UNDERTAKING JTX4.15

Undertaking

TO EXTEND THE EXISTING CHART 1 IN IRR SOCIETY 12 TO INCLUDE OTHER PROPERTIES THAT ARE WHOLLY OR IN PART PERTAIN TO THE REGULATED BUSINESS WITHIN OUR REAL-ESTATE PORTFOLIO AS OF 2021 IN PARTICULAR, AND THEN DO THE SAME BASED ON THE BUSINESS PLAN FOR 2026.

Response

Information on OPG's leased and owned sites with occupancy fully or partially attributed to regulated operations is provided below in the form of Ex. L-D3-01-Society-012, Chart 1. As this undertaking was given in the context of the Clarington Corporate Campus project, the requested information is provided for sites within the Greater Toronto Area and the Niagara Region, excluding protected areas of the Darlington and Pickering nuclear stations and immediate premises of the hydroelectric generating facilities.

Chart 1: OPG Real Estate Portfolio – 2021

Site No.	Site Name	Expected Date of Termination[1]	Staff Occu-pancy[2]	Square Feet	2021 Occupancy Costs Attributed to Nuclear ($M)[4]
1	700 University Avenue	[redacted]	469	114,974	[redacted]
2	889 Brock Road		543	177,488	
3	777 Brock Road		350	98,640	
4	230 Westney Road[5]		152	54,988	
5	890 Brock Road[6]		N/A	14,088	
6	1600 Stellar Drive		83	21,512	
7	2255 Forbes Street		25	158,151	
8	78 Richmond Street West		14	12,124	

9	1910 Clements Road	[redacted]	34	37,920	[redacted]
10	1915 Clements Road[6]	[redacted]	N/A	3,905	[redacted]
11	1340 Pickering Parkway[7]	May 31, 2021	0	36,220	0.5
12	Kipling Campus[3,8]	[redacted]	213	234,745	[redacted]
13	Darlington Station Site[3,9]	N/A	1,204	654,172	30.4
14	Pickering Station Site[3,10]	N/A	1,089	538,566	27.7
15	1549 Victoria Street	N/A	63	42,829	[redacted]
16	303 Townline Road, Niagara-on-the-Lake[11]	[redacted]	58	22,377	0.0
17	Darlington Energy Complex[3]	N/A	332	301,870	4.5
18	2600 Stanley Avenue, Niagara Falls[3,11]	N/A	35	122,000[12]	0.0
19	2300 Yonge Street[13]	N/A	N/A	2,530	[redacted]

[1]Represents the current estimated dates at which OPG plans to release those buildings/sites impacted by the relocation to Clarington. [redacted].

[2]Represents the approximate number of staff whose base work location is assigned to the site as at May 2021.

[3]In addition to office space, significant portions of the square footage at these sites are also used for warehousing, storage, training, infrastructure and other support purposes.

[4]For leased sites, occupancy costs represent the lease and utility costs attributed to the nuclear operations. For 700 University Ave., also includes asset service fees charged to the nuclear business for leasehold improvements and related assets, net of tenant inducement allowance. For the owned Kipling campus property, occupancy costs represent asset service fees charged to the nuclear operations. For other owned sites, occupancy costs represent operating, utility and property tax costs incurred by the nuclear operations.

[redacted]

[6]This space is utilized for laboratory and other purposes whereby no staff are currently permanently assigned to this location. Annual costs are less than [redacted] annually.

[7]There is no OPG personnel at this location; the staff was relocated to other existing sites after the lease was terminated on May 31, 2021. The 2021 costs reflect amounts for the partial year occupancy.

[8]Excludes space leased out to third parties.

[9]Excludes buildings dedicated to staff supporting the Darlington Refurbishment Program (DRP); the costs of these building are currently funded through the DRP budget.

[10]Inclusive of the Pickering Learning Centre located at 675 Sandy Beach Road.

[11]None of the annual costs of these properties are attributed to the nuclear operations.

[12]Rounded to the nearest thousand square feet.

[13]Utilized by OPG from time to time to support proceedings before the OEB; no staff are permanently assigned to this location.

The Darlington and Pickering station sites (Chart 1 lines 12-13, Chart 2 lines 5-6) represent a portfolio of buildings, parking lots, roadways and infrastructure (e.g., electrical distribution, water and sewage systems, construction staging) located immediately outside of and directly supporting staff and work activities within the protected area of the plants. For the Darlington site, this includes 20 buildings across approximately 850 acres.[1] For the Pickering site, this includes 15 buildings across approximately 250 acres. The cost budgets shown for these multi-unit, self-sustaining sites include a broad range of operating and maintenance activities, which are carried out with due protocols and consideration of the proximity to the nuclear generating stations. As part of managing these sites, OPG undertakes building condition assessments and monitors space utilization to ensure ongoing effective support for the nuclear operations. Given the integrated nature of each of the sites, the cost budgets shown are managed by the Real Estate function on an overall basis for each site.

Chart 2: OPG Real Estate Portfolio – 2026

Site No.	Site Name	Expected Date of Termination[1]	Staff Occu-pancy[2]	Square Feet	2026 Occupancy Costs Attributed to Nuclear ($M)[4]
1	[redacted]	[redacted]	To be determined	[redacted]	[redacted]
2	[redacted]	[redacted]	To be determined	[redacted]	[redacted]
3	[redacted]	[redacted]	To be determined	[redacted]	[redacted]
4	[redacted]	[redacted]	To be determined	[redacted]	[redacted]
5	Darlington Station Site[5,9]	N/A	1,204	769,172	36.6
6	Pickering Station Site[3,9]	N/A	To be determined	To be determined	1.3
7	1549 Victoria Street	N/A	63	42,829	[redacted]

[1] Including buildings currently dedicated to staff supporting the DRP.

8	Darlington Energy Complex[6,9]	N/A	629	301,870	5.0
9	Clarington Campus Building	N/A	1,785	[redacted]	15.3
10	2600 Stanley Avenue, Niagara Falls[7,9]	N/A	35	122,000	0.0
11	2300 Yonge Street[8]	N/A	N/A	2,530	[redacted]

[1]Represents the current estimated dates at which OPG plans to release those buildings/sites impacted by the relocation to Clarington. [redacted] Occupancy at these sites during the transition period following completion of the new building at Clarington will be determined in the future as part of a detailed relocation plan.

[3]Facility planning and occupancy for the buildings at the Pickering site (outside the protected area) post station closure will be determined in the future as part of the transition to the safe storage and decommissioning phase (see Ex. JTX4.19). Budgeted occupancy costs in 2026 represent solely the Pickering Learning Centre located at 675 Sandy Beach Road, which will continue to support training activities for nuclear operations.

[4]For leased sites, occupancy costs represent the lease and utility costs attributed to the nuclear operations. For the Clarington Campus Building, occupancy costs represent asset service fees charged to the nuclear operations. For other owned sites, occupancy costs represent operating, utility and property tax costs incurred by the nuclear operations.

[5]Includes buildings currently occupied by staff supporting the DRP, which primarily accounts for the higher cost relative to Chart 1. The costs of these buildings are planned as Base OM&A expenses in 2026, as the DRP will be nearing completion. The occupancy at these buildings during this transition period will be determined in the future as part of a detailed relocation plan and has not been included in the figures shown.

[6]Reflects post-workplace transformation occupancy in 2026 (see Ex. D3-1-1, pp, 8-9).

[7]None of the annual costs of these properties are attributed to the nuclear operations. Square feet rounded to the nearest thousand square feet.

[8]Utilized by OPG from time to time to support proceedings before the OEB; no staff are permanently assigned to this location.

[9]In addition to office space, significant portions of the square footage at these sites are also used for warehousing, storage, training, infrastructure and other support purposes.