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## Government Management Committee

|                     |                              |                |                                       |
|---------------------|------------------------------|----------------|---------------------------------------|
| <b>Meeting No.</b>  | 21                           | <b>Contact</b> | Patsy Morris, Committee Administrator |
| <b>Meeting Date</b> | Wednesday, February 11, 2009 | <b>Phone</b>   | 416-392-9151                          |
| <b>Start Time</b>   | 9:30 AM                      | <b>E-mail</b>  | gmc@toronto.ca                        |
| <b>Location</b>     | Committee Room 1, City Hall  | <b>Chair</b>   | Councillor Gloria Lindsay Luby        |

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| <b>Location</b>     | Committee Room 1, City Hall  | <b>Chair</b>   | Councillor Gloria Lindsay Luby        |

|        |        |  |  |           |
|--------|--------|--|--|-----------|
| GM21.2 | ACTION |  |  | Ward: All |
|--------|--------|--|--|-----------|

### Cancellation, Reduction or Refund of Property Taxes – February 2009 Hearing

#### Committee Recommendations

The Government Management Committee recommends that:

- The individual appeals pursuant to Section 323 of the City of Toronto Act, 2006 as provided in the Detailed Hearing Report marked as Appendix A attached to the report dated January 23, 2009 from the Acting Treasurer, be approved excluding the following applications:

#### Section 323 -Appending A

| Ward Number | Appeal Number | Tax Year | Assessment Roll Number | Property Location | Reason for Adjournment | Tax Adjustment |
|-------------|---------------|----------|------------------------|-------------------|------------------------|----------------|
| 14          | 200800332     | 2007     | 1904 02 2 150 04300    | 182 Sunnyside Ave | Under staff review     | 0.00           |
| 17          | 200700269     | 2007     | 1904 03 2 140 00200    | 195 Weston Rd     | Under staff review     | 0.00           |
| 18          | 200800447     | 2008     | 1904 04 1 470 00500    | 1155 Queen St. W  | Under staff review     | 1,608.64       |
| 20          | 200700127     | 2007     | 1904 06 2 260 00100    | 11 Duncan St      | Under staff review     | 0.00           |
| 32          | 200800617     | 2008     | 1904 08 1 260 01900    | 109 Knox Ave      | Under staff review     | 0.00           |
|             |               |          |                        |                   | TOTAL                  | 1,608.64       |

- The individual tax appeal applications made pursuant to section 325 of the *City of Toronto Act, 2006* resulting in tax reductions totalling \$364,117.51 including reductions in Business Improvement Area charges and excluding phase-in/capping adjustments, as identified in Appendix B, be approved.
- The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

### Decision Advice and Other Information

The Government Management Committee held a statutory hearing on Wednesday, February 11, 2009, in accordance with the City of Toronto Act, 2006. No one appeared before the Committee.

### Origin

(January 23, 2009) Report from the Acting Treasurer

### Summary

This report deals with tax appeal applications made to the Treasurer pursuant to sections 323 and 325 of the *City of Toronto Act, 2006 (COTA)*. Section 323 permits Council to cancel, reduce or refund taxes in cases when, during the year, a property undergoes changes such as when it is destroyed by fire or demolished, becomes exempt from taxation, or is reclassified due to a change in use. Under section 325 of the *COTA*, taxpayers can request a cancellation, reduction or refund of taxes when an error in the assessment roll is identified which results in an overcharge.

The legislation requires Council to hold a public meeting where applicants may make a submission in defence of their position. Council has delegated authority to hold such public meetings to the Government Management Committee.

Staff have mailed Notices of Hearing to affected taxpayers and recommend approval of the applications as listed in Appendices A and B.

### Background Information

Report - Cancellation, Reduction or Refund of Property Taxes - February 2009 Hearing

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18826.pdf>)

Appendix A - GM21-2

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18827.pdf>)

Appendix B - GM21-2

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18828.pdf>)

|        |        |  |  |           |
|--------|--------|--|--|-----------|
| GM21.3 | ACTION |  |  | Ward: All |
|--------|--------|--|--|-----------|

### Apportionment of Property Taxes – February 2009 Hearing

#### Committee Recommendations

The Government Management Committee recommends that:

1. Apportionment of property tax in the amounts identified in Appendix A and Appendix B, under the columns entitled "Apportioned Tax" and "Apportioned Phase In/Capping", be approved, excluding the following applications:

Government Management Committee Report - Meeting No. 21  
For City Council Consideration on February 23, 2009

| Page Number | Tax Year | Original Roll Number | Tax Roll Number for Apportioned Properties | Tax Apportionment | Ward Number |
|-------------|----------|----------------------|--------------------------------------------|-------------------|-------------|
|-------------|----------|----------------------|--------------------------------------------|-------------------|-------------|

Taxpayers Initiated Applications – Appendix B:

|        |      |                     |                     |             |    |
|--------|------|---------------------|---------------------|-------------|----|
| 8 of 8 | 2008 | 1908-12-1-115-01500 | 1908-12-1-115-01502 |             |    |
|        |      |                     | 1908-12-1-115-01504 |             |    |
|        |      |                     | 1908-12-1-115-01506 |             |    |
|        |      |                     | Total:              | \$88,250.43 | 34 |

2. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

### Decision Advice and Other Information

The Government Management Committee held a statutory hearing on Wednesday, February 11, 2009, in accordance with the City of Toronto Act, 2006. No one appeared before the Committee.

### Origin

(January 23, 2009) Report from the Acting Treasurer

### Summary

This report deals with 43 tax apportionment applications made by the Treasurer or to the Treasurer by an owner of land pursuant to section 322 of the *City of Toronto Act, 2006*, for the properties listed in Appendices A and B (attached).

The legislation requires Council to hold a public meeting at which the applicants and / or property owners may make representations. Council has delegated authority to hold such public meetings to the Government Management Committee.

Staff have mailed Notices of Hearing to affected taxpayers advising of the upcoming hearing before the Government Management Committee.

### Background Information

Report - Apportionment of Property Taxes - February 2009 Hearing  
(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18829.pdf>)  
Appendix A - GM21-3  
(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18830.pdf>)  
Appendix B - GM21-3  
(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18831.pdf>)

|        |        |  |  |          |
|--------|--------|--|--|----------|
| GM21.4 | ACTION |  |  | Ward: 27 |
|--------|--------|--|--|----------|

## 481 University Avenue – Designation of a Portion of Premises as a Municipal Capital Facility

### Committee Recommendations

The Government Management Committee recommends that:

1. Council pass a by-law pursuant to section 252 of the *City of Toronto Act, 2006*, providing authority to:
  - a. enter into a municipal capital facility agreement with the owner, 481 University Avenue Inc., of the property located at 481 University Avenue in respect of approximately 17,000 square feet of rentable area on the ground floor leased by the City of Toronto, Court Services Division; and
  - b. exempt the space to be leased from taxation for municipal and school purposes, which tax exemption is to be effective from the later of the following dates: the commencement date of the lease; the date the municipal capital facility agreement is signed; or the date the tax exemption by-law is enacted.
2. The City Clerk be directed to give written notice of the by-law to the Minister of Education, the Municipal Property Assessment Corporation, the Toronto District School Board, the Toronto Catholic District School Board, the Conseil Scolaire de District du Centre-Sud-Ouest, and the Conseil Scolaire de District du Catholique Centre-Sud.
3. Authority be granted for the introduction of the necessary bills to give effect thereto.
4. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

### Origin

(January 23, 2009) Report from the Acting Treasurer

### Summary

This report seeks Council authority to adopt the necessary by-laws to designate an additional 17,000 square feet of rentable area to be leased by Court Services located on the ground floor of 481 University Avenue, as a municipal capital facility and to provide a property tax exemption for municipal and education purposes. Providing a tax exemption for the leased space will result in a net financial savings to the City of approximately \$34,762 per year, representing the provincial education share of taxes that will no longer be payable.

## Background Information

Report - 481 University Avenue - Designation of a Portion of Premises as a Municipal Capital Facility

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18832.pdf>)

|        |        |  |  |         |
|--------|--------|--|--|---------|
| GM21.5 | ACTION |  |  | Ward: 7 |
|--------|--------|--|--|---------|

## 3100 Weston Road – Lease Renewal with The Order of St. Basil The Great Holding Corporation for Operation of the Carmine Stefano Community Centre

### Committee Recommendations

The Government Management Committee recommends that City Council:

1. Grant authority to enter into a Lease Extension and Amending Agreement with The Order of St. Basil The Great Holding Corporation (the “Landlord”) to use and occupy approximately 13.5 acres of land and 49,833 square feet of rentable area in the building at 3100 Weston Road (the “Premises”) for the operation of a neighbourhood/community centre, commencing on November 30<sup>th</sup>, 2009 and expiring on November 30<sup>th</sup>, 2019, substantially on the terms and conditions as set out in Appendix “A” and on such other terms and conditions as approved by the Chief Corporate Officer, or his or her designate, and in a form and content acceptable to the City Solicitor.
2. Authorize the City Solicitor to complete the Lease Extension and Amending Agreement, deliver any notices, pay expenses and amend the commencement and other dates to such earlier or later date(s), on such terms and conditions, as she may, from time to time, determine.
3. Authorize the Chief Corporate Officer to administer and manage the Lease Extension and Amending Agreement including the provision of any consents, approvals, notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.

### Origin

(January 28, 2009) Report from the Chief Corporate Officer

### Summary

The purpose of this report is to obtain authority to enter into a Lease Amending and Extension Agreement with The Order of St. Basil The Great Holding Corporation (Landlord) for the building and playing fields at 3100 Weston Road. The proposed Agreement would commence on November 30<sup>th</sup>, 2009 and expire on November 30<sup>th</sup>, 2019.

### Background Information

Report - 3100 Weston Road - Lease Renewal with The Order of St. Basil The Great Holding Corporation for Operation of the Carmine Stefano Community Centre

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18833.pdf>)

Appendix A - GM21-5

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18834.pdf>)

Appendix B - GM21-5

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18835.pdf>)

### Speaker

Councillor Giorgio Mammoliti, Ward 7, York West

|        |        |  |  |          |
|--------|--------|--|--|----------|
| GM21.6 | ACTION |  |  | Ward: 34 |
|--------|--------|--|--|----------|

### Lease Renewal and Amending Agreement for 15,446 Square Feet of space at 225 Duncan Mill Road for Toronto Public Health

### Committee Recommendations

The Government Management Committee recommends that City Council:

1. Grant authority for the proposed Lease Renewal and Amending Agreement for the premises at 225 Duncan Mill Road with Dunbourne Properties C-Ownership (the "Landlord"), consisting of an area of approximately 15,446 square feet, for a five (5) Year Term commencing on September 1, 2006 and ending on August 31, 2011, with one option to renew for a further five (5) year term, based substantially on the terms and conditions set out in the attached Appendix "A" and any such other terms as are acceptable to the Chief Operating Officer and in a form acceptable to the City Solicitor.
2. Authorize the Chief Corporate Officer to administer and manage the lease agreement including the provision of any consents, approvals, notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.

### Origin

(January 19, 2009) Report from the Chief Corporate Officer

### Summary

The purpose of this report is to obtain authority to enter into a Lease Renewal and Amending Agreement for 15,446 Square Feet of space for use by the Toronto Public Health at 225 Duncan Mill Road.

### Background Information

Report - Lease Renewal and Amending Agreement for 15,446 Square Feet of space at 225 Duncan Mill Road for Toronto Public Health

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18836.pdf>)

Appendix A - GM21-6

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18837.pdf>)

Appendix B - GM21-6

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18838.pdf>)

|        |        |  |  |          |
|--------|--------|--|--|----------|
| GM21.7 | ACTION |  |  | Ward: 27 |
|--------|--------|--|--|----------|

## Lease Agreement at 100 Queen Street West

### Committee Recommendations

The Government Management Committee recommends that City Council:

1. Authorize the City to enter into a new lease agreement at 100 Queen Street West the (“Premises”) with Toronto Municipal Employees’ Credit Union the (“Tenant”) for a five (5) year term with the option of renewal for an additional five (5) year term commencing on January 1, 2009 based on the terms and conditions as set out in the attached Appendix “A” and on such other terms and conditions as may be deemed appropriate by the Chief Corporate Officer, or his or her designate, and in a form acceptable to the City Solicitor.
2. Authorize the City Solicitor to complete the lease, deliver any notices, pay expenses and amend the commencement and other dates to such earlier or later date(s), on such terms and conditions, as she may, from time to time, determine.
3. Authorize the Chief Corporate Officer to administer and manage the Lease Agreement including the provision of any consents, approvals, notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.

### Origin

(January 13, 2009) Report from the Chief Corporate Officer

### Summary

The purpose of this report is to obtain City Council approval to enter into a new lease agreement with Toronto Municipal Employees’ Credit Union (TMECU), for approximately 3,437 square feet of ground floor space located at 100 Queen Street West the (“Premises”).

### Background Information

Report - Lease Agreement at 100 Queen Street West

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18839.pdf>)

Appendix A - GM21-7

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18840.pdf>)

Appendix B - GM21-7

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18841.pdf>)

|        |        |  |  |         |
|--------|--------|--|--|---------|
| GM21.8 | ACTION |  |  | Ward: 6 |
|--------|--------|--|--|---------|

## **Lease Agreement at 388 Evans Avenue**

### **Committee Recommendations**

The Government Management Committee recommends that City Council:

1. Grant authority to enter into a new lease agreement with Sydney R. Stone & Co. Limited as tenant, for the premises located at the property municipally known as 388 Evans Avenue, for a term of five (5) years commencing on November 1st, 2008, with an option to renew for an additional five (5) years, substantially on the terms and conditions as set out in the attached "Appendix A", and on such other terms and conditions as may be deemed appropriate by the Chief Corporate Officer, or his or her designate, and in a form acceptable to the City Solicitor.
2. Authorize the City Solicitor to complete the lease, deliver any notices, pay expenses and amend the commencement and other dates to such earlier or later date(s), on such terms and conditions, as she may, from time to time, determine.
3. Authorize the Chief Corporate Officer to administer and manage the Lease Agreement including the provision of any consents, approvals, notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.

### **Origin**

(January 13, 2009) Report from the Chief Corporate Officer

### **Summary**

The purpose of this report is to obtain Council's authority to enter into a new lease agreement with Sydney R. Stone & Co. Limited, for approximately 7,500 square feet of industrial space located at 388 Evans Avenue.

### **Background Information**

Report - Lease Agreement at 388 Evans Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18842.pdf>)

Appendix A - GM21-8

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18843.pdf>)

Appendix B - GM21-8

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18844.pdf>)

|        |        |  |  |         |
|--------|--------|--|--|---------|
| GM21.9 | ACTION |  |  | Ward: 4 |
|--------|--------|--|--|---------|

## Expropriation of Sewer Easement - 27 Valecrest Drive

### Committee Recommendations

The Government Management Committee recommends that:

1. City Council grant authority to initiate the expropriation process for the taking of a permanent easement in 27 Valecrest.
2. City Council grant authority to serve and publish Notices of Application for Approval to Expropriate the permanent easement in 27 Valecrest, to forward to the Chief Inquiry Officer any requests for hearing that are received, to attend the hearing to present the City's position and to report the Inquiry Officer's recommendations to City Council for its consideration.

### Origin

(January 19, 2009) Report from the Chief Corporate Officer

### Summary

The purpose of this report is to seek authorization from City Council to commence proceedings for expropriation of a permanent easement for sanitary sewer purposes in the land known as 27 Valecrest Drive ("27 Valecrest").

The permanent easement has been identified by Technical Services as part of a sanitary sewer upgrading program to be undertaken within the ravine area lying between Glendarling Road and Bearwood Drive in the former City of Etobicoke. The upgrade of the sewer involves replacing existing sewer infrastructure that has exceeded its functional age, with new sewer works that meet the environmental and engineering specifications of current municipal standards. Proceeding with this upgrade is considered urgent to ensuring the continuity of reliable sewer service and to relieving the risks to public health posed by the aging sewer infrastructure currently operating in the ravine area.

Negotiations with the owner of 27 Valecrest, have led staff to conclude that terms of an agreement to acquire the required easement cannot be achieved. In order to avoid further delay in acquiring the easement, expropriation is necessary.

### Background Information

Report - Expropriation of Sewer Easement, 27 Valecrest Drive

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18845.pdf>)

Attachment 1 - GM21-9

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18846.pdf>)

Attachment 2 - GM21-9

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18847.pdf>)

|         |        |  |  |          |
|---------|--------|--|--|----------|
| GM21.10 | ACTION |  |  | Ward: 27 |
|---------|--------|--|--|----------|

## **Amending Report on Sale of the Public Lane at the Rear of 709 and 711 Yonge Street, Extending Northerly from Hayden Street**

### **Committee Recommendation**

The Government Management Committee recommends that:

1. Recommendation No. (1) of Item GM12.12, adopted by Council at its meeting on March 3, 4 and 5, 2008, authorizing the sale of a public lane adjoining the easterly limit of 709 and 711 Yonge Street, to the adjoining land owners, 1BSEL, be deleted and replaced with the following recommendation:
  - a. City Council accept the Offer to Purchase the public lane at the rear of 709 and 711 Yonge Street, being an unnamed road on Plan 163 and also shown as Part 1 on Sketch No. PS-2007-248 (the "Lane") from Bazis International (One Bloor Street East) Inc. (the "Purchaser"), in the amount of \$1,170,000.00, substantially on the terms and conditions in the amended Appendix "A" to this report.

### **Origin**

(January 27, 2009) Report from the Chief Corporate Officer

### **Summary**

The purpose of this report is to seek an amendment to Recommendation No. (1) of Item GM12.12 adopted by Council at its meeting on March 3, 4 and 5, 2008 authorizing the sale of a public lane adjoining the easterly limit of 709 and 711 Yonge Street, to the adjoining land owners, One Bloor Street East Limited ("1BSEL").

### **Background Information**

Report - Amending Report on Sale of the Public Lane at the Rear of 709 and 711 Yonge Street, Extending Northerly from Hayden Street

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18848.pdf>)

Appendix A - GM21-10

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18849.pdf>)

Appendix B - GM21-10

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18850.pdf>)

|         |        |  |  |           |
|---------|--------|--|--|-----------|
| GM21.15 | ACTION |  |  | Ward: All |
|---------|--------|--|--|-----------|

## **Request for a Policy on How the City Provides City-owned Assets at No Cost to Non-Profit Organizations**

### **Committee Recommendation**

The Government Management Committee recommends that City Council not approve the recommendation from Councillor Del Grande that the Chief Corporate Office bring forward a policy to the Government Management Committee on how the City provides City-owned assets at no cost to non-profit organizations.

### **Origin**

(January 28, 2009) Member Motion from Councillor Del Grande

### **Summary**

Motion submitted by Councillor Del Grande respecting a policy on how the City provides City-owned assets at no cost to non-profit organizations.

### **Background Information**

Member Motion - Request for a Policy on How the City Provides City-owned Assets at No Cost to Non-Profit Organizations

<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18857.pdf>

|         |        |  |  |  |
|---------|--------|--|--|--|
| GM21.16 | ACTION |  |  |  |
|---------|--------|--|--|--|

## **Conveyance of a Portion of 8851 Dufferin Street (City of Vaughan)**

### **Committee Recommendations**

The Government Management Committee recommends that City Council:

1. Grant authority to the City to convey a portion of 8851 Dufferin Street, described as part of Lot 13, Concession 2, City of Vaughan, shown as Part 1 on Sketch No. PS-2009-019 (the "Property"), to The Regional Municipality of York ("York Region") for nominal consideration, on terms satisfactory to the Chief Corporate Officer, and in a form satisfactory to the City Solicitor.
2. Grant authority to enter into a site plan agreement with York Region with respect to the Dufferin Reservoir expansion on terms and conditions satisfactory to the Executive Director, Technical Services and the General Manager, Toronto Water.

3. Authorize, as the approving authority under the Expropriations Act, the disposition of such land without giving the owner from whom the land was expropriated the first chance to repurchase the land on the terms of the best offer received by the expropriating authority.
4. Authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions as she considers reasonable.

### **Origin**

(February 9, 2009) Report from the Chief Corporate Officer

### **Summary**

This report seeks authority for the City to convey a portion of 8851 Dufferin Street to the Regional Municipality of York and to obtain authority to enter into a site plan agreement.

### **Background Information**

Report - Conveyance of a Portion of 8851 Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18927.pdf>)

Appendix A - GM21-16

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-18928.pdf>)

### **Speaker**

Councillor Howard Moscoe, Ward 15, Eglinton-Lawrence

*Submitted Wednesday, February 11, 2009*

*Councillor Gloria Lindsay Luby, Chair, Government Management Committee*