



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

TRACKING NO.: 2026-203

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 26, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Phone No.: | 416-392-7614                     |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Purpose</b>              | To obtain authority to enter into a lease extension agreement with St. Bartholomew's Children's Center, Regent Park Inc. (the "Tenant") with respect to the property municipally known as 38 Regent Street, Toronto for the purpose of the continued operation of a not-for-profit childcare center licensed under and operated in accordance with the <i>Child Care and Early Years Act, 2014</i> (the "Lease Extension Agreement").                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Property</b>             | The property municipally known as 38 Regent Street, Toronto, (the "Property"), totaling 1,100 sq ft. on the lower level of the building located on the Property, as shown on the Location Map in Appendix "B".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Actions</b>              | 1. Authority be granted to enter into the Lease Extension Agreement with the Tenant, substantially on the major terms and conditions set out Appendix "A" and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Financial Impact</b>     | <p>The Tenant will pay the City a total combined amount of \$ 33,902.00 (plus HST) for the Base Rent and estimated Additional Rent for the one-year extended term. 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 implications as identified in the Financial Impact section.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Comments</b>             | <p>The Tenant is a not-for-profit childcare center for school-aged children serving the Regent Park neighborhood. The Tenant provides before and after school care during the school year as well as full-day programming on PA days, March break, summer break and winter break. The Tenant has had to temporarily relocate from its original location at St. Bartholomew's Anglican Church while it undergoes renovations. The Tenant first entered into a lease agreement with the City for this relocation on July 16, 2024 (see DAF 2024-138) and is now extending the term for one (1) year as the renovations at St. Bartholomew's Anglican Church are underway but not yet complete.</p> <p>The proposed rent and other major terms and conditions of the Lease Extension Agreement are considered to be fair, reasonable and reflective of market rates.</p> |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Terms</b>                | See Appendix "A".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Property Details</b>     | <table border="1"> <tr> <td><b>Ward:</b></td> <td>Ward 13 – Toronto Center</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>1904072160006040000</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td></td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>1,100 sq. ft</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |                                  | <b>Ward:</b> | Ward 13 – Toronto Center | <b>Assessment Roll No.:</b> | 1904072160006040000 | <b>Approximate Size:</b> |  | <b>Approximate Area:</b> | 1,100 sq. ft | <b>Other Information:</b> |  |
| <b>Ward:</b>                | Ward 13 – Toronto Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Assessment Roll No.:</b> | 1904072160006040000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Approximate Size:</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Approximate Area:</b>    | 1,100 sq. ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |
| <b>Other Information:</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |                                  |              |                          |                             |                     |                          |  |                          |              |                           |  |

Revised: January, 2026

| A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Manager, Real Estate Services<br>has approval authority for:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Director, Real Estate Services<br>has approval authority for:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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| <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 &amp; Parks &amp; 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><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/REOs.</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:   | Councillor Moise                                                                                                                                                  | Councillor:   |                                                                                                                             |
| Contact Name: | Tyler Johnson / Youssef Hussein                                                                                                                                   | Contact Name: |                                                                                                                             |
| Contacted by: | Phone <input type="checkbox"/> X <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/> | Contacted by: | Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/> |
| Comments:     | Concurred – email dated June 5, 2026                                                                                                                              | Comments:     |                                                                                                                             |

**Consultation with Divisions and/or Agencies**

|               |                                |               |                                |
|---------------|--------------------------------|---------------|--------------------------------|
| Division:     | Children's Services            | Division:     | <b>Financial Planning</b>      |
| Contact Name: | Sandy Misthios, Nino Dodaro    | Contact Name: | Karen Liu                      |
| Comments:     | Concurred – email May 26, 2026 | Comments:     | Concurred – email May 28, 2026 |

**Legal Services Division Contact**

Contact Name: Seija Pietrangelo

| DAF Tracking No.: 2026-203                                                             | Date         | Signature            |
|----------------------------------------------------------------------------------------|--------------|----------------------|
| Concurred with by: Manager, Real Estate Services<br>Devi Mohan                         | June 12 2026 | Signed By Devi Mohan |
| <input type="checkbox"/> Recommended by: Manager, Real Estate Services                 | June 9, 2026 | Signed By Josie Lee  |
| <input type="checkbox"/> Approved by: Josie Lee                                        |              |                      |
| <input type="checkbox"/> Approved by: Director, Real Estate Services<br>Alison Folosea |              | X                    |

## Appendix "A"

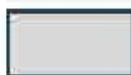
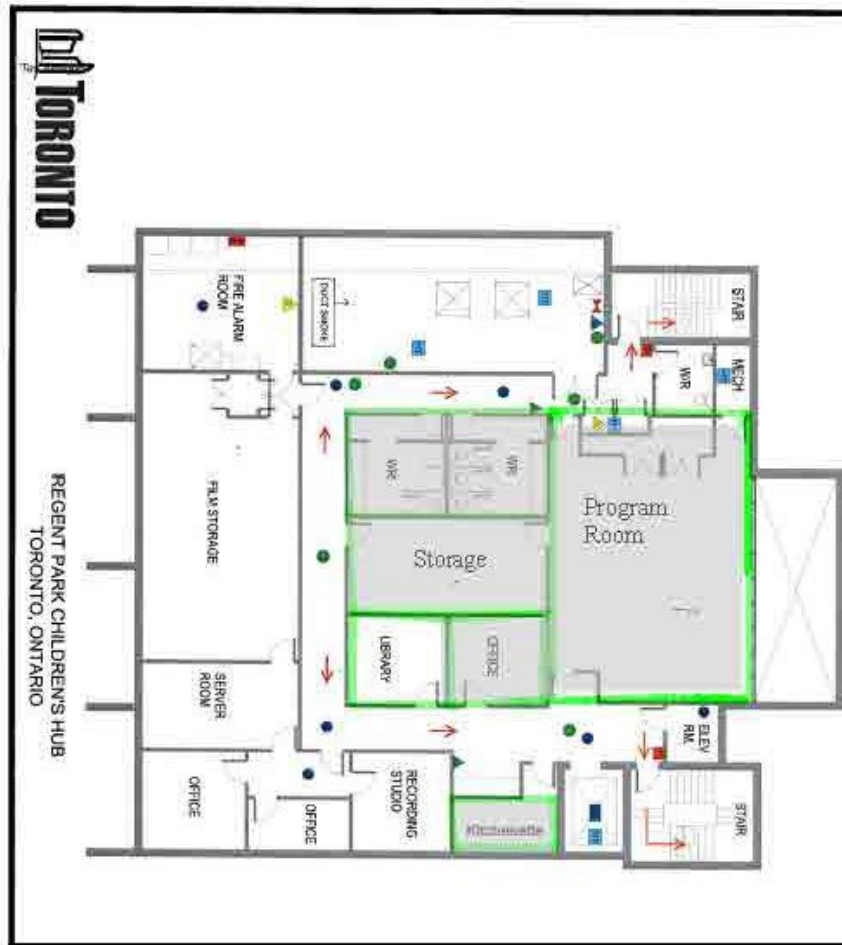
### Major Terms and Conditions

|                            |                                                                                                                                                                                                                                                                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Leased Premises:           | Approximately 1,100 square feet on the lower level of the building located on the Property.                                                                                                                                                                                                                                         |
| Basic Rent:                | \$18.00 per sq. ft.                                                                                                                                                                                                                                                                                                                 |
| Estimated Additional Rent: | \$12.82 per sq. ft and includes the Tenant's proportionate share of the 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 and realty taxes. |
| Term:                      | One (1) year.                                                                                                                                                                                                                                                                                                                       |
| Commencement Date:         | July 1, 2026                                                                                                                                                                                                                                                                                                                        |
| Option to Extend:          | None.                                                                                                                                                                                                                                                                                                                               |
| Use:                       | Continued operation of a not-for-profit childcare center licensed under and operated in accordance with the <i>Child Care and Early Years Act, 2014</i> .                                                                                                                                                                           |
| Insurance:                 | Commercial general liability insurance of not less than \$5,000,000.00 per occurrence with the City to be added as an additional insured.                                                                                                                                                                                           |

## Appendix "B"

### Location Map

#### 38 Regent St – Lower Level



Leased Premises

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

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 Total 1,100.00 sq. ft