



DELEGATED APPROVAL FORM

CITY MANAGER

TRACKING NO.: 2025-376

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:	02 Dec 2025	Phone No.:	416 338 4862

Purpose	To obtain authority to amend DAF 2025-272, which pertains to extending the lease of both the KT building and KP Building (the "Premise"), as Ontario Power Generation Inc (the "Tenant") surrendered the KP building at 800 Kipling Ave as of June 30 th 2025, and the parties revised the Premises by reducing 5,925 sq.ft. This late-stage change materially affects the financial terms and alters the scope of the original approval.
Property	The property is municipally known as Buildings KP, located at 800 Kipling Ave, City of Toronto. (the "Surrendered Premise") as shown on the Location Map in Appendix "A"
Actions	1. Authority be granted to amend DAF 2025-272 on the major terms and conditions set out below and including such other revisions or amended terms acceptable to the approving authority herein or their designate from time to time, and in a form acceptable to the City Solicitor.
Financial Impact	<p>The total revenue to the City for the Agreement is estimated to be revised to \$6,004,597.5 (plus HST) for the period from July 1, 2025, to December 31, 2030, for the KT building only. Revenue to be directed to the CREM Operating budget under cost center FA2519. There will be a loss of \$94,800 in annual revenue for the KP building.</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>
Comments	<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 5,925 square feet, located on the second floor of the KP Building (the "KP Premises").</p> <p>City obtained the authority in DAF 2025-272, which originally covered the lease extension with Ontario Power Generation Inc. ("Tenant") for both the KT and KP buildings located at the North Parcel of 800 Kipling Avenue. OPG has decided not to renew beyond their 1st renewal term, which expired on June 30, 2025, and surrendered the KP Premises effective that date.</p> <p>The tenant continues the lease for the 72,783 square feet of rentable area located in the KT Building.</p>
Terms	<p>Base Rent and Term – KP Building</p> <p>Initial Term: October 31, 2022 – December 31, 2024 - Nominal</p> <p>1st Renewal Term: January 1, 2025 – June 30, 2025 - Nominal</p>

Property Details	Ward:	3 – Etobicoke-Lakeshore
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	KP Building, 5,925 Sq.ft
	Other Information:	

A.	City Manager has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million.
3. Issuance of RFPs/REOIs:	Request/waive hearings of necessity delegated to less senior positions.
4. Permanent Highway Closures:	Delegated to less senior positions.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	Delegated to less senior positions.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Delegated to less senior positions.
9. Leases/Licences (City as Landlord/Licenser):	<input checked="" type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$10 Million. Leases/licences for periods up to 12 months at less than market value delegated to less senior positions. Leases pursuant to the Community Space Tenancy Policy delegated to a less senior position.
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$10 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million. Nominal sum easements to pre-existing utilities when closing roads delegated to less senior positions.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	Delegated to less senior positions.

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:	Financial Planning
Contact Name:	N/A	Contact Name:	Karen Liu
Comments:	N/A	Comments:	Comments incorporated

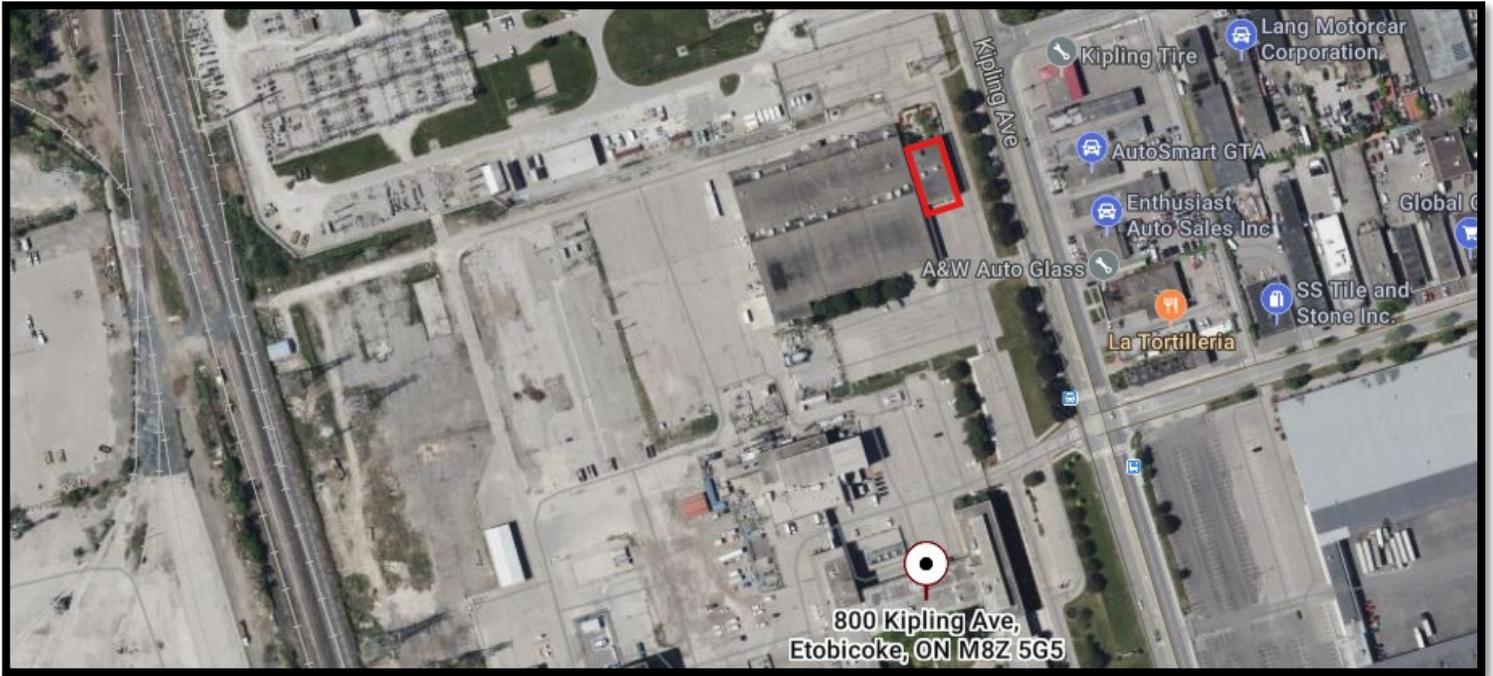
Legal Services Division Contact

Contact Name:	Frank Weng
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DAF Tracking No.: 2025-376	Date	Signature
Recommended by: Manager, Real Estate Services Eric Allen	02-DEC-2025	Signed by Eric Allen
Recommended by: Director, Real Estate Services Alison Folosea	05-DEC-2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	08-DEC-2025	Signed by Patrick Matozzo
<input type="checkbox"/> Recommended by: Deputy City Manager, Corporate Services David Jollimore	Dec 9, 2025	Signed by David Jollimore
<input checked="" type="checkbox"/> Approved by: City Manager Paul Johnson	Dec 10, 2025	Signed by Paul Johnson

Appendix "A"

Location Map



Surrendered Premises
KP Building 2nd Floor plans

