

**Consolidated Clause in Policy and Finance Committee Report 1, which was considered by City Council on January 31, February 1 and 2, 2006.**

**28**

**Declaration as Surplus of Various City-Owned Properties  
for Transfer to the City of Toronto Economic  
Development Corporation  
(Ward 10 - York Centre; Ward 11 - York South-Weston;  
Ward 35 - Scarborough Southwest; and  
Ward 36 - Scarborough Southwest)**

*City Council on January 31, February 1 and 2, 2006, amended this Clause by:*

- (1) *deleting from Recommendation (8) contained in the report (January 16, 2006) from the City Manager, as amended by the Policy and Finance Committee, the dates “April 11, 2006” and “March 6, 2006”, and inserting instead the dates “May 16, 2006” and “May 2, 2006” respectively, so that Recommendation (8), as further amended, now reads as follows:*
  - “(8) *the Chief Corporate Officer report back at the Policy and Finance Committee meeting of May 16, 2006 and the Administration Committee meeting of May 2, 2006, on the detailed proposed terms of the transfers between the City and TEDCO, including: applicability of Council policies (e.g., Housing First); responsibility for the costs (environmental, etc.) associated with remediation and redevelopment; what amount the City should receive from the eventual re-disposition of the lands by TEDCO; TEDCO’s process for disposition; as well as a protocol to identify further properties for potential transfer;”;* and
- (2) *adding the following:*

“That:

  - (i) *the City-owned lands designated as Parts 1, 2, 3, 4, 5, 7, 9, 10 and 11 on Sketch No. PS-2004-060d, located between Midland Avenue and Brimley Road, be developed in accordance with the land use plan for the Phase 3 Scarborough Transportation Corridor Land Use Study approved by City on September 28, 29 and 30 and October 1, 2004;*
  - (ii) *TEDCO be requested to recognize that the development may require co-ordination and potential cost-sharing arrangements with adjoining owners for the construction of the shared roads, stormwater management, parks, etc., or other agreements necessary to complete a comprehensive development of the entire precinct;*

- (iii) *as the transfer relates to 411 Victoria Park Avenue, TEDCO give due consideration and regard to the ongoing City-initiated planning review; and further, with respect to 411 Victoria Park Avenue, TEDCO review the existing lease and negotiate lease extensions that recognize the reasonable interest of the current lessee; and*
- (iv) *the Chief Corporate Officer be requested to report to the Policy and Finance Committee, no later than September 2006, on the transfer of the Westwood Theatre site, including abutting lands, and the Bloor-Islington lands, to TEDCO by December 31, 2006.”*

*This Clause, as amended, was adopted by City Council.*

*Council also considered additional material, which is noted at the end of this Clause.*

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**The Policy and Finance Committee recommends:**

- (1) that City Council adopt the recommendations contained in the Recommendations Section of the report (January 16, 2006) from the City Manager subject to:**
  - (i) amending recommendation (8) by adding the words “at the Policy and Finance Committee meeting of April 11, 2006 and the Administration Committee meeting of March 6, 2006” after the words “report back” so that Recommendation (8) shall now read as follows:**
    - “(8) the Chief Corporate Officer report back at the Policy and Finance Committee meeting of April 11, 2006 and the Administration Committee meeting of March 6, 2006 on the detailed proposed terms of the transfers between the City and TEDCO, including: applicability of Council policies (eg. Housing First); responsibility for the costs (environmental, etc) associated with remediation and redevelopment; what amount the City should receive from the eventual re-disposition of the lands by TEDCO; TEDCO’s process for disposition; as well as a protocol to identify further properties for potential transfer;” and**
  - (ii) amending Recommendation (10) to read as follows:**
    - “(10) the Chief Coporate Officer continue to review other City-owned sites to assess their appropriateness for transfer to TEDCO and report back to Council no later than April 2006 on an appropriate protocol and process for the ongoing review of other City-owned sites that would benefit from revitalization by transfer to TEDCO, as the City of Toronto’s economic development corporation with a city-wide mandate;”**

- (2) that the lands designated as portions of 1035 Sheppard Avenue West be developed in accordance with the Community Plan adopted by the former City of North York and any variance from that plan require referral to the North York Community Council for a public hearing as it is intended that these lands be put forward as primarily fully serviced, pre-zoned lands;**
- (3) that the Chief Corporate Officer be directed to immediately:**
  - (i) provide TEDCO with any existing documentation on the properties being declared surplus in this report;**
  - (ii) give TEDCO reasonable access to these sites for site preparation and/or remediation;**
  - (iii) give permission to TEDCO to begin publicly marketing re-development of these sites; and**
- (4) authority be granted for the City to provide its consent as owner to any regulatory applications and the Chief Corporate Officer be authorized to execute such consents.**

Action taken by the Committee:

The Policy and Finance Committee requested the City Manager to report directly to Council for its meeting to be held on January 31, 2006, on a policy and protocol to involve the Ward Councillor in decisions in approval of sale transaction agreements with the City.

**The Policy and Finance Committee submits the report (January 16, 2006) from the City Manager:**

Purpose:

To declare surplus certain City-owned properties, with the intended manner of disposal to be by way of "as is" transfer to the City of Toronto Economic Development Corporation (TEDCO).

Financial Implications and Impact Statement:

There are no immediate financial implications arising from the recommendations of this report. Staff will report back on the terms of the transfers from the City to TEDCO, which terms will provide the financial details associated with the remediation, redevelopment and subsequent disposition (either by sale or lease) of the subject lands.

Recommendations:

It is recommended that:

- (1) part of 301 Rockcliffe Boulevard, being Part of Lot 37, Concession 3 From The Bay, City of Toronto (formerly City of York) being Blocks 5 and 6 on Plan 66M-2324, and**

- shown as Parts 1 and 2 on Sketch No. PS-2006-001, subject to any required easements, be declared surplus to municipal requirements, with the intended manner of disposal to be by way of an “as is” transfer to TEDCO, for nominal consideration (except TEDCO to pay any applicable Land Transfer Tax, GST and registration costs);
- (2) the property municipally known as 3575 Danforth Avenue, being part of Lot 32, Concession A, City of Toronto (formerly Scarborough) being Part 1 on Expropriation Plan 8401, and shown as Part 1 on Sketch No. PS-2005-117, subject to any required easements, be declared surplus to municipal requirements, with the intended manner of disposal to be by way of an “as is” transfer to TEDCO, for nominal consideration (except TEDCO to pay any applicable Land Transfer Tax, GST and registration costs);
  - (3) the property municipally known as 411 Victoria Park Avenue, being part of Lot 35, Concession A, City of Toronto (formerly Scarborough) and shown as Part 1 on Sketch No. PMC-99-004, subject to any required easements, be declared surplus to municipal requirements, with the intended manner of disposal to be by way of an “as is” transfer to TEDCO, for nominal consideration (except TEDCO to pay any applicable Land Transfer Tax, GST and registration costs);
  - (4) part of 1035 Sheppard Avenue West, being part of Lots 13, 14, and 15, Concession 2, West of Yonge Street, being Part of Part 1 and Parts 2 and 3 on Plan 64R-8796, and Part of Lots 25-31 on Plan 3644, City of Toronto (formerly North York), collectively shown as Parts 2, 3, 7 and 9 on Sketch No. PS-2005-147a, subject to any required easements, be declared surplus to municipal requirements, with the intended manner of disposal to be by way of an “as is” transfer to TEDCO, for nominal consideration (except TEDCO to pay any applicable Land Transfer Tax, GST and registration costs);
  - (5) parcels of land located between Midland Avenue and Brimley Road, north of St. Clair Avenue East (collectively referred to as “Midland/St. Clair”), being part of Lot 25, Concession C, Lots 18-25, 27, 46-51, 54-56, 63-65, 70-83 and 92-97 and Part of Lots 65-69, 84-86 and 88-91, part of Olga Street Closed (formerly Carolina Avenue), part of Vivian Road Closed and part of Minerva Avenue Closed, on Plan 1664, and Lots 23-42, part of Lots 18-22, 43-46, and 58-66, part of Jeanette Street Closed, part of Craig Miller Street Closed (formerly Phillip Street), part of Sidney Street Closed and part Walton Avenue closed on Plan 2411, City of Toronto (formerly Scarborough), collectively shown as Parts 1, 2, 3, 4, 5, 7, 9, 10, and 11 on Sketch No. PS-2004-060d, save and except any required one foot reserves, and subject to any required easements, be declared surplus to municipal requirements, with the intended manner of disposal to be by way of an “as is” transfer to TEDCO, for nominal consideration (except TEDCO to pay any applicable Land Transfer Tax, GST and registration costs);
  - (6) City Council approve, as the approving authority under the provisions of the *Expropriations Act*, the disposal of the properties without giving the original owners from whom the respective properties were expropriated, the first chance to repurchase the relevant property;
  - (7) 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;

- (8) the Chief Corporate Officer report back on the detailed proposed terms of the transfers between the City and TEDCO, including: applicability of Council policies (e.g., Housing First); responsibility for the costs (environmental, etc) associated with remediation and redevelopment; what amount the City should receive from the eventual re-disposition of the lands by TEDCO; TEDCO's process for disposition; as well as a protocol to identify further properties for potential transfer;
- (9) the City Manager report back to Council at the same time as the report of the Chief Corporate Officer referred to in Recommendation (8), recommendations for any legislative changes, amendments to TEDCO's Articles of Incorporation, and/or Shareholder Direction which may be necessary or desirable;
- (10) the Chief Corporate Officer continue to review other City-owned sites to assess their appropriateness for transfer to TEDCO; and
- (11) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Pursuant to the authority contained in the *City of Toronto Act, 1985*, the former The Corporation of the City of Toronto (former City of Toronto) incorporated TEDCO on March 24, 1986 under the *Business Corporations Act* (Ontario) to provide, operate and improve sites, buildings and facilities and carry on promotional activities for the establishment and carrying on of industries, industrial operations and their ancillary uses. TEDCO is owned by the City of Toronto, as its sole shareholder, but operates at arm's length from the City with an appointed Board of Directors that includes the Mayor or his designate and three other members of Council. TEDCO may, and does, hold title to property in its name but may not dispose of property in its ownership without the consent of Council.

By its adoption of Clause 5 of Report 4 of the Economic Development Committee on April 18 and 19, 1994, the former City of Toronto Council authorized the transfer of the Port Area lands to TEDCO from the Toronto Harbour Commissioners (THC), and the restructuring of THC. By adoption of Clause 61 of Report 23 of the former City of Toronto Executive Committee on October 11, 1994, the former Toronto City Council approved the transfer of additional parcels of land to TEDCO. These land transfers to TEDCO were subject to TEDCO providing the City with an annual payment toward the subsidy of the restructured THC operations, through the revenue generated from the operation of these real estate assets.

By its adoption of Clause 2 of Report 10 of the Policy and Finance Committee on June 18, 19 and 20, 2002, Council approved a broadened City-wide mandate and new Board structure for TEDCO, and in order to facilitate business growth, job creation and economic development, TEDCO was designated, insofar as permitted by the Province of Ontario, as the City's redevelopment agency with authority to explore, pilot and implement incentives and redevelopment tools on behalf of the City, and TEDCO was functionally aligned with the Economic Development, Culture and Tourism Department.

The *Toronto Waterfront Revitalization Corporation Act, 2002* came into effect on April 1, 2003, creating a non-profit corporation with tri-government participation in a mandate to create an accessible waterfront for living, working and recreation.

By its adoption of Clause 1 of Report 9 of the Policy and Finance Committee on November 30, December 1 and 2, 2004, Council approved the Toronto Waterfront Revitalization Corporation (TWRC) as the primary vehicle for Toronto's waterfront revitalization, subject to elected officials being permitted to sit on the Board. The *Toronto Waterfront Revitalization Corporation Act, 2002* was recently amended to permit each of the City and the Province to have one elected official on the TWRC Board, and the Mayor now is on the TWRC Board. TWRC is to be the lead body responsible for delivery of waterfront revitalization.

#### Comments:

Now that TWRC is in operation, a considerable portion of TEDCO's approximately 400 acres of land in the Port Lands, and approximately 28 acres of land in East Bayfront is to be made available to TWRC, on an incremental basis, for revitalization and transfer to third parties (in the case of residential or employment lands) and to the City or other public sector entities (in the case of parks and other components of the public realm). A Memorandum of Understanding among TEDCO, TWRC and the City of Toronto has been prepared clarifying roles and responsibilities in Waterfront Revitalization and including a public land management protocol for City and TEDCO land holdings in the Port Lands and East Bayfront.

As a result of the intended transfer of certain of TEDCO's lands for purposes of the Toronto Waterfront Revitalization Initiative, given Council's interest in ensuring that TEDCO remains financially viable, consideration has been underway regarding the transfer of appropriate City-owned properties to TEDCO.

Council's expansion of TEDCO's mandate in 2002 removed the former City of Toronto geographic boundaries on TEDCO's operation so that same became Citywide in scope. City staff, in conjunction with TEDCO, have accordingly reviewed numerous City-owned sites across the City to determine the appropriateness of their transfer to TEDCO.

Since various of the parcels under consideration are zoned for mixed uses (including residential) or purely residential, in the course of reviewing such potential transfers, TEDCO's mandate was an essential factor to be taken into account when reviewing the appropriateness of particular pieces of land for such transfer.

The provisions of the *City of Toronto Act, 1985* (being the former City of Toronto's statutory authority to incorporate TEDCO) and TEDCO's Articles of Incorporation remain in effect. Both the legislation that authorized the City to incorporate TEDCO, and TEDCO's incorporating documents, set out TEDCO's purposes as relating to the establishment and carrying on of industries, industrial operations and uses incidental thereto. However, since the time that TEDCO's authorizing legislation was enacted in 1985, the nature of urban land use and the traditional separation of uses has changed, as has the economic development role of cities and city corporations.

TEDCO has received a legal opinion from outside counsel retained by it regarding its powers, and TEDCO has advised City staff that TEDCO is satisfied that, even without changes to the TEDCO legislation, TEDCO has the legal ability to deal with mixed use and residential lands.

However, in light of the provisions of the “source” statutory authority, City Legal staff is of the view that this is something which requires clarification by amendments to TEDCO’s legislation, or by changes the City itself makes if the new City of Toronto Act permits. Accordingly, it is recommended that the City Manager report back to Council with recommendations for any legislative changes, amendments to TEDCO’s Articles of Incorporation, and/or Shareholder Direction which may be necessary or desirable.

In the meantime, there is no practical impediment to the City proceeding to transfer properties to TEDCO, so that the work by TEDCO on the redevelopment of same may get underway.

The properties currently being recommended for transfer are various types, some of which have been brought forward by City staff, and some by TEDCO. The City has within its property portfolio some properties which could benefit from the resources and skills of TEDCO to resolve environmental and other redevelopment issues and transform these properties to productive uses. The site known as the Rockcliffe Industrial Subdivision seems to be a prime opportunity for TEDCO to undertake a redevelopment initiative given its original revitalization mandate and remediation expertise. Two other properties (Danforth and Victoria Park) also have environmental issues to resolve before development can proceed. The Downsview property is one identified by TEDCO as having strategic development potential. The Midland/St. Clair site could benefit from TEDCO’s development expertise, thereby bringing this site on-stream earlier than would otherwise have been possible.

Portions of certain of the sites have already been allocated to other City ABCDs (eg. TTC, Parks, Technical Services). Accordingly, it is only the portions of such sites not already allocated which are being recommended for transfer to TEDCO.

The properties proposed for transfer are as follows:

Address	Location	Ward	Area (ac)	OP/New OP/Zoning
Parts of 301 Rockcliffe Boulevard	E of Rockcliffe Boulevard, North of Terry Drive	11	15.54	Employment/ Employment Areas/Prestige Employment
3575 Danforth Avenue	South/East/Corner Danforth and Warden Avenues	35	1.16	Commercial Mixed Use/ Mixed Use/Highway Commercial
411 Victoria Park Avenue	ES Victoria Park Avenue North of Gerrard Street East	36	12.3	High Density Residential /Mixed Use/Residential

Address	Location	Ward	Area (ac)	OP/New OP/Zoning
Parts of 1035 Sheppard Avenue West	South of Sheppard Avenue West, East of Wm. Allen Road	10	50.8	Mixed Use and Residential/same /Airport Hazard Lands and Residential R4
Parts of Midland/St. Clair	Between Midland and Brimley, North of St. Clair Avenue East	36	16.58	Low and Medium Density Residential and Open Space/Neighbourhoods and Mixed Use Areas/Residential. Zones

Further information and site maps with respect to each property are set out in Appendix 1.

In considering the most appropriate mechanism to put such properties into TEDCO's hands, it is noted that if TEDCO were only to be given jurisdiction to a property that is in the title of the City of Toronto, the City would retain additional liabilities as owner (including construction liens, etc.). Accordingly, the mechanism preferred by both TEDCO and City staff for transferring control of such properties to TEDCO is through the transfer of title to TEDCO.

In order to proceed with the disposal of the properties, the City must comply with the procedures governing disposal of property set out in Section 268 of the *Municipal Act, 2001*, and the City's real estate disposal by-law. Council must declare each property to be surplus, give notice to the public of the proposed sale in accordance with Chapter 213 of the City of Toronto Municipal Code, and, unless exempted from doing so, obtain at least one appraisal of the market value of the property.

The terms of the transfer to be resolved between the City and TEDCO (which will be set out in the transaction report coming back to Council) include: applicability of Council policies to the redevelopment of such lands (e.g., Housing First); responsibility for the costs (environmental, etc.) associated with the clean-up, improvement and disposition of the properties; what amount the City should receive from the eventual re-disposition of the lands by TEDCO; TEDCO's disposal process; as well as a protocol to identify further future properties for transfer.

It is also noted that the Property Management Committee (PMC) process has been completed for only two of the properties (Danforth and Midland/St. Clair). For the remaining three properties (Downsview, Rockcliffe and Victoria Park), the PMC process has not been completed and therefore the declaring surplus of these properties for transfer to TEDCO at this juncture is a departure from normal real estate procedures for City-owned properties, and from certain Council mandated policies (e.g., Housing First) and reviews (e.g., Planning study in relation to Victoria Park and Yards Rationalization study in relation to Rockcliffe). Further investigation of both the applicability of the Housing First Policy and the continuation of the mandated reviews will take place as part of the detailed negotiations, to be included in the sale transaction report.



As required by the City's Shareholder Direction to TEDCO, TEDCO is required to seek the City's approval (reporting through the Economic Development and Parks Committee), to any proposed sale or disposition of land, including leases or other agreements granting the use of land for 21 years or more (inclusive of any options or entitlements to renew), which reports should set out the remediation and development plan for the site (including financial implications), demonstrate how the development strategy achieves the primary objectives of economic development, job creation and overall public good, and conforms with the Official Plan and other applicable City policies. The lands recommended for transfer to TEDCO in this report would be subject to that same requirement.

Other properties may become available over time that may also be appropriate for TEDCO's redevelopment initiatives, and the Chief Corporate Officer will accordingly continue to review other properties to assess their appropriateness for transfer to TEDCO. It is proposed that TEDCO's interest be represented at PMC through the representative of the Economic Development Division.

#### Conclusions:

The City-owned properties described in this report have been identified by both TEDCO and City staff as potentially benefiting from the resources and skills of TEDCO to resolve redevelopment issues. It is recommended that these properties be declared surplus with the intended manner of disposition to be by way of an "as is" transfer to TEDCO for nominal consideration, with TEDCO to pay any applicable Land Transfer Tax, GST and registration costs. The transaction report will be submitted once the requirements of the City's real estate disposal by-law have been fulfilled, and the necessary discussions have been completed with TEDCO outlining the proposed terms of the transfer between the City and TEDCO, including: applicability of Council policies (eg. Housing First); responsibility for the costs (environmental, etc.) associated with remediation and redevelopment; what amount the City should receive from the eventual re-disposition of the lands by TEDCO; TEDCO's process for disposition; as well as a protocol to identify further properties for potential transfer.

In order to bring absolute clarity to TEDCO's mandate, it is recommended that the City Manager's Office report back to Council with recommendations for any legislative changes, amendments to TEDCO's Articles of Incorporation, and/or Shareholder Direction which may be necessary or desirable.

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Attachment: - Appendix 1- Property Information and Site Maps.

## Appendix 1                      Property Information and Site Maps

### Portions of 301 Rockcliffe Boulevard (Ward 11)

#### Background:

In 1954, the Rockcliffe Sewage Treatment Plant, together with an outstanding debenture of \$621,000.00 was assumed by the former The Municipality of Metropolitan Toronto (Metro) from the former City of York, pursuant to the Municipality of Metropolitan Toronto Act that required Metro to assume all sewage treatment works vested in each Area Municipality. Subsequently, Metro constructed replacement sewage treatment facilities at the Humber Sewage Treatment plant and demolished and decommissioned the Rockcliffe facility and utilized the property as a Works facility. The City of York continued to operate a parks and works yard on 4.43 acres to the northeast on a property adjoining the Metro Rockcliffe property. In 1982, the City of York initiated discussion with Metro about investigating the development potential of these lands through the relocation of the Metro works department facility on the property.

With the adoption of Clause 7 of Report 6 of the Economic Development and Planning Committee, at its meeting of April 26 and 27, 1989, Metro Council approved the development of the Rockcliffe lands as an industrial subdivision for sale on a block-by-block basis.

A plan of subdivision for the industrial park was registered on June 22, 1998, that created six block excluding the former City of York parks and works yard. Two of the original blocks (Blocks 3 and 4) were sold to the adjacent property owner.

A subdivision agreement was executed by Metro which includes the following Ministry of Environment conditions which requirements will need to be updated and dealt with in any development of the lands:

- (i) block/lot specific soil studies are to be undertaken to determine site specific decommissioning requirements prior to development;
- (ii) block/lot specific studies are to be undertaken to determine site specific needs for gas collection and monitoring systems prior to development;
- (iii) a gas collection and monitoring system is to be operated, maintained and monitored for as long as wastes remain;
- (iv) a contingency plan outlining corrective action should the gas collection and monitoring system fail shall be developed and registered on the title to the property;
- (v) the Ministry of the Environment is to be notified and advised of what corrective actions are being taken should problems with the system develop;
- (vi) any waste encountered beneath the footprint of any building placed in the former landfill area must be removed in accordance with MOE regulations and guidelines;

- (viii) any waste material encountered during the installation of underground services must be removed; and
- (ix) gas collection systems either active or passive, as required, must be installed under buildings and parking areas.

The industrial subdivision is within the floodplain of Black Creek and subject to the Toronto and Region Conservation Authority review of future development proposals. It is located within an area identified as Special Policy Area 4 on Maps 10 and 11 in the new Official Plan – Rockcliffe Park – Black Creek. This area is subject to Policy 3.4.4 that states:

“Development is prohibited within the floodplain, except for buildings and structures in Special Policy Areas on Maps 10 and 11, which must be protected from flooding to at least the 350 year flood level.”

The City-owned lands are shown as Parts 1-5 on Sketch No. PS-2006-0001.

A Parks Yard operation is located on Parts 4 and 5 on Sketch No. PS-2006-001 and a portion of Part 3 is used for parking. Access to the yard is by way of a driveway across the northern part of Part 3. Toronto Parking Authority and Purchasing and Materials Management also utilize space at this location. Technical Services has a requirement for an area for a stormwater treatment facility that could be accommodated within Part 3. This facility would take the form of a large underground tank that may prohibit construction above it.

The Rockcliffe Yard is part of the Yard Rationalization Study – West District and this study is anticipated to be completed in approximately two years. Although Parks, Forestry and Recreation expressed an interest in Part 1 for a community centre and/or sportfields, it is Parts 3, 4 and 5 that are being retained in City ownership for municipal purposes, including accommodation of future yard consolidation requirements.

Parts 1 and 2 are being recommended for transfer to TEDCO.

Details of the property to be declared surplus are as follows:

Subject Property:	Portions of 301 Rockcliffe Boulevard Parts 1 and 2 on Sketch No. PS-2006-001.
Legal Description:	Part of Lot 37, Concession 3 From The Bay, City of Toronto, (formerly City of York), being Blocks 5 and 6 on Registered Plan of Subdivision 66M-2324 and shown as Parts 1 and 2 on Sketch PS-2006-001.
PIN:	105140001.
Assessment Roll Number:	1914-07-1-401-03701.

Approximate Site Dimensions: North/South Measurement: 229.7 m on Rockcliffe Boulevard  
East/West Measurement: 337.2 m

Total Approximate Site Area: 6.69 ha (15.54 ac).

Part 1 32,267 m<sup>2</sup> (7.97 ac).

Part 2 30,609 m<sup>2</sup> (7.56 ac).

Current Status: TTC is temporarily using one acre within the southeastern portion of Part 2 for a storage area for transit poles and would require 60 to 90 days notice to vacate.

Easements to be Reserved: for Hillary Combined Trunk Sanitary and Storm Sewer runs north/south through the road allowance and extends south along the boundary between Parts 1 and 2 (including Parts 5-9, 11 and 12 on Plan 66R-18005);

for St. Clair Sanitary Trunk Sewer within the road allowance and extends through the southeast portion of Part 2 (including Parts 64, 66, 67 and 68 on Plan 66R-18005);

for proposed Keele Relief Trunk Sewer extends east/west along the southern limit of Part 1 and Part 2 (including Parts 1-5, 7-10, and 67-69 on Plan 66R-18005);

for existing Toronto Hydro easement along the eastern limit of the cul de sac including Part 62 on Plan 66R-18005;

These easements are being confirmed and further easement requirements are being investigated and will have to be accommodated.

Zoning: Prestige Employment.

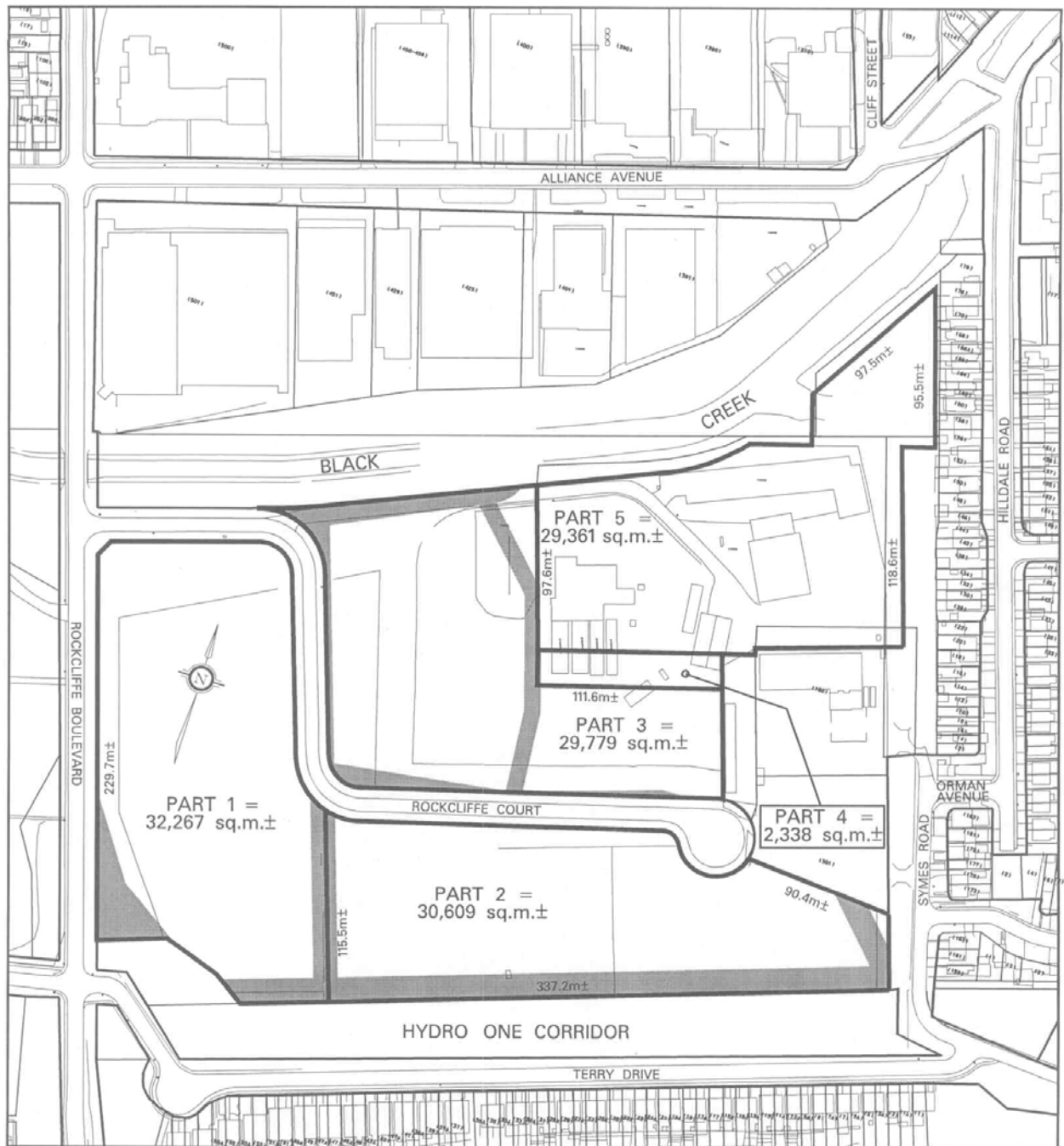
Existing Official Plan: Employment District in City of York Official Plan.

New Official Plan: Employment Areas.  
Special Policy Area 4 on Maps 10 and 11 indicates that the property is within the floodplain of Black Creek and any future building must be flood-proofed to the 350 year flood level.

Environmental Issues: There are major environmental issues including:

- (i) PCB storage site;
- (ii) Former landfill site in the southeastern portion of the property;
- (iii) Former sewage treatment plant in the southwest portion of the property has left subsurface installations and/or structures and mercury/cadmium contamination in the former sludge drying area in the centre of the property.

Ministry of Environment conditions in the Subdivision Agreement will need to be updated and dealt with.



**TORONTO**

TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING SERVICES

NOTE:

THIS SKETCH HAS  
BEEN COMPILED FROM  
OFFICE RECORDS.

NOT TO SCALE

PROPERTY INFORMATION SHEET

CITY OWNED LAND  
No.301 ROCKCLIFFE BOULEVARD

■ - REQUIRED EASEMENTS

WARD - YORK SOUTH-WESTON

DATE: JAN. 12, 2006

SKETCH No. PS-2006-001

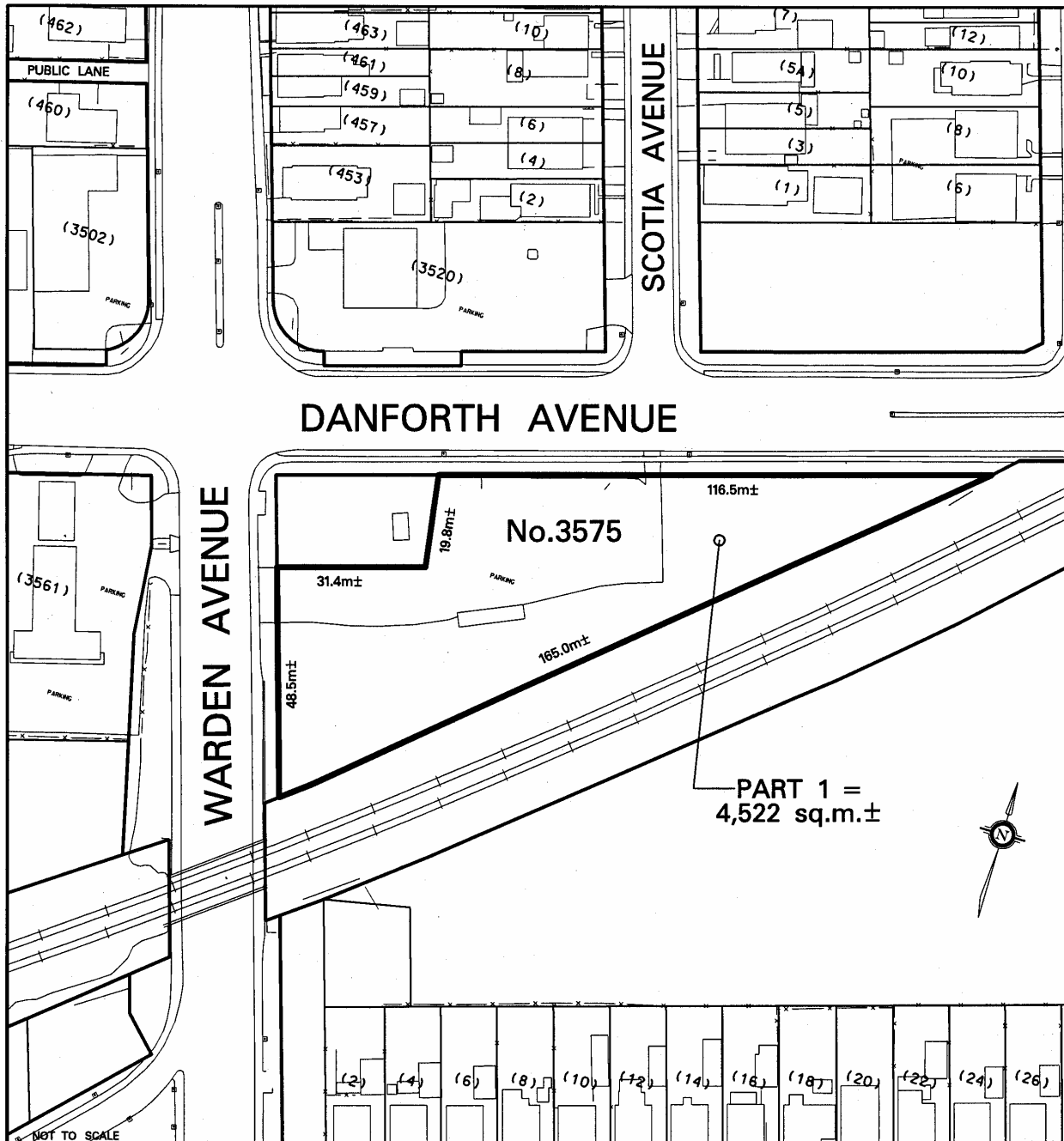
3575 Danforth Avenue (Ward 35):

Background:

The former The Municipality of Metropolitan Toronto expropriated the lands for and in connection with the construction of the F.G. Gardiner Expressway in 1968. It has been leased to Ronald Martz carrying on business under the name “Bi-Rite Auto Sales” on a month-to-month basis since 1980. The tenancy may be terminated by either party by giving at least 30 days written notice to the other party. By the adoption of Clause 16 of Report 20 of the Administration Committee on July 5, 1996, Metropolitan Toronto Council declared the property surplus to municipal requirements and authorized its sale on the open market. By its adoption of Clause 17 of Report 5 of the Scarborough Community Council on June 24, 25 and 26, 2003, Council authorized the accepting of an offer conditional upon the Purchaser satisfying himself regarding the environmental condition of the property. The environmental condition of the property was not satisfactory to the Purchaser and the transaction was not completed. Staff of the Affordable Housing Office have advised that there is no interest in this property for affordable housing.

Details of the property to be declared surplus are as follows:

Property Address:	3575 Danforth Avenue, Toronto.
Legal Description:	Part of Lot 32, Concession “A”, Toronto, (formerly Scarborough) being Part 1 on Expropriation Plan 8401, also shown as Part 1 on Sketch No. PS-2005-117.
Location:	Part of the southeast quadrant of the intersection of Danforth and Warden Avenues, but does not include the immediate corner.
Assessment Roll No.:	1901-021-110-00200-0000.
Frontage:	Danforth Avenue: 382.36 ft. Warden Avenue: 159.25 ft.
Approximate Site Area:	4,522 m <sup>2</sup> (48,676 ft <sup>2</sup> ) (1.12 ac).
Current Status:	Tenanted - Used car lot.
Tenant:	Ron Martz, operating as Bi-Rite Auto Sales.
Zoning:	HC–Highway Commercial – 20S–31–74 By-law No. 9812.
Existing Official Plan:	Commercial Mixed Use – Oakridge Community Secondary Plan.
New Official Plan:	Mixed Use.



**TORONTO**

WORKS & EMERGENCY SERVICES  
TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING

NOTE: THIS SKETCH HAS  
BEEN COMPILED FROM  
OFFICE RECORDS.

**PROPERTY INFORMATION SHEET**

**CITY OWNED LAND**  
**No. 3575 DANFORTH AVENUE**

WARD 35 - SCARBOROUGH SOUTHWEST  
DATE: SEPT. 19, 2005

SKETCH No. PS-2005-117

411 Victoria Park Avenue (Ward 36):

Background:

This property is located within the larger Birchcliff Quarry Lands Study Area, which area is known to have accommodated previous industrial quarrying, municipal landfill and potentially unregulated dumping activities as far back as the 1950s and 1960s, if not earlier, for which few meaningful records remain. Most recently, by its adoption of Clause 9 of Report 6 of the Planning and Transportation Committee on July 19, 20, 21 and 26, 2005, Council authorized and directed Facilities and Real Estate to engage a qualified environmental engineer, if required, to advise on an appropriate study approach for a detailed site environmental investigation of City-owned lands within the Birchcliff Quarry Lands Study Area, including proposed terms of reference for site testing and to report back to Council on such Terms of Reference and the cost/funding implications of proceeding with such an investigation.

Staff of the Affordable Housing Office has identified this property to be of high interest. In the normal course, housing would be given an opportunity to come forward with a business case should they determine that the property is suitable for affordable housing purposes.

Technical Services staff has advised that The Godfrey Fowler combined trunk sewer runs through the middle of the property and further that there is a watermain running through the site. Easements will need to be reserved protecting same.

It is noted that the Part 1 lands identified on Sketch PMC-99-004 do not include the City-owned Open Space/Parks lands to the south, at 2530 Gerrard Street East, which are not intended to be transferred to TEDCO.

Details of the property to be declared surplus are as follows:

Subject Property: East side of Victoria Park Avenue, north of Gerrard Street East and south of the CN rail line.

Legal Description: Part of Lot 35, Concession A, shown as Part 1 on Sketch No. PMC-99-004.

Assessment Roll Number: 1901-01-2-500-01300.

Approximate Site Dimensions: Victoria Park frontage: 108.0 m (354.3 ft)  
East/west dimension: 602 m (1,975 ft)

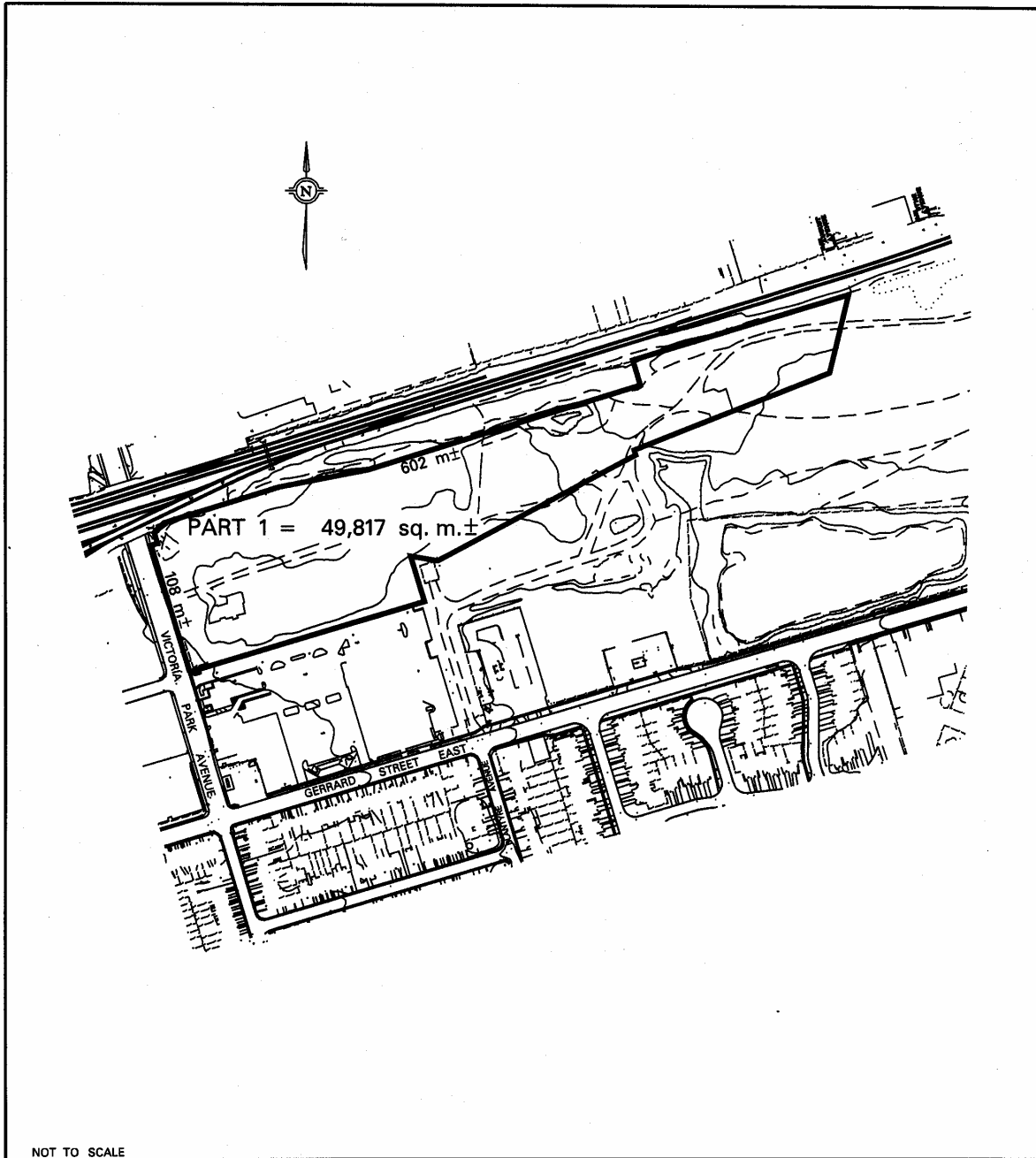
Approximate Site Area: 49,817 m<sup>2</sup> (12.3 ac).

Current Status: Majority of site is vacant land, except for the southwest portion fronting on Victoria Park Avenue that has been leased since 1999 to a golf driving range operation.

Existing Tenancy: Brian D. Jacobsen operates driving range.



Licence:	Mediacom has signs on the property.
Easements to be Reserved:	for trunk sewer and watermain purposes as required by the General Manager, Toronto Water.  for access across the northern boundary of the property as required by the General Manager of Parks, Forestry and Recreation for a future trail connection.
Zoning:	R (Residential).
Existing Official Plan:	High Density Residential. Scarborough Transportation Corridor Phase I Study Area.
New Official Plan:	Mixed Use Areas.



NOT TO SCALE

**TORONTO**

WORKS & EMERGENCY SERVICES  
TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING

NOTE: THIS SKETCH HAS  
BEEN COMPILED FROM  
OFFICE RECORDS.

PROPERTY MANAGEMENT COMMITTEE

SKETCH  
SHOWING

CITY OWNED LANDS  
FORMER SCARBOROUGH TRANSPORTATION CORRIDOR

DATE: MAY 10, 1999

SKETCH No. PMC-99-004

## Portions of 1035 Sheppard Avenue West (Downsview Lands)

(Ward 10)

### Background:

The majority of the Downsview Lands (68.4 acres) was formerly part of the Canadian Forces Base Downsview and was acquired by the former The Municipality of Metropolitan Toronto (Metro) from the Department of National Defence on July 23, 1987, for \$8,500,000.00 subject to restrictive covenants limiting the future use of the lands and the height of development on the lands. The use of these lands is restricted to government uses, and specified industrial activities, an office use and a bank use. The height of development is restricted based on distance from the east/west Downsview runway and a sloped gradient on either side of the centerline of the runway. The height limits range from approximately three storeys proximate to the east/west runway rising to approximately 16 stories near the Sheppard frontage. The lands that benefit from the restrictive covenants include the Department of National Defence lands primarily related to the north/south runway, Bombardier's lands and City of Toronto lands west of William Allen Road (occupied by the TTC).

The most southern portion of the Downsview Lands (Parts 8 and 9) was acquired by Metro in 1964 and is not subject to the restrictive covenants that apply on the rest of the lands.

On July 26, 2001, Council adopted Official Plan Amendment 504 to amend the policies of the Downsview Secondary Plan for the lands at the southwest and southeast corners of Sheppard Avenue West and William Allen Road. The effect of Amendment 504 on the City-owned Downsview Lands was to redesignate it from Industrial to Mixed Commercial Residential (A&B), Residential Fourth Density and Residential First Density. With this change in the Official Plan, Council laid the groundwork for the development of a new mixed use and residential community on the lands. Rezoning of the lands to implement the Official Plan has not proceeded due to the impediment of the restrictive covenants.

The City-owned lands are shown as Parts 1-9 on Sketch No. PS-2005-147a.

The TTC's Downsview subway station and bus terminal is located on Part 1 on Sketch PS-2005-147a (8.8 acres) and has been operating for approximately 10 years. The TTC's commuter parking lot on Part 5 (5.4 acres) opened in 2005 on a parcel that has been provided to the TTC for interim use for 10 years, with provision for possible extension. The southern part of Part 4 provides access from the Wm. Allen Road to the TTC parking lot on Part 5. Parks, Forestry and Recreation have jurisdiction over Part 6 (5.78 acre) for the development of a new community park – Banting Park. Part 8 (1.3 acres) is required for road purposes for dedication as a public highway. Parts 1, 4, 5, 6 and 8 are to be retained by the City.

Parts 2 and 3 (4.84 acres in total) are vacant parcels within the Mixed Use designation and are under the jurisdiction of Facilities and Real Estate. Part 2 is surrounded by the TTC operational area. Parts 7 and 9 (46.0 acres in total) are vacant parcels within the Residential Use designations and are also under the jurisdiction of Facilities and Real Estate.

Parts 2, 3, 7 and 9 are being recommended for transfer to TEDCO.

Details of the property to be declared surplus are as follows:

Northern Portion:

- Subject Property:** Portions of 1035 Sheppard Avenue West.  
(Parts 2, 3 and 7 on Sketch PS-2005-147a).
- Legal Description:** Part of Lots 13, 14 and 15, Concession 2 West of Yonge Street and more particularly described as Part of Part 1 and Parts 2 and 3 on Plan 64R-8796, City of Toronto (formerly North York).
- PIN:** Parts of 102130291.
- Assessment Roll Number:** Portions of 1908-05-2-110-00600.
- Approximate Site Dimensions:** Irregular (see attached Sketch for configuration).
- Approximate Site Area:** 20.56 ha (50.8 ac).
- Current Status:** Vacant land.
- Easements to be Reserved:** for existing 8m wide storm sewer in Part 2 on Plan 64R-8796.
- Zoning:** Airport Hazard Lands – A.
- Existing Official Plan:** Mixed Commercial Residential A (MCR‘A’).  
Mixed Commercial Residential B (MCR‘B’).  
Residential Density One (RD1).  
Residential Density Four (RD4).
- New Official Plan:** Mixed Use Areas.  
Apartment Neighbourhoods.  
Neighbourhoods.  
The property is subject to the policies of the Downsview Area Secondary Plan and the Allen-Sheppard Urban Design Guidelines.
- TTC Considerations:**
- Noise, Vibration, etc:** Due to the proximity of Parts 2 and 3 to the Downsview Station and Bus Terminal, noise, vibration, EMI, stray current and ventilations dispersion impacts may arise from the TTC operations.
- Parts 2 and 3 are located within the 60 m zone of influence of the subway.
- Walkway Encroachment:** TTC pedestrian walkway from the parking lot on Part 5 encroaches into Part 2.

**Other Matters:** Further TTC requirements are being investigated and when identified may need to be dealt with prior to or in conjunction with the transfer of these lands.

**Southern Portion:**

**Subject Property:** No assigned municipal address – fronts on Wilson Heights Boulevard (Part 9 on Sketch PS 2005-147a).

**Legal Description:** Part of Lots 25-31 on Plan 3644, City of Toronto (formerly North York) and shown as Part 9 on Sketch PS 2005-147a.

**PIN:** Parts of 102130327.

**Approximate Site Dimensions:** Irregular (see attached Sketch PS 2005-147a for configuration).

**Approximate Site Area:** 1.56 ha (3.8 ac).

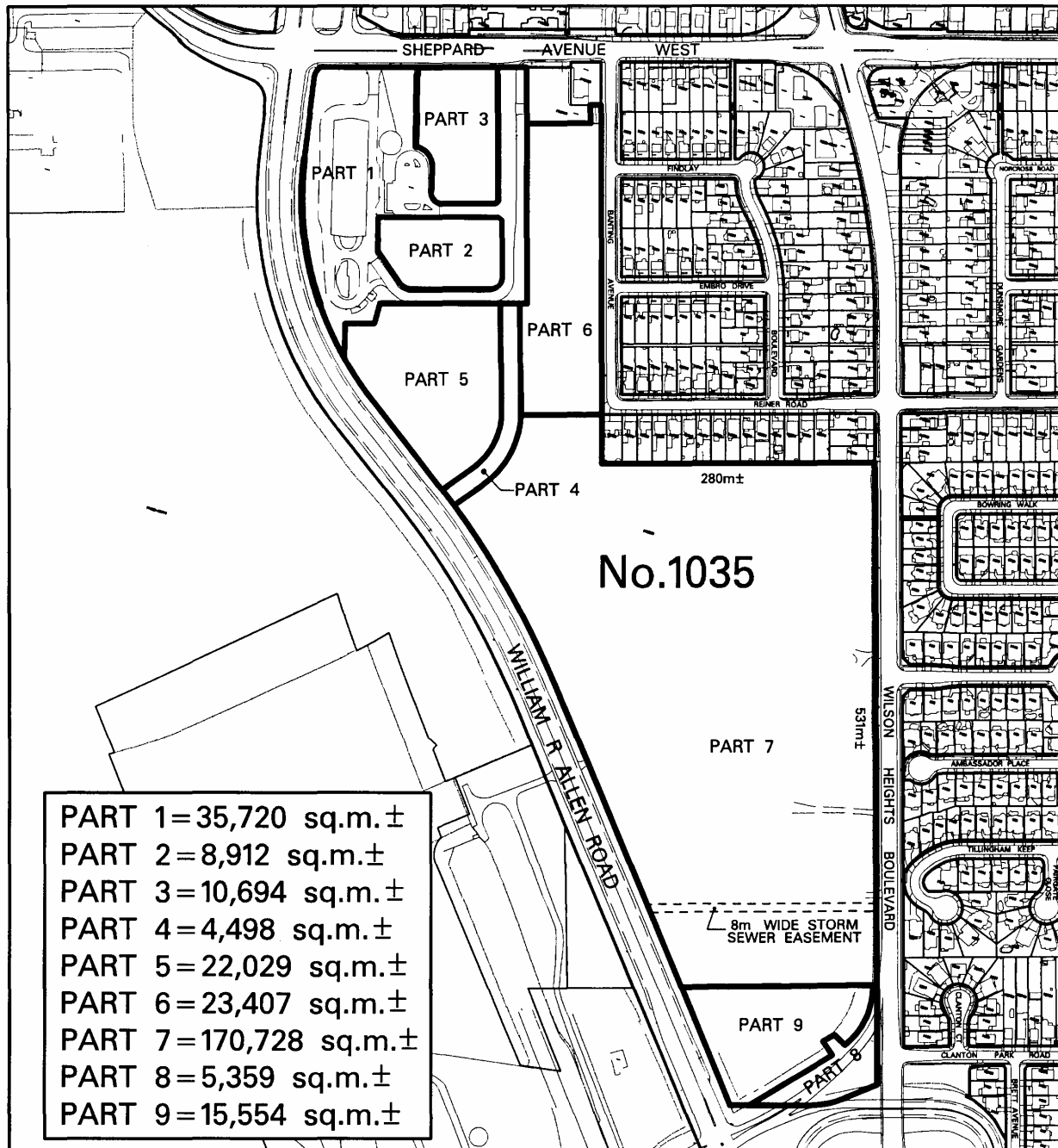
**Current Status:** Vacant land north of the ramp to Wilson Heights Boulevard.

**Zoning:** Residential R4.

**Existing Official Plan:** Residential Density One (RD1) and Residential Density Four (RD4).

**New Official Plan:** Apartment Neighbourhoods, and Neighbourhoods.  
The property is subject to the policies of the Downsview Area Secondary Plan and the Allen-Sheppard Urban Design Guidelines.

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<p><b>Toronto</b></p> <p>TECHNICAL SERVICES DIVISION                  SURVEY &amp; MAPPING SERVICES</p> <p>NOTE:</p> <p>THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS.</p> <p>NOT TO SCALE</p>	<p>PROPERTY INFORMATION SHEET</p> <p>CITY OWNED LAND</p> <p>No. 1035 SHEPPARD AVENUE WEST</p> <p>WARD 10 – YORK CENTRE</p> <p>DATE: JAN. 12, 2006</p> <p>SKETCH No. PS-2005-147a</p>
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Portions of Lands Between Midland Avenue and Brimley Road, North of St Clair East (Midland/St Clair) - (Ward 36).

Background:

The City of Toronto owns approximately 10.5 hectares (25.9 acres) of land between Midland Avenue and Brimley Road located north of St. Clair Avenue East, shown as Parts 1 to 15, inclusive, on Sketch No. PS-2004-060d. Parts 4 and 5 and a small portion of Part 3 were acquired by the former City of Scarborough through the *Municipal Tax Sale* process in 1935 and were retained for the future Scarborough Transportation Corridor (STC) project. In 1963, the former The Municipality of Metropolitan Toronto (Metro) acquired the remainder of Part 3 and Parts 1, 2 and 4 through 15 from the CNR, also for STC purposes. In 1985, the STC project was abandoned.

In 1995, Metro Council designated the City's lands to be a Special Study Area, as set out in the STC Land Use Study - Phase 3. The study recommendations were adopted by City Council on September 28, 29, 30 and October 1, 2004, and provide for a centrally located park, a walkway, future storm water management ponds, with one along Midland Avenue and the urban design objectives for future development. The future uses include single and semi-detached dwellings, townhouses and a low-rise apartment with ground floor commercial space at the northeast corner of Midland Avenue and St. Clair Avenue East. Official Plan Amendment No. 1126 was adopted by Council on September 30, 2004. An implementing zoning By-law No. 842-2004 was adopted on the same date.

A circulation to the City's Agencies, Boards, Commissions and Divisions was undertaken to ascertain whether or not there is any municipal interest in retaining Parts 1 through 15 on Sketch PS-2004-060d. Staff of Technical Services advised that Part 2 is the preferred location for a future stormwater management pond and that permanent easements are required in portions of Parts 1, 2, 7, 8, 9, 10 and 11 for the protection of an existing watermain and storm trunk sewer. Further, one foot reserves should be retained along the limits of all road allowances, as well as along the south, west and east limits of Part 10 and east limit of Part 11 to ensure that the construction of the future public road system is secured through the development approval process. Parks, Forestry and Recreation staff advised that Parts 6 and 8 should be retained for park and walkway purposes.

Planning staff advise that through the community consultation process for the STC Land Use Study, the owners of Nos. 97, 99, 101 and 103 Comrie Terrace expressed interest in acquiring Parts 12, 13, 14 and 15 for incorporation into the rear yards of their respective properties. Monarch Construction Limited ("Monarch") has a draft plan of subdivision on its property which adjoins the north limit of the City's land. Parts 10 and 11 would provide access from Midland Avenue to Monarch's lands and are an integral part of the proposed public road system to be secured through the future development approval processes for this area.

The Affordable Housing Office previously advised that there is no interest in developing the City lands for affordable housing under the *Let's Build* programme.

With the adoption of Clause 17 of Report 6 of the Administration Committee, on September 28, 29, 30 and October 1, 2004, Council declared Parts 1, 3, 4, 5, 7, 9 and 10-15 on Sketch PS-2004-060d as surplus and authorized the disposal of Parts 12, 13, 14 and 15 to the adjoining owners, Parts 10 and 11 to Monarch, and the remaining Parts on the open market along with any of the aforementioned Parts where recommendable offers were not received. It is therefore being recommended that Council amend the authorized method of disposal for Parts 1, 3, 4, 5, 7, 9, 10 and 11 on Sketch PS-2004-060d to be by way of a transfer to TEDCO. As Part 2 was not declared surplus in the aforementioned report, Part 2 would need to be included at this time in order to transfer the intended parcels.

With the inclusion of these parts, TEDCO can develop the subdivision in an appropriate manner. As the development may require co-ordination and potential cost-sharing arrangements with adjoining owners for the construction of the shared roads, stormwater management ponds, etc., TEDCO would be an appropriate agency to undertake this project.

Therefore authority is being sought to transfer Parts 1, 2, 3, 4, 5, 7, 9, 10 and 11 on Sketch PS-2004-060d to TEDCO.

Details of the property to be declared surplus are as follows:

**Subject Property:** Parcels of land located between Midland Avenue and Brimley Road, north of St. Clair Avenue East and shown as Parts 1, 2, 3, 4, 5, 7, 9, 10 and 11 on Sketch No. PS-2004-060d

**Legal Description:** Part Lot 25, Concession C, Lots 18-25, 27, 46-51, 54-56, 63-65, 70-83 and 92-97, part of Lots 65-69, 84-86 and 88-91, part of Olga Street Closed (formerly Carolina Avenue), part of Vivian Road Closed and part Minerva Avenue Closed, on Plan 1664. Lots 23-42, part of Lots 18-22, 43-46, and 58-66, part Jeanette Street Closed, part Craig Miller Street Closed (formerly Phillip Street), part Sidney Street Closed and part Walton Avenue Closed, on Plan 2411, City of Toronto (formerly Scarborough) Save and except any required one foot reserves.

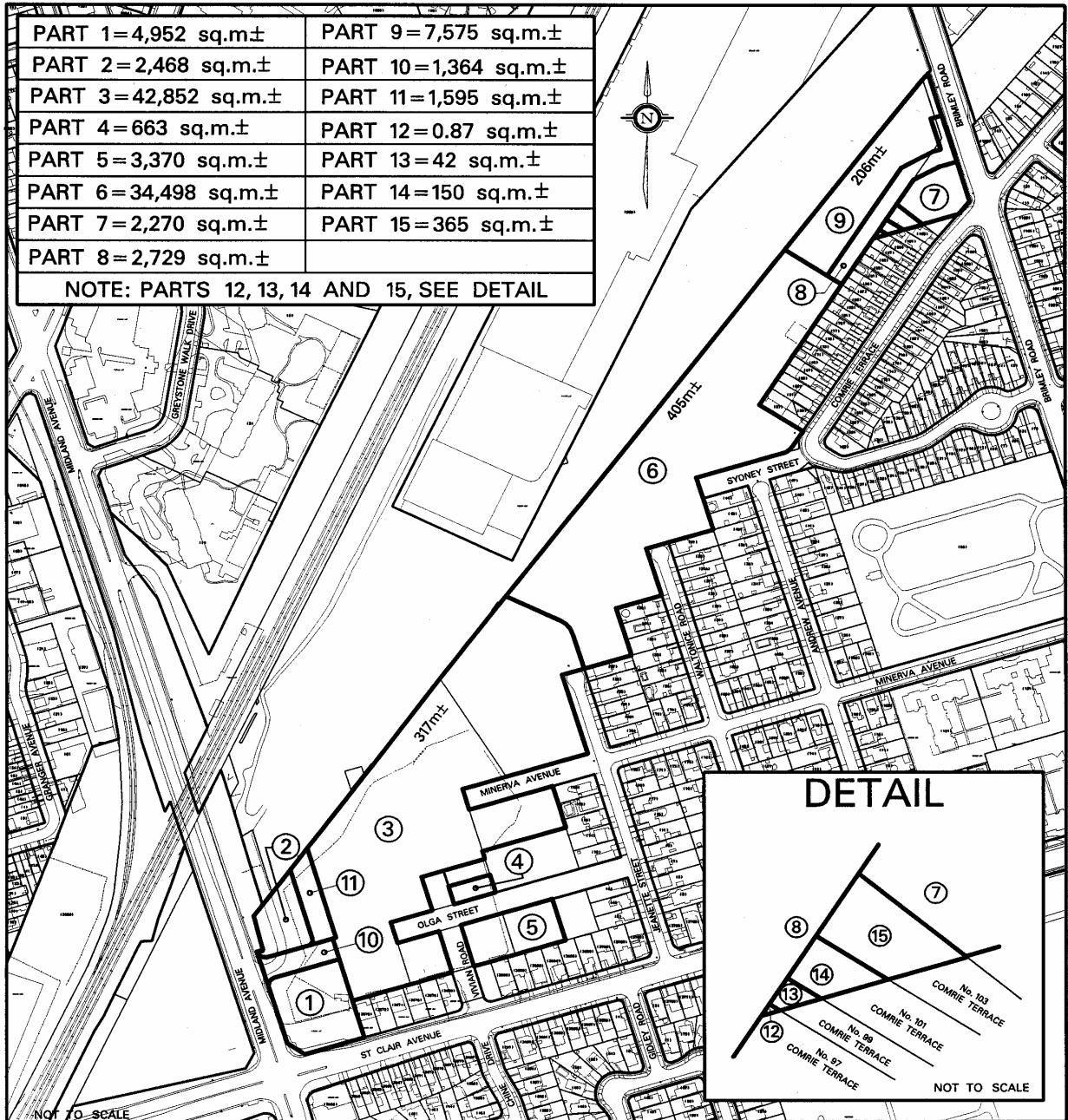
**PINs:** Parts of 06423-0316 (LT).  
Parts of 06423-0222 (LT).  
Parts of 06423-0227 (LT).

**Assessment Roll Numbers:** 1901-07-1-430-04000.  
1901-07-1-430-01650.  
1901-07-1-430-00500.  
Part of 1901-07-1-499-00100.  
Part of 1901-07-1-430-03300.  
Part of 1901-07-1-430-01200.  
Part of 1901-07-1-495-00200.

**Approximate Dimensions:** Irregular.



Approximate Site Area:	6.71 ha (16.58 ac).					
Current Status:						
Tenancy:	Leasehold interest over Part 11 and portion of Parts 1, 3 and 10 to the operator of a mini-golf course and driving range.					
Easements to be Reserved:	for the protection of an existing watermain and storm trunk sewer on parts of Parts 1, 2, 7, 9, 10 and 11 Sketch No. PS-2004-060d.					
One-Foot Reserve Strips:	As required by the General Manager of Transportation Services including along the limits of all roads and along the east limits of Parts 11 and 10 and the south and west limits of Part 10 on Sketch No. PS-2004-060d.					
Existing Easements:	<p>In favour of CNR for access purposes, in Parts 6, 12 and 14 on Reference Plan 64R-8666 and located within Parts 1, 2 and 10 on Sketch No. PS-2004-060d.</p> <p>In favour of Liquid Carbonic Inc. for underground hydrogen and nitrogen pipelines, in Parts 2, 9, 10, 11 and 12 on Reference Plan 64R-8666 and located within Parts 1, 2 and 10 on Sketch No. PS-2004-060d.</p> <p>In favour of Bell Canada in Parts 4, 5, 6 and 8 on Reference Plan 64R-8666 and located within Parts 1, 2 and 10 on Sketch No. PS-2004-060d.</p>					
Zoning:	<p>S – Single-Family Residential. SD – Semi-Detached Residential. TH – Townhouse Residential. A – Apartment Residential. OS - Open Space</p>					
Current Official Plan:	<table><tr><td>Low Density Residential</td><td rowspan="3"> </td><td rowspan="3">Subject of Policy 9</td></tr><tr><td>Medium Density Residential</td></tr><tr><td>Open Space</td></tr></table>	Low Density Residential		Subject of Policy 9	Medium Density Residential	Open Space
Low Density Residential		Subject of Policy 9				
Medium Density Residential						
Open Space						
New Official Plan:	Mixed Use Areas. Neighbourhoods. Utility Corridor.					



WORKS & EMERGENCY SERVICES  
 TECHNICAL SERVICES DIVISION  
 SURVEY & MAPPING

NOTE: THIS SKETCH HAS  
 BEEN COMPILED FROM  
 OFFICE RECORDS.

PROPERTY INFORMATION SHEET

CITY OWNED LAND  
 FORMER SCARBOROUGH TRANSPORTATION CORRIDOR  
 LANDS BETWEEN  
 MIDLAND AVENUE AND BRIMLEY ROAD

WARD 36 - SCARBOROUGH SOUTHWEST  
 DATE: AUG. 31, 2004

SKETCH No. PS-2004-060d

The following Members of Council addressed the Policy and Finance Committee:

- Councillor Brian Ashton, Scarborough Southwest; and
- Councillor Frances Nunziata, York South-Weston.

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***City Council – January 31, February 1 and 2, 2006***

*Council also considered the following:*

- *Report (January 30, 2006) from the City Manager [Communication 22(a)]:*

*Subject: Input of Ward Councillors in Establishing Terms for Properties Being Transferred to the City of Toronto Economic Development Corporation  
(Ward 10 - York Centre; Ward 11 - York South-Weston;  
Ward 35 - Scarborough Southwest; and Ward 36 - Scarborough Southwest)*

*Purpose:*

*To report on the process for the involvement of Ward Councillors in the sale transaction process for disposal of City-owned properties to the City of Toronto Economic Development Corporation (TEDCO).*

*Financial Implications and Impact Statement:*

*There are no financial implications arising from this report.*

*Recommendation:*

*It is recommended that this report be received for information purposes.*

*Background:*

*At its meeting of January 23, 2006, the Policy and Finance Committee considered a report recommending the transfer of certain City-owned properties to TEDCO which is now before Council as Clause 28 of the Report No. 1 of the Policy and Finance Committee entitled “Declaration as Surplus of Various City-Owned Properties for Transfer to the City of Toronto Economic Development Corporation”.*

*Among other amendments to the report, the Policy and Finance Committee requested the City Manager to report directly to Council for its meeting to be held on January 31, 2006, on a policy and protocol to involve the Ward Councillor in decisions in the approval of the sale transaction agreements with the City.*

Comments:

*By the adoption of Clause No. 1 of Report No. 11 of the Corporate Services Committee on July 29, 30, and 31, 1998, Council established a protocol that Ward Councillors be consulted on City real estate transactions located within their wards.*

*In relation to the properties proposed to be transferred to TEDCO, there are various issues yet to be investigated or negotiated before the required Sale Transaction report comes before Council for final approval. One of the steps which will also be undertaken during this period is that Facilities and Real Estate/TEDCO staff will meet with each of the respective Ward Councillors for input on the proposed terms of the transaction with TEDCO prior to the finalization of these terms and subsequent submission of the staff report.*

*Once the lands have been transferred to TEDCO, as TEDCO proceeds with its development plans for the various sites, TEDCO will follow its normal process for consulting with local Councillors. In addition, of course, TEDCO's development plans are subject to the normal planning review process. As well, prior to TEDCO ultimately disposing of any of the redevelopment lands, the Shareholder Direction requires TEDCO to seek the approval of the City, by way of report through EDPC to Council.*

Conclusions:

*Each of the affected Ward Councillors will be consulted by Facilities and Real Estate/TEDCO staff for input on the proposed real estate transfers to TEDCO prior to submission of the Sale Transaction report.*

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*Councillor Li Preti declared an interest in this Clause, only as it relates to Ward 10, in that he owns property in the subject area.*