

Approved pursuant to the Delegated Authority contained in Article 1 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Glenn Zeta	Division:	Corporate Real Estate Management
Date Prepared:	August 13, 2021	Phone No.:	416-338-7612
Purpose:	To declare surplus the City-owned property located at 12 St. Dunstan Drive (the " Property ") and to authorize the invitation of an offer to purchase from the abutting owner of 14 St. Dunstan (the " Abutting Owner ").		
Property:	Land located at 12 St. Dunstan Drive, legally described as Part lot 85 Plan 1951 Scarborough; Part lot 86 Plan 1951 Scarborough as in TB41598;; Toronto, City of Toronto (the "Property"), also shown on Sketch No. PS 2020 019 outlined in bold and shown as Part 1 on the sketch attached as Schedule "A"		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus and an offer to purchase the Property be invited from the Abutting Owner. 2. Notice be published in a newspaper in circulation in the area of the Property and be posted on the City's website. 3. All steps necessary to comply with the City's real estate disposal process, as set out in Chapter 213 of the City of Toronto Municipal Code, be taken 		
Financial Impact:	<p>There are no financial implications resulting from this approval.</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>		
Background:	Parks, Forestry & Recreation acquired several properties on St. Dunstan Drive and Macey St. as a part of a land assembly for a City Recreation Center known as Oakridge Community Centre ("OCC"). However, the OCC has since been constructed at an alternative location, thereby releasing any requirement for 12 St. Dunstan Drive. The subject property has a one-storey semi-detached residential house that was leased from 2009 to December 2019. The Property was not acquired through expropriation proceedings.		
Comments:	A circulation to the City's Divisions and Agencies was undertaken to ascertain whether or not there is any municipal interest in retaining the Property. No municipal interest was expressed. Staff of the Housing Secretariat has determined that there is no interest in the Property for affordable housing. Accordingly, it is appropriate that the Property be declared surplus. The Technical Review Committee has reviewed this matter and concurs.		
Property Details:	Ward:	20 – Scarborough-Southwest	
	Assessment Roll No.:	1901021140024000000	
	Approximate Size:	6.77 m x 33.5 m ± (22 ft. x 110 ft. ±)	
	Approximate Area:	224 m ² ± (2,411.11 ft ² ±)	
	Other Information:		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lands are located within the Green Space System or the Parks & Open Space Areas of the Official Plan.		

Pre-Conditions to Approval:

- (1) **Highways** - The General Manager of Transportation Services has concurred in the Highway being declared surplus conditional upon City Council approving the permanent closure of the Highway.
- (2) **Lands located within the Green Space System and the Parks & Open Space Areas of the Official Plan** - The Chief Planner & Executive Director of City Planning and the General Manager of Parks, Forestry & Recreation have confirmed that the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility.

Deputy City Manager, Corporate Services has approval authority for:

- (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the General Government and Licensing Committee (§ 213-6).
 - Councillor does not require the declaration of surplus or the intended manner or process by which the sale of the land will be carried out to be determined by Council.
- (2) determining the method of giving notice to the public, following consultation with the local Councillor (§ 213-7).
 - Councillor has been consulted regarding method of giving notice to the public.
- (3) exempting sales to the following public bodies from the requirement for an appraisal, provided that the local Councillor (or if the land abuts other wards, the local Councillors) does not require the determination to be made by Council (§ 213-4):
 - (a) a municipality
 - (b) a local board, including a school board and a conservation authority
 - (c) the Crown in right of Ontario or Canada and their agencies
 - n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (3)(a)-(c) applies.]**
- (4) exempting the sale of land in the following classes from the requirement for an appraisal and/or for notice to the public, provided that the local Councillor(s) (if the land abuts other wards) does not require the determination to be made by Council (§ 213-5):
 - (a) land 0.3 metres or less in width acquired in connection with an approval or decision under the *Planning Act*
 - (b) closed highways if sold to an owner of land abutting the closed highways
 - (c) land formerly used for railway lines if sold to an owner of land abutting the former railway land
 - (d) land does not have direct access to a highway if sold to the owner of land abutting that land
 - (e) land repurchased by an owner in accordance with section 42 of the *Expropriations Act*
 - (f) easements
 - n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**
 - n/a Councillor(s) agrees with exemption from notice to the public. **[Revise box to an x if any of (4)(a)-(f) applies.]**
- (5) revising the intended manner of sale.
- (6) rescinding the declaration of surplus authority.


Title	Date	Recommended/ Approved
Manager, Real Estate Services	Aug 13 th , 2021	Signed By: Daran Somas
Director, Real Estate Services	Aug 16 th , 2021	Signed By: Alison Folosea
Executive Director, Corporate Real Estate Management	Aug 24 th , 2021	Signed By: Patrick Matozzo
Deputy City Manager, Corporate Services	Aug 24 th , 2021	Signed By: Josie Scioli
Return to: Glenn Zeta Transaction Services, Real Estate Services Metro Hall, 2nd Floor 416 – 338 - 7612		

Consultation with Councillor(s):					
Councillor:	Gary Crawford (No objection, May 14, 2021)				
Contact Name:	Monique Lisi				
Contacted by	Phone	x	E-mail	Memo	Other
Comments:					
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Parks, Forestry and Recreation	Division:	Financial Planning
Contact Name:	Jason Bragg	Contact Name:	Patricia Libardo
Comments:	Concurred – May 11, 2021	Comments:	Concurred - May 10, 2021
Real Estate Law Contact:	Amna Shakil, Mark Zwegers	Date:	April 30, 2021

Schedule "A"
Property Sketch



 <p><small>ENGINEERING & CONSTRUCTION SERVICES ENGINEERING SUPPORT SERVICES LAND & PROPERTY SERVICES</small></p>	PROPERTY INFORMATION SHEET CITY OWNED LAND NO 12 ST DUNSTAN DRIVE	
	<p><small>NOTE</small></p> <p>THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS. MEASUREMENTS ARE APPROXIMATE.</p>	<p>CHECK BY JOHN HOUSE WARD 20 - SCARBOROUGH SOUTHWEST PREPARED BY DAWINE PITT DATE MARCH 02 2020</p>

Schedule "B"

Map and Property Image

