

Appendix 4

2 Bicknell Avenue and the Bicknell Loop

BACKGROUND

Portions of this Property were acquired through purchase, expropriation and tax sales between 1925 through 1960 by the former Corporation of the Township of York for the Township of York Hydro Electric System. In 1999, the City acquired 2 Bicknell Avenue, Part 1 on Sketch No. PMC-99-027 (“the Sketch”), in connection with the incorporation of the Toronto Hydro Corporation. Part 2 on the Sketch was used by the Toronto Transit Commission (“TTC”) for an end of the line loop (“Bicknell Loop”) until it declared the Property surplus to TTC’s operational requirements on January 21, 2004.

DETAILS OF PROPERTY

Legal Description: Lots 21-24 and Part of Lots 20, 25-30 Plan 2364 as in CY256811, Part of Lot 38, Concession 3, From the Bay, as in CY266150 and CY457924; Lot 923 and Part of Lot 924 Plan 2008, Township of York; as in CY387662; and Lots 25 and 26 Plan 2364, Township of York except CY234666 & CY266150, Toronto (York), City of Toronto, (the “Property”) and shown as Parts 1 and 2 on the Sketch

Approximate Site Area: 4,972 m² (1.22 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 acknowledges that it will assume a lease agreement between the City and the owners of 25 Nashville Avenue permitting parking and storage on a portion of 2 Bicknell Avenue.
3. Build Toronto will obtain from any purchaser or tenant of the Property an agreement releasing the TTC from liability for environmental contamination and an indemnity in favour of the TTC in respect of claims arising on the basis of environmental contamination.
4. 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.

2 BICKNELL AVE & BICKNELL LOOP – WARD 27

