, 2022  
**REGENT PARK EARLY LEARNING AND CHILD CARE CENTRE IMPROVEMENTS**



Forest and Field Landscape Architecture Inc.  
 1647 833 1152  
 info@forestandfield.ca

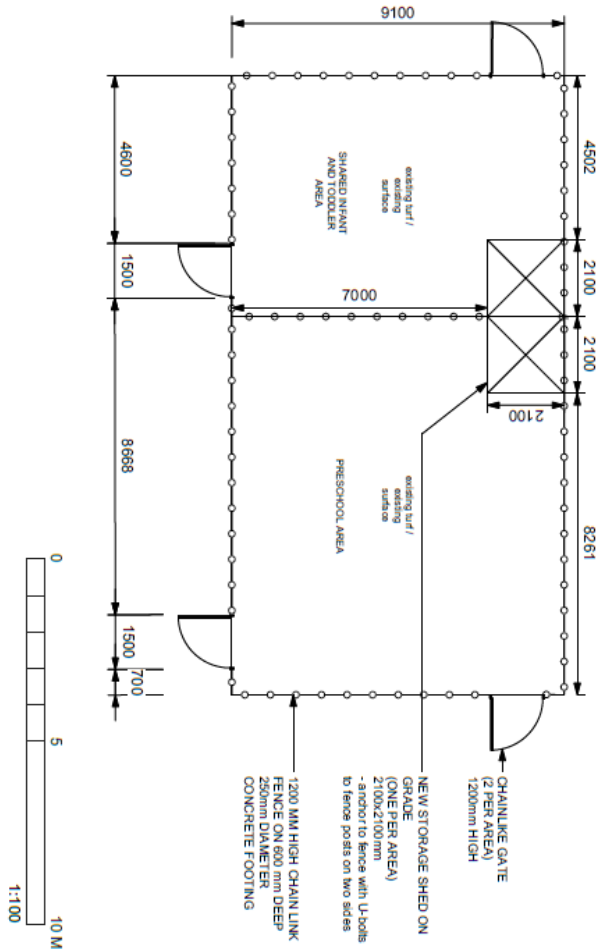


**SHARED INFANT/ TODDLER FACILITY STATISTICS:**

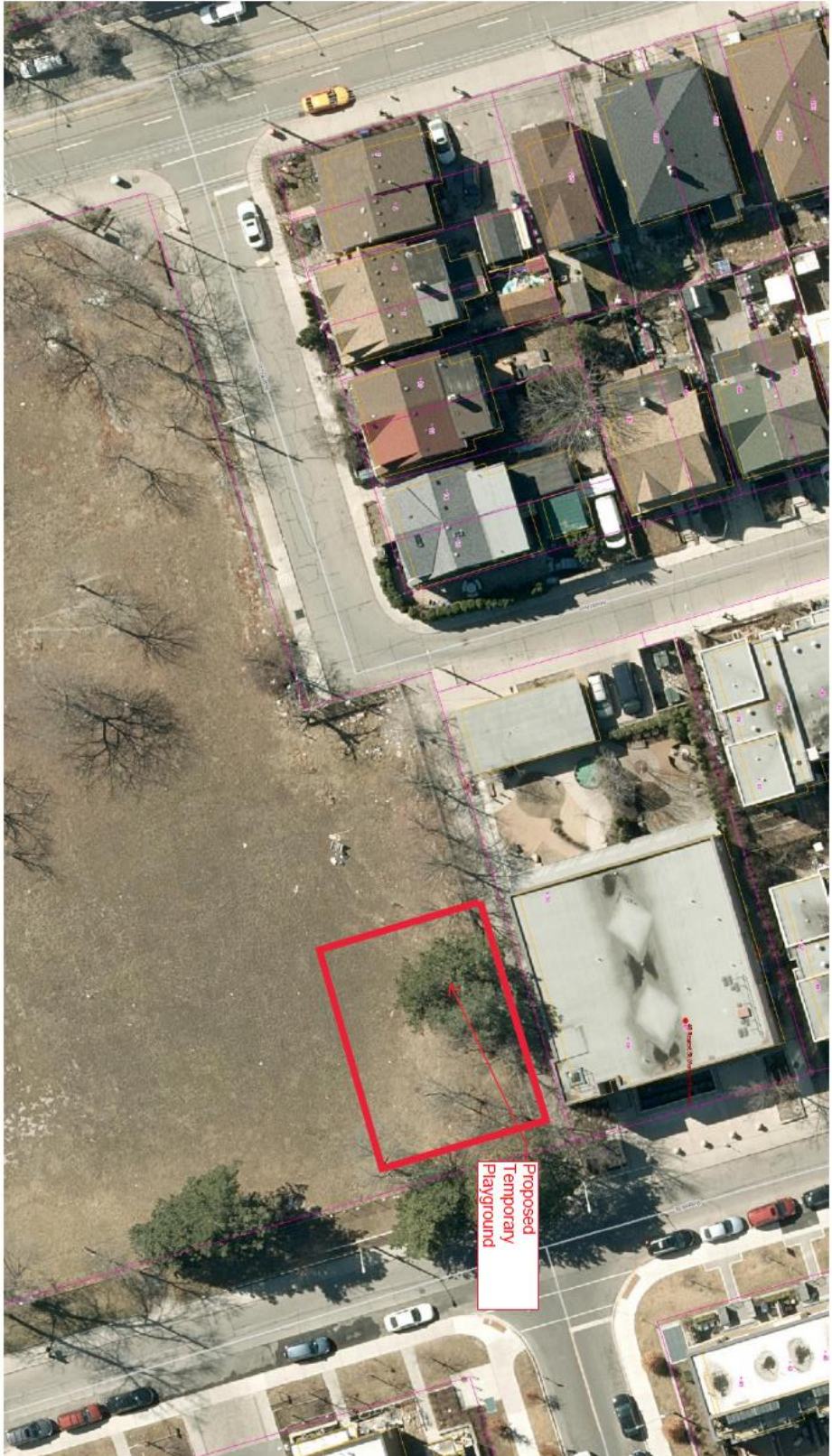
TARGET CAPACITY:	10 SHARED USE
AREA:	56 SQ M (602.78 SQ FT) PLUS STORAGE
AGE GROUP:	INFANTS: 0-1.5 YEARS
SPACE PER CHILD:	TODDLERS: 1.5-2.5 YEARS
FENCE HEIGHT:	5.6 SQ M (60.2 SQ FT) MINIMUM 1.2M (4 FT) FROM INTERIOR PLAYGROUND SURFACE
OUTDOOR STORAGE:	4.9 SQ M (67.93 SQ FT)
LATCHABLE GATE:	YES, 2 LATCHABLE GATES
FIXED STRUCTURE:	N/A

**PRESCHOOL FACILITY STATISTICS:**

TARGET CAPACITY:	16
AREA:	89.6 SQ M (964.45 SQ FT) PLUS STORAGE
AGE GROUP:	PRESCHOOLERS: 2.5-3.8 YEARS
SPACE PER CHILD:	5.6 SQ M (60.2 SQ FT) MINIMUM 1.2M (4 FT) FROM INTERIOR PLAYGROUND SURFACE
FENCE HEIGHT:	4.9 SQ M (67.93 SQ FT)
OUTDOOR STORAGE:	4.9 SQ M (67.93 SQ FT)
LATCHABLE GATE:	YES, 2 LATCHABLE GATES
FIXED STRUCTURE:	N/A







**AERIAL VIEW**

November 30, 2022  
**REGENT PARK EARLY LEARNING AND  
CHILD CARE CENTRE IMPROVEMENTS**

**FFIA**

Forest and Field Landscape  
Architecture Inc.  
1 647 933 1152  
info@forestandfield.ca

