

### Appendix 2

#### **DETAILS OF PROPERTY AND TERMS AND CONDITIONS OF TRANSFER**

##### **DETAILS OF PROPERTY**

Address	30 Dunelm Street, Toronto
Legal Description	Part of Lot 12 Plan 3505, as in SC 305269 and Part of Lot 13 Plan 3505, as in SC315850, City of Toronto, (formerly City of Scarborough), shown as Parts 1, 2, 3, 4 and 5 on sketch PS-2016-081 reserving an easement on and in Part 2 and 5 on Sketch PS-2016-081 (the "Property").
Approximate Site Area	9795 m <sup>2</sup> (2.4 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. Build Toronto will acknowledge that:
  - a. Metrolinx Railway (formerly CN Railway) requires a 30 m setback of development from its rail corridor.
  - b. Any development of the Property will be subject to the City's established planning approval process.
3. The City will reserve an easement for existing and future sewer, water and other municipal services in and on Parts 2 and 5 shown on Sketch PS-2016-081.
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 service on the Property including, but not limited to:
  - a. AT 2819416 – LR's order
  - b. SC 196641 – bylaw

5. a. Build Toronto will cause to be delivered (transferred/dedicated) to the City such lands within the Property as may be required to achieve a 1.1 acre park on the Property (which park will include Parts 4 and 5 on Sketch PS-2016-081), which 1.1 acre calculation shall be inclusive of any parkland dedication resulting from a development application that includes the Property, details of which will be finalized during the normal planning approvals process, to the satisfaction of the General Manager of Parks, Forestry & Recreation.

b. If a 1.1 acre park (which includes Parts 4 and 5 on Sketch PS-2016-081) has not been completed and provided (transferred/dedicated) to the City to the satisfaction of the General Manager, Parks, Forestry & Recreation within 10 years of the date that the Property is transferred to Build Toronto, then Parts 4 and 5 on Sketch PS-2016-081 will be reconveyed to the City at that time in base park condition, and the remainder of the 1.1 acre park (3,680 square metres) will be delivered (transferred/dedicated) to the City when a development proceeds. The conveyance to the City will be for nominal consideration and any land transfer taxes applicable to such conveyance will be for the account of Build Toronto. Build Toronto will enter into such agreements as may be required by the City to secure this obligation.