APPENDIX “D”
MAJOR TERMS & CONDITIONS
GRANT AGREEMENT

Grantor: City of Toronto
Grantee: YMCA of Greater Toronto

Legal Description: Part of the property known municipally as 1251 Bridletowne Circle, being part of Parcel D-1, Section M1281; Parcel B-1, Section M1357, Section S7; Parcel B-1, Section M1580, Block D, Plan 66M-1281; Block B, Plan 66M-1357, subject to an easement over Part 1, Reference Plan 66R-4709 as in Instrument A292435; Part of Lot 32, Concession 3 Scarborough as in Part 4 on Reference Plan 66R-6520; Block B, Plan 66M-1580, Scarborough, City of Toronto, being Part of PIN 06114-0051 (LT).

Approximate Lot 5.22 acres

Improvements: None: Vacant Portion of School Lands

Purchase Price: NIL

Conditions: (i) Only to be entered into after the Servicing Agreement has been negotiated, finalized and signed by the City and YMCA
(ii) exit provisions to enable the City to retain the land to sell at market price or recover the present value of its investment should the initiative as set out herein not be realized
(iii) land to be held in escrow pending completion of trigger event as negotiated between the City and the YMCA; Grant Agreement to be entered into on completion of Servicing Agreement, but transfer of Property to occur only on certain trigger event (such as issuance of above-grade building permit or substantial completion of facility)
(iv) Should there be any substantial challenges to amend the zoning to include the medical uses proposed by The Scarborough Hospital as a tenant within the facility and the YMCA’s alternative proposals are not agreeable to the City, then the City does not proceed with the transaction contemplated in the Grant Agreement and can sell the asset for market value