



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

TRACKING NO.: 2026-184

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:	June 4, 2026	Phone No.:	416-648-7061
Purpose	To obtain authority to enter into a lease extending and amending agreement with Davenport-Perth Neighborhood and Community Health Centre (the "Landlord") with respect to the property municipally known as 1900 Davenport Road, Toronto for the purpose of operating a child care centre (the "Extension Agreement").		
Property	Part of the property municipally known as 1900 Davenport Road, Toronto, legally described as Part of Lot 8, Plan 377, West Toronto Junction; Part of Lot 33, Concession 2, Fronting the Bay, Township of York, as in Instrument No. CA233990; Subject to Instrument No. CA233990, City of Toronto, forming part of the lands registered as PIN 21324-0378, (the "Property"), as shown on the Location Map in Appendix "B", and on the sketch in Appendix "C".		
Actions	1. Authority be granted to enter into the Extension Agreement with the Landlord, substantially on the major terms and conditions set out in Appendix "A", and including such other or amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	The Extension Agreement is for a period of five (5) years commencing March 1, 2025 (the "Extension Term"). During the Extension Term, basic rent will commence at \$3,044.25 per month (\$36,531.00 annually) for the first year and will increase by 2.5% annually, reaching \$3,360.28 per month (\$40,323.48 annually) in the fifth year. Additional rent is \$900.00 per month (\$10,800.00 annually), subject to annual reconciliation. Accordingly, total gross rent (basic and additional rent) will range from approximately \$3,944.25 per month (\$47,331.00 annually) in the first year to \$4,260.28 per month (\$51,123.48 annually) in the fifth year. The total expenditure for the five (5) year Extension Term commencing March 1, 2025 is estimated to be approximately \$246,019.20 plus HST (\$250,349.14 net of HST recoveries). Children's Services has paid total rent at \$3,022.27 per month (net of HST recoveries) for this location, as per the old rates, upto June 2026. Assuming that the extension agreement, with the new monthly rental rates, is signed by July 01, 2026, the calendarised additional annual financial impact (net of HST recoveries) for 2025 and 2026 is calculated at \$9,913.99 and \$30,804.90 respectively, thereby taking the total additional financial impact for 2026 to \$40,718.89. 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. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.		
Comments	Report No. 22, Clause No. 19 of the Metropolitan Toronto Executive Committee was adopted by Council on September 11, 1984, authorizing Metropolitan Toronto to enter into a lease dated November 14, 1984 with The Trustees of Olde Davenport United Church for the establishment and operation of a City-operated day care centre at 1900 Davenport Road (the "Original Lease"). The Original Lease was for a five (5) year term and has since been renewed and extended multiple times pursuant to Council and delegated authorities. Most recently, DAF-2015-194 authorized a lease extension for a five (5) year term from March 1, 2015 to February 29, 2020, followed by DAF-2023-137, which authorized a further five (5) year lease extension from March 1, 2020 to February 28, 2025. The proposed rent and other major terms and conditions of the Extension Agreement are considered to be fair, reasonable and reflective of market rates.		
Terms	See Appendix "A"		
Property Details	Ward:	9 – Davenport	
	Assessment Roll No.:	190403228006000	
	Approximate Size:		
	Approximate Area:	331.10 m ² ± (3,564 ft ² ±)	
	Other Information:		

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:	Alejandra Bravo	Councillor:	
Contact Name:	Em Wong	Contact Name:	
Contacted by:	Phone ☐ X ☒ E-Mail ☐ Memo ☐ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:	No concerns or objections	Comments:	

Consultation with Divisions and/or Agencies

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

Legal Services Division Contact

Contact Name: Seija Pietrangelo

DAF Tracking No.: 2026-184	Date	Signature
☒ Recommended by: Manager, Real Estate Services Josie Lee	June 9, 2026	Signed By Josie Lee
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	June 16, 2026	Signed By Alison Folosea

Appendix "A"

Major Terms and Conditions

Landlord	Davenport-Perth Neighbourhood and Community Health Centre
Tenant	City of Toronto
Leased Premises	Approximately 3,564 square feet of indoor space, together with an outdoor play area
Term	Five (5) years, commencing March 1, 2025
Rent	Basic Rent: Commencing at \$36,531.00 per annum (\$3,044.25 per month), equivalent to approximately \$10.25 per square foot, plus HST if applicable, and increasing annually by 2.5% over the term to \$40,323.00 per annum (\$3,360.28 per month) in the fifth year. Additional Rent: \$900.00 per month (\$10,800.00 annually), plus HST where applicable, representing the Tenant's 9.63% proportionate share of electricity, water, natural gas, and realty taxes, subject to annual reconciliation in accordance with the terms of the Lease.
Early Termination	Either party may terminate upon not less than six (6) months' written notice
Insurance	The Tenant shall maintain comprehensive general liability insurance in the amount of \$5,000,000 per occurrence
Option to Extend	Tenant option to extend for a further five (5) year term, with rent to be determined at fair market value

Appendix "B"

Location Map



