



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

TRACKING NO.: 2026-106

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

Prepared By:	Ruby Padillo	Division:	Corporate Real Estate Management
Date Prepared:	March 4, 2026	Phone No.:	416-392-3084

Purpose	To obtain authority for the City, as owner of the property municipally known as 970 Kipling Avenue (the “ Property ”), to consent to Kilmer Bloor-Kipling Block 5 LP Inc. (the “ Applicant ”) submitting applications for Zoning By-law Amendment, Site Plan Control, Minor Variance, SOPTEY Permit, Demolition Permit, Shoring and Excavation Permit, Heritage Permit (BA permit), Building Permits (inclusive of Servicing, Foundations, Structural, Drainage, Mechanical, HVAC and Plumbing, Life Safety), Long-term and Short-term Discharge Permit, New Service Request and disconnection of existing services (Enbridge Gas, Toronto Hydro, Toronto Water), Miscellaneous Road Cut and Road Occupancy Permits – Streetscaping, Noise Exemption Permit, Swing Boom Permit, PUCC/ROW Permits, Streetscaping Permits and NAV Canada (collectively, the “ Applications ”), to facilitate the mixed-use development of residential, retail and commercial spaces.
Property	The property municipally known as 970 Kipling Avenue, Toronto, legally described as (1) Part of Lot 6, Concession 5 Colonel Smith’s Tract, designated as Part 1 on Plan 66R-31942, being part of PIN 07541-0080 (LT); (2) Part of Lot 6, Concession 5 Colonel Smith’s Tract; Part of Dundas Street, Plan 6562; Part of Widening, Part of Lane, Part of Lot 26 on Plan 2706; All of Lots 3, 4, 5, Part of Lots 1, 2, 6, 7, 8, 9 and 10 on Plan 3408, designated as Parts 2 and 3 on Plan 66R-31942, being part of PIN 07541-0085 (LT); and (3) Part of Block A, Plan 3408, designated as Part 5 on Plan 66R-31942, being part of PIN 07533-0042 (LT), City of Toronto, as shown on the Location Map in Appendix A.
Actions	1. Authority be granted for the City to consent, solely in its capacity as landowner of the Property, to submission of the Applications by the Applicant, on the terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.
Financial Impact	There is no financial impact.
Comments	<p>City Council adopted PH25.2 in July 2021, approving the Bloor-Kipling Block Context Plan and zoning for Blocks 1, 2, and 5, followed by the by-laws coming into force in October 2021, to support mixed-use residential development that includes a minimum of 33% affordable rental units and two new public parks.</p> <p>In June 2022, the CreateTO Board of Directors, through RA32.7, approved the Block 5 business case and thus, enabled the site to move to market. Following this, in June 2024 City Council adopted PH13.8, allocating Rental Housing Supply Program funding specifically to Block 5.</p> <p>In January 2025, the CreateTO Board of Directors adopted RA.16.4 "Updated Business Case for Bloor-Kipling (Six Points), Block 5 (970 Kipling Ave)" and directed CreateTO staff to proceed to market 970 Kipling Avenue to the development community.</p> <p>In May 2025, City Council adopted PH21.4 establishing the Toronto Builds policy framework for affordable housing on City-owned lands. In November 2025, the CreateTO Board received the report, RA22.3, identifying the selected proponent for Block 5.</p> <p>The Applicant has requested the City’s consent to submit the Applications, and shall assume all risk, cost and expense associated with the Applications.</p>
Terms	By providing this consent, the City shall not be deemed to endorse or support the planning merits of the Applications nor to fetter City Council’s discretion in any way. This consent is given solely in the City’s capacity as owner of the Property.

Property Details	Ward:	3 – Etobicoke-Lakeshore
	Assessment Roll No.:	-
	Approximate Size:	-
	Approximate Area:	8,741 m ² ± (94,089 ft ² ±)
	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/REOIs:</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/REOIs.</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 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 checked="" 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:	Phone <input type="checkbox"/> X E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	CreateTO	Division:	
Contact Name:	Samantha Zavaglia	Contact Name:	
Comments:	Concurred	Comments:	

Legal Services Division Contact

Contact Name:	Gloria Lee
---------------	------------

DAF Tracking No.: 2026-106	Date	Signature
Concurred with by: Manager, Real Estate Services		X
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Devi Mohan	March 4 2026	Signed by Devi Mohan
<input checked="" type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Mar 5, 2026	Signed by Alison Folosea

Appendix A Location Map

