



# DELEGATED APPROVAL FORM

CITY MANAGER

TRACKING NO.: 2025-272

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

Prepared By:	Sami Aljundi	Division:	Corporate Real Estate Management										
Date Prepared:	22 Aug 2025	Phone No.:	416 338 4862										
<b>Purpose</b>	To obtain authority to enter into a lease extension and amending agreement (the "Agreement") with Ontario Power Generation Inc. (the "Tenant") with respect to the property municipally known as Building KT and KP, 800 Kipling Ave, Toronto, Ontario (the "Lease") for the purpose of extending the lease and granting further extension options. Furthermore, the Agreement amends those the Tenant shall be permitted to sublease with City approval to include business entity to which the Tenant may partner with.												
<b>Property</b>	The property is municipally known as Buildings KT and KP, located at 800 Kipling Ave, City of Toronto. (the "Premise") as shown on the Location Map in Appendix "B"												
<b>Actions</b>	<ul style="list-style-type: none"> <li>Authority be granted to enter into the Agreement with the Tenant 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.</li> </ul>												
<b>Financial Impact</b>	<p>The total revenue to the City for the Agreement is estimated to be \$6,099,397.5 (plus HST) for the period from July 1, 2025 to December 31, 2030. Revenue to be directed to the CREM Operating budget.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>												
<b>Comments</b>	<p>The City and the Tenant entered into a lease dated October 31, 2022, for the KT and KP premises at 800 Kipling Avenue (the "Lease"). Specifically, the City leased to the Tenant a Rentable Area of square feet, comprised of 5,925 square feet of rentable area located in the KP Building second floor (the "KP Premises") and 72,783 square feet of rentable area located in the KT Building (the "KT Premises").</p> <p>The proposed rent and other major terms and conditions of the Lease are considered to be fair, reasonable and reflective of market rates</p>												
<b>Terms</b>	See Appendix "A"												
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td> <td>3 – Etobicoke-Lakeshore</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>Total of 78,708 Sq.ft (KP, 5,925 Sq.ft &amp; KT ,72,783 Sq.ft)</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	3 – Etobicoke-Lakeshore	<b>Assessment Roll No.:</b>		<b>Approximate Size:</b>		<b>Approximate Area:</b>	Total of 78,708 Sq.ft (KP, 5,925 Sq.ft & KT ,72,783 Sq.ft)	<b>Other Information:</b>	
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<b>Approximate Area:</b>	Total of 78,708 Sq.ft (KP, 5,925 Sq.ft & KT ,72,783 Sq.ft)												
<b>Other Information:</b>													

A.	City Manager 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/REOIs: 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:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million. <input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million. <input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million.  <b>Request/waive hearings of necessity delegated to less senior positions.</b> <b>Delegated to less senior positions.</b>  <b>Delegated to less senior positions.</b>  <input type="checkbox"/> Where total compensation does not exceed \$10 Million. <input type="checkbox"/> Where total compensation does not exceed \$10 Million.  <b>Delegated to less senior positions.</b>  <input checked="" type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$10 Million. <b>Leases/licences for periods up to 12 months at less than market value delegated to less senior positions.</b> <b>Leases pursuant to the Community Space Tenancy Policy delegated to a less senior position.</b> <input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$10 Million.  <input type="checkbox"/> Where total compensation does not exceed \$10 Million. <b>Nominal sum easements to pre-existing utilities when closing roads delegated to less senior positions.</b> <input type="checkbox"/> Where total compensation does not exceed \$10 Million. <input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). <b>Delegated to less senior positions.</b>

**B. City Manager has signing authority on behalf of the City for:**

- Documents required to implement matters for which this position also has delegated approval authority.

**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:	Amber Morley	Councillor:	
Contact Name:	Asli Mumin	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	No objection	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	CREM	Division:	<b>Financial Planning</b>
Contact Name:	N/A	Contact Name:	Karen Liu
Comments:	N/A	Comments:	No objection

**Legal Services Division Contact**

Contact Name:	Frank Weng
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DAF Tracking No.: 2025-272	Date	Signature
Recommended by: Manager, Real Estate Services Eric Allen	26-Aug-2025	Signed by Eric Allen
Recommended by: Director, Real Estate Services Alison Folosea	27-Aug-2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	28-Aug-2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Recommended by: Deputy City Manager, Corporate Services David Jollimore	Sept 2, 2025	Signed by David Jollimore
<input checked="" type="checkbox"/> Approved by: City Manager Paul Johnson	Sept. 8, 2025	Signed by Paul Johnson

## Appendix "A"

### Major Terms and Conditions

Leased Premises Area: KP Building, second floor, 5,925 Sq.ft & KT Building, ground floor, 72,783 Sq.ft

1. Base rent and term:

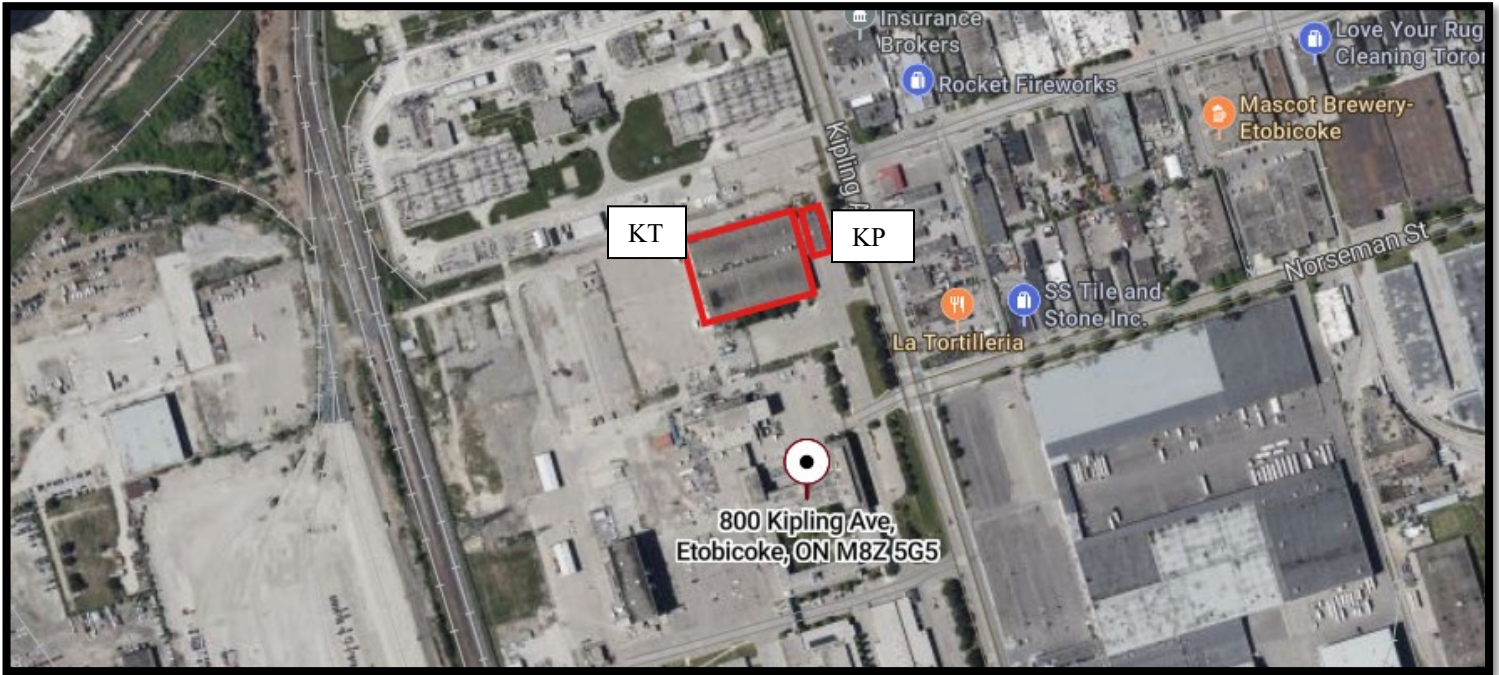
KP BUILDING		Base Rent
Initial Term	October 31, 2022 to December 31, 2024	Nominal
1 <sup>st</sup> KP Renewal Term	January 1, 2025 to June 30, 2025	Nominal
2 <sup>nd</sup> KP Renewal Term	July 1, 2025 to December 31, 2025	\$ 16.00 per Rentable Square Feet per Annum
3 <sup>rd</sup> KP Renewal Term	January 1, 2026 to June 31, 2026	\$ 16.00 per Rentable Square Feet per Annum

KT BUILDING		Base Rent
Initial Term	October 31, 2022 to December 31, 2024	Nominal
1 <sup>st</sup> KT Renewal Term	January 1, 2025 to June 30, 2025	Nominal
2 <sup>nd</sup> KT Renewal Term	July 1, 2025 to December 31, 2025	\$ 15.00 per Rentable Square Feet per Annum
3 <sup>rd</sup> KT Renewal Term	January 1, 2026 to December 31, 2026	\$ 15.00 per Rentable Square Feet per Annum
4 <sup>th</sup> KT Renewal Term	January 1, 2027 to December 31, 2027	Fair Market Rent
5 <sup>th</sup> KT Renewal Term	January 1, 2028 to December 31, 2028	Fair Market Rent
6 <sup>th</sup> KT Renewal Term	January 1, 2029 to December 31, 2029	Fair Market Rent
7 <sup>th</sup> KT Renewal Term	January 1, 2030 to December 31, 2030	Fair Market Rent

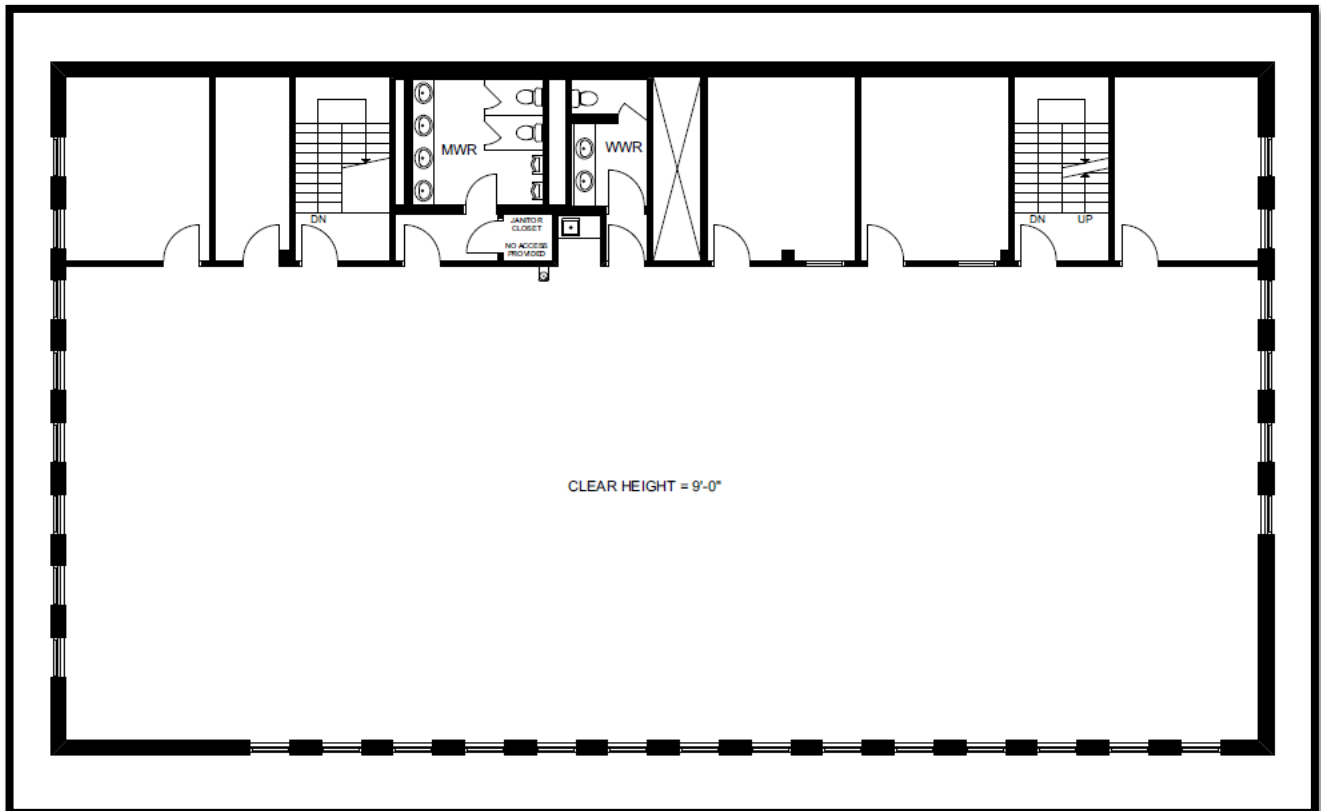
- Early Termination: As of January 1, 2026, the Landlord shall have the right, upon not less than twelve (12) months' prior written notice to the Tenant.
- Transfer: the Tenant shall be permitted to Transfer the Lease, with the written consent or approval of the Landlord to the following... iv. any other business entity to which the Tenant may sell any of its assets or to which it may partner with.

## Appendix "B"

### Location Map



### KP Building 2<sup>nd</sup> Floor plans



## KT Building Floor Plans

