



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

TRACKING NO.: 2026-215

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

Prepared By:	Jag Prajapati	Division:	Corporate Real Estate Management
Date Prepared:	June 3, 2026	Phone No.:	416-394-5472
<b>Purpose</b>	To obtain authority to enter into a licence extension agreement with KD Infrastructure L.P. (the " <b>Licensee</b> ") with respect to the property municipally known as 970 Kipling Avenue, Toronto, for the purpose of extending the term of the licence (the " <b>Extension Agreement</b> "), to continue conducting its environmental investigations on the Property.		
<b>Property</b>	<p>The property municipally known as 970 Kipling Avenue, Toronto, legally described as:</p> <ol style="list-style-type: none"> <li>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);</li> <li>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</li> <li>Part of Block A, Plan 3408, designated as Part 5 on Plan 66R-31942, being part of PIN 07533-0042 (LT), City of Toronto,</li> </ol> <p>and as shown on the Location Map in Appendix "A" and the sketch in Appendix "B" (the "<b>Property</b>").</p>		
<b>Actions</b>	<ol style="list-style-type: none"> <li>Authority be granted to enter into the Extension Agreement with the Licensee, substantially on the major terms and conditions set out below, and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.</li> </ol>		
<b>Financial Impact</b>	There is no financial impact.		
<b>Comments</b>	<p>The Property forms part of the Bloor-Kipling Block 5 / 970 Kipling Avenue lands being advanced as a Toronto Builds Project to support the delivery of a high-density mixed-income residential community.</p> <p>DAF 2026-134 authorized the City to enter into a licence agreement (the "Licence Agreement") with the Licensee for a term of sixty (60) days for the purpose of conducting geotechnical soil investigations, hydrogeology investigations, environmental assessments, designated substance surveys, PUCC investigative work, daylighting and related due diligence activities required to support the proposed redevelopment of the Property.</p> <p>The Licensee requires additional time to complete the permitted due diligence activities under the Licence Agreement.</p> <p>The Licensee remains responsible for all risk, cost and expense associated with its use and occupation of the Property. The proposed extension and other major terms and conditions of the Extension Agreement are considered fair, reasonable and appropriate in the circumstances.</p>		
<b>Terms</b>	<p>Extension Term: Thirty (30) days, commencing on May 30, 2026 and expiring on June 29, 2026.</p> <p>All other terms and conditions of the Licence Agreement remain unchanged.</p>		
<b>Property Details</b>	<b>Ward:</b>	3 – Etobicoke-Lakeshore	
	<b>Assessment Roll No.:</b>	-	
	<b>Approximate Size:</b>	-	
	<b>Approximate Area:</b>	8,741 m <sup>2</sup> ± (94,089 ft <sup>2</sup> ±)	
	<b>Other Information:</b>	Bloor-Kipling Block 5 / Toronto Builds Project	

Revised: January, 2026

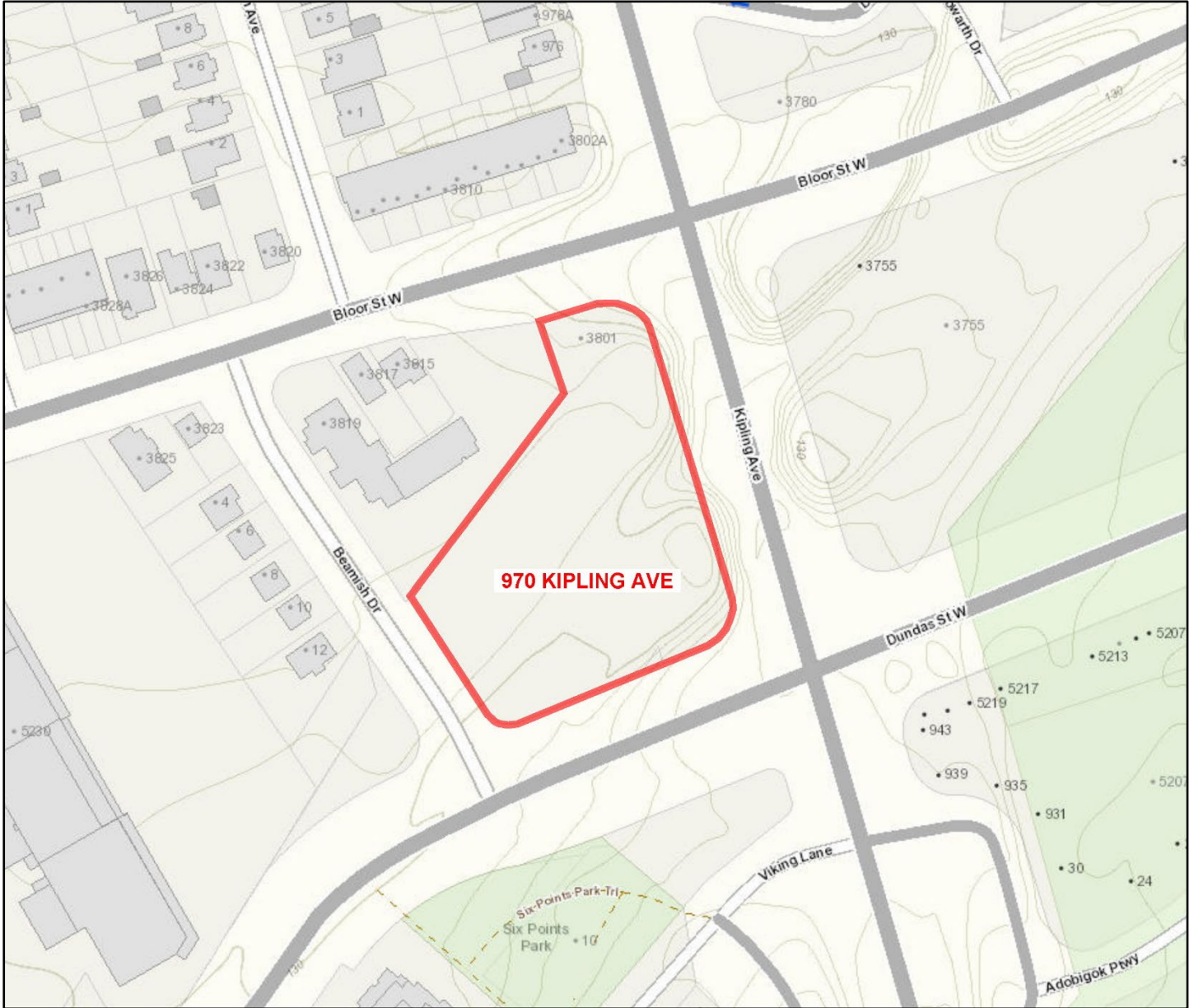
A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest 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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input checked="" 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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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>B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>Documents required to implement matters for which each position also has delegated approval authority.</li> <li>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).</li> </ul>
<b>Director, Real Estate Services also has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

<b>Pre-Condition to Approval</b>	
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property	
<b>Consultation with Councillor(s)</b>	
Councillor:	Amber Morley
Contact Name:	Asli Mumin, Chief of Staff
Contacted by:	Phone <input type="checkbox"/> E-Mail <input checked="" type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Advised
<b>Consultation with Divisions and/or Agencies</b>	
Division:	CreateTO
Contact Name:	Peter Harron
Comments:	No comments
<b>Legal Services Division Contact</b>	
Contact Name:	Gloria Lee

DAF Tracking No.: 2026-215	Date	Signature
Concurred with by: Manager, Real Estate Services Leila Valenzuela	June 4, 2026	Signed By Leila Valenzuela
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Devi Mohan	June 4, 2026	Signed By Devi Mohan
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		X

# APPENDIX "A" LOCATION MAP



APPENDIX "B"  
SKETCH OF LICENSED AREA

