

Appendix 6

Southeast Corner of Eglinton Avenue East and Don Mills Road

BACKGROUND

The southeast corner of Eglinton Avenue East and Don Mills Road was expropriated by the former Municipality of Metropolitan Toronto in 1948 for road allowance purposes and dedicated as part of Eglinton Avenue East. In 1989, the Property was stopped-up and closed by By-law 96-89. The majority of the Property is leased to The Independent Order of Foresters for parking to serve 789 and 793 Don Mills Road, and Build Toronto will assume these leases. The City will retain Part 2 on the Sketch for a walkway and Part 3 for road widening purposes.

DETAILS OF PROPERTY

Legal Description Part of Lot 1, Concession 3 East of Yonge Street designated as Parts 5, 6, and 14-17 and substantially all of Parts 1, 2, 4, and 10-13 on Plan 66R-15598 (North York) City of Toronto subject to reserving the easements set out in 3a below, and shown as Part 1 on Sketch No. PS-2005-056a (the “Property”)

Approximate Site Area: 12,697 m² (3.14 acres)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this Property subject to the terms of a general agreement to be entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office in respect of the delivery of affordable housing by Build Toronto, including number of units, locations, and financial arrangements, satisfactory to the Deputy City Manager responsible for the Affordable Housing Office
2. Build Toronto will assume the existing leases to The Independent Order of Foresters to deal with as it determines:
East Portion - 5,913 m² (63,649.1 ft²) with a term: expiring March 31, 2012 with no further right of renewal and rent of \$90,000.00 per annum plus all applicable taxes.
West Portion – 3,907 m² (42,055.9 ft²) with a term: expiring March 31, 2012 with no further right of renewal and rent of \$136,000.00 per annum plus all applicable taxes.

3. Title to the Property will be subject to existing interests and to such easements or other interests as are required for existing and future utility installations and municipal services on the Property, including, but not limited to:
 - a. a 9 m easement for a 600 mm trunk watermain, a 750 mm storm sewer and an 825 mm storm sewer over Parts 5, 6, and 15 and substantially all of Parts 2, 4 and 10 on Plan 66R-15598 for Toronto Water;
 - b. an easement to be granted in Parts 5, 6, 14-17 and substantially all of Part 4 on Plan 66R-15598 for Toronto Hydro's existing services; and
 - c. an easement to be granted in Parts 14 and 15 and substantially all of Part 12 on Plan 66R-15598 for Bell's existing services.

4. Build Toronto will accommodate a TTC entrance facility adjacent to the corner of Eglinton Avenue East and Don Mills Road for the future Eglinton and/or Don Mills LRT lines proposed at the intersection of these roads.

SEC of Eglinton Avenue East at Don Mills Road – Ward 26

