



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

TRACKING NO.: 2025-266

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:	13 Aug 2025	Phone No.:	416 338 4862

Purpose
 To obtain authority to enter into a lease extension and partial surrender amending agreement (the "Agreement") with Ontario Power Generation Inc. (the "Tenant") with respect to the property municipally known as Building KD and KB, 800 Kipling Ave, Toronto, Ontario for the purpose of lease extension and partial reduction of leased premises. Furthermore, in the event the Tenant seeks to sublease a portion of the premises, the Agreement amends the Lease to expand parties permissible to be subleased to.

Property
 The property is municipally known as Buildings KD and KB, 800 Kipling Ave, City of Toronto. (the "Properties") as shown on the Location Map in Appendix "A".

Actions
 1. 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.

Financial Impact
 The total revenue to the City for the Agreement over an extra 6 months renewal is estimated to be \$98,362.5 (plus HST) Revenues will be directed to the Operating Budget for TTC. 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 City and the Tenant entered into a lease dated October 31, 2022, for the KD and KB premises at 800 Kipling Avenue (the "Lease"). Specifically, the City leased to the Tenant a Rentable Area of 60,884 square feet, comprised of 7,815 square feet of rentable area located in the KB Building (the "KB Premises") and 53,069 square feet of rentable area located in the KD Building (the "KD Premises").

The KB term runs until January 31, 2032. The KB terms remain unchanged.

The KD term originally expired December 31, 2024, with two six-month renewal options. The Tenant exercised both renewal options for the KD space. Furthermore, the Tenant surrendered a portion of the KD Premises on December 31, 2024 shown in green in Appendix "A", and on March 31, 2025, a further surrender for approximately 22,206 square feet of rentable area shown in blue. Effectively, as of April 1, 2025 the KD premises consist of 19,008 sq. ft (the "Retained KD Premises").

As part of this Agreement, the Tenant is granted a third renewal option for the KD space until June 30, 2026, and will be paying base rent of \$15.00/sq. ft. during the third renewal term. The proposed rent and other major terms and conditions of the Lease Agreement are considered to be fair, reasonable and reflective of market rates.

Terms

KD BUILDING		Base Rent
Initial Term	October 31, 2022 to December 31, 2024	Nominal
1 st Renewal Term	January 1, 2025 to June 30, 2025	Nominal
2 nd Renewal Term	July 1, 2025 to December 31, 2025	Nominal
3 rd Renewal Term	January 1, 2026 to June 30, 2026	\$ 15.00 per Rentable Square Feet per Annum

Section 3.6 is amended to grant the City the right, upon three months' prior notice, to terminate the Lease
 Section 10.1(b) is amended partially to permit, with the City's consent, the Tenant to sublease to any business to which it may partner with.

Property Details

Ward:	3 – Etobicoke-Lakeshore
Assessment Roll No.:	
Approximate Size:	
Approximate Area:	60,884 sq.ft
Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<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 & Parks & 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>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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>Delegated to more senior positions.</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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input 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>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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 & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</p> <p><input checked="" 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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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:	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:	TTC	Division:	Financial Planning
Contact Name:	Mike Cernik	Contact Name:	Ciro Tarantino
Comments:	No objection	Comments:	No objection

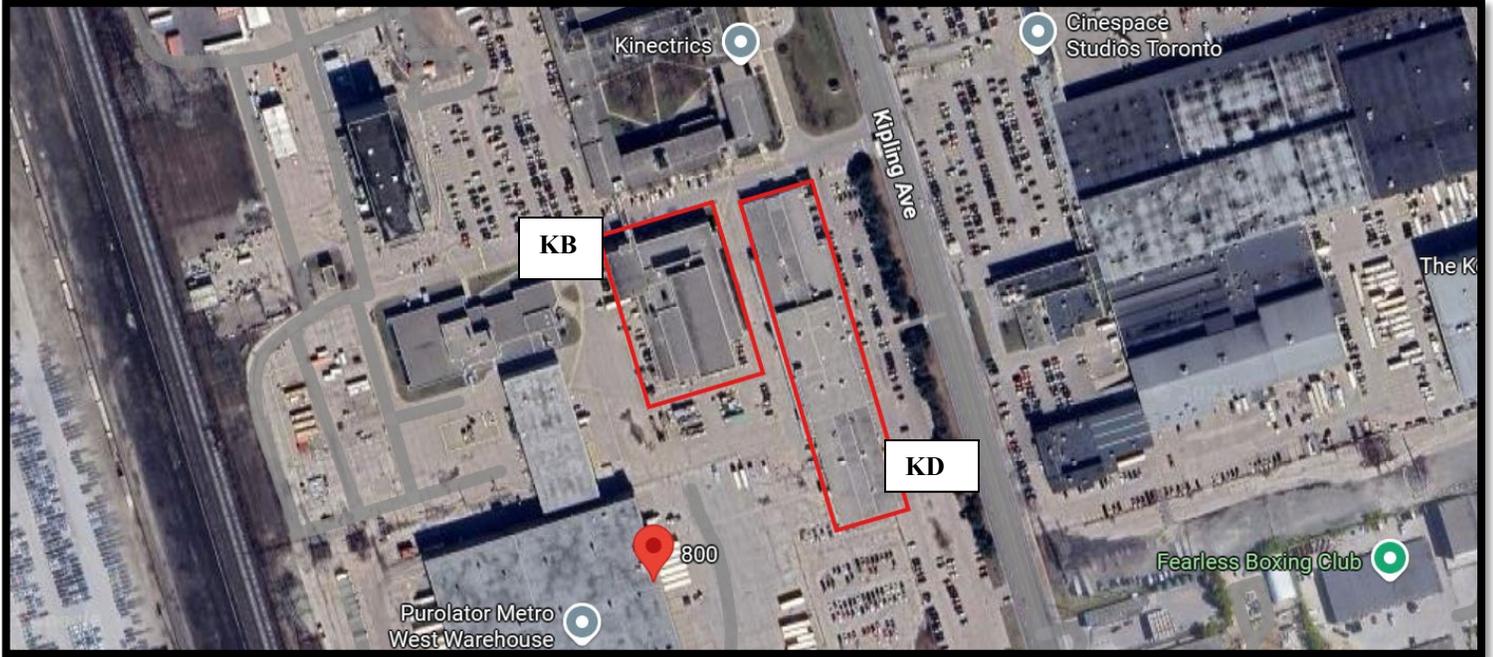
Legal Services Division Contact

Contact Name: Frank Weng

DAF Tracking No.: 2025-266	Date	Signature
Concurred with by:		
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Eric Allen <input type="checkbox"/> Approved by:	20-AUG-2025	Signed by Eric Allen
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	27-AUG-2025	Signed by Alison Folosea

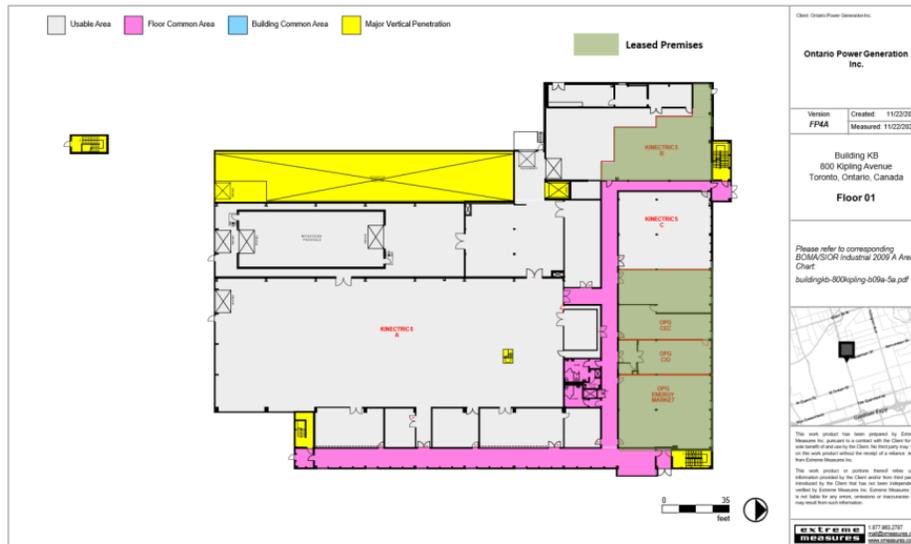
Appendix "A"

Location Map



COMPONENTS OF THE LEASED PREMISES AND FLOOR PLANS

Building	Floor	Rentable Area (SF)
KB	Ground	7,815
KD	Ground	53,069
	Total	60,884





SURRENDERED PREMISES

