



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

TRACKING NO.: 2026-253

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:	July 15, 2026	Phone No.:	416-392-1857										
Purpose	To obtain authority to enter into a licence amending agreement with The Governing Council of the University of Toronto (the "Licensor") with respect to the property municipally known as 420 Huron Street, Toronto for the purpose of completing improvements to and continued use of the Huron Washington Parkette (the "Licence Amending Agreement").												
Property	Part of the property municipally known as 420 Huron Street, Toronto, designated as Parts 1 & 2 on 66R-34410 being part of PIN 21211-0047, (the "Licensed Premises"), as shown on the Location Map in Appendix "A".												
Actions	1. Authority be granted to enter into the Licence Amending Agreement with the Licensor substantially on the major 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 associated with the amendment. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.												
Comments	The City of Toronto has maintained a public parkette on lands owned by the Licensor since 2008 under a nominal licence. In 2020, as a result of the University of Toronto's school expansion, a new boundary for the parkette was established. A new nominal licence agreement for the new boundary (which included 110 sm of softscape and 450 sm playground area) was entered into between the City and the Licensor on September 1, 2020. On August 7, 2025, an Amended and Restated License Agreement (the "2025 Licence") was entered into between the City of Toronto and the Licensor, as authorized under DAF 2025-262, which allowed amongs other things for the redesign and construction of the Huron Washington Parkette Playground and the licensed premises being redefined to include only the lands and premises designated as Parts 1 & 2 on Plan 66R-34410. The term was for twenty (20) years from August 1, 2025 to July 31, 2045. As the construction of the park has not been completed, the 2025 Licence is being amended on the following terms as set out below.												
Terms	All other terms of the 2025 Licence remain the same except the following major terms: - the Commencement Date to change from August 1, 2025, to August 1, 2026; - the expiry date to change from July 31, 2046 to July 31, 2047; and - term of the license granted to the City in subsection 3(2) for access to portions of Huron-Washington Parkette that are outside the Licensed Premises, is amended to change the Commencement Date from June 1, 2026 to June 1, 2027.												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>11 – University-Rosedale</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>N/A</td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>550 m2</td> </tr> <tr> <td>Other Information:</td> <td>N/A</td> </tr> </table>			Ward:	11 – University-Rosedale	Assessment Roll No.:	N/A	Approximate Size:		Approximate Area:	550 m2	Other Information:	N/A
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A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensor): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	☐ Where total compensation does not exceed \$50,000. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. Delegated to more senior positions. Delegated to more senior positions. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☒ Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. Delegated to more senior positions.	☐ Where total compensation does not exceed \$1 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. Delegated to more senior positions. ☐ Where total compensation does not exceed \$1 Million. ☐ Where total compensation does not exceed \$1 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (a) Where total compensation does not exceed \$1 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$1 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (a) Approvals, Consents, Notices and Assignments under all Leases/Licences ☐ (b) Releases/Discharges ☐ (c) Surrenders/Abandonments ☐ (d) Enforcements/Terminations ☐ (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates ☐ (f) Objections/Waivers/Cautions ☐ (g) Notices of Lease and Sublease ☐ (h) Consent to regulatory applications by City, as owner ☐ (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ (j) Documentation relating to Land Titles applications ☐ (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:

- 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:	Diane Saxe	Councillor:	
Contact Name:	Andrew Greene	Contact Name:	
Contacted by:	Phone ☒ E-Mail ☐ Memo ☐ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:	No Objection	Comments:	

Consultation with Divisions and/or Agencies

Division:	P&R and ED&C	Division:	Financial Planning
Contact Name:	Rachel Weston	Contact Name:	Karen Liu
Comments:	Concurred	Comments:	Concurred

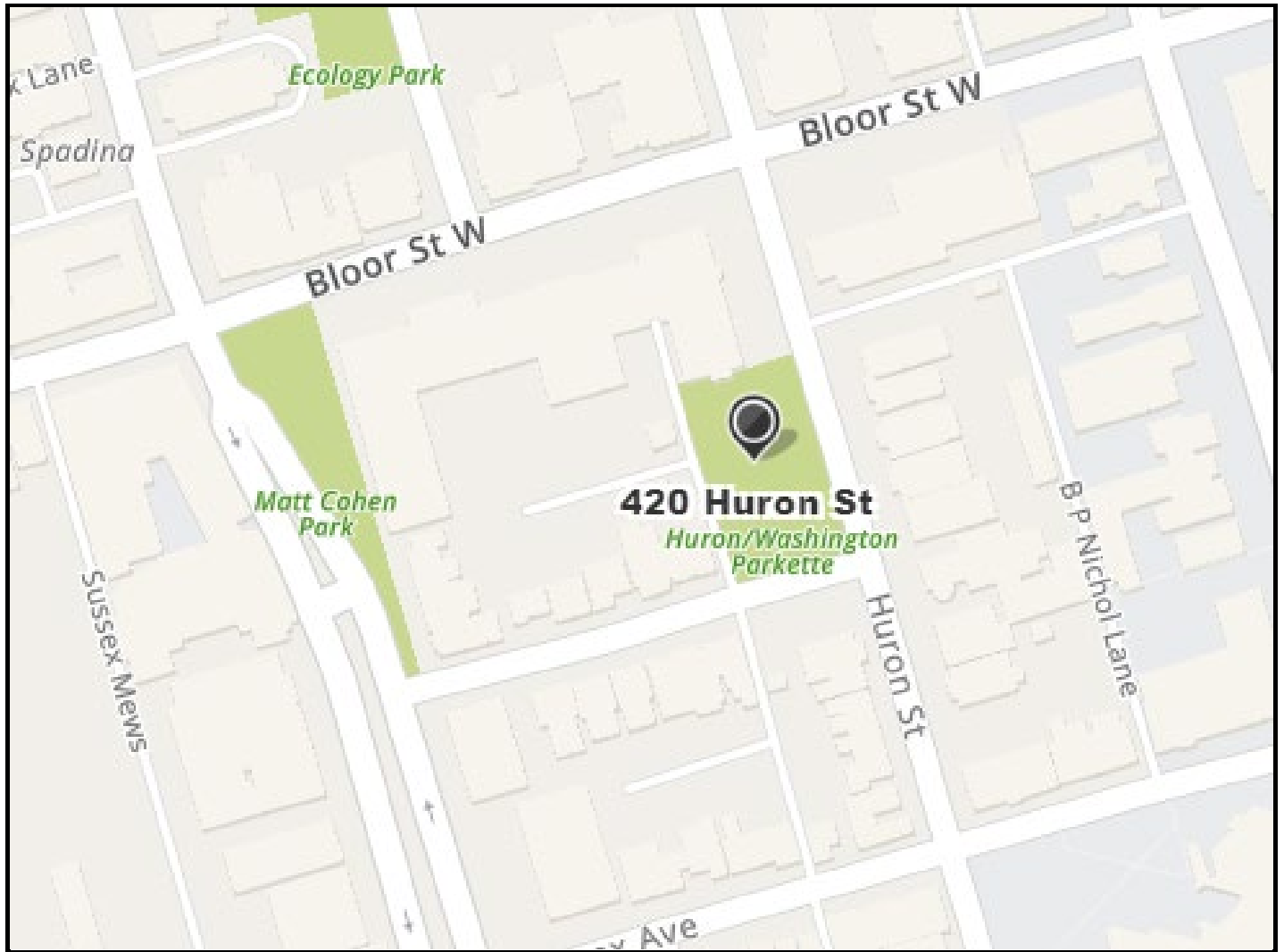
Legal Services Division Contact

Contact Name: Lisa Strucken

DAF Tracking No.: 2026-253	Date	Signature
Concurred with by: Manager, Real Estate Services Leila Valenzuela	July 17, 2026	Signed By Leila Valenzuela
☐ Recommended by: Manager, Real Estate Services Josie Lee	July 17, 2026	Signed By Josie Lee
☒ Approved by:		
☐ Approved by: Director, Real Estate Services Alison Folosea		X

Appendix "A"

Location Map



Licensed Premises

Parts 1 & 2 on 66R-34410

SCHEDULE			
PART	LOT	REGISTERED PLAN	PIN
1	PART OF 26 AND 27	449 CITY	PART OF 21211-0047 (LT)
2	PART OF 27 AND 28 PART OF 3 AND 4	449 CITY 641 CITY	

PLAN 66R-34410

Received and deposited

December 10th, 2024

Latesha Tynes

Representative for the
Land Registrar for the
Land Titles Division of
Toronto (No.80)

