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

TRACKING NO.: 2026-134

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 30, 2026	Phone No.:	416-392-3084

Purpose

To obtain authority to enter into a licence agreement (the "**Licence Agreement**") with KD Infrastructure L.P. (the "**Licensee**") with respect to the property municipally known as 970 Kipling Avenue, Toronto for the purpose of conducting certain environmental investigations.

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 (the "**Property**").

Actions

1. Authority be granted to enter into the Licence 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

DAF 2026-106 allowed the City, as owner of 970 Kipling Avenue, to consent to the developer submitting all required applications needed to proceed with the proposed mixed-use development. Licensee, on behalf of the developer, is completing environmental due diligence to enable planning approvals which will support the site's redevelopment as a high-density mixed-income residential community.

The Licensee shall assume all risk, cost and expense associated with the Licensee's use and occupation of the Property.

Terms

Licence Fee: Nominal

Term: Sixty (60) days

Use: Conduct geotech soil investigations; hydrogeology investigations including the installation of various water monitoring wells; environmental assessments; designated substance surveys; PUCC investigative work; daylighting; and such other activities as may be requested by the Licensee and agreed to by the City.

Insurance: $5,000,000.00 for Commercial General Liability and $5,000,000.00 for Pollution Liability

Indemnity: The Licensee will indemnify and save harmless the City from and all manner of claims, demands, losses, costs, charges, actions and other proceedings whatsoever, directly or indirectly resulting from occupation of or use of the Property.

Restoration: The Licensee shall restore the Property, to the extent practicable, to its original condition prior to occupancy at its sole cost and expense.

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:
1. Acquisitions:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $50,000.	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	☐ **(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.	☐ **(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.
3. Issuance of RFPs/REOIs:	**Delegated to more senior positions.**	☐ Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	**Delegated to more senior positions.**	☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	**Delegated to more senior positions**.	**Delegated to more senior positions**.
6. Limiting Distance Agreements:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
7. Disposals (including Leases of 21 years or more):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	**Delegated to more senior positions**.	☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	☐ **(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.**	☐ **(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.**
10. Leases/Licences (City as Tenant/Licensee):	☐ Where total compensation (including options/ renewals) does not exceed $50,000.	☐ Where total compensation (including options/ renewals) does not exceed $1 Million.
11. Easements (City as Grantor):	☐ Where total compensation does not exceed $50,000. **Delegated to more senior positions.**	☐ **(a)** Where total compensation does not exceed $1 Million. ☐ **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	**Delegated to more senior positions.**	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	**Delegated to more senior positions.**	☐ **(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			
[X] 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:	-	Contact Name:	
Contacted by:	[ ] Phone [X] 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:	Samantha Zavaglia	Contact Name:	
Comments:	Concurred	Comments:	
Legal Services Division Contact			
Contact Name:	Gloria Lee		

DAF Tracking No.: 2026-134		**Date**	**Signature**
Concurred with by:	Manager, Real Estate Services Leila Valenzuela	March 30, 2026	Signed By Leila Valenzuela
[ ] **Recommended by:** [X] **Approved by:**	**Manager, Real Estate Services** **Devi Mohan**	March 30, 2026	Signed By Devi Mohan
[ ] **Approved by:**	**Director, Real Estate Services** **Alison Folosea**		X

Appendix A

Location Map



Appendix B

Sketch of Licensed Area

