

Attachment [xxxx]: Draft Alternative Parkland Dedication By-Law

City of Toronto By-law No. ~-2022
AMENDMENT NO. ~~~ TO THE TORONTO MUNICIPAL CODE CHAPTER 415,
DEVELOPMENT OF LAND

1. Article IV, Conveyance of Land for Parks Purposes as a Condition of Development - Former City of North York and its constituent Schedule A is deleted in its entirety.
2. Schedule A, Article III "Conveyance of Land for Park Purposes as a Condition of Residential Development Maps 1a and A-1 – A-11" is deleted in its entirety.
3. Schedule B, Article III "Conveyance of Land for Park Purposes as a Condition of Residential Development" is renamed "Schedule A, Article III Conveyance of Land for Park Purposes as a Condition of Residential Development".
4. Article III, Conveyance of Land for Park Purposes as a Condition of Development is deleted and replaced as follows:

ARTICLE III

Conveyance of Land for Park Purposes as a Condition of Development

§ 415-21. Definitions.

As used in this article, the following terms shall have the meanings indicated:

BUILDING AREA -

The sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level, where:

- A. In the case of an addition to an existing building or structure, the building or structure as enlarged less the building area of the existing building or structure to be retained.
- B. In the case of an alteration to an existing building or structure, the building or structure as altered less the building area of the existing building or structure to be retained and not altered.
- C. In the case of an addition and alteration to an existing building or structure, the building or structure as altered plus the area of the addition, less the building area of the existing building or structure to be retained and not altered.

D. In the case of a new building or structure, the total building area of each floor level of a building, above and below the ground.

BUILDING CODE ACT - the Building Code Act, 1992, S.O. 1992, c.23,

BUILDING PERMIT - A permit issued pursuant to the Building Code Act that permits the construction, alteration or change in use of a building or structure.

DEVELOPMENT –

- A. The construction, erection or placing of one or more buildings or structures on land.
- B. The making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability of the building or structure.
- C. The redevelopment of land through the removal of one or more buildings or structures to permit such development.
- D. The laying out and establishing of a commercial parking lot.
- E. The conversion of a building or structure originally proposed for an exempted or nonresidential use, to another use.

DWELLING ROOM –

A room used or designed for human habitation which may include either but not both culinary or sanitary conveniences, and:

A. Includes but is not limited to rooms in the following building types:

- (1) Group Homes;
- (2) Long Term Care Homes;
- (3) Retirement Homes or lodges; and
- (4) Special care or special needs dwellings.

B. Does not include:

- (1) A room in a hotel, motel, tourist home or guest home;
- (2) A bathroom or kitchen;
- (3) A room in a dwelling unit; and
- (4) A windowless storage room that has a floor area of less than 10 square metres.

DWELLING UNIT - Living accommodation comprising a single housekeeping unit within any part of a building or structure used, designed or intended to be used by one or more persons, in

which both culinary and sanitary facilities are provided for the exclusive use of such persons, but does not include a room or suite of rooms in a hotel.

ENVIRONMENTAL LANDS –

Includes:

- A. Valley land, being those lands located below the top of bank as defined by the Toronto and Region Conservation Authority and including any required buffer land or setback beyond the top of bank;
- B. Lands identified as Natural Heritage in the official plan;
- C. Provincially significant lands including Areas of Natural or Scientific Interest (ANSI), wetlands and environmentally significant areas (ESA);
- D. Woodlots;
- E. Areas identified in Chapter 658, Ravine and Natural Feature Protection;
- F. Storm water management facilities; and
- G. Rail berms, noise attenuation fences and crash walls.

FLOOR SPACE INDEX – A measure of density calculated by dividing the building area by the area of a development site, calculated in accordance with Section 415-22.1 and Section 415-23.1.

GARDEN SUITE - A self-contained dwelling unit for a person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupant(s) of the suite and is in an ancillary building not abutting a lane. A garden suite is not a laneway suite.

INDUSTRIAL USES

Lands, buildings or structures used or designed or intended for use for or in connection with manufacturing, producing or processing of goods, warehousing or bulk storage of goods, self storage facilities, distribution centres, truck terminals, research and development in connection with manufacturing, producing or processing of goods, and:

- A. Includes office uses and the sale of commodities to the general public where such uses are accessory to and subordinate to an industrial use.
- B. Does not include:

(1) A building used exclusively for office or administrative purposes unless it is attached to an industrial building or structure as defined above; or

(2) Warehouse clubs and retail warehouses, including commercial establishments which have as their principal use the sale of goods and merchandise in a warehouse format.

LANEWAY SUITE - A self-contained dwelling unit for a person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupant(s) of the suite, is in an ancillary building on the same lot, and is located in the rear yard abutting a lane. A laneway suite is not a garden suite.

LONG TERM CARE HOME - Living accommodation for persons dependent upon regular nursing care, in a building where there are personal and medical facilities, common lounges and dining areas, and that is licensed under the Long-Term Care Homes Act, 2007.

NON-PROFIT HOUSING - Housing which is or is intended to be offered primarily to persons or families of low income on a leasehold or co-operative basis, is approved to qualify as non-profit housing by the City's Housing Secretariat, and which is owned or operated by:

A. A non-profit corporation, being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof;

B. A non-profit housing co-operative having the same meaning as in the Co-operative Corporations Act.

NON-RESIDENTIAL - Land, buildings or structures or portions thereof used, or designed or intended for a use other than for a residential use.

NON-RESIDENTIAL REPLACEMENT BUILDINGS OR STRUCTURES - A replacement building or structure which is to be constructed, erected or placed on land as a result of the destruction, by fire or act of God, of an original building or structure on the land, if the use of the new building remains the same and the building area of the new building or structure is to be no greater than that of the original building or structure.

PLACE OF WORSHIP - That part of a building or structure that is used primarily for worship, is exempt from taxation as a place of worship under the Assessment Act, but is subject to the non-residential parkland dedication rate.

PLANNING ACT – the *Planning Act*, R.S.O. 1990, c. P.13

RESIDENTIAL USE - Land, buildings or structures of any kind whatsoever or any portion thereof, used, designed or intended to be used as living accommodation, and:

A. Includes:

- (1) Accessory uses naturally and normally incidental in purpose to the residential use;
- (2) Accessory uses exclusively devoted to the residential use;
- (3) A unit designed for combined live/work uses;

B. Does not include a hotel or similar building or structure providing temporary accommodation.

RETIREMENT HOME OR LODGE - A residential building or the residential portion of a mixed-use building which provides room and board accommodation for senior citizens and is not presently governed under any Provincial Act and is not a Long Term Care Home.

§ 415-22. Conveyance of land for parks purposes.

As a condition of development of land the owner of the land shall convey or cause to be conveyed to the City, land for park or other public recreational purposes in the following manner:

- A. For residential uses, land equal to 5 percent of the land to be developed.
- B. For non-residential uses, land equal to 2 percent of the land to be developed.
- C. Where the development of a single parcel of land is proposed for both residential uses and non-residential uses, the respective rates set out in §§ 415-22A, 415-22B and 415-23 will be allocated proportionally according to the building area of the respective uses.

§ 415-22.1. Calculation of Development Site Area

In calculating the area of a development site for the purposes of determining the land to be conveyed to the City for parks or other recreational purposes for the purposes of § 415-22 and § 415-23, the site area shall be net of any conveyances for public street purposes and any environmental lands.

§ 415-23. Alternative rate.

Despite § 415-22A, as a condition of development of land for residential use, the owner of the land shall convey or cause to be conveyed to the City, the greater of the amount set out in § 415-22A, or land at a rate of 0.4 hectares for each 300 dwelling units proposed provided that:

- A. For sites with a residential density of 2.0 or less floor space index, the parkland dedication will not exceed 15 percent of the development site.
- B. For sites with a residential density of greater than 2.0 floor space index, the parkland dedication will not exceed 15 percent of the development site plus 1 per cent per 1.0 additional

floor space index calculated proportionately to the extent of the increase beyond 2.0 to two decimal points.

C. Despite §§ 415-23A and 415-23B, in no case will the parkland dedication be less than 5 percent or greater than 25 percent of the development site.

D. Despite §§ 415-23A and 415-23B, the parkland dedication for sites greater than 5 hectares will be no less than 20 percent of the development site.

§ 415-23.1. Calculation of Floor Space Index

In calculating the residential building area for the purposes of determining the floor space index, the building area shall not include parking uses or indoor amenity space. For clarity, hallways, stairwells, elevator shafts, and any other interior building area necessary to provide ingress, egress, and access to living accommodations will be included.

§ 415-24. Cash-in-lieu of land dedication.

Despite §§ 415-22 and 415-23, where the size, shape or location of land proposed for parkland dedication is deemed by Council to be unsuitable for parks or public recreation purposes, Council may require payment of cash-in-lieu of land, equal to the financial value of the land that would otherwise be conveyed.

§ 415-25. Cash-in-lieu; allocation.

A. Any payment of cash-in-lieu of land in accordance with § 415-24 will be used for the acquisition of new parkland or the improvement of parks and recreational facilities in accordance with the following allocation and the cash-in-lieu allocation policy:

(1) 50 percent for the acquisition of lands for parks and recreation purposes, further divided as follows:

(a) 50 percent to acquire parkland within the district where the funds were generated; and

(b) 50 percent to acquire parkland throughout the City.

(2) 50 percent for the development of parks and recreation facilities, further divided as follows:

(a) 50 percent to develop and upgrade parks and recreation facilities within the district where the funds were generated; and

(b) 50 percent to develop and upgrade parks and recreation facilities throughout the City.

B. Despite § 415-25A, Community Councils may recommend to City Council, through the Budget Committee, the allocation of expenditures of up to 100 percent of the district portion of parks and recreation facility development funds allocated under § 415-25A(2)(a) for the acquisition of parkland within the district where the funds were generated.

C. Any payment of cash-in-lieu of land to be conveyed through the alternative rate provision in accordance with § 415-24 in excess of 5 percent of the site area will be used to acquire parkland that is accessible to the area in which the development is located or to improve parks in the vicinity of the development.

§ 415-26. Parkland conveyance; conditions.

A. The location and configuration of land required to be conveyed shall be in the discretion of the City.

B. All conveyances shall be free and clear of all liens and encumbrances unless otherwise approved by City Council on such terms and conditions satisfactory to City Council. Any existing or proposed municipal infrastructure (public or private) will be considered an encumbrance to the City and will not be permitted.

C. Where on-site parkland dedication is not feasible, an off-site parkland dedication may be substituted for an on-site dedication, provided that:

- (1) The off-site dedication is of comparable financial value to the required on-site dedication or additional land is provided where land of a lesser financial value to the on-site dedication is proposed to the satisfaction of the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate and Real Estate Management;
- (2) The off-site dedication is in proximity to or in the vicinity of the development;
- (3) The off-site dedication results in parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation; and
- (4) Both the City and the applicant agree to the substitution of the on-site parkland dedication with the off-site dedication.

D. Where an off-site parkland dedication is proposed:

- (1) dedications from more than one development, assembled to create a larger park, will be encouraged satisfactory to the General Manager, Parks, Forestry and Recreation; and

(2) reasonable legal and real estate fees may be credited at the discretion General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate and Real Estate Management. In no instance will base park improvements, environmental remediation and demolition costs be credited;

E. Land to be conveyed shall be in conformity with Council policies and guidelines for parkland and shall meet the following criteria at the sole cost of the applicant conveying lands to the City:

(1) the construction and installation of the required base park improvements;

(2) any environmental conditions consistent with provincial legislation, provincial regulations and the Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City necessary to permit such lands to be conveyed to be used for park or other recreational purposes

F. Environmental lands will not be considered a conveyance for parks or other recreational purposes for the purposes § 415-22 and § 415-23.

G. Lands within a Ministry of Transportation setback area from a provincially owned or regulated highway will not be considered a conveyance for parks or other recreational purposes for the purposes of §§ 415-22 and 415-23.

H. The land to be conveyed will be demonstrated to be separated from the building face of the development by a minimum of five (5.0) metres or to the satisfaction of the General Manager, Parks, Forestry and Recreation prior to the issuance of any building permit in order to allow for the maintenance of the building face, including the erection of any temporary structures such as scaffolding or hoists, to occur outside of the conveyance.

§ 415-27. Administrative authority.

A. The General Manager Parks, Forestry and Recreation is authorized to determine the specific combination of land and/or cash in lieu of land on a site specific basis in accordance with this article and the City's Official Plan policies.

B. The General Manager Parks, Forestry and Recreation is authorized to determine the exact size, location and configuration of land to be conveyed to the City for park or other recreation purposes in accordance with §§ 415-22 and 415-23.

§ 415-28. Timing of conveyance or payment.

A. The conveyance of land required to be made under this article shall be made prior to the issuance of the first above-grade building permit for the land to be developed.

B. Any payment required to be made under this article shall be made prior to the issuance of the first building permit for the land to be developed.

§ 415-29. Valuation of land.

A. All appraisals of land value shall be carried out under the direction of the Executive Director, Corporate and Real Estate Management and shall be determined in accordance with generally accepted appraisal principles.

B. The cost of any appraisal undertaken by the City shall be paid for by the owner.

C. The value of the land shall be determined as of the day before the day of issuance of the first building permit in respect of the development.

D. The conveyance of land or payment of cash in lieu of land shall be taken into consideration in determining an appropriate credit with respect to the amount of money or land which may be required in connection with the further development of the subject lands:

- (1) Where land has been conveyed to the City for park or other public recreational purposes;
- (2) Where a payment of cash in lieu of such conveyance has been received by the City in accordance with this article;
- (3) Pursuant to the provisions of sections 42, 51.1 or 53 of the Planning Act.

§ 415-30. Exemptions.

A. This article does not apply to the following types of development:

- (1) Non-profit housing;
- (2) Replacement of an existing dwelling unit on an existing lot;
- (3) Enlargement of an existing dwelling unit on an existing lot, including a detached garage;
- (4) Creation of one additional dwelling unit in an existing building where that existing building already has more than four dwelling units;
- (5) The residential component of a building with no more than four dwelling units;
- (6) A garden suite or a laneway suite;

- (7) Long Term Care homes;
- (8) Non-residential replacement buildings or structures;
- (9) An addition of 200 square metres or less to an existing non-residential building;
- (10) Industrial Uses;
- (11) Buildings or structures owned by and used for the purposes of:
 - (a) the Government of Canada;
 - (b) the Province of Ontario;
 - (c) the City of Toronto;
 - (d) Toronto Hydro Corporation.
- (12) Buildings or structures owned by and used for the purposes of:
 - (a) a public school as set out in the Education Act;
 - (b) a public university receiving regular and ongoing government operating funds for the purposes of providing post-secondary education;
 - (c) a public college established in accordance with the Ontario Colleges of Applied Arts and Technology Act, 2002.
- (13) Public Hospitals receiving and using aid under the Public Hospitals Act for the purposes set out in that Act;
- (14) Municipal child care centres and non-profit child care providers on Toronto District School Board, Toronto Catholic District School Board, or municipal lands;
- (15) Temporary uses pursuant to Section 39 of the Planning Act; and
- (16) Temporary sales pavilions located wholly on the development site.

B. This article does not apply to the geographic areas described in Schedule A to this article attached at the end of this chapter.

§ 415-31. Transition.

A. Despite the expiry of By-law 1420-2007, as amended, by subsection 42(4.26) of the *Planning Act*, the alternative rate provisions of that by-law as they read on the day before the day the by-law expired contained in sections 415-23 and 415-24 of that By-law continue to apply with respect to development or redevelopment of any land related to a building permit authorized by:

- (a) an applicable zoning by-law passed under section 34 of the Planning Act;
- (b) an application for an amendment to a by-law passed under section 34 of the Planning Act, was received and deemed complete, whereby such application satisfies the requirements of Planning Act and the City of Toronto Official Plan Policy 5.5.2, prior to the effective date of this by-law;
- (c) an approved plan of subdivision under section 51 of the Planning Act; or
- (d) an application for an approval of a plan of subdivision under section 51 of the Planning Act was received and deemed complete, whereby such application satisfies the requirements of Planning Act and the City of Toronto Official Plan Policy 5.5.2, prior to the effective date of this By-law,

and where such building permit has been issued not more than two (2) years from the later of:

- (e) the day:
 - (i) a zoning by-law under section 34 of the Planning Act is passed in respect of the development or redevelopment referenced in subsection (b), above; or
 - (ii) the approval of a plan of subdivision under section 51 of the Planning Act is given in respect of the development or redevelopment referenced in subsection (d) above; and
- (f) the effective date of By-law [NEW BY-LAW NUMBER],

and the alternative rate provisions of this By-law contained in sections 415-23 and 415-23.1 shall not apply to such development or redevelopment, but all other provisions of this by-law shall apply.

§ 415-31.1 Conflict.

In the event of a conflict between the provisions of this article and any by-laws of the former municipalities respecting the conveyance of land for parks purposes as a condition of development, the provisions of this article shall prevail to the extent of the conflict.

§ 415-31.2 Repeals.

The following by-laws are repealed effective May 3, 2011:

- A. Chapter 302 (By-law 1988-193) and Chapter 303 (By-law 1993-23) of the former City of Etobicoke Municipal Code.
- B. By-law 30152 of the former City of North York.
- C. By-laws 20512 and 22660, of the former City of Scarborough.
- D. Chapter 165, Article 1, of the former City of Toronto Municipal Code.
- E. Chapter 445 (By-law 13-83) of the former City of York Municipal Code.

SCHEDULE A, ARTICLE III CONVEYANCE OF LAND FOR PARKS PURPOSES AS A CONDITION OF DEVELOPMENT

Municipal Code Chapter 415, Development of Land, Article III, Conveyance of Land for Park Purposes as a Condition of Development, does not apply to the following geographic areas:

- A. The Railway Lands as described in By-law 612-85.
- B. Land known in the year 1989 as "No. 99 Paton Road" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lots 2, 3, 4, 5 and part of Lot 1 on the north side of Bloor Street, now Bloor Street West, and Lots 30, 31 and 32 on the south side of Paton Road according to Plan 392 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 on a plan of survey deposited in the said Land Registry Office as 63R-4634.
- C. The Massey-Ferguson land as defined in subsection 2(1) of By-law 438-86.
- D. The land bounded by Yonge Street, Gerrard Street West, Bay Street and College Street.
- E. The land municipally known in the year 1992 as "No. 230 Front Street West" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Block 1, according to Plan 66M-2248, registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66),

designated as PARTS 1, 2, 3, 4, 5 and 7 on a plan of survey deposited in the Land Registry Office as 66R-15457.

The southerly limit of Wellington Street West, the northerly limit of Front Street West and the easterly limit of John Street as confirmed under the Boundaries Act by Plan BA-428, registered on June 28, 1973, as CT4776.

Being the whole of parcel Block 1-2 in the Register for section 66M-2248.

F. Land known in the year 1992 as "Nos. 210 and 244 Victoria Street" and "No. 10 Shuter Street", being the subject of By-law 669-91, with respect to the "thirty-four (34) artists" dwelling units and the community services and facilities comprising three thousand eight hundred ninety (3,890) square metres of residential gross floor area, and three thousand eight hundred eleven (3,811) square metres of nonresidential gross floor area respectively, as these terms are referred to and defined in By-law 670-91.

G. The land known municipally in the year 1993 as "No. 235 Queens Quay West (York Quay Centre)" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Block 12, according to Plan 616E registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 2 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), as 66R-15681. Being part of Parcel 2-1 in the Register for Section A-616E.

H. The lands known municipally in the year 1993 as "Parcels Nos. SQ-2W and SQ-2E on Queens Quay West" and described as follows:

Parcel SQ-2W:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY:

Parts of Blocks G and H, according to Plan D1397 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 3 on a plan of survey deposited in the said Land Registry Office as 64R-14173.

SECONDLY:

Parts of Blocks G and H, according to Plan D1397 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 2 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of

Metropolitan Toronto (No. 66) as 66R-16778. Being part of Parcel Block G-7 in the Register for Section AD-1397.

Parcel SQ-2E:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY:

Parts of Blocks G and H, according to Plan D1397 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 19 on a plan of survey deposited in the said Land Registry Office as 64R-14173.

SECONDLY:

Parts of Blocks G and H, according to Plan D1397 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 1 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-16778. Being part of Parcel Block G-7 in the Register for Section AD-1397.

- I. The land known municipally in the year 1993 as "570, 590 and 600 Queens Quay West (Parcel BQ-8)" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Blocks D, G, H and I, according to Plan D1397 and part of Block 3 according to Plan D1429, both Plans being registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PARTS 3, 4, 5 and 6 on a plan of survey deposited in the said Land Registry Office as 63R-4555.

- J. The land known in the year 1993 as "Nos. 2376, 2382 and 2388 Dundas Street West" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Township Lot 34, in Concession 2 From the Bay, in the original Township of York, designated as PARTS 1 and 2 on a plan of survey deposited in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), as 64R-14342.

SUBJECT TO a free and uninterrupted Right-of-way in favour of the owner of the lands immediately to the south, its successors and assigns, through, over, along and upon that part of the said Township Lot 34, designated as PART 2 on the said Plan 64R-14342 as set out in Instrument 133227W.H.

AND TOGETHER WITH a free and uninterrupted Right-of-way in favour of the owner of the hereinbefore described lands, its successors and assigns, through, over, along and upon that part of the said Township Lot 34, designated as PART 3 on the said Plan 64R-14342 as set out in Instrument 133227W.H.

The said land being most recently described in Instrument CT920454.

- K. The land known municipally in the year 1995 as "26 Noble Street" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of all Units and Common Elements comprising the property included in Metropolitan Toronto Condominium Plan No. 1082 being Property Identifier Numbers 12082-0001(LT) to 12082-0012(LT), Land Titles Division of Metropolitan Toronto (No. 66).

- L. The land known municipally in the year 1995 as "24 Noble Street" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of all Units and Common Elements comprising the property included in Metropolitan Toronto Condominium Plan No. 931 being Property Identifier Numbers 11931-0001(LT) to 11931-0079(LT), Land Titles Division of Metropolitan Toronto (No. 66).

- M. The land known municipally in the year 1995 as "226 and 230 Queens Quay West" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY: (Land Titles Office)

All of Parcel 1-3 in the Register for Section A-616-E. Being parts of Blocks 1, 2 and 3 according to Plan 616E registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PARTS 1 to 15, inclusive, on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-16486.

SECONDLY: (Land Registry Office)

Parts of Blocks 2 and 3 according to Plan 616E registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PARTS 18, 19 and 20 on a plan of survey deposited as 64R-13511.

- N. The land known municipally in the year 1995 as "950 Yonge Street" and described as follows:

All of Parcel 4-1 in the Register for Section A-383. Being parts of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 on the south side of Emma Street, now Roden Place, part of Block A, the One Foot Reserved and part of Sarah Street, formerly John Street, according to Plan 383 and Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 and 36 and Block N on the north side of Frichot Avenue according to Plan 854, both said Plans being TORONTO MUNICIPAL CODE, DEVELOPMENT OF LAND Page 165.10 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the said part of Sarah Street closed by Judge's Order dated March 21, 1961, registered as Instrument 62476E.M., designated as PARTS 1, 2, 3, 4, 5 and 6 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-17311. City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario.

- O. The land known municipally in the year 1996 as "15 Sudbury Street" and described as follows:

Parcel Ordinance Reserve-1, Section A-878 in the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of the Ordinance Reserve on the south side of Sudbury Street on Registered Plan 878 and part of Sudbury Street, on the said Plan 878, as stopped up and closed by By-law 16423 and 17143 of The Corporation of the City of Toronto registered as Instrument 24938-WF and Instrument 27690-WF, respectively, designated as Parts 1, 2, 3 and 4 on Reference Plan 66R-15969.

- P. The land known municipally in the year 1999 as Nos. 195 and 253 Merton Street and described as follows:

In the City of Toronto and Province of Ontario, being composed of;

FIRSTLY:

Parcel 153-2 in the Register for Section M-5. Being part of Lot 153 on Plan M-5 designated as PART 1 on Plan 66R-17257, both said Plans being in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

SECONDLY:

Parcel 151-3 in the Register for Section M-5. Being Lots 154, 155, 156, 157, 158 and 159 and parts of Lots 151, 152, 153, 160, 161 and 162 on Plan M-5 designated as PARTS 6 and 8 on Plan 66R-15877, both said Plans being in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

Q. The land known municipally in the year 2005 as Nos. 146 and 160 Wellesley Street East and described as follows:

In the City of Toronto and Province of Ontario, being composed of:

Lot 58 and Part of Lot 57, Registered Plan D-30 and Part of Park Lot 5, Concession 1, From the Bay, City of Toronto, more particularly described as Parts 1 through 18, inclusive, on Plan 66R-21117.

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