



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

TRACKING NO.: 2026-155

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

Prepared By:	Winnie Lam	Division:	Corporate Real Estate Management										
Date Prepared:	June 12, 2026	Phone No.:	437-991-8040										
Purpose	To obtain authority to sell part of the public highway abutting 1, 7, & 15 Sudbury Hall Drive to 1020969 Ontario Limited and Bonnydon Limited (collectively, the "Purchaser"), conditional upon the closure of the Property as a public highway.												
Property	Part of the City-owned public highway, legally described as Part of Lot 13, Block F, Plan 279, designated as Parts 1 and 2 on Reference Plan 66R-33354, in the City of Toronto, being part of PIN 06193-0761 (LT); and Road allowance between Lots 6 & 7, Concession 2, Scarborough, designated as Part 3 on Reference Plan 66R-33354, in the City of Toronto, being all of PIN 06193-0929 (LT) (collectively, the "Property"), as shown in Appendix "B".												
Actions	1. Authority be granted to accept an offer from the Purchaser to purchase the Property, subject to the reservation of an easement for municipal services (the "Offer"), for the sum of \$270,000 plus HST, 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. 3. Authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Property as a public highway in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, with the Scarborough Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law. 4. Authorize Transportation Services staff to advise the public of the proposed closure of the Property as a public highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A* activities, by posting notice of the proposed closure on the notices page of the City's Web site for at least five working days prior to the Scarborough Community Council meeting at which the proposed by-law to close the Property as a public highway will be considered.												
Financial Impact	The City will receive revenue in the amount of \$270,000.00 (exclusive of HST and other applicable taxes), less closing costs and usual adjustments. The proceeds will be contributed to the Land Acquisition Reserve Fund (XR1012) upon closing of the transaction. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.												
Comments	The Purchaser intends to incorporate the Property into a proposed subdivision development on adjacent lands. The Property was declared surplus on March 14, 2024, subject to the retention of an easement for active municipal storm and sanitary sewers, (DAF No. 2024-059). The intended manner of disposal to be by invitation of an offer to purchase the property from the Purchaser. All steps necessary to comply with the City's real estate disposal process as set out in Article 1 of Chapter 213 of the City of Toronto Municipal Code have been complied with. The Offer is considered fair, reasonable and reflective of market value, and it is recommended for acceptance substantially on the major terms and conditions set out in Appendix "A".												
Terms	See Appendix "A"												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>25 – Scarborough-Rouge Park</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>179.3 m2 (1,930.0 ft2)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	25 – Scarborough-Rouge Park	Assessment Roll No.:		Approximate Size:		Approximate Area:	179.3 m2 (1,930.0 ft2)	Other Information:	
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A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensor): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	☐ Where total compensation does not exceed \$50,000. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (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. Delegated to more senior positions. Delegated to more senior positions. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ (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. ☐ Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. Delegated to more senior positions.	☐ Where total compensation does not exceed \$1 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (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. ☐ Issuance of RFPs/REOs. ☒ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. Delegated to more senior positions. ☐ Where total compensation does not exceed \$1 Million. ☒ Where total compensation does not exceed \$1 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (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. ☐ Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (a) Where total compensation does not exceed \$1 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$1 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (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

☒ Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)

Councillor:	Neethan Shan						Councillor:										
Contact Name:	Councillor Shan						Contact Name:										
Contacted by:		Phone	X	E-Mail		Memo		Other	Contacted by:		Phone		E-mail		Memo		Other
Comments:	Consulted						Comments:										

Consultation with Divisions and/or Agencies

Division:	Transportation Services				Division:	Financial Planning			
Contact Name:	Farhad Razmyar				Contact Name:	Ciro Tarantino			
Comments:	No comments.				Comments:	No issues.			

Legal Services Division Contact

Contact Name: Gloria Lee

DAF Tracking No.: 2026-155		Date	Signature
☒ Recommended by:	Manager, Real Estate Services Vinette Prescott-Brown	June 16, 2026	Signed By Vinette Prescott-Brown
☐ Approved by:			
☒ Approved by:	Director, Real Estate Services Alison Folosea	June 23, 2026	Signed By Alison Folosea

Appendix "A"**Major Terms and Conditions**

Irrevocable Date: 30 days from the date the Purchaser executes the Offer

Purchase Price: \$270,000 (exclusive of HST and applicable taxes and fees)

Deposit: \$27,000 (exclusive of HST and applicable taxes and fees)

Balance: On closing

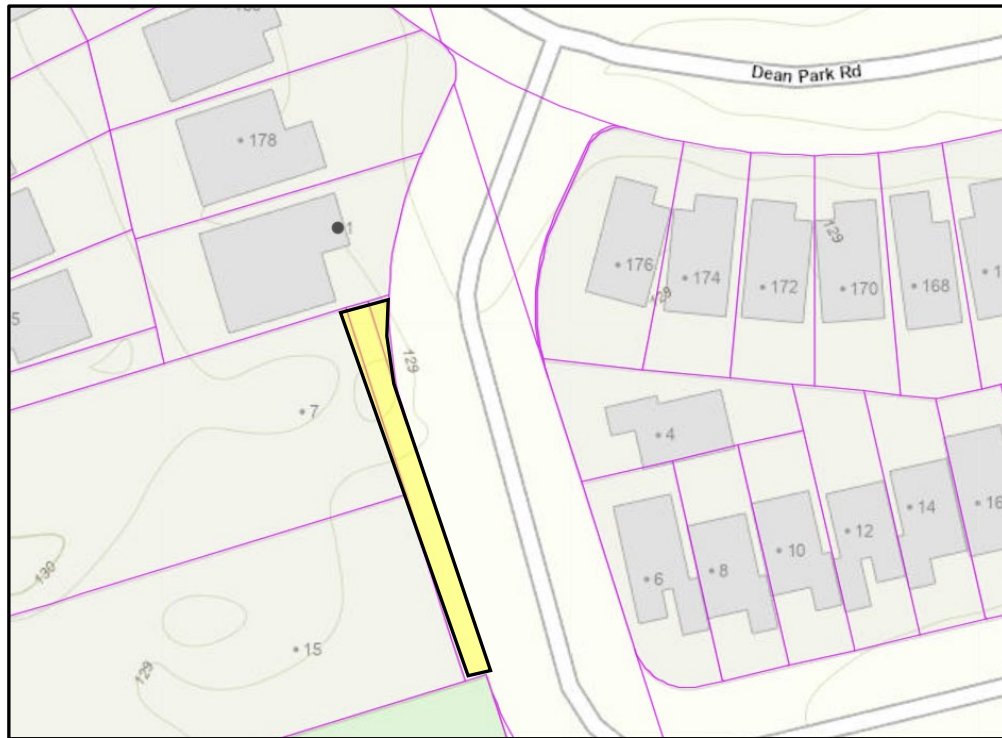
Due Diligence: 45 days after acceptance of the Offer by the City

Closing Date: 45 days following the date a Closing By-law is enacted

Sale Conditions: The Purchaser shall accept the Property "as is", including its environmental condition, and shall provide a Release in favour of the City with respect to any hazardous substances.

Appendix "B"

Location Map



Reference Plan 66R-33354

