

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

TRACKING NO.: 2024-017

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

Prepared By:	Jatinder Rahul	Division:	Corporate Real Estate Management
Date Prepared:	February 2, 2024	Phone No.:	(416) 392-7290

Purpose	To obtain authority to amend the closing date on the agreement of purchase and sale (the "APS"), dated October 11, 2019, with Brock Seaforth Inc. in respect to the City's acquisition of park land as shown in appendix A, outlined in red.
Property	Part of the property municipally known as 57 Brock Ave., legally described as Part of Lot 5 South side Dundas Street, East side of Brock Avenue, Plan 256 York or Plan 300 York and Part of Lot E, Plan 848 Parkdale, Designated as Part 1, Plan 66R-31165, City of Toronto
Actions	1. Authority be granted to amend the Agreement of Purchase and Sale entered into between the City, as purchaser, and Brock Seaforth Inc., as vendor, to allow for the Closing Date to be extended to a date that is mutually agreeable to the parties through their respective solicitors.
Financial Impact	There is no financial impact. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.
Comments	The parties entered into an APS dated October 11, 2019, and authorized pursuant to Item No. CC34.12 adopted by City Council on November 7, 8 and 9, 2017 which related to a settlement of an Ontario Municipal Board decision which involved, among other things, the transfer of approximately 331 square meters of land to the City for park land. The Agreement of Purchase and Sale provided that the Closing date be the earlier of (i) condominium registration of the Development Lands and (ii) the third anniversary of the issuance of the first above-grade building permit for the Development Lands which dates have expired. Authorization is being sought to amend the Agreement of Purchase and Sale so as to extend the Closing Date and, therefore, allow the transfer of the park land to the City on a date mutually agreed upon by the parties, through their solicitors. The major terms and conditions of the amended APS are considered to be fair and reasonable.
Terms	Revised closing date: date to be amended to a date that is mutually agreeable to the parties through their respective solicitors. All other terms and conditions remain the same.

Property Details	Ward:	4 – Parkdale – High Park
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	331 m 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 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 (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:	Gord Perks	Councillor:	
Contact Name:	Karen Duffy	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Concurs	Comments:	

Consultation with Divisions and/or Agencies

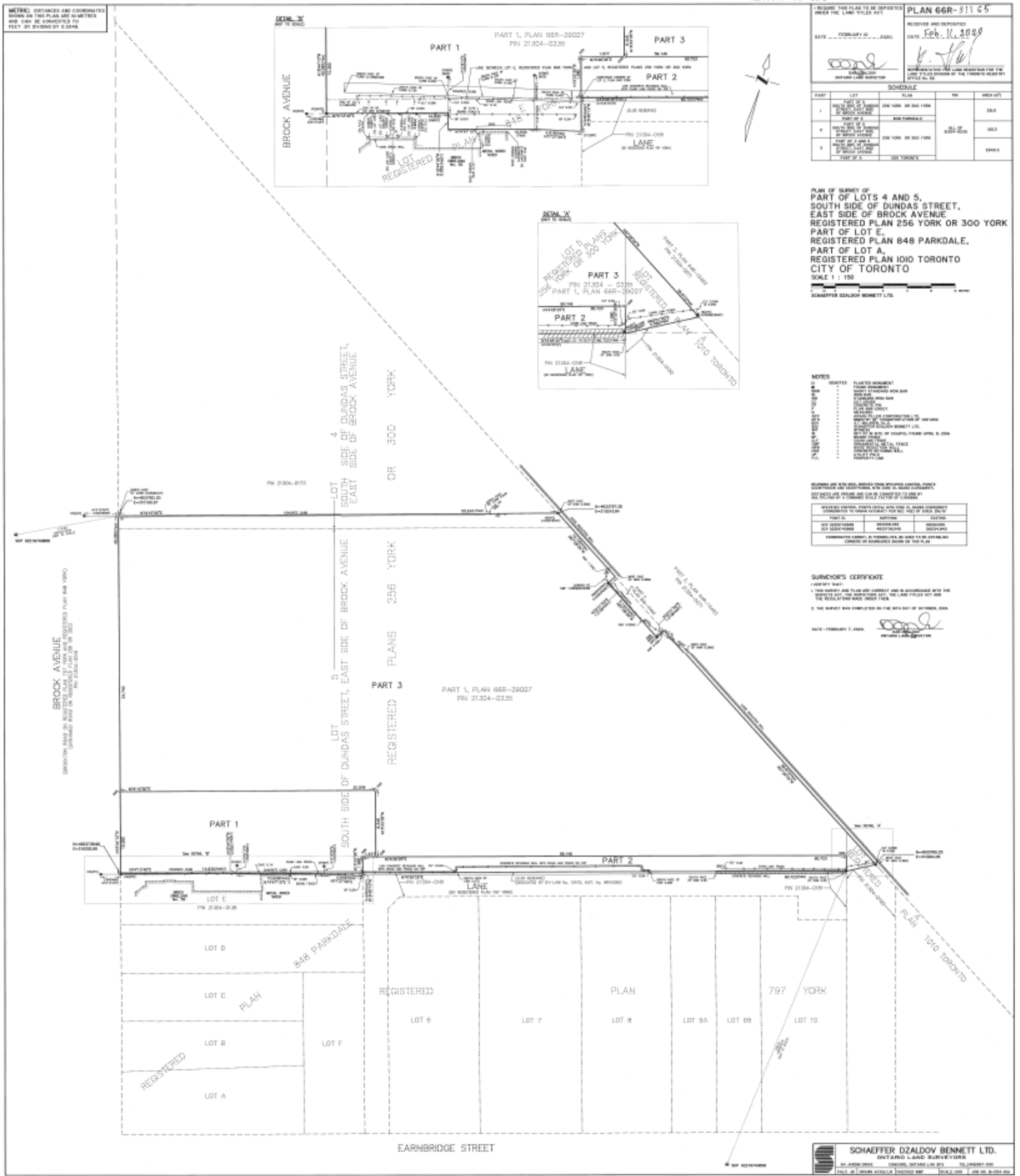
Division:	PF&R	Division:	Financial Planning
Contact Name:	Glenn Zeta	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	Concurs

Legal Services Division Contact

Contact Name:	Michele Desimone
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DAF Tracking No.: 2024-017	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Jennifer Kowalski <input type="checkbox"/> Approved by:	Feb. 15, 2024	Signed by Jennifer Kowalski
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Feb. 16, 2024	Signed by Alison Folosea

Appendix A



METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Return to S.L.S.

REGISTER THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 66R-31165

RECEIVED AND DEPOSITED
DATE: FEBRUARY 02, 2008
DATE: Feb. 10, 2008

SCHEDULE

PART	LOT	PLAN	FR	AREA (SQ)
1	LOT A	256 YORK OR 300 YORK		38.0
2	LOT B	848 PARKDALE		38.0
3	LOT C	256 YORK OR 300 YORK		38.0
4	LOT D	256 YORK OR 300 YORK		38.0
5	LOT E	256 YORK OR 300 YORK		38.0
6	LOT F	256 YORK OR 300 YORK		38.0
7	LOT G	256 YORK OR 300 YORK		38.0
8	LOT H	256 YORK OR 300 YORK		38.0
9	LOT I	256 YORK OR 300 YORK		38.0
10	LOT J	256 YORK OR 300 YORK		38.0

PLAN OF SURVEY OF PART OF LOTS 4 AND 5, SOUTH SIDE OF DUNDAS STREET, EAST SIDE OF BROCK AVENUE REGISTERED PLAN 256 YORK OR 300 YORK PART OF LOT E, REGISTERED PLAN 848 PARKDALE, PART OF LOT A, REGISTERED PLAN 1010 TORONTO CITY OF TORONTO SCALE 1 : 150

SCHAEFFER DZALDOW BENNETT LTD.

- NOTES
1. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND TITLES ACT AND THE REGISTRY ACT.
 3. THE SURVEY WAS COMPLETED ON THE 02ND DAY OF FEBRUARY, 2008.
 4. THE SURVEY WAS COMPLETED BY THE SURVEYOR ON THE 02ND DAY OF FEBRUARY, 2008.
 5. THE SURVEY WAS COMPLETED BY THE SURVEYOR ON THE 02ND DAY OF FEBRUARY, 2008.
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 9. THE SURVEY WAS COMPLETED BY THE SURVEYOR ON THE 02ND DAY OF FEBRUARY, 2008.
 10. THE SURVEY WAS COMPLETED BY THE SURVEYOR ON THE 02ND DAY OF FEBRUARY, 2008.

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, DO HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR AND THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND TITLES ACT AND THE REGISTRY ACT.

DATE: FEBRUARY 02, 2008

SCHAEFFER DZALDOW BENNETT LTD.

SCHAEFFER DZALDOW BENNETT LTD.

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