

Appendix 2

Part of 2000 & 2002 Lake Shore Boulevard West – Ward 13

BACKGROUND

2000 and 2002 Lake Shore Boulevard West were acquired by Metropolitan Toronto in 1990 and 1992 for the purpose of constructing improvements to the Gardiner Expressway and related access, but a portion of these lands are no longer required for this purpose. This portion was declared surplus by DAF No. 2012-209 on October 2, 2012. City Council approved the transfer to Build Toronto, subject to terms and conditions, of the adjoining lands to the east, 1978 and a portion of 2000 Lake Shore Boulevard West, on May 17-19, 2011, with the adoption of Item GM3.21.

Approximate Site Area: 3018.9 m² (0.7 acres)

PROPERTY

Current Legal Description: Part of Blocks 1-3 on Plan D1409, also described as part of Part 1 on Plan 63R-5011 and part of Part 1 on Plan 66R-20379, and shown as Parts 1-3 on Sketch No PS-2012-096 (the "Sketch"), subject to the reservation of an easement on and in Parts 2 and 3 for the maintenance of City services and the grant of an easement on and in Parts 2 and 3 for Toronto Hydro and any other utilities, as necessary

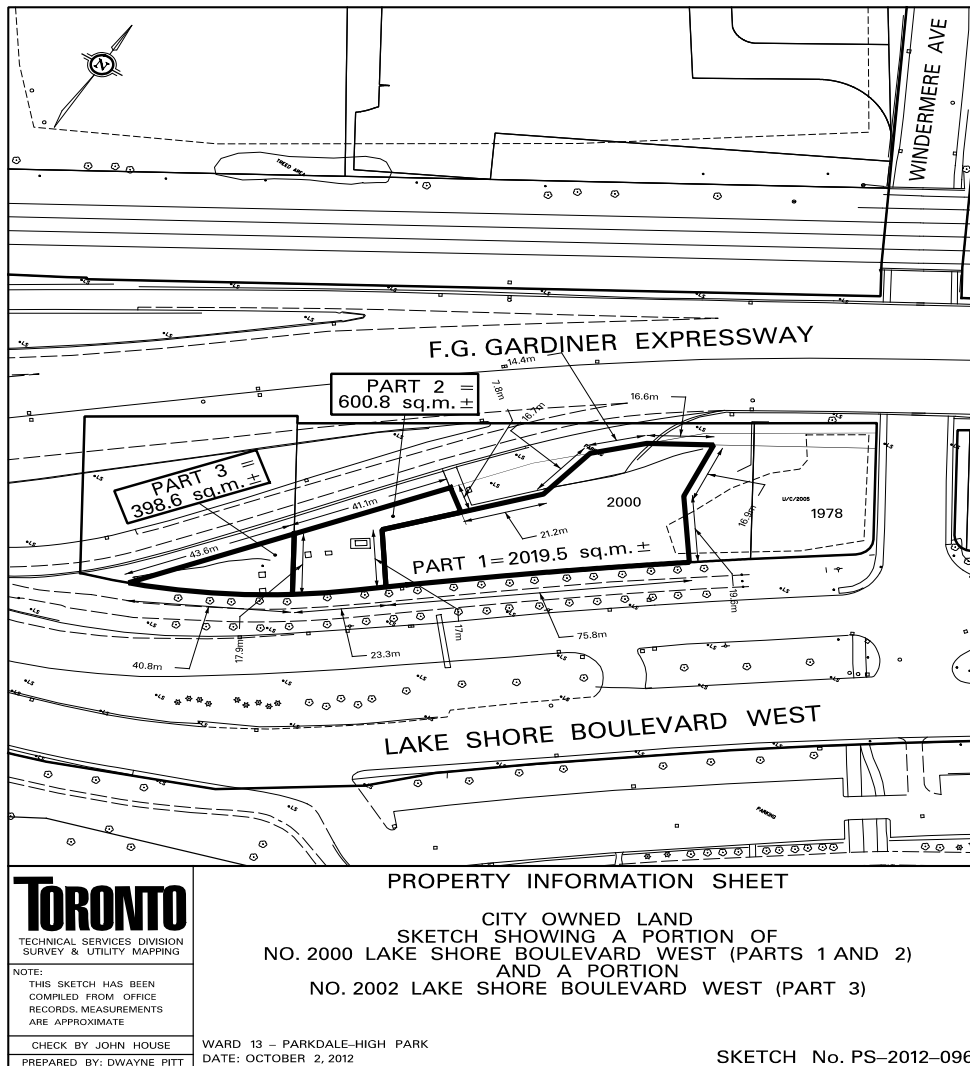
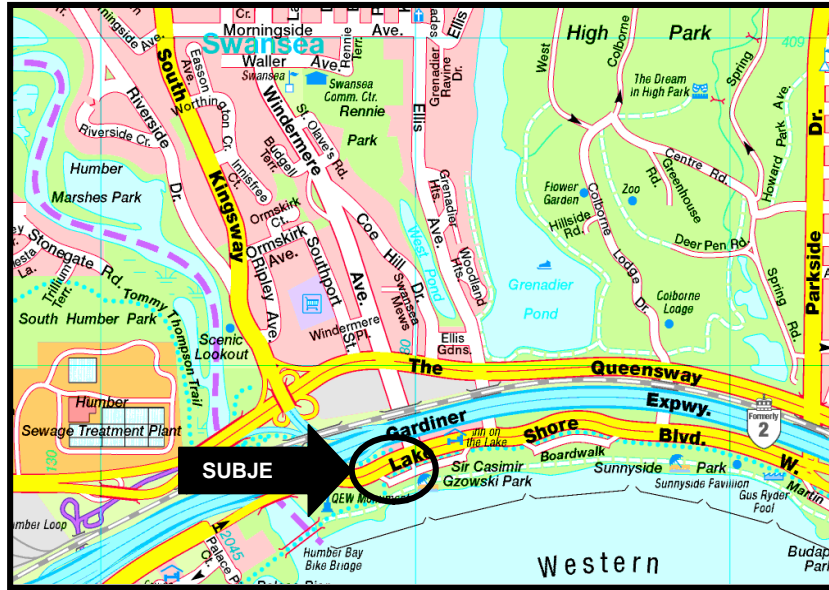
Stratification: Transfer limited to 65 metres above grade
(the "Property")

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 is designated Mixed Use Areas and zoned Mixed Use District with a height limit of 14 m;
 - b. The Property is within the Western Waterfront Master Plan which proposes a public parking facility be provided in this location; and
 - c. Any development proposal for the Property will be subject to the City's established planning approvals process for developing property in the City of Toronto.

3. The City will be reserving an easement on and in Parts 2 and 3 on the Sketch for the operation and maintenance of electrical and optical cables serving a RESCU camera location south of the Gardiner Expressway ramp in this area and for other municipal services. This easement will prohibit any development of Parts 2 and 3 on the Sketch until the existing City services are relocated by Build Toronto, to the satisfaction of the General Manager of Transportation Services, including all costs associated therewith. If the relocation has not occurred within 5 years of the date of transfer of title to Build Toronto, Parts 2 and 3 will be transferred back to the City at a nominal cost.
4. The City will grant an easement to Toronto Hydro on and in Parts 2 and 3 on the Sketch for the operation and maintenance of electrical equipment and cables. This easement will prohibit any development of Parts 2 and 3 on the Sketch until the existing Toronto Hydro equipment and infrastructure is relocated by Build Toronto, to the satisfaction of Toronto Hydro, including all costs associated therewith.
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. WF56458 – lease;
 - b. CA118725 – notice of lease;
 - c. CA177219Z – restrictive covenant;
 - d. WF51634 and WF51635; and
 - e. CT687248 – cable agreement.

Part of 2000 & 2002 Lake Shore Boulevard West



TORONTO

TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS. MEASUREMENTS
ARE APPROXIMATE

CHECK BY JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

CITY OWNED LAND
SKETCH SHOWING A PORTION OF
NO. 2000 LAKE SHORE BOULEVARD WEST (PARTS 1 AND 2)
AND A PORTION
NO. 2002 LAKE SHORE BOULEVARD WEST (PART 3)

WARD 13 - PARKDALE-HIGH PARK
DATE: OCTOBER 2, 2012

SKETCH No. PS-2012-096