

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

TRACKING NO.: 2022-021

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

Prepared By:	Glenn Zeta	Division:	Corporate Real Estate Management
Date Prepared:	January 11, 2022	Phone No.:	(416) 338-7612

Purpose	To obtain authority for the City of Toronto (the " City ") to sell the property municipally known as 12 St. Dunstan Drive to Toffazzal Hussain Patwar, who is also the abutting owner of 14 St. Dunstan (the " Purchaser "), for the sale of the Property.
Property	Land and premises located at 12 St. Dunstan Drive, Toronto and legally described as Part lot 85 Plan 1951 Scarborough; Part lot 86 Plan 1951 Scarborough as in TB41598; Toronto, City of Toronto, being all of PIN 06003-0156 (LT) (the " Property "), also shown on the Sketch, the Map, and the Property Image attached in Appendix " B ".
Actions	<ol style="list-style-type: none"> 1. Authority be granted to accept an offer from the Purchaser to purchase the Property (the "Offer") for the sum of \$640,000, substantially on the major terms and conditions set out in Appendix "A", and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor. 2. A portion of the proceeds of the sale be directed to fund any outstanding expenses related to the completion of the sale transaction.
Financial Impact	<p>The City will receive revenue in the amount of \$ 640,000 (no HST), less closing costs and usual adjustments. The proceeds will be contributed to the Deferred Revenue Account for Parks, Forestry & Recreation (GL 216031) upon closing of the transaction.</p> <p>The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.</p>
Comments	<p>In accordance with the City's Real Estate Disposal By-law, No. 814-2007, the Property was declared surplus on August 24, 2021 (DAF No. 2021-152) with the intended manner of disposal to be by inviting the Offer. 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 have been complied with.</p> <p>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. The funds of the sale will be reinvested into the surrounding community including 6 Thora Ave rehabilitation, Madelaine Park improvement/expansion, and other potential capital projects nearby.</p> <p>The Offer by the Purchaser in the amount of \$640,000 is considered fair, reasonable and reflective of market value. It is recommended for acceptance substantially on the terms and conditions outlined below in Appendix "A".</p>
Terms	Refer to Appendix "A".

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:	

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/REOIs:</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 & Parks & 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>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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>Delegated to more senior positions.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input 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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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/REOIs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input checked="" 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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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 checked="" 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. 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 (Manager, Transaction Services is only Manager 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:	Gary Crawford	Councillor:	
Contact Name:	William Burch	Contact Name:	
Contacted by:	Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Concurred (January 10, 2022)	Comments:	

Consultation with Divisions and/or Agencies

Division:	Parks, Forestry and Recreation	Division:	Financial Planning
Contact Name:	Jason Bragg	Contact Name:	Ciro Tarantino
Comments:	Concurred (January 6, 2022)	Comments:	Comments Incorporated (January 12, 2022)

Legal Services Division Contact

Contact Name: Amna Shakil, Mark Zwegers

DAF Tracking No.: 2022 - 021	Date	Signature
Concurred with by:		
<input checked="" type="checkbox"/> Recommended by: Manager, Transaction Services Ronald Ro	Jan. 12, 2022	Signed by Ronald Ro
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Jan. 14, 2022	Signed by Alison Folosea

Appendix "A"

Major Terms and Conditions

Purchaser: Toffazzal Hussain Patwar.

Property: Land located at 12 St. Dunstan Drive, Toronto legally described as Part lot 85 Plan 1951 Scarborough; Part lot 86 Plan 1951 Scarborough as in TB41598; Toronto, City of Toronto, being all of PIN 06003-0156 (LT) (the "**Property**").

Purchase Price: Six Hundred Forty Thousand Dollard (\$640,000)

Deposit: Sixty Four Thousand (\$64,000)

Irrevocable Date: 11:59 pm on the Business Day next following sixty (60) days after the date of the Purchaser's execution of the Offer.

Acceptance Date: the date the City accepts the Offer (the date will be indicated in the Execution Page of the Offer).

Due Diligence: 4:30 pm Toronto time on the forty-fifth (45th) day next following the Acceptance Date.

Closing Date: The Closing Date shall be the Business Day next following thirty (30) days after the expiry of the Due Diligence Period.

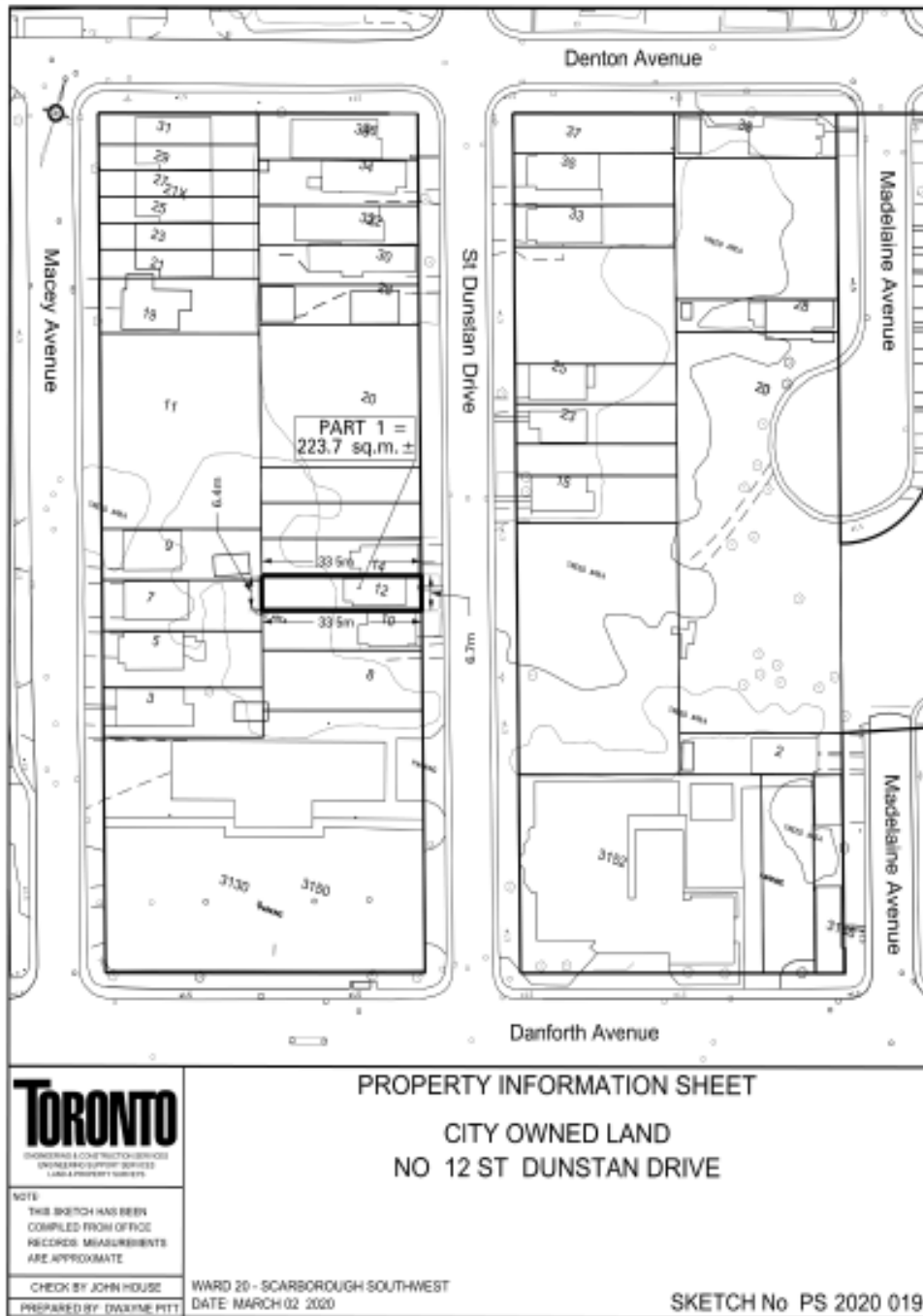
Acknowledgements of the Purchaser:

- The Purchaser shall accept the Property in "as is", including, without limitation: (1) its environmental condition, state of repair, deficiencies and encroachments from and onto the Property, and; (2) all existing buildings, fixtures, structures, infrastructure, equipment, improvements, installations or inclusions of any kind, whether below-grade or above-grade, and whether apparent on a visual inspection of the Property or otherwise, and whether or not within the knowledge or imputed knowledge of the City, its officers, employees, agents, representatives, contractors or elected and appointed officials (collectively, the "**Improvements**");
- After Closing, the Property shall be entirely at the risk of the Purchaser and the Purchaser shall assume any and all responsibilities and liabilities arising out of or in any way connected with any state, quality, matter or condition in, on, under or in the vicinity of the Property, whether known or unknown and whether such responsibilities are imposed by federal, provincial or municipal laws, statutes, by-laws, rules, regulations, orders or directives or by any regulatory authority, and whether imposed by common law, equity or statute.

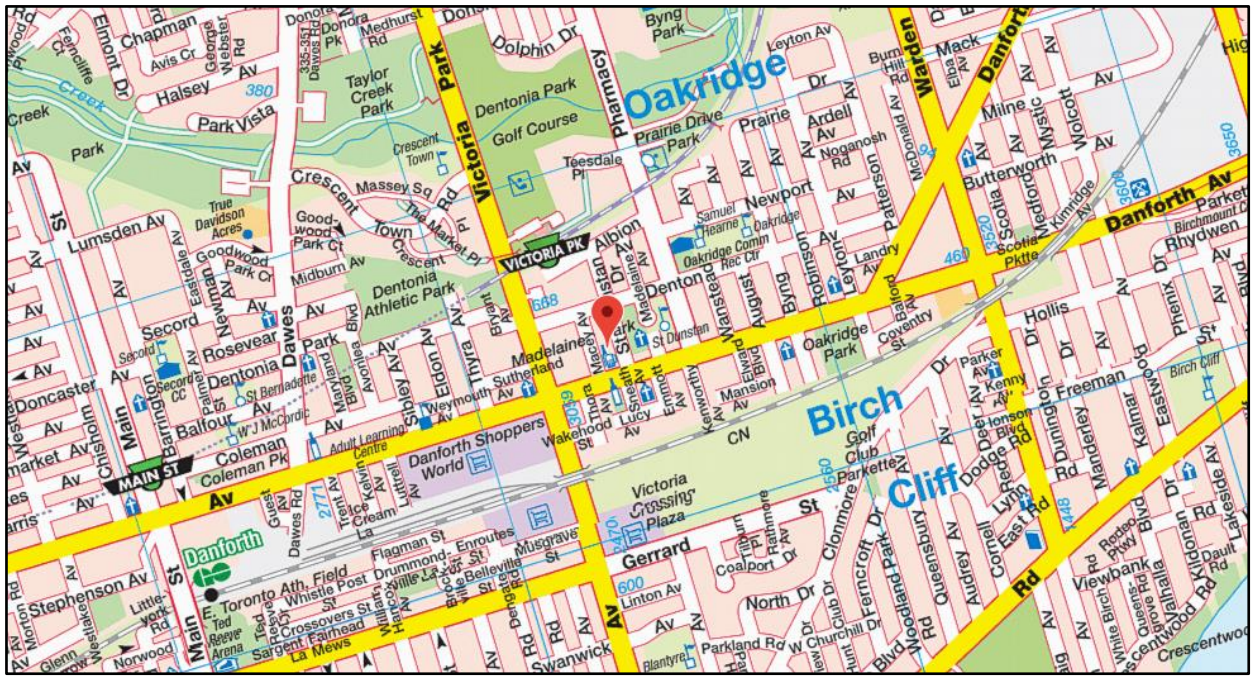
Appendix "B"

Property Sketch, Map and Property Image

Property Sketch:



Map:



Property Image: The Property is outlined in red

