

## Appendix 3

### 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).

Approximate Site Area: 14,445.9 m<sup>2</sup> (3.6 acres)

#### PROPERTY

Current 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")

Stratification: Transfer limited to 61 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 under the terms of the Affordable Housing Memorandum of Understanding will:
  - a. Secure 30% of any future residential development on the Property to be developed as affordable housing;
  - b. Work with the Affordable Housing Office to identify potential affordable housing partners capable of providing affordable housing for low and moderate income seniors; and
  - c. Work with the Affordable Housing Office to prioritize available municipal, provincial and federal investments to assist in achieving the 30% affordable housing on the Property.
3. Build Toronto will acknowledge that:
  - a. The Property is designated Mixed Use Areas and zoned Apartment Residential (A) and Office Uses (OU) subject to a Holding provision and with a maximum height limit of 18 stories;
  - b. The Property is located at a major intersection and on a planned transit line along Sheppard Avenue East; 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.

4. The City will reserve an easement on and in Part 1 on Plan 66R-17374 for a sanitary sewer and other municipal services.
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. 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

