



DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, CORPORATE SERVICES
EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2026-076

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

Prepared By:	Akhilesh Tekchand	Division:	Corporate Real Estate Management
Date Prepared:	April 28, 2026	Phone No.:	416-648-7061

Purpose	To obtain authority to enter into a lease renewal agreement with Toronto Community Housing Corporation ("TCHC", the "Landlord") with respect to the property municipally known as 10 Falstaff Avenue, Toronto for the purpose of operating an Early Learning & Child Care Centre (the "Renewal Agreement").		
Property	The property municipally known as 10 Falstaff Avenue, Toronto, legally described as part of Concession 4, west of Yonge Street, Parcel Mousley Street-3, Section M402; Part Lot 9, Blocks A & B, Plan 66M-520; Part Blocks A & B, Plan 66M-553; Part Mousley Street (now part of Maidstone Street), Plan 66M-402; Part Springview Avenue (now part of Maidstone Street), Plan 66M-553, as closed by B221778, all being Part 2, 66R-4067; Subject to conditions as in LT353055, LT363026, LT388637, LT390274, LT390913, LT392125, LT516532; part of the south limit of these lands as confirmed by 66BA433 (D184), Township of York/North York, City of Toronto, being all of PIN 10312-0389 (LT), (the "Property"), as shown on the Location Map in Appendix "B".		
Actions	1. Authority be granted to enter into the Renewal Agreement with the Landlord, 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 total expenditure for the ten (10) year term (the "Renewal Term") of the lease, commencing January 1, 2024, is estimated to be approximately \$1,911,681.66 plus HST (\$1,945,327.26 net of HST recoveries).</p> <p>Gross rent has been set for the Renewal Agreement at \$24.07 per square foot for the first year (2024) of the term and increases by 3% per annum for every successive year in the term of the lease.</p> <p>Funding for the 2026 lease expense has been included in the 2026 Operating Budget for Children's Services, and additional funding requirements for the remainder of the lease term will be included in the future operating budget submissions for Children's Services.</p> <p>TCHC collects the annual lease revenue and is responsible for remitting property taxes to the City for certain eligible properties.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agree with the financial implications as identified in the Financial Impact section.</p>		
Comments	<p>The previous renewal agreement has expired, and the City has continued operations at the child care centre located at the Property.</p> <p>On September 6, 2019, by way of DAF 2019-072, authority was granted to the City, as tenant, to enter into thirteen (13) lease renewal agreements with the Landlord, for the five-year renewal term commencing January 1, 2019.</p> <p>At its meeting held on August 25, 26, 27, and 28, 2014, City Council adopted item GM32.21 - Child Care Lease Agreements Between City of Toronto and Toronto Community Housing Corporation, authorizing the City to enter into fifteen (15) lease agreements for directly operated Early Learning and Child Care programs with the Landlord for a five-year term commencing January 1, 2014.</p> <p>At its meeting held on April 29 and 30, 2009, City Council adopted item GM22.12 - Master Child Care Lease Agreement between City of Toronto and Toronto Community Housing Corporation, authorizing the City to enter into sixteen (16) lease renewal agreements with the Landlord for the five-year renewal term commencing January 1, 2009.</p> <p>At its meeting held on December 11, 12 and 13, 2007, City Council adopted item GM10.9 - Child Care Lease Agreements Between City of Toronto and Toronto Community Housing Corporation, authorizing the City to enter into sixteen (16) lease agreements with the Landlord for Early Learning and Child Care Centres operated by the City, based on standardized terms and conditions.</p> <p>The proposed rent and other major terms and conditions of the Renewal Agreement are considered to be fair, reasonable and reflective of market rates.</p>		
Terms	See Appendix "A"		

Property Details	Ward:	5 – York South-Weston
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	643.63 m ² ± (6,928 ft ² ±)
	Other Information:	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 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 \$3 Million. Request/waive hearings of necessity delegated to less senior positions.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. Request/waive hearings of necessity delegated to less senior positions.
3. Issuance of RFPs/REOs:	<input type="checkbox"/> Issuance of RFPs/REOs.	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.	<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:	<input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.	<input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.	<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 \$3 Million. <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. Delegated to a more senior position.	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$5 Million. <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. <input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.
10. Leases/Licences (City as Tenant/Licensee):	<input checked="" type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> (a) Where total compensation does not exceed \$3 Million. <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.	<input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	<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	<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. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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:	Frances Nunziata	Councillor:	
Contact Name:	Geno Orsi	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:	No concerns	Comments:	

Consultation with Divisions and/or Agencies

Division:	Children's Services	Division:	Financial Planning
Contact Name:	Elsa Chow	Contact Name:	Karen Liu
Comments:	Concurs	Comments:	Concurs

Legal Services Division Contact

Contact Name:	Kenneth Farrell
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DAF Tracking No.: 2026-076	Date	Signature
Recommended by: Manager, Real Estate Services Josie Lee	May 28, 2026	Signed By Josie Lee
Recommended by: Director, Real Estate Services Alison Folosea	June 8, 2026	Signed By Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	June 9, 2026	Signed By Patrick Matozzo
<input type="checkbox"/> Approved by: Interim Deputy City Manager, Corporate Services Sonia Brar		X

Appendix "A"

Major Terms and Conditions

Tenant:	City of Toronto (the "City")
Landlord:	Toronto Community Housing Corporation (TCHC)
Gross Rent:	\$24.07 gross per square foot per annum, increased at 3% per annum for every successive year in the term of the lease.
Commencement Date:	January 1, 2024
Term:	Ten (10) years
Permitted Use:	The Leased Premises shall be used solely for the operation of Child Care Centres offering day care services consistent with the Day Nurseries Act, R.S.O. 1990 c. D2, and the regulations thereunder or any successor or replacement legislation, and in accordance with all licensing requirements of the Ministry of Education (Ontario) and/or the City of Toronto, as applicable.
Parking:	Dedicated number of spots: 8
Termination:	Either the Tenant or the Landlord may terminate the Renewal Agreements at any time during the Term, provided that TCHC or the City gives the other party not less than one hundred and eighty (180) days' prior written notice.
Assignment and Subletting:	The Tenant shall not assign this Lease or sublease the whole or any part of the Leased Premises without the prior written consent of the Landlord, which consent shall not be unreasonably withheld or delayed.

Appendix "B"

Location Map

