

Appendix 2 TERMS AND CONDITIONS OF TRANSFER

North of Eglinton Avenue West, Wincott Drive to Islington Avenue – Ward 4

BACKGROUND

The property was acquired in 1971 by Metropolitan Toronto. City Council declared this property surplus on November 29, 30 and December 1, 2011 (GM9.10).

DETAILS OF PROPERTY

Legal Description	Part of Block D, Plan 6564; part of Reserve "X", Plan 6564, City of Toronto (formerly City of Etobicoke) approximately shown as Parts 1 and 3 on Sketch PS-2011-085 (the "Sketch") save and except for a portion of Part 3 that may be retained by the City for woodlot preservation, if required by PF&R, (the "Property").
Approximate Site Area	13,075.4 m ² (3.2 acres)

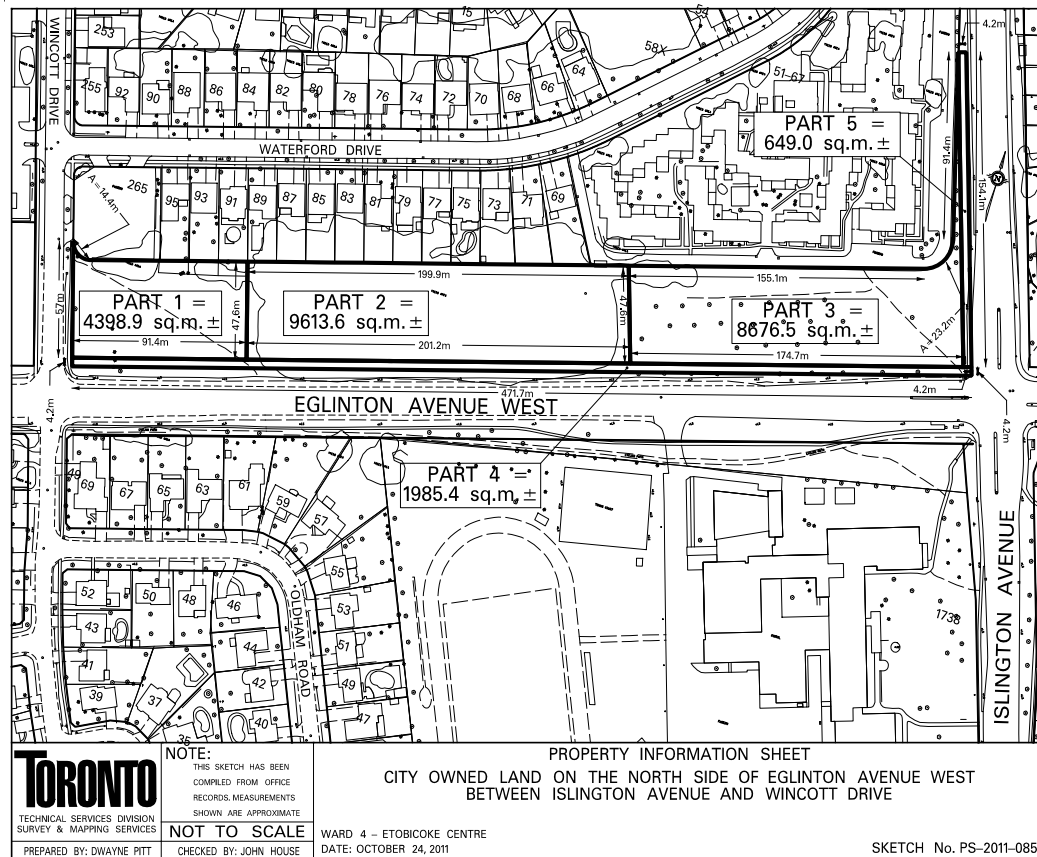
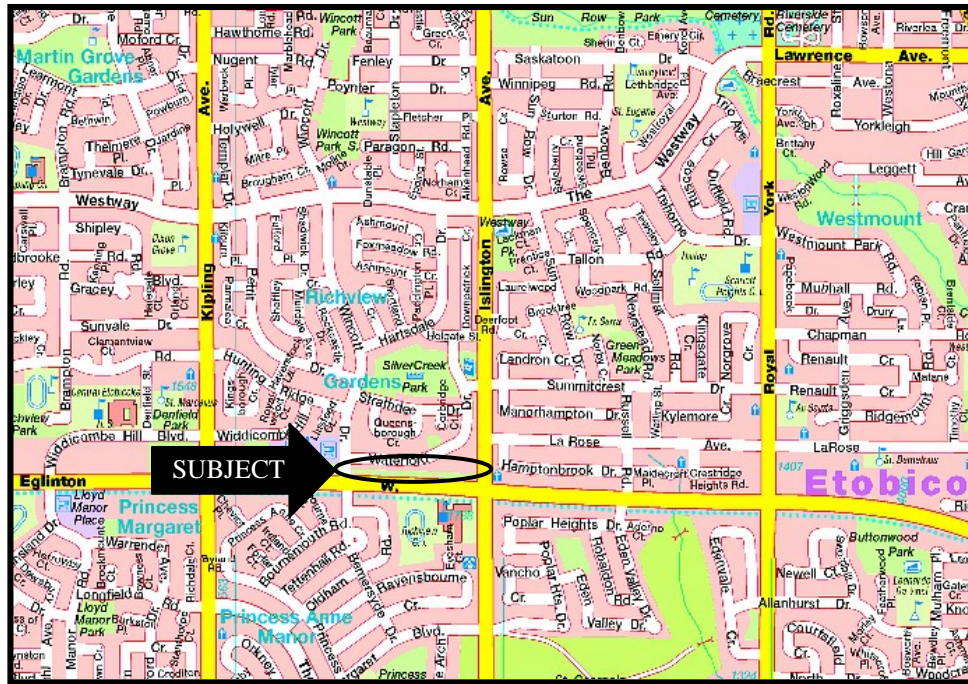
TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this Property subject to the terms of a Memorandum of Understanding entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office dated May 20, 2010, as it may be amended from time to time.
2. Build Toronto will acknowledge that:
 - a. an additional right-of-way width for Eglinton Avenue West is currently identified in the Official Plan and a 4.2 m strip of land adjacent to the south limit of the Property (Part 4 on the Sketch) is being retained for a future widening; and
 - b. three adjoining lots to the north, municipally know as 91, 93 and 95 Waterford Drive have made use of fenced encroachment areas on Part 1 on the Sketch for an indeterminate length of time. Build Toronto acknowledges and agrees that it will be required in its use and development of the Property to deal with the encroachments and issues associated with the use of the encroachments.
3. Build Toronto may be authorized to seek an amendment of the Official Plan to reduce the Eglinton Avenue West right-of-way in this area, subject to the approval of the CCO.
4. Build Toronto will assume an unregistered licence agreement with the owners of 265 Wincott Drive for staff parking use with respect to the Property.

5. Build Toronto will acknowledge that:
 - a. Part 2 on Sketch is being retained as a natural area comprising a woodlot. The limits of Part 2 may be enlarged to include a portion of Part 3, if required, when the woodlot is surveyed, in consultation with the PF&R division, to ensure preservation of the woodlot prior to the transfer of any portion of this Property to Build Toronto.

6. Title to the Property will be taken "as is" and 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. E317117 – Airport Zoning Regulation; and
 - b. EB384189 – by-law.

North of Eglinton Avenue West, Wincott Drive to Islington Avenue



**4452 Eglinton Avenue West – Ward 4
(Between Russell Road and Islington Avenue)**

BACKGROUND

In the 1970's portions of the property were acquired by Metropolitan Toronto and a part was expropriated. City Council declared this property surplus on November 29, 30 and December 1, 2011 (GM9.10).

DETAILS OF PROPERTY

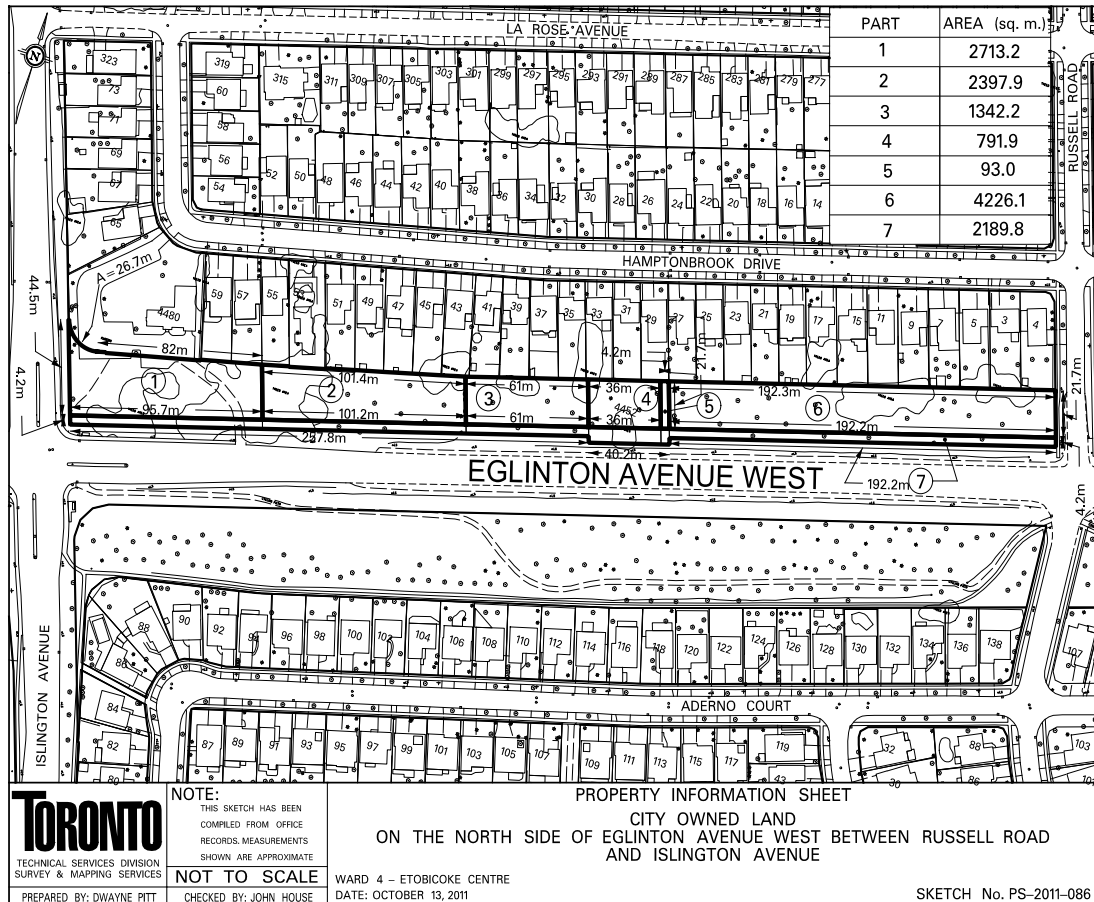
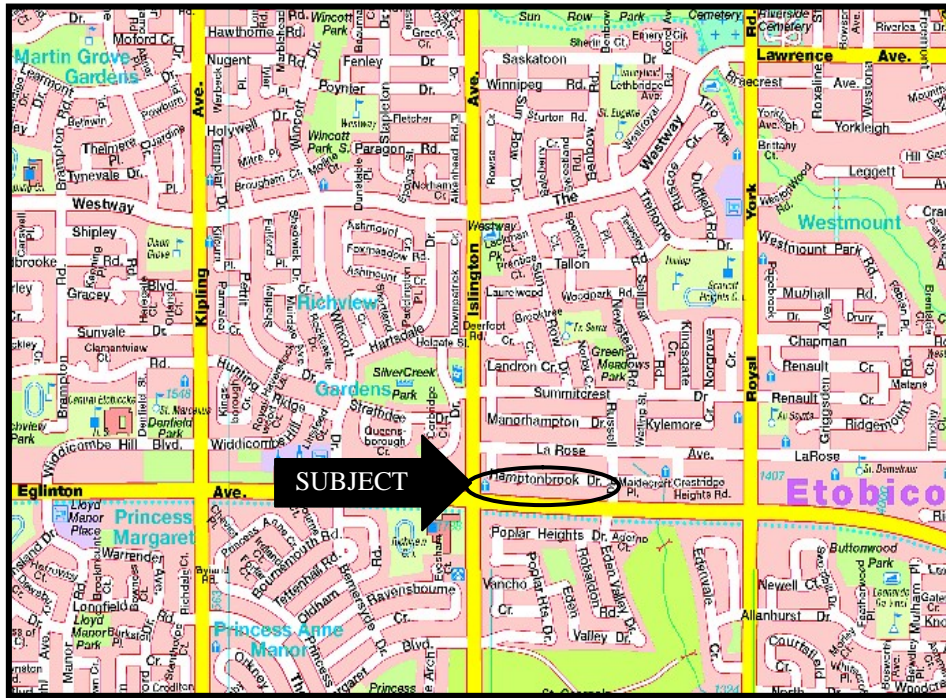
Legal Description	Part of Block A, Plan 5931, parts of Lots 8-10, Plan 2476; part of Block A, Plan 6696; part of the one foot reserve on Plan 7804; the one foot reserves on Plan 6933, on Plan 6696, and on Plan 5931, City of Toronto (formerly City of Etobicoke); shown as Parts 1-6 on Sketch PS-2011-086 (the "Sketch"), (the "Property").
Approximate Site Area	11,564.3 m ² (2.9 acres)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this Property subject to the terms of a Memorandum of Understanding entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office dated May 20, 2010, as it may be amended from time to time.
2. Build Toronto will acknowledge that:
 - a. an additional right-of-way width for Eglinton Avenue West is currently identified in the Official Plan and a strip of land varying in width from 4.2 – 7.2 m adjacent to the south limit of the Property (Part 7 on the Sketch) is being retained for a future widening.
3. Build Toronto may be authorized to seek an amendment of the Official Plan to reduce the Eglinton Avenue West right-of-way in this area, subject to the approval of the CCO.
4. Build Toronto acknowledges that the owner (Christian Science Society Etobicoke) and occupants from time to time of the property municipally known as 4480 Eglinton Avenue West have made use of an undocumented access way over Part 1 on the Sketch for an indeterminate period of time (the "Access"). Build Toronto acknowledges and agrees that it will be required in its use and development of the Property to deal with the Access and issues associated with the use of the Access. Build Toronto agrees to obtain the same acknowledgement from every transferee and tenant of the Property and from every person or entity with whom or with which, as the case may be, Build Toronto enters into a joint venture, partnership or other arrangement in respect of the Property.

5. Title to the Property will be taken "as is" and 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. EB120954 – by-law;
 - b. EB313753 – by-law;
 - c. EB384189 – by-law; and
 - d. EB150672 – subdivision control by-law.

4452 Eglinton Avenue West



Appendix 4

TERMS AND CONDITIONS OF TRANSFER

4200 - 4400 Eglinton Avenue West – Ward 4 (Between Russell Road and Royal York Avenue)

BACKGROUND

Portions of the property were acquired separately and part was expropriated. City Council declared this property surplus on November 29, 30 and December 1, 2011 (GM9.10).

DETAILS OF PROPERTY

Legal Description	Part of Unit 1, Plan D308; Part of Lot 4, Plan 2476; Part of Block A, Plan 6089, reserving an easement on and in Part 6 and part of Part 5, Plan 64R-1527; Part of Lot 1, Plan 2476; Reserve Block E, Plan M-1524; Reserve on Plan 6089; City of Toronto (formerly City of Etobicoke) shown as Parts 1-3 on Sketch PS-2011-087 (the "Sketch"), (the "Property").
Approximate Site Area	16,582.8 m ² (4.1 acres)

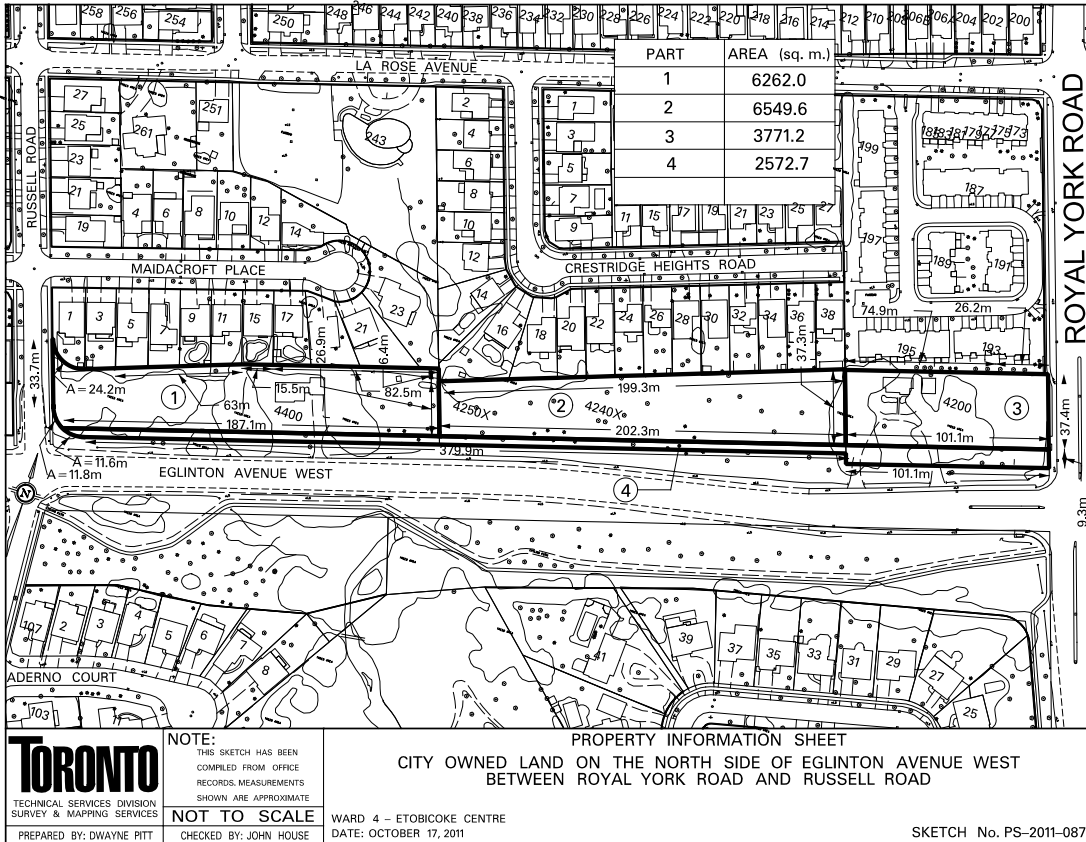
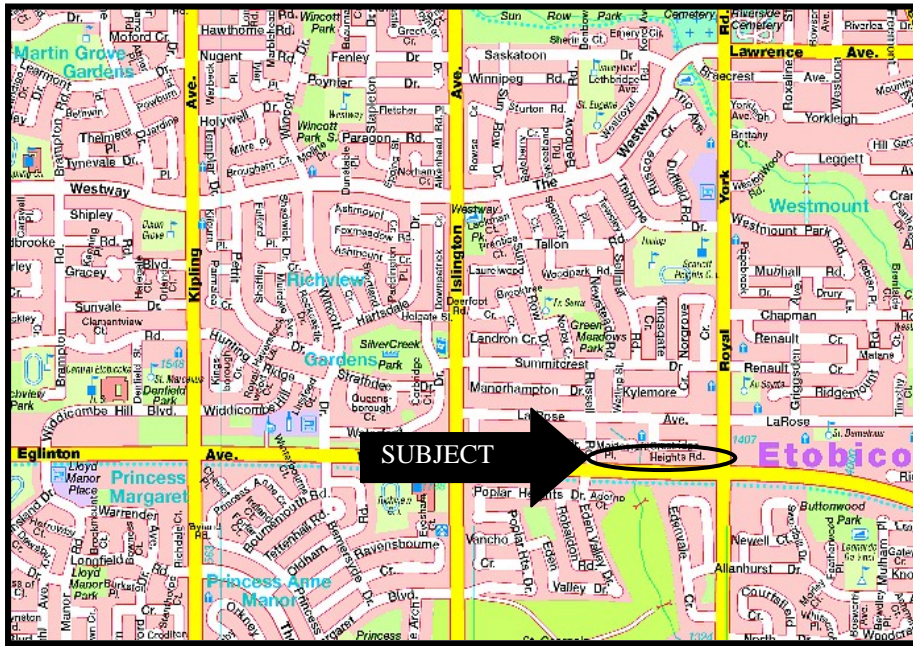
TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this Property subject to the terms of a Memorandum of Understanding entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office dated May 20, 2010, as it may be amended from time to time.
2. Build Toronto will acknowledge that:
 - a. an additional right-of-way width for Eglinton Avenue West is currently identified in the Official Plan and a strip of land varying in width from 4.2 – 9.3 m adjacent to the south limit of the Property (Part 4 on the Sketch) is being retained for a future widening.
3. Build Toronto may be authorized to seek an amendment of the Official Plan to reduce the Eglinton Avenue West right-of-way in this area, subject to the approval of the CCO.
4. The City will reserve easements for the Silver Creek Sanitary Trunk Sewer, water mains, public utilities and other municipal services on and in Part 6 and part of Part 5, Plan 64R-1527;
5. Build Toronto will assume the residential lease of 4400 Eglinton Avenue West to private individuals (month to month).

6. Build Toronto will acknowledge that:
 - a. 4200 Eglinton Avenue West contains a listed property (Mary Reid House) included on the City's Inventory of Heritage Properties and is subject to the Official Plan section 3.1.5 Heritage Resources, Policy 6, and a Heritage Easement Agreement will be required.

7. Title to the Property will be taken "as is" and 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. EB253723 and EB250573 – Bell Telephone Company of Canada and Hydro Electric Commission of Etobicoke easements;
 - b. EB244640 and EB236894 – sewer easements;
 - c. EB223045 – sewer/watermain/public utilities easements;
 - d. EB150672 – subdivision control by-law;
 - e. A550762 – agreement;
 - f. A886422 – notice;
 - g. Heritage Easement Agreement as provided for above.

4200-4400 Eglinton Avenue West



253 Markham Road/12 Dunelm Street – Ward 36

BACKGROUND

The western portion of the property was expropriated in 1961 for a grade separation of Markham Road over the CN rail line. 12 Dunelm Street was acquired through an estate sale in 1971. City Council declared this property surplus on November 29, 30 and December 1, 2011 (GM9.10).

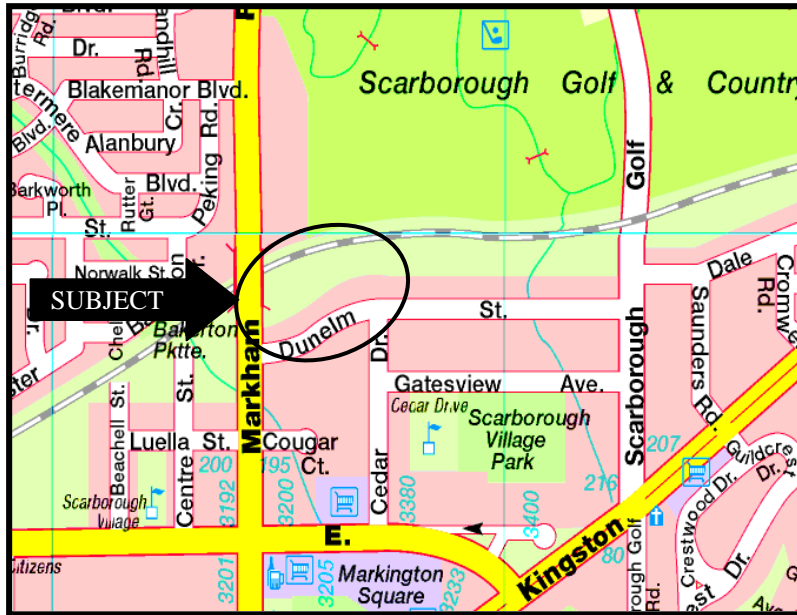
DETAILS OF PROPERTY

Legal Description	Part of Lot 15, Plan 3505, being Part 3 on Plan64R-1928; Part of Lot 14, Plan 3505 reserving an easement on and in Part 4 on Plan RS 1076, City of Toronto (formerly City of Scarborough), shown as Parts 1 & 2 on Sketch PS-2009-119 (the "Sketch"), (the "Property").
Approximate Site Area	11,940 m ² (3.0 acres)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this Property subject to the terms of a Memorandum of Understanding entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office dated May 20, 2010, as it may be amended from time to time.
2. Build Toronto will acknowledge that:
 - a. City Planning is undertaking a Scarborough Transportation Corridor, Phase 4 study that includes the Dunelm Street area to recommend appropriate land uses and scale of development;
 - b. Redevelopment may be subject to natural heritage policies in the City's Official Plan; and
 - c. CN may have an interest in a northerly portion of 253 Markham Road (Plan RS464).
3. The City will reserve an easement on and in Part 4 on Plan RS 1076 for a watermain and other municipal services.
4. Title to the Property will be taken "as is" and 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. SC426240 – watermain easement;
 - b. SC274826 – expropriation by-law; and
 - c. SC196641 – subdivision control by-law.

253 Markham Road/12 Dunelm Street



<p>TORONTO TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p> <p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS</p> <p>CHECK BY: JOHN HOUSE PREPARED BY: DWAYNE PITT</p>	<p>PROPERTY INFORMATION SHEET</p> <p>CITY OWNED LAND</p> <p>NO. 253 MARKHAM ROAD (PART 1) AND NO. 12 DUNELM STREET (PART 2)</p>	
	<p>WARD 36 - SCARBOROUGH SOUTHWEST</p> <p>DATE: DECEMBER 02, 2009</p>	
	<p>SKETCH No. PS-2009-119</p>	

5131 Sheppard Avenue East – Ward 42**BACKGROUND**

The property was acquired by Metropolitan Toronto in 1996. The property is vacant. City Council declared this property surplus on November 29, 30 and December 1, 2011 (GM9.10).

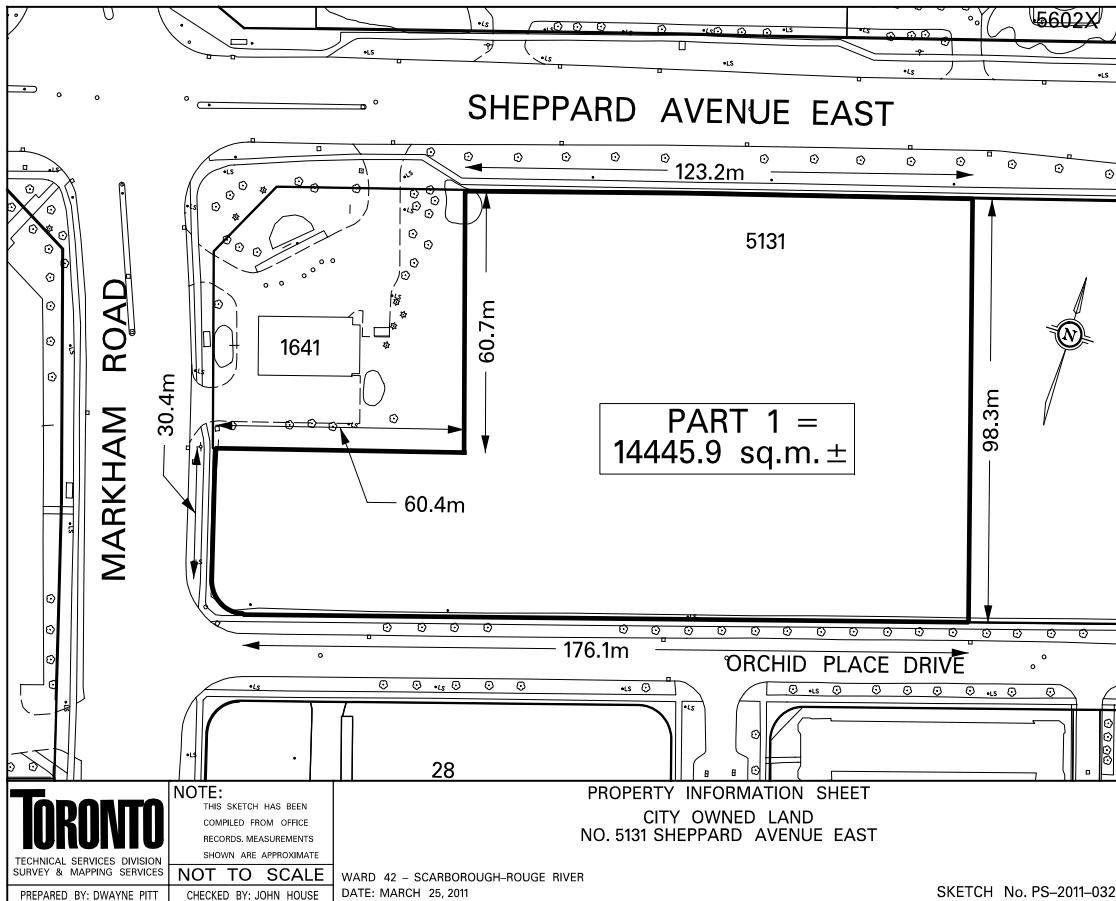
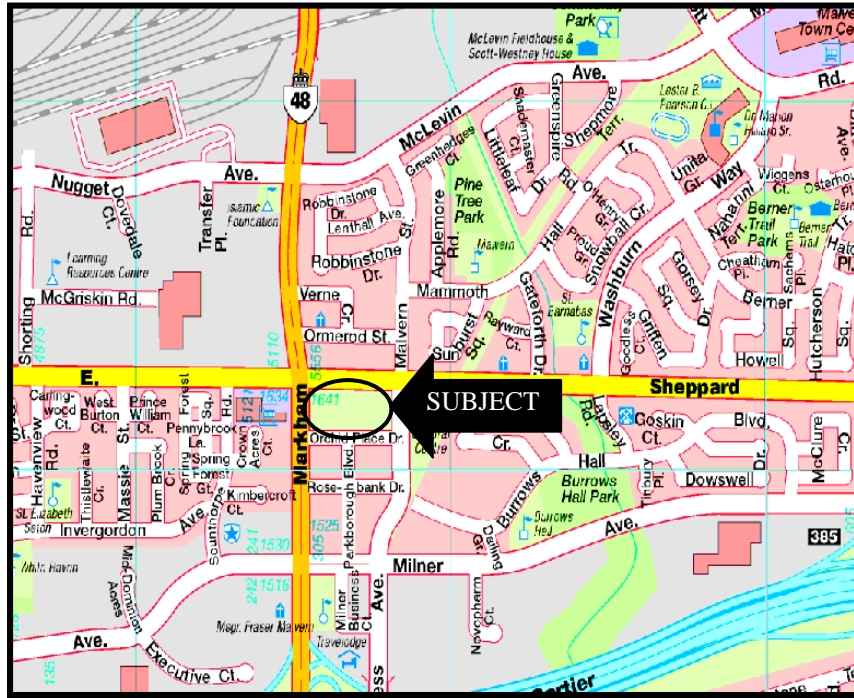
DETAILS OF PROPERTY

Legal Description	Block 1, Plan 66M-2300 reserving an easement on and in Part 1, on Plan 66R-17374, City of Toronto (formerly City of Scarborough); shown as Part 1 on Sketch PS-2011-032 (the "Sketch"), (the "Property").
Approximate Site Area	14,445.9 m ² (3.6 acres)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this Property subject to the terms of a Memorandum of Understanding entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office dated May 20, 2010, as it may be amended from time to time.
2. The City will reserve an easement on and in Part 1 on Plan 66R-17374 for a sanitary sewer and other municipal services.
3. Title to the Property will be taken "as is" and 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. E40790 – subdivision agreement;
 - b. E40791 – amendment to subdivision agreement;
 - c. E40794 - sewer easement;
 - d. C944517 – notice;
 - e. E40799 and E40800; and
 - f. E35262.

5131 Sheppard Avenue East



138 Hamilton Street – Ward 30

BACKGROUND

The property was owned by the City of Toronto and transferred to Metropolitan Toronto in 1966. It is currently vacant. City Council declared this property surplus on November 29, 30 and December 1, 2011 (GM9.10).

DETAILS OF PROPERTY

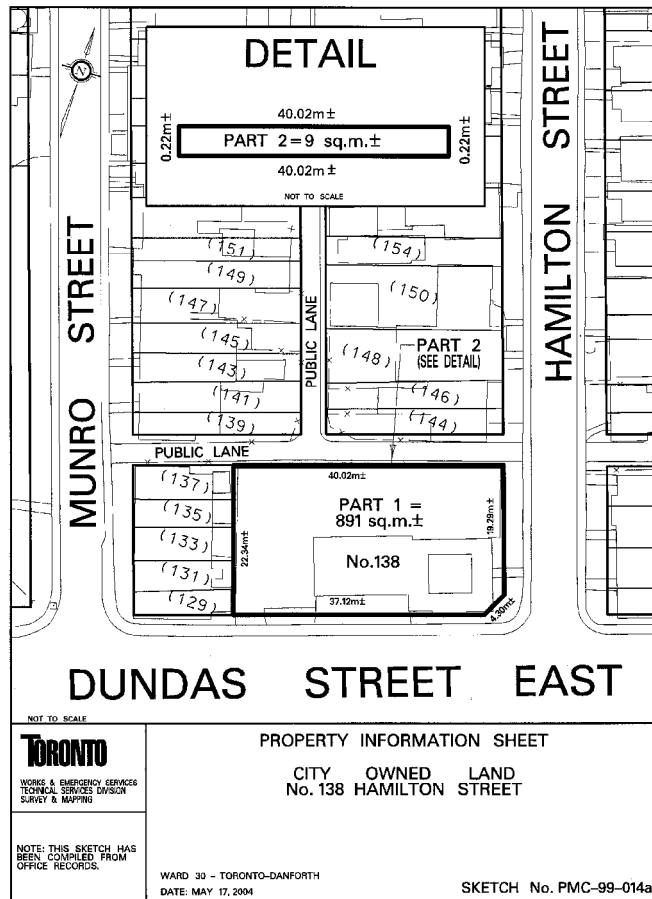
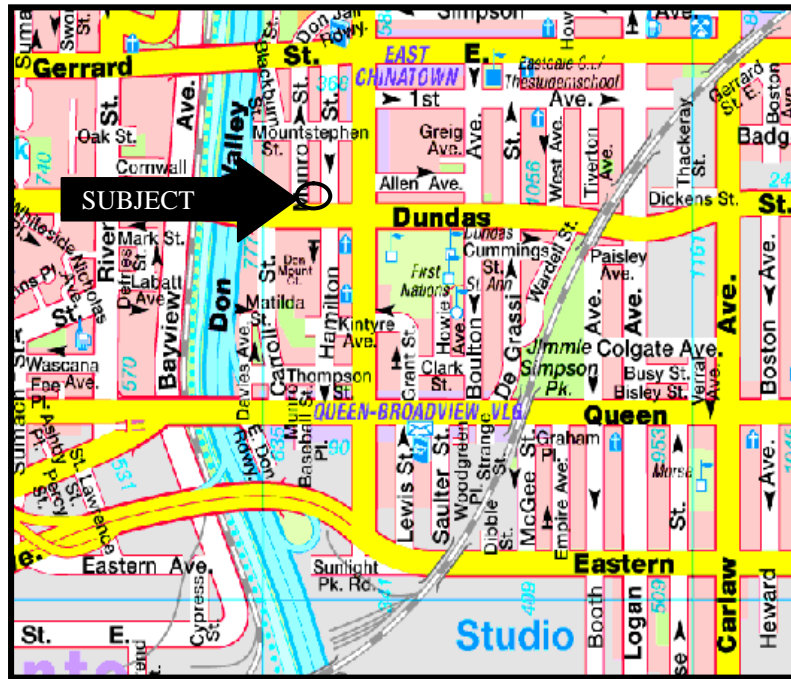
Legal Description Part of Lots 66-70, Plan 188, City of Toronto;
shown as Part 1 on Sketch PMC-99-014a (the "Sketch"), (the
"Property").

Approximate Site Area 891 m² (0.2 acres)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this Property subject to the terms of a Memorandum of Understanding entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office dated May 20, 2010, as it may be amended from time to time.
2. Build Toronto will acknowledge that:
 - a. The Property was formerly used as an incinerator site and may have environmental contamination; and
 - b. Part 2 on the Sketch is being retained by the City for the purpose of widening the adjoining public lane to the north.
3. An easement will be granted to Bell Telephone at the rear of the Property, if required by Bell Telephone.
4. Title to the Property will be taken "as is" and 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. WF55169 - by-law.

138 Hamilton Street



455 Dovercourt Road – Ward 19

BACKGROUND

The property was acquired in 1957 and was formerly used as a welfare office and day care centre, and is now vacant. City Council declared this property surplus on November 29, 30 and December 1, 2011 (GM9.10).

DETAILS OF PROPERTY

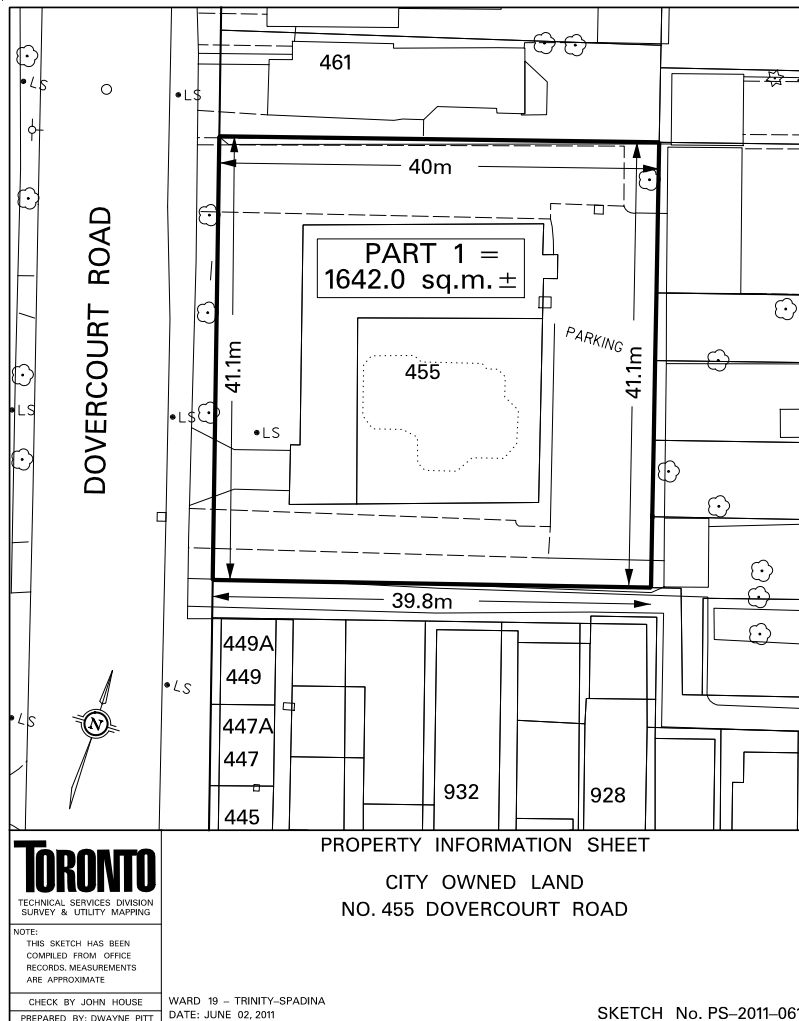
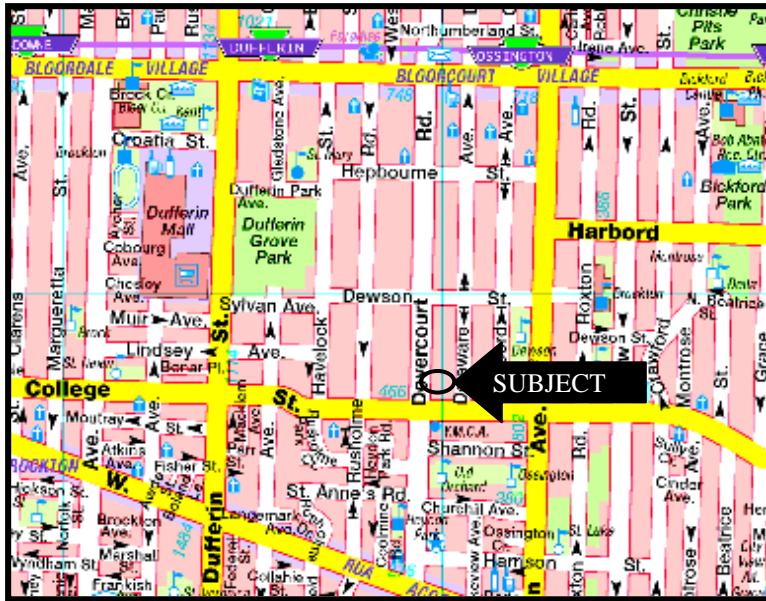
Legal Description Lots 7-9, Block M, Plan 329, City of Toronto, shown as Part 1 on Sketch PS-2011-061 (the "Sketch"), (the "Property").

Approximate Site Area 1,642 m² (0.4 acres)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this Property subject to the terms of a Memorandum of Understanding entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office dated May 20, 2010, as it may be amended from time to time.
2. An easement will be granted to Bell Telephone at the rear of the Property.
3. Title to the Property will be taken "as is" and 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. WB187223 – by-law.

455 Dovercourt Road



**3900 Danforth Avenue – Ward 36
(Between Highview Avenue and Pinegrove Avenue)**

BACKGROUND

The majority of the property was acquired in 1942 by the Township of Scarborough from the Province as a former highway in the area of Danforth Avenue. City Council declared this property surplus on November 29, 30 and December 1, 2011 (GM9.10).

DETAILS OF PROPERTY

Legal Description	Part of Lot 29, Concession B, designated as Parts 1-3, Plan 64R-11775; road allowance between Lots 28 and 29, Concession B, closed by by-law 48-88, designated as Parts 9-19, Plan 64R-11775; reserving easements on and in Parts 1-3, 5, 6-13, 16, 17, and 19 on Plan 64R-11775; Part of Lot 29, Concession B, designated as Parts 4-8, Plan 64R-11775; Part of Parcel 366-2. Section M388 designated as Parts 1-3, Plan 66R-15320 stopped up and closed by C579366 reserving easements on and in Parts 1 and 3, Plan 66R-15320, City of Toronto (formerly City of Scarborough); shown as Parts 1-4 on Sketch PS-2006-067 (the "Sketch"), (the "Property").
Approximate Site Area	16,856 m ² (4.2 acres)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this Property subject to the terms of a Memorandum of Understanding entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office dated May 20, 2010, as it may be amended from time to time.
2. Build Toronto will acknowledge that:
 - a. City Council on January 10, 2010 approved the Phase 3 report for the Kingston Road Revitalization Study (Birch Cliff) which affects the area from Victoria Park Avenue to east of Birchmount Road and provides for a streetscape improvement plan and urban design guidelines;
 - b. The Official Plan designates Kingston Road as an "Avenue" subject to specific development policies; and
 - c. The Kingston Road reconstruction project within Ward 36 is scheduled to begin in 2013-2014 as set out in SC8.24, approved by City Council on July 12-14, 2011.

3. The City will reserve easements for sewer, watermain, box culvert and other municipal services on and in Part 1-3, 5, 6-13, 16, 17, and 19, Plan 64R-11775 and Parts 1 and 3, Plan 66R-15320.
4. Title to the Property will be taken "as is" and 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. TB558950 – Consumers Gas easement;
 - b. A256117 – Part Lot Control by-law;
 - c. SC125891;
 - d. TB505842 – by-law;
 - e. C579366 – by-law; and
 - f. A766817.

3900 Danforth Avenue

