

Build Toronto - Potential Redevelopment Sites

Relevant Recommendations from *Principles of a Real Estate Strategy and Declaration of Surplus for Sale/Transfer or Turnover to Build Toronto* report, as approved by Council on May 25, 2009:

3. City Council declare the following properties surplus, as set out in Appendix 3 of the report, as revised by City Council, subject to the retention of Required Interests, with the intended method of disposal to be by way of Turnover to Build Toronto on an “as is” basis, for nominal consideration:
 - c. 40 St. Clair Avenue East (Appendix 3(c));
 - d. 1303 Queen Street West (Appendix 3(d)).
5. All operating costs for and revenues generated from properties transferred to Build Toronto will be assumed by Build Toronto and any agency, board, commission and division (ABCD) budgets impacted by such arrangements will have appropriate adjustments made as part of the annual budget process, with the intent to make the ABCD whole.
13. City Council request the Toronto Public Library Board (“TPLB”) to concur that those properties registered in the name of TPLB (having been identified by TPLB as no longer required for its operations, and having been determined by the CCO to be appropriate for Sale or Turnover to Build Toronto) be made available to Build Toronto, in the same manner as properties registered in the name of the City, subject to approval and execution by the TPLB of a Sale or Turnover Agreement acceptable to the TPLB.
20. Prior to the declaration of surplus of any additional property with the intended manner of disposal to be by way of turnover or sale to Build Toronto, there be prior consultation with the local Councillor(s) on local considerations.
23. City Council request the City Manager to ensure that agencies, boards, commissions and divisions have input into operational design considerations in transfer agreements with Build Toronto.

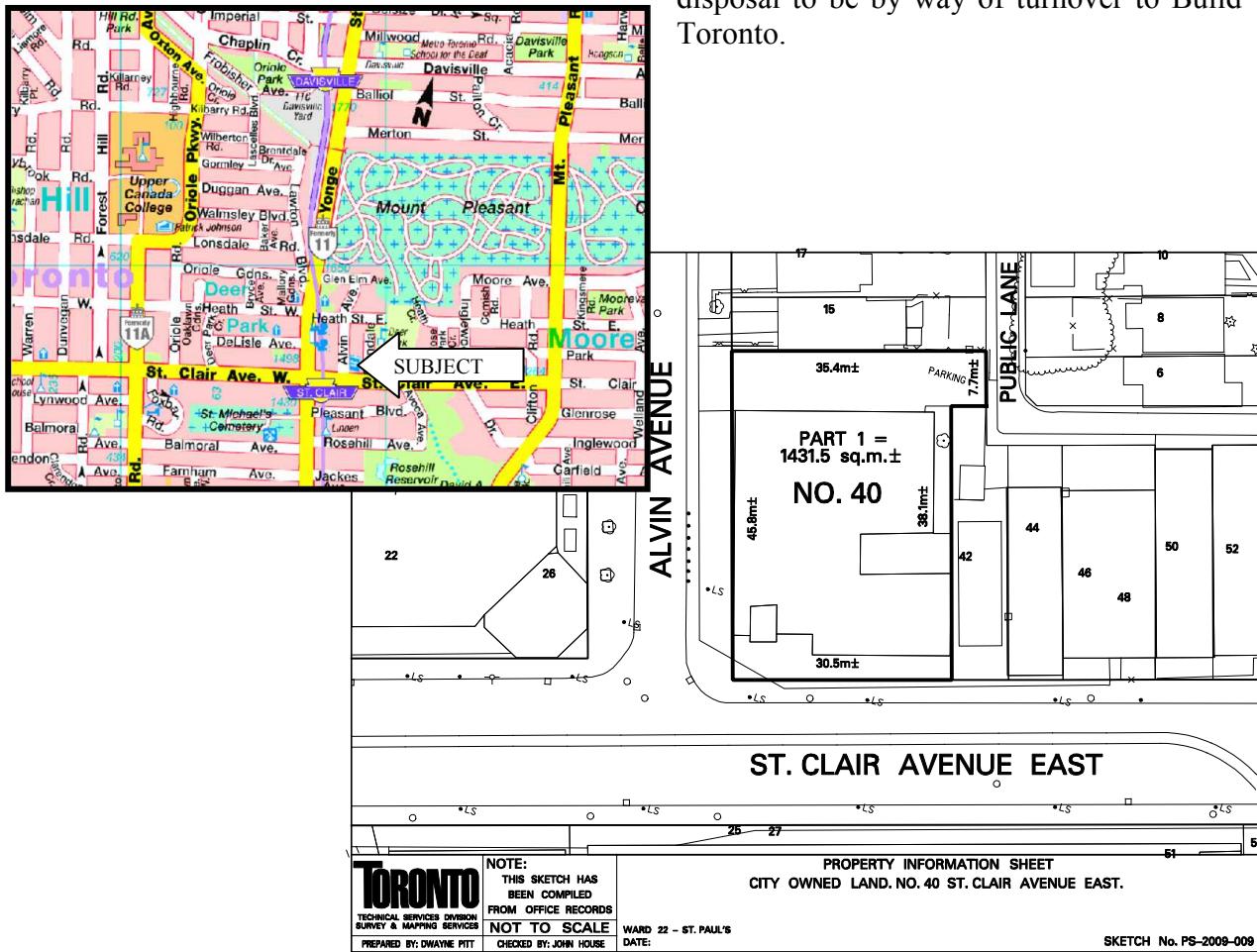
Note – underlined portions were added at the Council meeting on May 25, 2009.

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APPENDIX 3(c)

40 ST. CLAIR AVENUE EAST – WARD 22

Declare Surplus: 40 St. Clair Avenue East, shown as Part 1 on Sketch PS-2009-009, be declared surplus, conditional on Toronto Public Library Board declaring the property (in whole or part) surplus to its operational needs, subject to the retention of those areas and interests required to satisfy Toronto Public Library Board operational requirements and subject to the retention of any Required Interests which are those interests required by law as well as those City and other interests required to be protected, with the intended method of disposal to be by way of turnover to Build Toronto.



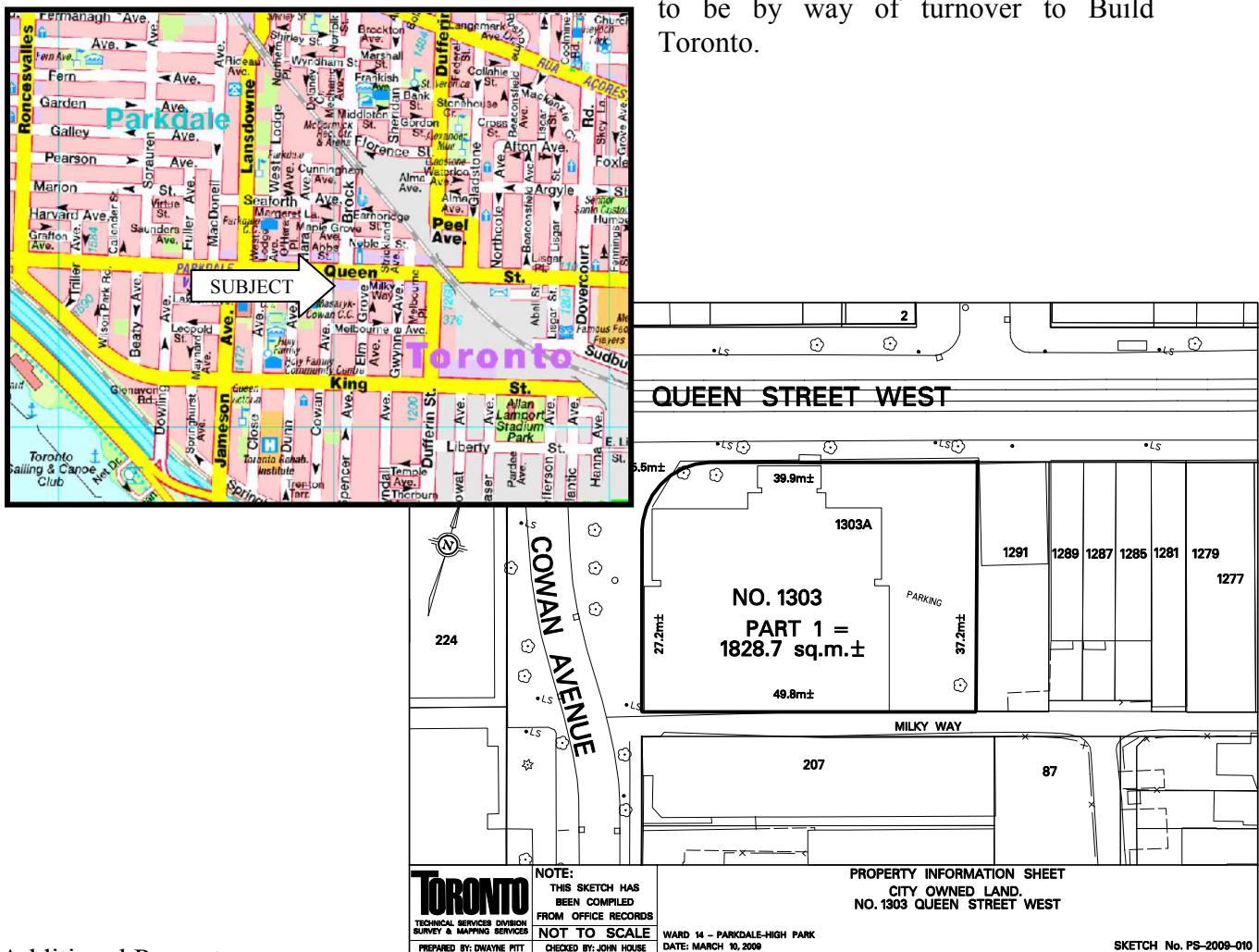
Additional Property Information:

Approximate Area:	0.4 acres
Current Use:	Deer Park Library and other tenancies
Issues/Comments:	TPL ownership. multi-tenant building, Affordable Housing interest

APPENDIX 3(d)

1303 QUEEN STREET WEST – WARD 14

Declare Surplus: 1303 Queen Street West, shown as Part 1 on Sketch PS-2009-010, be declared surplus, conditional on Toronto Public Library Board declaring the property (in whole or part) surplus to its operational needs, subject to the retention of those areas and interests required to satisfy the operational requirements of Toronto Public Library Board and subject to the retention of any Required Interests which are those interests required by law as well as those City and other interests required to be protected, with the intended method of disposal to be by way of turnover to Build Toronto.



Additional Property Information:

Approximate Area:	0.5 acres
Current Use:	Parkdale Public Library
Issues/Comments:	TPL ownership

