

Sale of Two Stratified Parcels of City Surplus Lands, Forming Part of a Redevelopment Parcel with G Group at 5220 - 5250 Yonge Street - Supplementary Report

Date: March 28, 2017

To: City Council

From: Chief Corporate Officer

Wards: Ward 23, Willowdale

REASON FOR CONFIDENTIAL INFORMATION

This report is about a proposed land disposition by the City.

SUMMARY

The purpose of this Supplementary Report is to modify GM18.8 Sale of Two Stratified Parcels of City Surplus Lands, Forming Part of a Redevelopment Parcel with G Group at 5220 - 5250 Yonge Street by providing additional information on the negotiated changes to the Offer to Purchase Agreement as adopted by the Government Management Committee at its meeting of February 21, 2017. These changes include adjustments to the allocation of proceeds from the sale, as well as revisions to the major terms and conditions of the sale outlined in Confidential Attachment 2 to that report.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council amend Government Management Committee recommendation 1 by replacing Confidential Attachment 2 to the report February 6, 2017 from the Chief Corporate Officer with Confidential Attachment 1 to this report.
2. City Council direct that Confidential Attachment 1 to this report remain confidential in its entirety as it pertains to a proposed disposition of land and City Council authorize the public release of the confidential information contained in Confidential Attachment 1 once all property transactions have been settled and/or completed to the satisfaction of the City Solicitor.

FINANCIAL IMPACT

The purchase price provided in Confidential Attachment 1 in the Supplementary Report, less any incidental expenses associated with the completion of the transaction, is anticipated to be paid to the City. The net proceeds from the transaction will be contributed from Parcel One to the North York City Centre Parkland Acquisition Fund (XR2039) and from Parcel Two to the Land Acquisition Reserve Fund (LARF) (XR1012).

The Supplementary Report has no new financial impact. The Deputy City Manager & Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting on February 21, 2017 the Government Management Committee directed the Chief Corporate Officer to report directly to City Council on negotiated changes to the Offer to Purchase Agreement contained in the February 6, 2017 report GM18.8 Sale of Two Stratified Parcels of City Surplus Lands, Forming Part of a Redevelopment Parcel with G Group at 5220 - 5250 Yonge Street.

These changes include revisions to the allocation of funds from the proceeds of the sale, as well as minor revisions to the terms and conditions of the sale, as outlined in Confidential Attachment 1 to this report.

The Real Estate Services division is now also considering the option of negotiating a lease agreement for four (4) to five (5) floors of office space within the proposed development. These floors comprise 53,139 to 66,313 square feet of office space (approximately 13,000 sq. ft. per floor) and would allow Real Estate Services to consolidate existing office leases in order to support the City-wide Strategic Real Estate program. The City will not be obligated to lease any space under this agreement, but could pending the results of a review of program and agency office space requirements.

Having secured partial tenancy, the owner would be able to construct the commercial component of the development concurrently with the residential component. The Social Facility space to be conveyed to the City is located in the base of the commercial component. This would allow the Social Facility Space to be conveyed more quickly to the City. In the event that the City leases office space from the owner within the development, a clause would be triggered in the Section 37 Agreement requiring that the superstructure of the office tower (as defined in the Ontario Building Code) be completed and that the Social Facility Space shall be provided prior to the occupancy of the proposed office tower or the proposed residential tower within the development, whichever event is earlier. If the City does not lease the office space, the Social Facility Space shall be conveyed to the City prior to the earlier of occupancy of the proposed

office tower or 90-days prior to release for registration of the proposed residential condominium declaration and description.

COMMENTS

The major terms and conditions and information relating to the proposed transactions are provided in Confidential Attachment 1.

CONTACT

Joe Casali, Director, Real Estate Services, Tel: (416) 392-7202 jcasali@toronto.ca

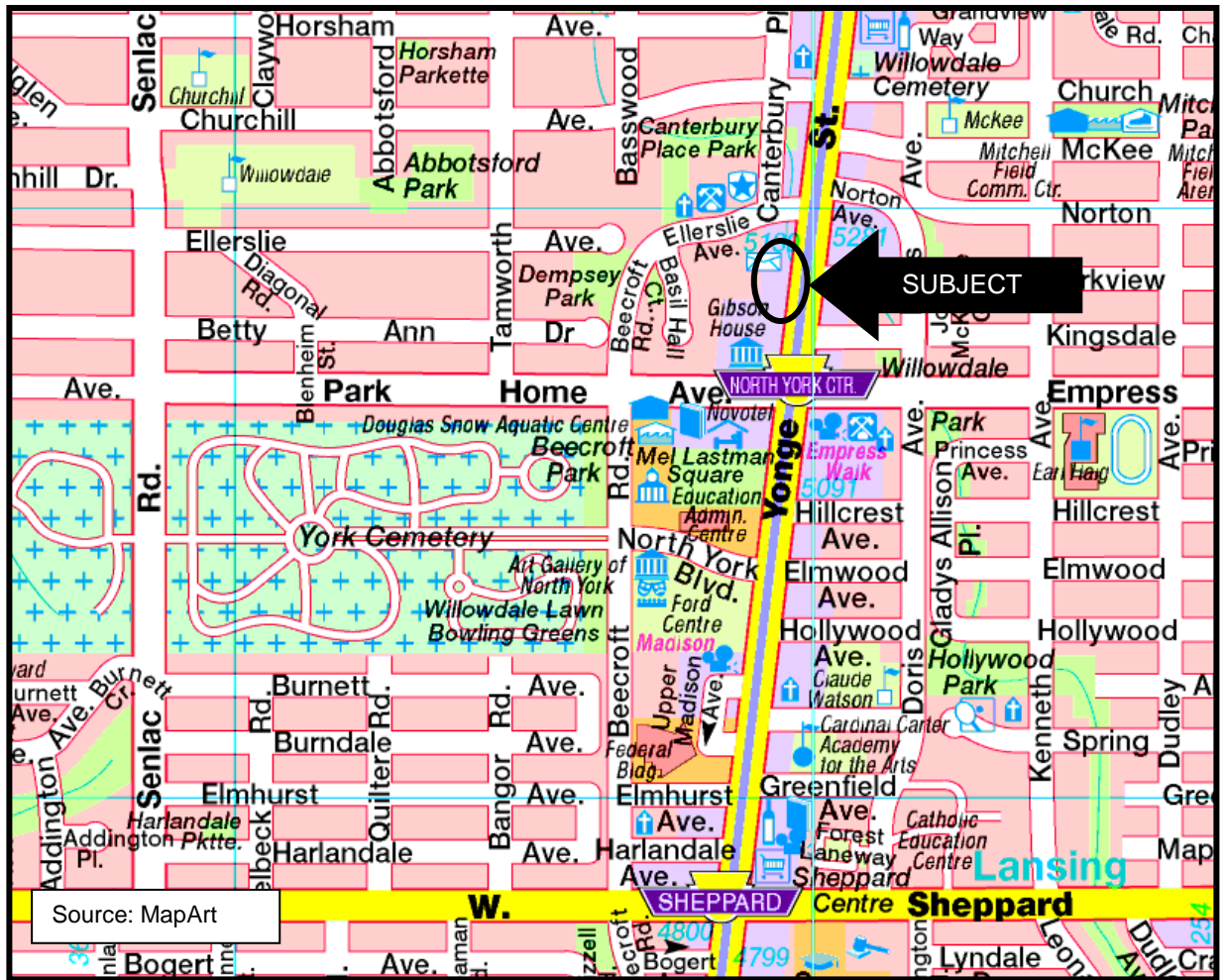
SIGNATURE

Josie Scioli
Chief Corporate Officer

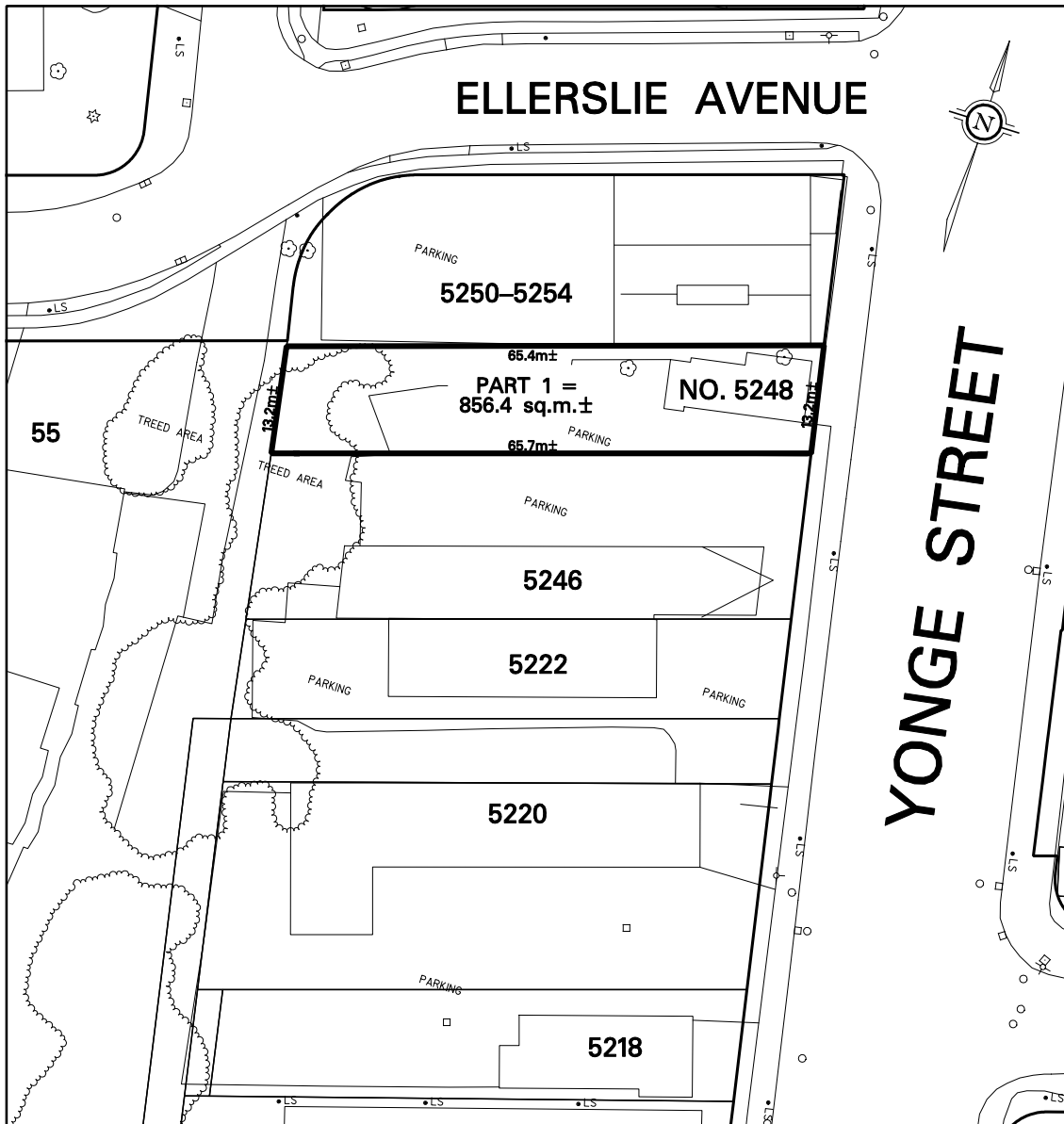
ATTACHMENTS

Appendix A - Site Location
Appendix B-1 - Parcel One Sketch
Appendix B-2 - Parcel Two Sketch
Confidential Attachment 1 - Major Terms and Conditions (Sale)

Appendix A
Site Location



Appendix B-1
Parcel One Sketch



TORONTO
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH HAS
BEEN COMPILED
FROM OFFICE RECORD.

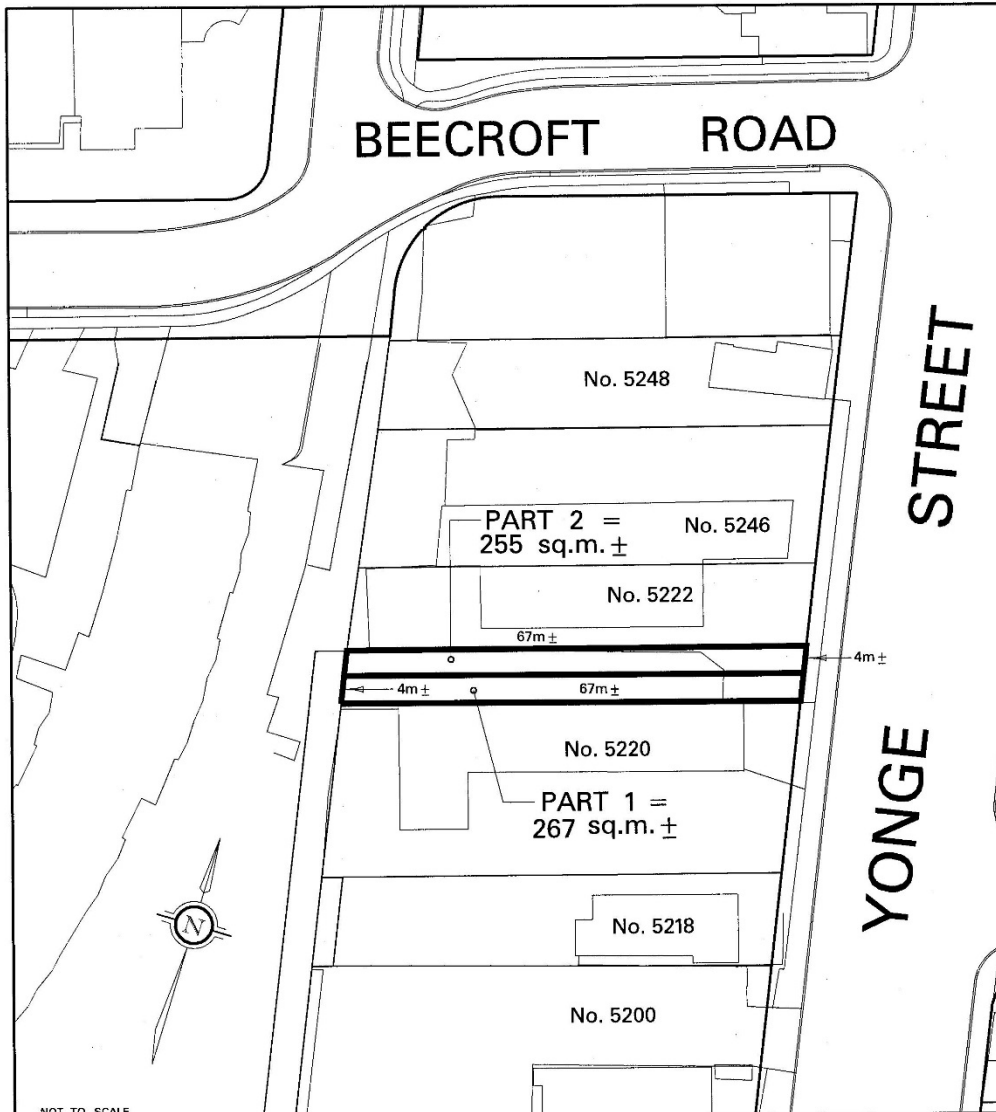
CHECK BY JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 23 WILLOWDALE
DATE: JUNE 24, 2008

PROPERTY INFORMATION SHEET
CITY OWNED LAND
5248 YONGE STREET

SKETCH No. PS-2008-090

Appendix B-2
Parcel Two Sketch



NOT TO SCALE

TORONTO

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE: THIS SKETCH HAS
BEEN COMPILED FROM
OFFICE RECORDS.

PROPERTY INFORMATION SHEET

CITY OWNED LAND
BETWEEN Nos. 5220 AND 5222 YONGE STREET

WARD 23 WILLOWDALE

ZONING:
ASSESSMENT ROLL No.

DATE: DEC. 3, 2001 (AMENDED JAN. 21, 2002)

SKETCH No. PS-2001-098