



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

TRACKING NO.: 2026-241

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 18, 2026	Phone No.:	416-648.7061
Purpose	To obtain authority to enter into a lease agreement with Toronto Community Housing Corporation ("TCHC", the "Landlord") with respect to the property municipally known as 126 Augusta Avenue, Toronto for the purpose of operating an Early Learning & Child Care Centre (the "Lease Agreement").		
Property	The property municipally known as 126 Augusta Avenue, Toronto, legally described as Part Block 2 Plan 66M2582, being Parts 1 to 20 Plan 66R32736, except Parts 1 to 4, 7, 11, 12, 14, 15 and 19 and Parts 5, 6, 9, 10 and 20 Plan 66R34345; and Part Block 2 Plan 66M2582, being Parts 1, 2, 3, 4, 7, 11, 12, 14, 15 and 19 and Parts 5, 6, 9, 10 and 20 Plan 66R34345; subject to easements as in AT6871390, AT6871391, AT6906243 and AT6920477; subject to an easement over Part 3 Plan 66R27906 as in WA98507; together with an easement over Part Block 2 Plan 66M2582, Parts 8 to 20 Plan 66R32736, except Parts 5, 6, 9, 10 and 20 and Parts 1, 2, 3, 4, 7, 11, 12, 14, 15 and 19 Plan 66R34345; City of Toronto, being all of PINs 21238-0286 (LT) and 21238-0287 (LT) (the "Property"), as shown on the Location Map in Appendix "B".		
Actions	1. Authority be granted to enter into the Lease 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	The total expenditure for the ten (10) year term (the "Lease Term") of the lease, commencing July 1, 2026, is estimated to be approximately \$2,363,138.10 plus HST (\$2,404,729.33 net of HST recoveries). Gross rent has been set for the Lease Agreement at \$25.54 per square foot per annum for the first year of the lease term (July 2026 to June 2027) and increases by 3% per annum for every successive year in the lease term. The financial impact for calendar year 2026 (July to December) is estimated to be \$103,053.90 plus HST (\$104,867.65 net of HST recoveries). 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. TCHC collects the annual lease revenue and is responsible for remitting property taxes to the City for certain eligible properties. 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 proposed lease relates to the relocation of the City-operated Alex Park Early Learning and Child Care Centre from 75 Augusta Square. 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. 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. 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. 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. The proposed rent and other major terms and conditions of the Renewal Agreement are considered to be fair, reasonable and reflective of market rates.		
Terms	See Appendix "A"		
Property Details	Ward:	10 – Spadina-Fort York	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	749.72 m ² ± (8,070 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: 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 \$3 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. ☐ (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. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. ☐ Transfer of Operational Management to Divisions, Agencies and Corporations. ☐ Where total compensation does not exceed \$3 Million. ☐ Where total compensation does not exceed \$3 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 \$3 Million. ☐ (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. ☒ Where total compensation (including options/renewals) does not exceed \$3 Million. ☐ (a) Where total compensation does not exceed \$3 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$3 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	☐ Where total compensation does not exceed \$5 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. ☐ (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. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. ☐ Transfer of Operational Management to Divisions, Agencies and Corporations. ☐ Where total compensation does not exceed \$5 Million. ☐ Where total compensation does not exceed \$5 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 \$5 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. ☐ (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. ☐ Where total compensation (including options/renewals) does not exceed \$5 Million. ☐ (a) Where total compensation does not exceed \$5 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$5 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. 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:	Ausma Malik	Councillor:	
Contact Name:	Nora Cole	Contact Name:	
Contacted by:	☐ Phone ☒ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	Concurred	Comments:	

Consultation with Divisions and/or Agencies

Division:	Children's Services	Division:	Financial Planning
Contact Name:	Elsa Chow	Contact Name:	Tirthankar Mitra
Comments:	Concurred	Comments:	Concurred

Legal Services Division Contact

Contact Name:	Kenneth Farrell
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DAF Tracking No.: 2026-241	Date	Signature
Recommended by: Manager, Real Estate Services Josie Lee	June 26, 2026	Signed By Josie Lee
Recommended by: Director, Real Estate Services Alison Folosea	June 29, 2026	Signed By Alison Folosea
☐ Recommended by: Executive Director, Corporate Real Estate Management	June 29, 2026	Signed By Patrick Matozzo
☒ Approved by: Patrick Matozzo		
☐ 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:	\$25.54 gross per square foot per annum, increased at 3% per annum for every successive year in the term of the lease.
Commencement Date:	July 1, 2026
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: 4
Termination:	Either the Tenant or the Landlord may terminate the Lease Agreement 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

