

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

TRACKING NO.: 2024-138

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

Prepared By:	Shernaz Writer	Division:	Corporate Real Estate Management										
Date Prepared:	May 2, 2024	Phone No.:	(416) 392-7614										
Purpose	To obtain authority to enter into a lease agreement with St. Bartholomew's Children's Centre, Regent Park Inc. (the "Lessee") with respect to a portion of the lower level of the property municipally known as 38 Regent St, Toronto for the purpose of a not-for-profit before and after school childcare center during the school year and full-day programming during PA days, March break, summer break and winter break for children aged 5 to 12 years old, licensed under and operated in accordance with the Child Care and Early Years Act, 2014.												
Property	Part of the property municipally known as 38 Regent St – Lower Level, Toronto, (the "Property"), totaling 1,100 sq ft as shown on the Location Map in Appendix "B".												
Actions	1. Authority be granted to enter into the Lease Agreement with the St. Bartholomew's Children's Centre, Regent Park Inc. 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.												
Financial Impact	<p>The Lessee will pay the City a total fee of \$65,142.00 (plus HST) for the Base Rent and estimated Additional Rent for the two-year Lease Term. If the option to extend for a further year is exercised, the Lessee will pay the City a total of \$99,044.00 for the Base Rent and estimated Additional Rent for the three years. The revenue will be received in the Cost Center FA2695.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
Comments	<p>St. Bartholomew's Children's Centre, Regent Park Inc. is a non-profit, licensed childcare center for school-aged children serving the Regent Park neighborhood. The Centre is required to temporarily relocate from its facility at St. Bartholomew's Anglican Church while the church undergoes renovations.</p> <p>The proposed rent and other major terms and conditions of the Lease Agreement are considered to be fair, reasonable and reflective of market rates.</p>												
Terms	Terms and conditions can be found on page Appendix "A" of this form.												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td><td>Ward 13 – Toronto Centre</td></tr> <tr> <td>Assessment Roll No.:</td><td>1904072160006040000</td></tr> <tr> <td>Approximate Size:</td><td></td></tr> <tr> <td>Approximate Area:</td><td>1,100 sq ft.</td></tr> <tr> <td>Other Information:</td><td>New Lease</td></tr> </table>			Ward:	Ward 13 – Toronto Centre	Assessment Roll No.:	1904072160006040000	Approximate Size:		Approximate Area:	1,100 sq ft.	Other Information:	New Lease
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Other Information:	New Lease												

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/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 \$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 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/REOs.</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 checked="" 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 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 Moise	Councillor:	
Contact Name:	Yussuf Hussein	Contact Name:	
Contacted by:	<input checked="" type="checkbox"/> Phone <input 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:	No Objections	Comments:	

Consultation with Divisions and/or Agencies

Division:	Children's Services	Division:	Financial Planning
Contact Name:	Sandy Misthios, Nino Dodaro	Contact Name:	Ciro Tarantino
Comments:	No objection	Comments:	Concurred

Legal Services Division Contact

Contact Name: Jacqueline Kiggundu

DAF Tracking No.: 2024-138**Signature**

<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Jennifer Kowalski	Signed by Jennifer Kowalski on July 15, 2024
<input type="checkbox"/> Approved by:	
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Signed by Alison Folosea on July 16, 2024

Appendix "A"

Commencement Date: July 16, 2024

Term: 2 Years with 1 Year Extension Option

Lease Area: Approx. 1,100.00 sq. ft. The portion of the Property shaded in the sketch attached as Appendix "B".

Condition of Leased Premises: The Lessee accepts the Leased Premises in its "as is" and "where is" condition.

Tenant Improvements: No alterations/renovations without the Landlord's consent

Insurance: Commercial general liability insurance of not less than \$5,000,000.00 per occurrence. The City to be added as an additional insured.

Additional Rent: includes proportionate shared cost of hydro, water, summer ground keeping, HVAC preventive maintenance, salting & plowing in winter, pest control, dust mops, walk-off mats, elevator service, fire alarm maintenance, waste disposal, security, custodial, energy loan. Realty taxes in the City's name and charged back as Additional Rent – if applicable (St Bartholomew's is a licensed childcare center as per the CCEYA and their license is in good standing)

Basic Rent and Additional Rent summary:

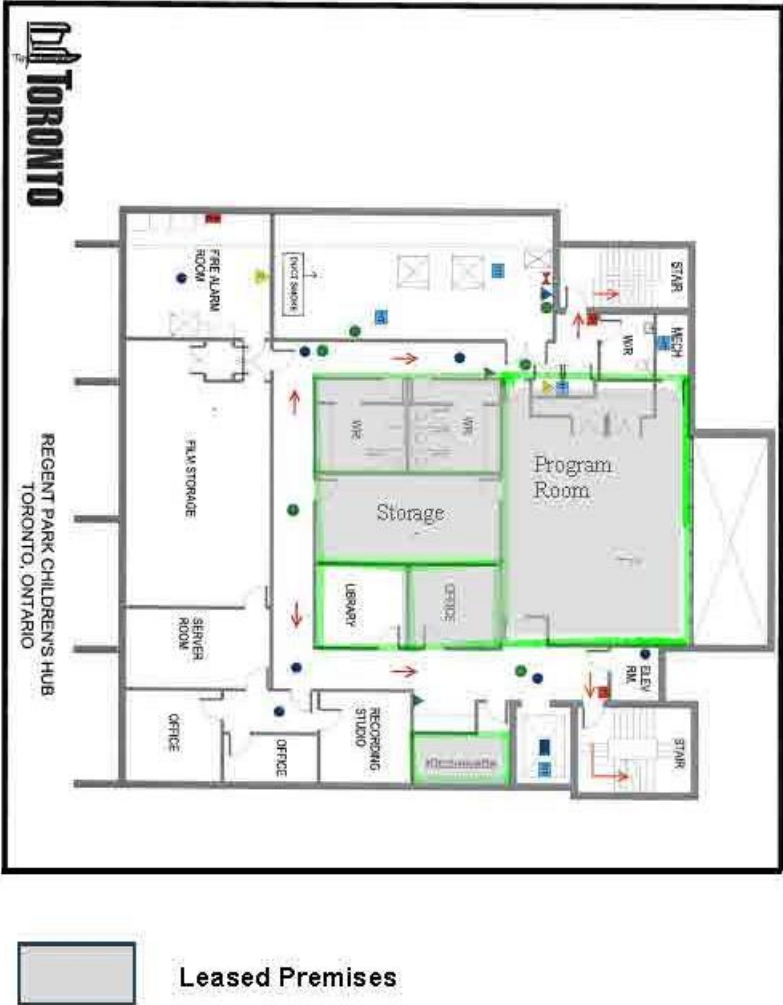
Rent PSF	Year 1		Year 2		1 Year Extension Option	
Basic Rent psf	\$17.00		\$17.50		\$18.00	
Additional Rent psf (Estimated)	\$12.21		\$12.51		\$12.82	
Total Estimated Rent psf	\$29.21		\$30.00		\$30.70	
Annual Rent	July 1, 2024 – June 30, 2025	Per month	July 1, 2025 – June 30, 2026	Per month	July 1, 2026 – June 30, 2027	Per month
Basic Rent	18,700.00	1,558.33	19,250.00	1,604.17	19,800.00	1,650.00
Additional Rent (Estimated)	13,431.00	1,119.25	13,761.00	1,146.75	14,102.00	1,175.17
Total Annual Rent	32,131.00	2,677.58	33,011.00	2,750.92	33,902.00	2,825.17

Total Rent for the two year term (excluding HST): \$65,142.00

Total Rent for all three years if the extension option is exercised (excluding HST): \$99,044.00

Appendix "B"

38 Regent St – Lower Level



Room 1	– 640.00 sq. ft
Room 2	– 117.25 sq. ft
Room 3	– 117.25 sq. ft
Room 4	– 234.50 sq. ft

Total	1,100.00 sq. ft