



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

TRACKING NO.: 2025-412

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:	December 19, 2025	Phone No.:	416-392-7614
Purpose	To obtain authority to enter into a lease extension agreement (the "Lease Extension") with The Humber College Institute of Technology and Advanced Learning (the "Landlord") with respect to the pool facility located on the property municipally known as 205 Humber Boulevard, Toronto, Ontario for the purpose of the continued use of the Leased Premises (as defined below) as a pool facility.		
Property	The portion of the property municipally known as 205 Humber College Blvd, Toronto, ON and legally described as a part of PART LOTS 32,33 & 34 CON 3 FRONTING THE HUMBER, PARTS 1,2 64R12584 EXCEPT PART 3 66R22347; ETOBICOKE; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1,3 66R30671 AS IN AT5127794; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2,4,5,6 66R30671 AS IN AT5127795; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 66R32314 AS IN AT6235026; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2,3 66R32314 AS IN AT6235027; SUBJECT TO AN EASEMENT AS IN TB784701; CITY OF TORONTO, being a portion of PIN 07371-1899 (LT) (the "Leased Premises"), as shown on the Location Map in Appendix "A".		
Actions	1. Authority be granted to enter into the Lease Extension with the Landlord, for an additional term of two (2) years and nine (9) months, commencing on January 1, 2026 and ending on September 30, 2028, substantially on the terms and conditions set out below and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	There is no financial impact since the lease is nominal. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.		
Comments	On December 29, 1989, a 25-year ground lease was signed between The Board of Governors of the Humber College of Applied Arts and Technology (as predecessor-in-interest to the Landlord), as landlord, and The Corporation of the City of Etobicoke (as predecessor-in-interest to the City), as tenant, in respect of the Leased Premises, whereby the City had the use of the pool for community swim programs run by it (the "Ground Lease"). DAF No. 2017-050 authorized a lease renewal and amending agreement dated January 1, 2016 between the Landlord, and the City to extend and amend the Ground Lease. DAF No. 2021-077 authorized a lease renewal agreement dated February 1, 2021 between the Landlord and the City, to extend and amend the Ground Lease. Both the City and the Landlord had intended to delete a portion of Section 2.11 of the Ground Lease relating to contribution of capital expenses of the pool facility by the Landlord. However, unintentionally, the entire Section 2.11 was deleted and had to be reinstated with the exception of Landlord's contribution of capital expenses. This reinstatement was authorized by DAF No. 2022-118, which amended DAF No. 2021-077 to reinstate the deletion of Section 2.11 of the Ground Lease, excepting the Landlord's contribution of capital expenses. Accordingly, a lease renewal amendment dated February 2, 2021 was entered into between the Landlord and the City to reflect this reinstatement.		
Terms	The terms and conditions of the Lease Extension are considered to be fair and reasonable. Term: The term of the lease is extended for a period of 2 years 9 months, commencing on January 1, 2026, and expiring on September 30, 2028, upon the same terms, covenants and conditions as are contained in the lease, as amended to the date hereof.		
Property Details	Ward:	Ward 1 – Etobicoke North	
	Assessment Roll No.:		
	Approximate Size:	N/A	
	Approximate Area:	N/A	
	Other Information:		

#717549

#760340

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.
3. Issuance of RFPs/REOIs:	Delegated to more senior positions.	<input type="checkbox"/> Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	Delegated to more senior positions.	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	Delegated to more senior positions.	Delegated to more senior positions.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Delegated to more senior positions.	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000. <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.	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. <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.
10. Leases/Licences (City as Tenant/Licensee):	<input checked="" type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000.	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation does not exceed \$50,000. Delegated to more senior positions.	<input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million. <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	Delegated to more senior positions.	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	Delegated to more senior positions.	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (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:
<ul style="list-style-type: none"> • 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:
<ul style="list-style-type: none"> • 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			
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Vincent Crisanti	Councillor:	
Contact Name:	Amanda Da Costa	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:	Concurred over the phone on 12/19/2025		Comments:
Consultation with Divisions and/or Agencies			
Division:	Parks and Recreation	Division:	Financial Planning
Contact Name:	Karyn Lau	Contact Name:	Karen Liu
Comments:	Concurred	Comments:	Concurred
Legal Services Division Contact			
Contact Name:	Li Zhu		

DAF Tracking No.: 2025-412	Date	Signature
Concurred with by: Manager, Real Estate Services Vinette Prescott-Brown	Dec. 31, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Recommended by: Manager, Real Estate Services	Dec. 22, 2025	Signed by Josie Lee
<input checked="" type="checkbox"/> Approved by: Josie Lee		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		

Appendix "A"

Location Map

