



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

**TRACKING NO.: 2026-227**

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

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------|--------------|---------------|-----------------------------|--|--------------------------|--|--------------------------|--|---------------------------|--|
| <b>Prepared By:</b>         | Shernaz Writer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Division:</b>  | Corporate Real Estate Management |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Date Prepared:</b>       | May 16, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Phone No.:</b> | 416-392-7614                     |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Purpose</b>              | To obtain authority to enter into a licence agreement (the "Agreement") with the Toronto District School Board (TDSB) by its agent and manager the Toronto Lands Corporation (the "Licensor") with respect to the property municipally known as 30 Turnberry Avenue, Toronto for the use of the wading pool and the installation and maintenance of a bunker and job master bin at General Mercer Junior Public School as shown in Appendix "B"                                                                                                          |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Property</b>             | The property municipally known as 30 Turnberry Avenue, Toronto, legally described as PT LT 34 CON 3 FTB TWP OF YORK AS IN WJ10799; TORONTO, CITY OF TORONTO; being PIN 21321-0069 (LT), (the "Property"), as shown on the Location Map in Appendix "A".                                                                                                                                                                                                                                                                                                  |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Actions</b>              | 1. Authority be granted to enter into the Agreement with the Licensor substantially on the major terms and conditions set out in Appendix "A", and including such other amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.                                                                                                                                                                                                                                                         |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Financial Impact</b>     | <p>There is no licence fee associated with the Agreement.</p> <p>Parks and Recreation will be responsible for any operational costs associated with the use and programming of the wading pool, installation and maintenance of ancillary storage units, as well as insurance requirements, which will be accommodated within Parks and Recreation's 2026 approved operating budget.</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> |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Comments</b>             | <p>Parks and Recreation would like to use the wading pool for community use from June 22, 2026 to September 11, 2026. The Toronto District School Board is the owner of the property and is working with the City to enter into a licence agreement.</p> <p>The proposed no-fee licence arrangement and other major terms and conditions of the Agreement are considered appropriate given the community use and public benefit associated with the Agreement.</p>                                                                                       |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Terms</b>                | See Appendix "A"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Property Details</b>     | <table border="1"> <tr> <td><b>Ward:</b></td> <td>9 – Davenport</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td></td> </tr> <tr> <td><b>Approximate Size:</b></td> <td></td> </tr> <tr> <td><b>Approximate Area:</b></td> <td></td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>                                                                                                                                                                                                                                      |                   |                                  | <b>Ward:</b> | 9 – Davenport | <b>Assessment Roll No.:</b> |  | <b>Approximate Size:</b> |  | <b>Approximate Area:</b> |  | <b>Other Information:</b> |  |
| <b>Ward:</b>                | 9 – Davenport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Assessment Roll No.:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Approximate Size:</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Approximate Area:</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |
| <b>Other Information:</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |                                  |              |               |                             |  |                          |  |                          |  |                           |  |

| 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:   | Alejandra Bravo                                                                                                                                                   | Councillor:   |                                                                                                                             |
| Contact Name: | Wyndham Bettencourt-McCarthy                                                                                                                                      | 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 19, 2026                                                                                                                             | Comments:     |                                                                                                                             |

**Consultation with Divisions and/or Agencies**

|               |                                       |               |                                 |
|---------------|---------------------------------------|---------------|---------------------------------|
| Division:     | Parks & Recreation                    | Division:     | <b>Financial Planning</b>       |
| Contact Name: | Karyn Lau                             | Contact Name: | Karen Liu / Stephanie Chan      |
| Comments:     | Concurred – email dated June 17, 2026 | Comments:     | Concurred – email June 18, 2026 |

**Legal Services Division Contact**

Contact Name: Frank Weng

| DAF Tracking No.: 2026-227                                                             | Date          | Signature                  |
|----------------------------------------------------------------------------------------|---------------|----------------------------|
| Concurred with by: Manager, Real Estate Services<br>Leila Valenzuela                   | June 19, 2026 | Signed By Leila Valenzuela |
| <input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services      | June 19, 2026 | Signed By Josie Lee        |
| <input checked="" 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**

Licensed Area: 30 Turnberry Avenue, Toronto - specifically the wading pool area and designated storage areas as shown in Appendix 'B'

Licence Fee: No fee (nominal consideration)

Term: June 22, 2026 to September 11, 2026

Hours: Daily from 10:00 a.m. to 6:00 p.m.

Options to Renew: None

Use: community use of the wading pool, including the installation and use of ancillary storage units (the "Storage"), being a bunker and job master bin. The Storage shall be used solely by the Licensee's staff for shelter in the event of inclement weather or emergency situations, and for no other purpose whatsoever without the prior written consent of the Licensor.

The Licensor may, acting reasonably and upon 30 days' written notice, require the Licensee to remove the Storage and restore the Licensed Area to as near as practicable at the Licensee's sole cost and expense.

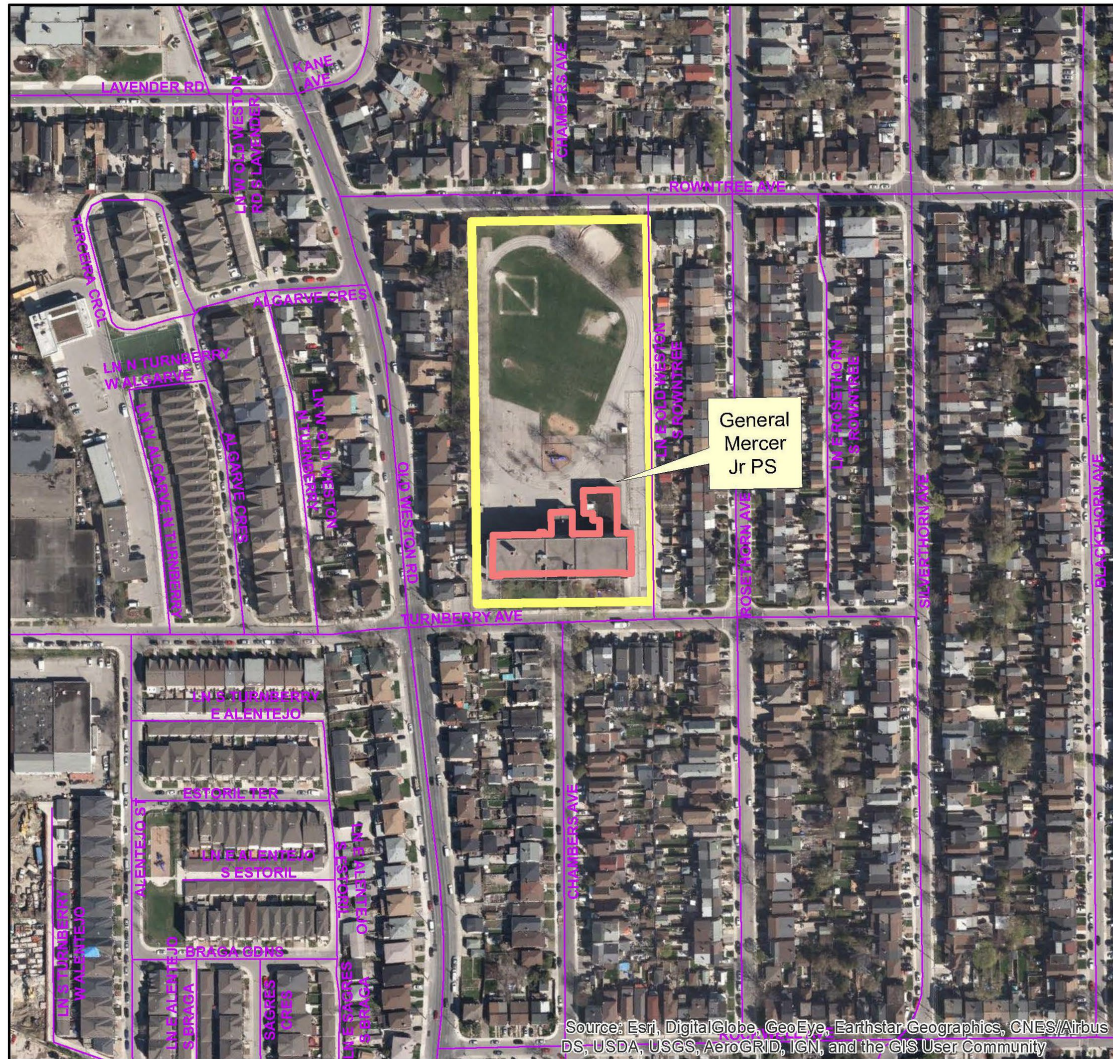
Insurance: It is the Licensee's responsibility to maintain throughout the Term, at its sole expense, general liability insurance in the amount of no less than Five Million Dollars (\$5,000,000), naming the Licensor as an additional insured, and otherwise in a form satisfactory to the City's Insurance and Risk Management section on terms consistent with the agreement.

## Appendix "B"

### Location Map



General Mercer Jr PS  
30 Turnberry Avenue  
(2018 Ortho Imagery)



0 0.02 0.04 0.08 0.12 0.16 km

Produced by:  
Strategy and Planning, TDSB  
April 2019

Source:  
Base Map- Geospatial Competency Centre  
Facility-Strategy and Planning, TDSB  
Data- City of Toronto



#### Legend

-  Facility
-  TDSB Site
-  Leased Site

L:/GISData/project/Ortho/Ortho Template 2018.mxd