



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

TRACKING NO.: 2026-248

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 30, 2026	Phone No.:	416-394-5472
Purpose	To obtain authority to enter into a second licence extension agreement (the " Second Extension Agreement ") with KD Infrastructure L.P. (the " Licensee ") with respect to the property municipally known as 970 Kipling Avenue, Toronto, to extend the licence term, to continue conducting its environmental investigations on the Property.		
Property	The property municipally known as 970 Kipling Avenue, Toronto, legally described as: - 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); - 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 - Part of Block A, Plan 3408, designated as Part 5 on Plan 66R-31942, being part of PIN 07533-0042 (LT), City of Toronto, and as shown on the Location Map in Appendix "A" and the sketch in Appendix "B" (collectively, the "Property").		
Actions	Authority be granted to enter into the Second 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.		
Financial Impact	There is no financial impact.		
Comments	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. DAF 2026-134 authorized the City to enter into a licence agreement (the "Original 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 (collectively, "Permitted Activities") required to support the proposed redevelopment of the Property. DAF 2026-215 further authorized the City to enter into a licence extension agreement (the "First Extension") with the Licensee for a term of thirty (30) days to continue conducting its environmental investigations on the Property. The Licensee requires additional time to complete the Permitted Activities. 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 Second Extension Agreement are considered fair, reasonable and appropriate in the circumstances.		
Terms	Extension Term: Twenty-One (21) days, commencing on June 30, 2026 and expiring on July 20, 2026. All other terms and conditions of the Original Agreement, as amended by the First Extension, remain unchanged.		
Property Details	Ward:	3 – Etobicoke-Lakeshore	
	Assessment Roll No.:	-	
	Approximate Size:	-	
	Approximate Area:	8,741 m ² ± (94,089 ft ² ±)	
	Other Information:	Bloor-Kipling Block 5 / Toronto Builds Project	

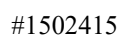
Revised: January, 2026

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
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/REOs: 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:	☐ Where total compensation does not exceed \$50,000. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. Delegated to more senior positions. Delegated to more senior positions. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. Delegated to more senior positions.	☐ Where total compensation does not exceed \$1 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. Delegated to more senior positions. ☐ Where total compensation does not exceed \$1 Million. ☐ Where total compensation does not exceed \$1 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. ☒ (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (a) Where total compensation does not exceed \$1 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$1 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (a) Approvals, Consents, Notices and Assignments under all Leases/Licences ☐ (b) Releases/Discharges ☐ (c) Surrenders/Abandonments ☐ (d) Enforcements/Terminations ☐ (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates ☐ (f) Objections/Waivers/Cautions ☐ (g) Notices of Lease and Sublease ☐ (h) Consent to regulatory applications by City, as owner ☐ (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ (j) Documentation relating to Land Titles applications ☐ (k) Correcting/Quit Claim Transfer/Deeds

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, Chief of Staff					Contact Name:									
Contacted by:	Phone	☒	E-Mail		Memo		Other	Contacted by:	Phone		E-mail		Memo		Other
Comments:	Advised					Comments:									
Consultation with Divisions and/or Agencies															
Division:	CreateTO					Division:									
Contact Name:	Peter Harron					Contact Name:									
Comments:	No comments					Comments:									
Legal Services Division Contact															
Contact Name:	Gloria Lee														

DAF Tracking No.: 2026-248	Date	Signature
Concurred with by: Manager, Real Estate Services		X
☒ Recommended by: Manager, Real Estate Services Devi Mohan	June 30, 2026	Signed By Devi Mohan
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	June 30, 2026	Signed By Alison Folosea



APPENDIX "B"
SKETCH OF LICENSED AREA

