

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

TRACKING NO.: 2024-133

Approve	ed pursuant to the Delegated Authori	ty contained in Article 2 of City o	Toronto Municipal Code Chapter 213, Real Proper	ty
Prepared By:	Sami Aljundi	Division:	Corporate Real Estate Management	
Date Prepared:	August 16, 2024	Phone No.:	416 338 4862	
Purpose			nt with Kinectrics Inc. (the "Tenant") with resp the purpose of reducing leased and licensed	
Property	The property is municipally knot Toronto (collectively, the "Prop		ling Ave and officially known as 800 Kipling A ation Map in Appendix "B".	ve, City of
Actions	and conditions set out in		t agreement with the Tenant substantially on t such other terms as deemed appropriate by olicitor.	
Financial Impact	option is estimated to be \$1,1	25,514.6 (plus HST), or \$1,1	nt over the five-year step-up and with another 45323.66 (net of HST recovery).  is DAF and agrees with the financial impact ir	
	The Officer a manda Officer a	ilu Treasurei Has revieweu ii	is DAL and agrees with the imandal impact if	iioimation.
Comments			d to execute an amendment to the agreement andments thereto required for the acquisition of	
	1. Effective January 1 <sup>st</sup> , 2024, square.	Kinectrics vacated a portion	of their Leased Premises in building KD, total	ing 1309
	2. Effective June 1st, 2024, Kii	nectrics amended the Licenso	ed Area as follows:	
	<ul><li>a) Surrendered Area 12</li><li>b) Surrendered Area 20</li><li>c) Surrendered Area 22</li></ul>	Outdoor Storage, 2,784 SF ( Outdoor Storage, 400 SF (N Outdoor Storage, 7,480 SF (	South Side, just west of G16 Building along thorth Side, between KL and KT Buildings) South Side, between G16 and KB Buildings) (North Side) to 2,000 square feet.	e gate)
	3. Effective August 1st, 2024, k	Kinectrics surrendered Licens	ed Area 1 Outdoor Storage, or 9,460 SF (Nor	:h Side).
	The Licensed Area will be redu	uced from 72,445 square feet	to 43,141 square feet, a decrease of 29,304	square feet.
		oviding a minimum of three (3	nate the license for one or more of the Licens  3) months' prior written notice to the Landlord.  ne areas above.	
Terms	See Appendix "A" (revised rer	nt schedule).		
Property Details	Ward:	3 – Etobicoke-Lake	eshore	
	Assessment Roll No.:			
	Approximate Size:			
	Approximate Area:	Office Space 17,45	5 square feet & Outdoor Area 43,141.25 sq	uare feet
	Other Information:		,	-

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions:	Where total compensation does not exceed \$3 Million.	Where total compensation does not exceed \$5 Million.
<b>2A.</b> Expropriations Where City is Expropriating Authority:	Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.	Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.
2B. Expropriations For Transit- Related Purposes Where City is Property Owner or Has Interest	(a) Acceptance of 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 \$5 Million.
in Property Being Expropriated:	Request/waive hearings of necessity delegated to less senior positions.	Request/waive hearings of necessity delegated to less senior positions.
3. Issuance of RFPs/REOIs:	Issuance of RFPs/REOIs.	Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.	Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
<ol> <li>Transfer of Operational Management to Divisions, Agencies and Corporations:</li> </ol>	Transfer of Operational Management to Divisions, Agencies and Corporations.	Transfer of Operational Management to Divisions, Agencies and Corporations.
<b>6.</b> Limiting Distance Agreements:	Where total compensation does not exceed \$3 Million.	Where total compensation does not exceed \$5 Million.
<ol><li>Disposals (including Leases of 21 years or more):</li></ol>	Where total compensation does not exceed \$3 Million.	Where total compensation does not exceed \$5 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.	Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	(a) Where total compensation (including options/ renewals) does not exceed \$3 Million.	(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.	(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.	(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.
10. Leases/Licences (City as Tenant/Licensee):	Where total compensation (including options/ renewals) does not exceed \$3 Million.	Where total compensation (including options/ renewals) does not exceed \$5 Million.
11. Easements (City as Grantor):	(a) Where total compensation does not exceed \$3 Million.	(a) Where total compensation does not exceed \$5 Million.
	(b) When closing roads, easements to pre-existing utilities for nominal consideration.	(b) When closing roads, easements to pre- existing utilities for nominal consideration.
12. Easements (City as Grantee):	Where total compensation does not exceed \$3 Million.	Where total compensation does not exceed \$5 Million.
13. Revisions to Council Decisions in Real Estate Matters:	X Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).	Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	(a) Approvals, Consents, Notices and Assignments under all Leases/Licences	(a) Approvals, Consents, Notices and Assignments under all Leases/Licences
	(b) Releases/Discharges	(b) Releases/Discharges
	(c) Surrenders/Abandonments	(c) Surrenders/Abandonments
	(d) Enforcements/Terminations	(d) Enforcements/Terminations
	(e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates	(e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates
	(f) Objections/Waivers/Cautions	(f) Objections/Waivers/Cautions
	(g) Notices of Lease and Sublease	(g) Notices of Lease and Sublease
	(h) Consent to regulatory applications by City, as owner	(h) Consent to regulatory applications by City, as owner
	(i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title	(i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title
	(j) Documentation relating to Land Titles applications	(j) Documentation relating to Land Titles applications
	(k) Correcting/Quit Claim Transfer/Deeds	(k) Correcting/Quit Claim Transfer/Deeds

В.	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	Pre-Condition to Approval													
X Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property														
Consultation with	Councillo	r(s)												
Councillor:	Amber Mo	ley						Councillor:						
Contact Name:	Lisa Brody	Hoffm	nan					Contact Name:						
Contacted by:	Phone	X	E-Mail		Memo		Other	Contacted by:		Phone	E-mail		Memo	Other
Comments:	No Objection			Comments:										
Consultation with	Consultation with Divisions and/or Agencies													
Division:	Toronto Transit Commission				Division:	Financial Planning								
Contact Name:	Mike Cernik				Contact Name:	Ciro Tarantino								
Comments:	No Objection			Comments:	No	Objection								
Legal Services Division Contact														
Contact Name:	Amna Sha	kil												

DAF Tracking No.: 2024-133	Date	Signature
Recommended by: Manager, Real Estate Services Niall Robertson	August 16, 2024	Signed by Niall Robertson
Recommended by: Director, Real Estate Services Alison Folosea	January 20, 2025	Signed by Alison Folosea
Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	January 20, 2025	Signed by Patrick Matozzo
Approved by:		

## Appendix "A"

### **Revised Rent Schedule**

## Office Area Gross Rent Schedule:

				Effective: Jan 1, 202	4
Lease Year	Gross Rent/ Sq. Ft	Sq. Ft.	Annual Gross Rent	Revised Sq. Ft.	Revised Gross Rent
Year 1 Rent (Nov 1-22 to Oct 31- 2023)	\$23.75	18,764	\$445,645.00		\$445,645.00
Year 2 Rent (Nov 1-23 to Dec 31- 2023)	\$24.28	18,764	\$75,931.65		\$75,931.65
Year 2 Rent (Jan 1-24 to Oct 31- 2024)	\$24.28	18,764	\$379,658.27	17,455	\$353,172.83
Year 3 Rent (Nov 1-24 to Oct 31- 2025)	\$24.83	18,764	\$465,910.12	17,455	\$433,407.65
Year 4 Rent (Nov 1-25 to Oct 31- 2026)	\$25.39	18,764	\$476,417.96	17,455	\$443,182.45
Year 5 Rent (Nov 1-26 to Oct 31- 2027)	\$25.96	18,764	\$487,113.44	17,455	\$453,131.80

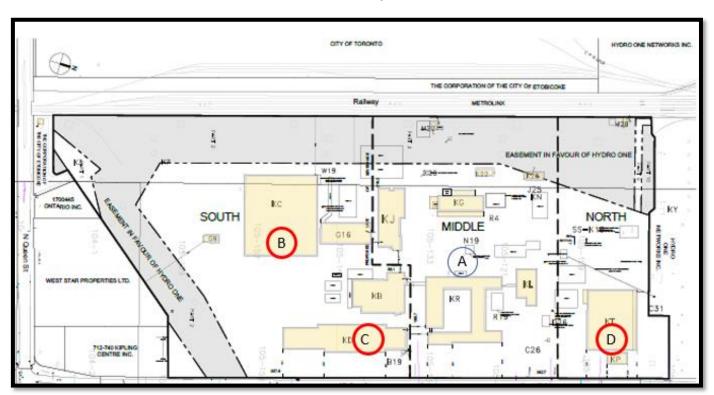
## Outdoor Area Gross Rent Schedule:

ochedule.				Effective: May 30, 2024	
Lease Year	Gross Rent/ Sq. Ft	Sq. Ft.	Annual Gross Rent	Revised Sq. Ft.	Revised Gross Rent
Year 1 Rent (Nov 1-22 to Oct 31- 2023)	\$2.82	72,445	\$204,295.61		\$204,295.61
Year 2 Rent (Nov 1-23 to May 30- 2024)	\$2.88	72,445	\$121,708.02		\$121,708.02
Year 2 Rent (May 30- 2024 to Oct 31- 2024)	\$2.88	72,445	\$86,934.30	43,141	\$56,310.30
Year 3 Rent (Nov 1-24 to Oct 31- 2025)	\$2.95	72,445	\$213,713.49	43,141	\$127,266.69
Year 4 Rent (Nov 1-25 to Oct 31- 2026)	\$3.01	72,445	\$218,060.20	43,141	\$129,855.16
Year 5 Rent (Nov 1-26 to Oct 31- 2027)	\$3.08	72,445	\$223,131.37	43,141	\$132,875.05

Appendix "B"



Site Map



Α	Address Point	800 Kipling
В	City South Parcel	760 Kipling
С	City South Parcel	780 Kipling
D	City North Parcel	830 Kipling

### MAP OF THE LICENSED AREAS

