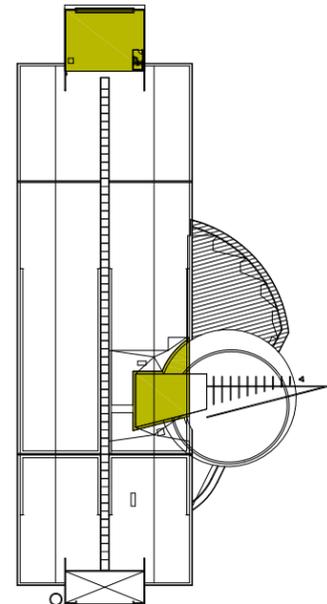
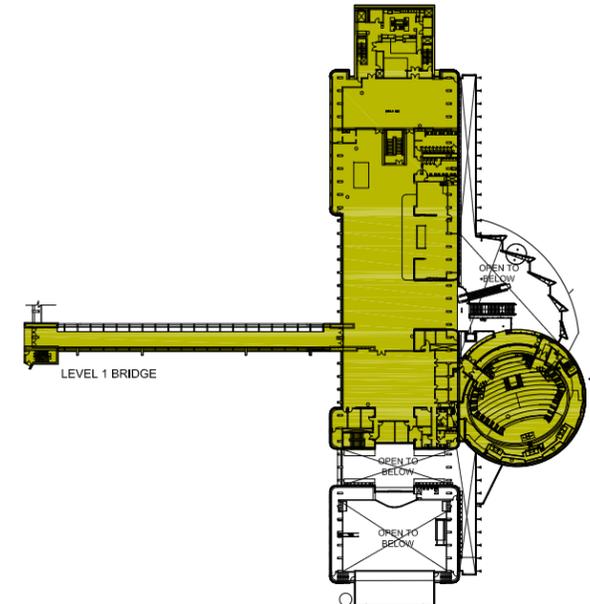


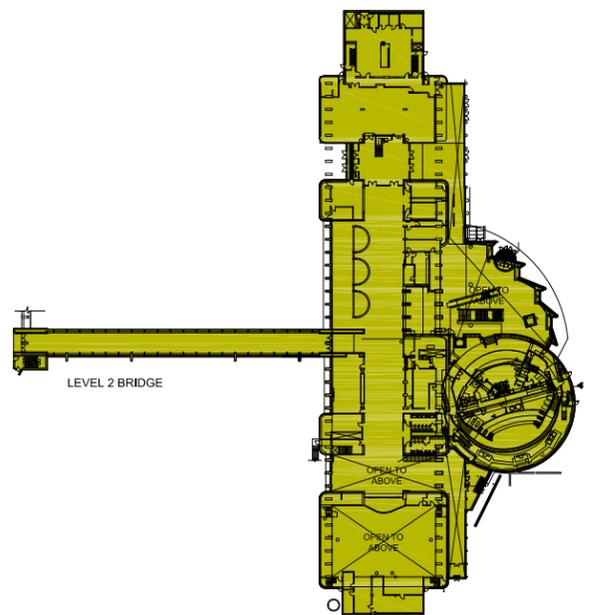
Appendix A
Existing Ontario Science Centre Spatial Analysis



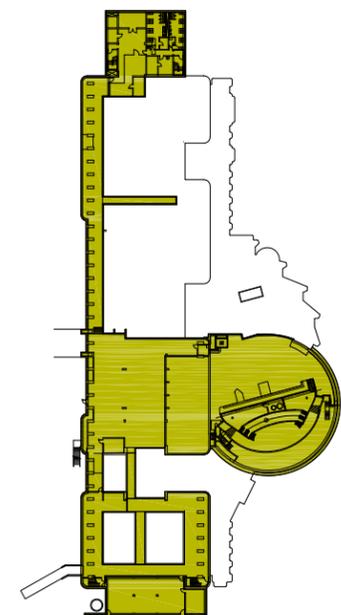
ROOF MECHANICAL ROOMS
5,035.8 SQFT



LEVEL 1
43,576.7 SQFT



LEVEL 2
64,297.5 SQFT



BASEMENT LEVEL
33,871.5 SQFT

BUILDING A
146,780.45 TOTAL SQFT

No.	Revision	Date

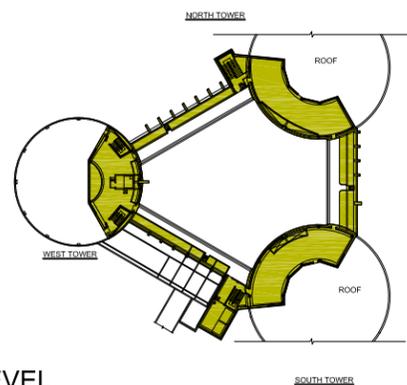
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- A Detail No
- B Sheet No where detailed

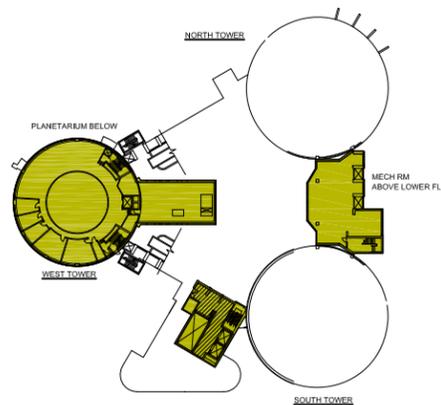


AMIS N B
ONTARIO SCIENCE CENTRE
 SQUARE FOOT CALCULATION
 770 DON MILLS ROAD
 TORONTO, ON, M3C 1T3
 Project No: B22377
 For: CB RICHARD ELLIS
 Building: BUILDING A

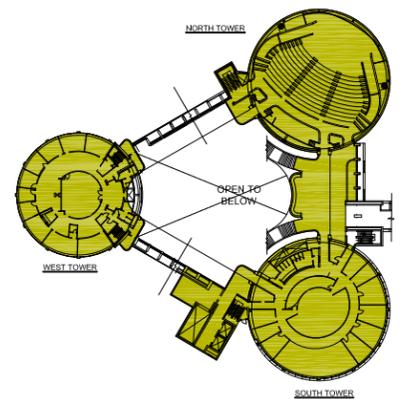
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Drawn by TK	Drawing No
Designed by	1
Approved by	of 3



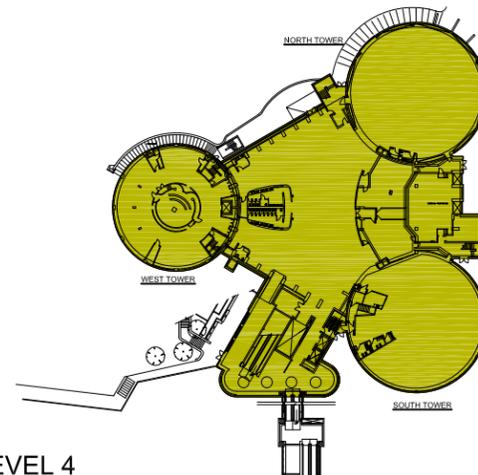
PENTHOUSE LEVEL
10,147.1 SQFT



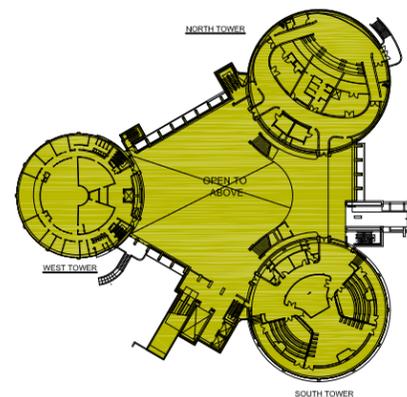
LEVEL 3
12,546.9 SQFT



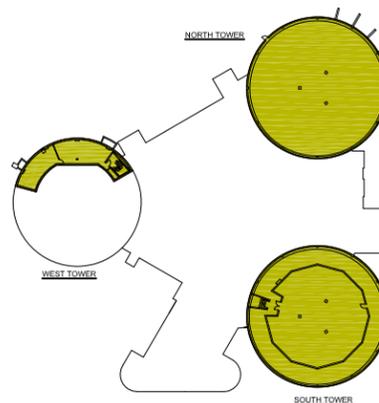
LEVEL 1
27,045.1 SQFT



LEVEL 4
43,204.4 SQFT



LEVEL 2
38,299.4 SQFT



BASEMENT
16,935.4 SQFT

BUILDING B
148,181.65 TOTAL SQFT

No	Revision	Date

Orientation	Scale

The Contractor shall check and verify all dimensions and report all errors and omissions to the ORC-Owner's/MES Designer (as applicable) for his/her written direction before proceeding with the Work.

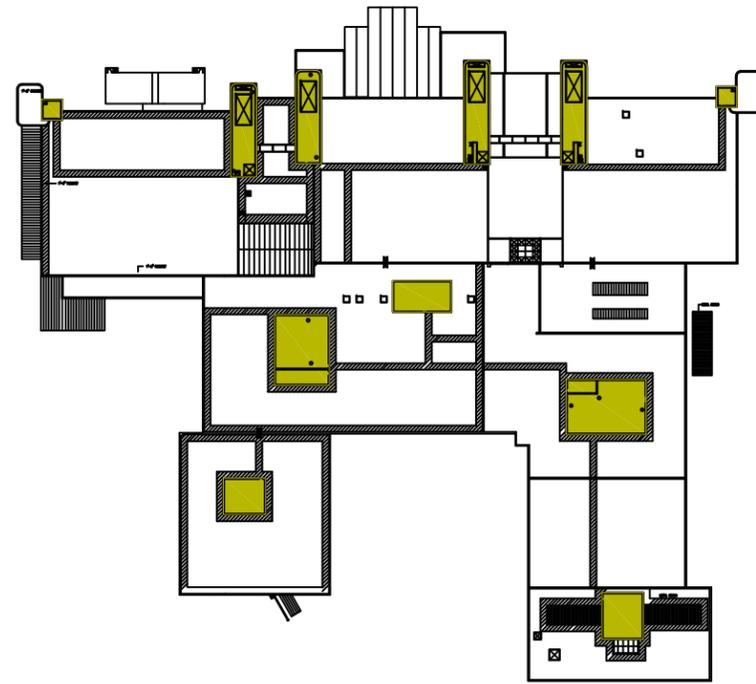
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- B Sheet No where detailed



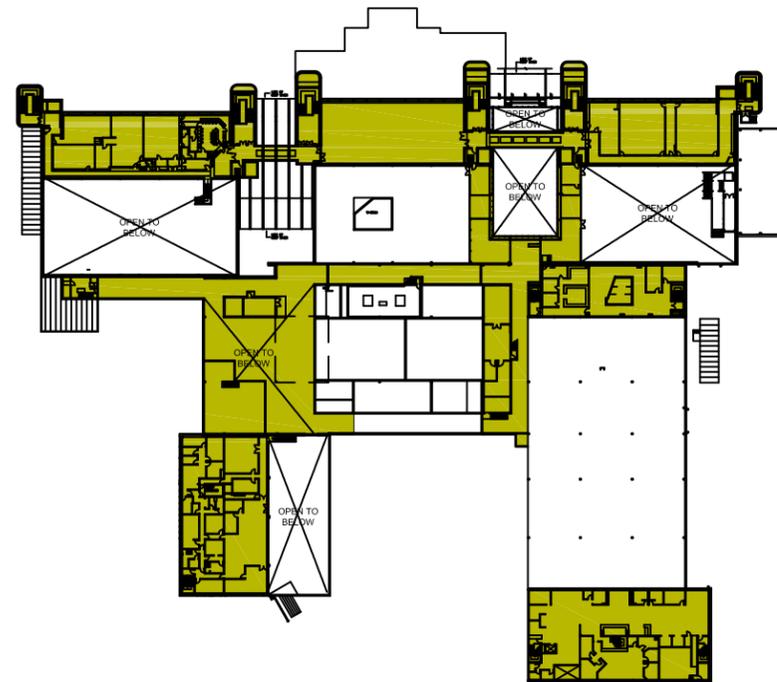
AMIS N B
ONTARIO SCIENCE CENTRE
 SQUARE FOOT CALCULATION
 770 DON MILLS ROAD
 TORONTO, ON, M3C 1T3
 Project No: B22377

For
CB RICHARD ELLIS
 Building B

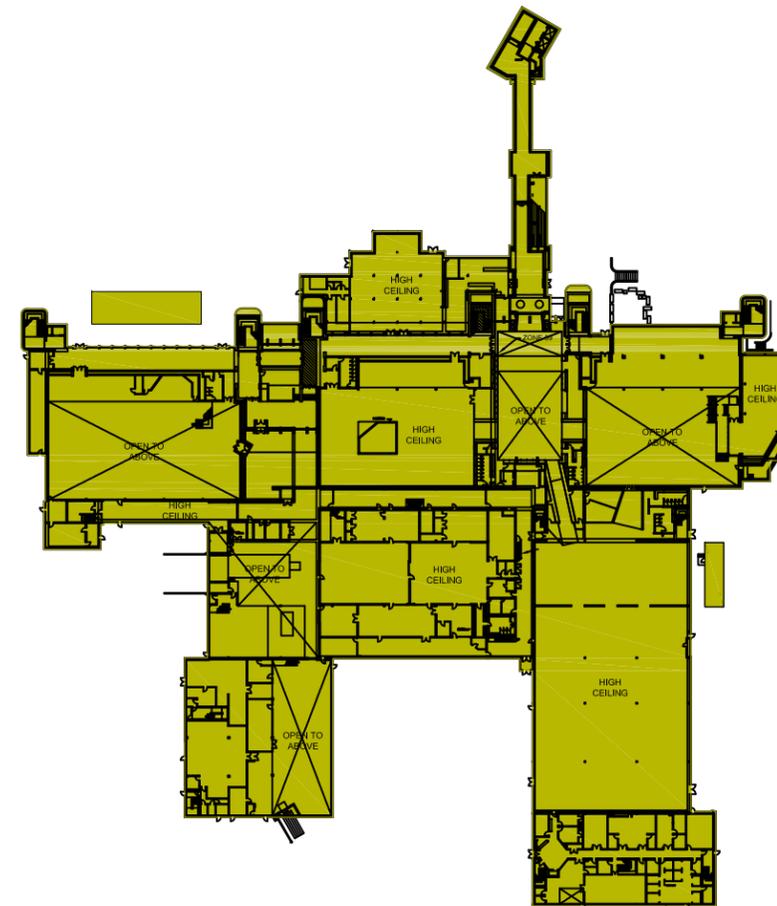
Scale 1:550	Date AUGUST 23 2016
Drawn by TK	Checked by
Designed by	
Approved by	2 of 3



PENTHOUSE LEVEL
14,625.4 SQFT



LEVEL 5
76,277.2 SQFT



LEVEL 6
182,562.00 SQFT

BUILDING C
273,464.6 TOTAL SQFT



No.	Revision	Date

Orientation

The Contractor shall check and verify all dimensions and report all errors and omissions to the ORC-Owner's/MES Designer (as applicable) for his/her written direction before proceeding with the Work.

A Detail No.
B Sheet No where detailed



AMIS N B

ONTARIO SCIENCE CENTRE
SQUARE FOOT CALCULATION

770 DON MILLS ROAD
TORONTO, ON, M3C 1T3
Project No. B22377

For
CB RICHARD ELLIS

Building
BUILDING C

Scale: 1:550 Date: AUGUST 23 2016

Drawn by: TK Drawing No.

Designed by: 3

Approved by: 3 of 3
CADD File Name

OSC Gross Floor Area Calculation Summary

(source: CBRE, 2016)

	CBRE Calculation				Includes Additions after 1996	Totals	
Building A	146,780						
					n/a	0	0 Included in total
Building B	148,182				Concourse	907	Included in total
						907	907 Included in total
Building C	273,465				Hot Zone	6,034	
					Portables (2 @ 963)	1,966	
					VMR	10,721	
					Challenge Zone	2,973	
					Union Trailer	846	
					Rainforest	2,680	
						25,220	25,220 Included in total
Total GFA	568,427						

Appendix B & C
Land Use Planning Review Memo

Confidential and Privileged Advice to Government

Appendix B
Planning and Policy Analysis

Confidential and Privileged Advice to Government

Redevelopment Feasibility Analysis **ONTARIO SCIENCE CENTRE**

June 2022

FOTENN

2.0 Planning and Policy Analysis

Provincial Policy Statement, 2020

The Provincial Policy Statement (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development to enhance the quality of life for all Ontarians. The PPS provides clear direction on the protection of resources that have been identified as “significant”. Development or site alteration is not permitted in or adjacent to significant features unless no negative impacts are demonstrated on the feature or its ecological function.

The Natural Heritage Reference Manual, 2010, is a guide to the application of the PPS’s Natural Heritage Policies. The Manual sets out the Province’s technical criteria and approaches for being consistent with the PPS in protecting natural heritage features and areas.

Greenbelt Plan, 2017

The Greenbelt Plan contains policies that provide direction to areas within the Greenbelt which occupies river valleys in an urban context. Policies of the Urban River Valley designation apply to the westerly portion of the Subject Lands that feature the main corridor of the west Don River Valley. These river valleys are important connectors that bring together the wider Greenbelt region to the Great Lakes and inland lakes.

The Greenbelt Plan outlines that policies of the Urban River Valley designation are only applicable to publicly owned lands and are governed under applicable official plan policies that have regard to provincial objectives (Policy 6.2.1, 6.2.2). The Subject Lands are presently jointly-owned by the Toronto and Region Conservation Authority and the City of Toronto, and leased to the province for institutional uses.

Further, Greenbelt policies state that existing, expanded or new infrastructure that has been approved under the Environmental Assessment Act is permitted within Greenbelt lands, provided it supports the needs of adjacent settlement areas or serves significant growth expected in southern Ontario.

The Province is currently in the process of amending the Greenbelt Plan, which includes the consideration of an expansion of Greenbelt lands. Proposed changes to the Plan could add 13 new urban river valley areas to the Greenbelt, including expansion of the Don River Urban River Valley designation with the addition of Wilket Creek, Burke Brook and Taylor Massey Creek. These areas are located north west and south east of the subject lands, outside of the subject lands.

At the time of writing of this report, the consultation process for the policy proposal has closed and the Province is undertaking its review of public feedback. The Plan’s amendment process is still in the early phases and a draft of the amended plan has not yet been released. At this current stage it is too premature to comment on impacts of the amended legislation on the proposed redevelopment of the subject lands.

City of Toronto Official Plan

The City of Toronto Official Plan (OP) designates the Subject Property as *Institutional Areas*, *Parks and Natural Areas*.

Institutional Areas are areas made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well as utility uses. These major health and educational institutions are important employers and service providers that will continue to grow to serve the needs of the city and region (Policy 4.8.1).

When Institutional Areas, including sites of major educational institutions, are declared to be surplus, the OP directs the owner to investigate the possible use of the site for an alternative suitable public institutional purpose, affordable housing or public open space, before applying to re-designate the lands for other purposes. Institutional owners of well-located parcels of surplus lands are encouraged to lease rather than sell such properties wherever possible (Policy 4.8.6).



FIGURE 10: City of Toronto Official Plan Map 20 Land Use Designations. The map shows the boundaries of the subject lands outlined in red.

Parks and Open Spaces are areas which include parks and open spaces, valleys, watercourses, ravines, golf courses and cemeteries which comprise Toronto's Green Space System. Development is generally prohibited within Parks and Open Space areas, except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment (Policy 4.3.2).

Areas designated as Natural Areas will be maintained primarily in a natural state, while allowing for compatible recreational, cultural and recreational uses and facilities. Natural areas will also allow for conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, that are designed to have only minimal adverse impacts on natural features and functions (Policy 4.3.3). Areas designated as Parks will be used primarily to provide public parks and recreational opportunities (Policy 4.3.4).

Any development in areas designated under Parks and Open Space shall be to the benefit of the existing natural features, including but not limited to the protection, enhancement or restoration of its natural heritage features, improving connectivity between natural heritage features, create linkages with other open spaces, and maintaining or expanding existing parks and open space areas for recreational and cultural purposes (Policy 4.3.6).

The OP discourages the sale or disposal of publicly owned lands in Parks and Open Space Areas, and states that no City owned lands in Parks and Open Space Areas will be sold or disposed of. However, City owned land in Parks and Open Space Areas may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility (4.3.7).

A portion of the site is located within the *Green Space System* within the Urban Structure Plan. The Green Space System are areas within the city which have significant natural heritage or recreational value. As these areas provide many benefits for the City, including providing habitats for flora and fauna, and providing hydrological connections between waterbodies and the larger biophysical region, the OP directs these areas to be protected, improved and added to whenever feasible.

The OP outlines policies to expand the Green Space System to improve and increase public access to these lands, and discourages the sale or disposal of any publicly-owned lands within this system. However, City owned land in the Green Space System may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility (Policy 2.3.2.4).

Don Mills Crossing Secondary Plan

In 2019, City Council adopted the Don Mills Crossing Secondary Plan for the lands in the vicinity of the intersection of Don Mills Road and Eglinton Avenue East. The northern portion of the subject Lands are located within the Don Mills Crossing Secondary Plan (DMCSP) Area (see Figure 11). The DMCSP is a land use planning framework which envisions a complete community that capitalizes on significant transit infrastructure.

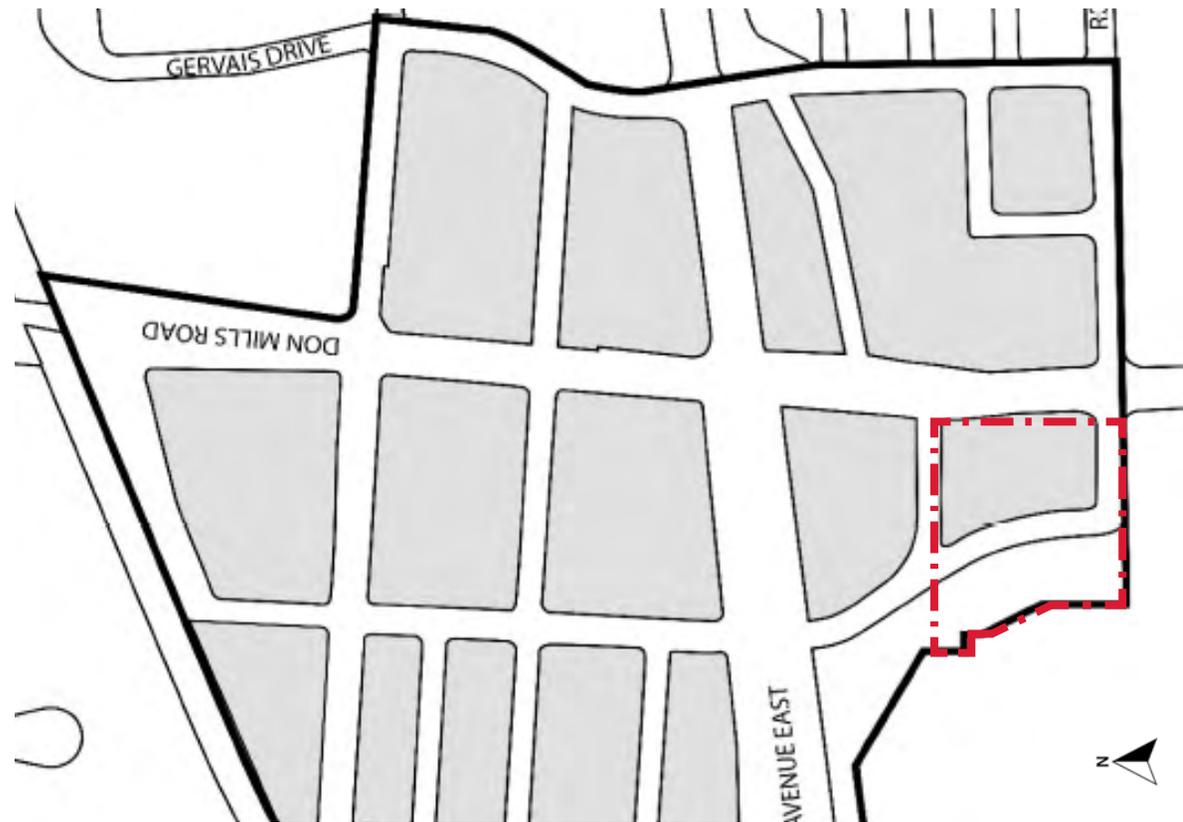


FIGURE 11: Don Mills Crossing Secondary Plan Map 40-1 Secondary Plan Area. The northern portion of the subject lands falls within the boundaries of the DMCSP, outlined in red.

BUILT FORM

Within the DMCSPP, the Subject Lands are identified as *Core Area* and *Ravine Edge Character Areas*. Core Areas are the primary areas of intensification where the greatest heights and densities are to be directed, with development transitioning in scale to lower-scaled built form. The Ravine Edge is the area which traces the boundaries of the Don River Ravine at the west portion of the Subject Lands. These are areas where pedestrian and cycling connections are to be incorporated and where development is to be set back and arranged to respect the natural ravine setting.

LAND USE DESIGNATION

The portion of the Subject Lands located within the DMCSPP is designated *Institutional Areas*, and *Natural Areas*. Institutional Areas are intended to provide an opportunity for the future expansion or development of other educational institutions such as educational, medical or government uses. The DMCSPP states that any new development on lands associated with the existing Ontario Science Centre is required to convey public street connections as illustrated in the Plan's street network (Policy 10.10).

Natural Areas will be restored and maintained in its natural state. The DMCSPP identifies these as areas which may include pedestrian and cycling trail connections from development areas into the ravine where feasible, while minimizing impacts on existing natural features and functions, in consultation with the Toronto and Region Conservation Authority.

DENSITY

Within the portion of the Subject Lands located within the DMCSPP, a maximum FSI of 1 is identified, transitioning down from the higher density allocated to the parcel immediately north.

PUBLIC REALM

The Plan outlines a comprehensive vision for the public realm in the area surrounding the Don Mills Road and Eglinton Avenue East intersection to enhance mobility within the SP lands. The Plan's Public Realm Network and Structure Plan identifies a *Ravine Portal* and *Core Connector* within the Subject Lands.

The *Ravine Portal* which runs north-south from Eglinton Avenue West is a connected system of parks and trails which is situated along the top-of-bank. The Ravine Portal represents one of the strategies of the DMCSPP to strengthen connections to the area's natural heritage, through focusing on views into the valley, sensitive trail access, and other ways to engage with existing natural features. As part of the Ravine Portal, the Subject Lands will feature a new multi-use trail along the ravine edge to facilitate connectivity to the Ontario Science Centre and other parks within the DMCSPP area.

The *Core Connector* is a loop of public streets that form the boundary of the Core Area. Streets identified as a Core Connector will be designed to improve mobility while providing opportunities to cross Don Mills Road. Streets within the Core Connector will have consistent streetscape treatment and be set back 2-3m dependent on residential or non-residential uses.

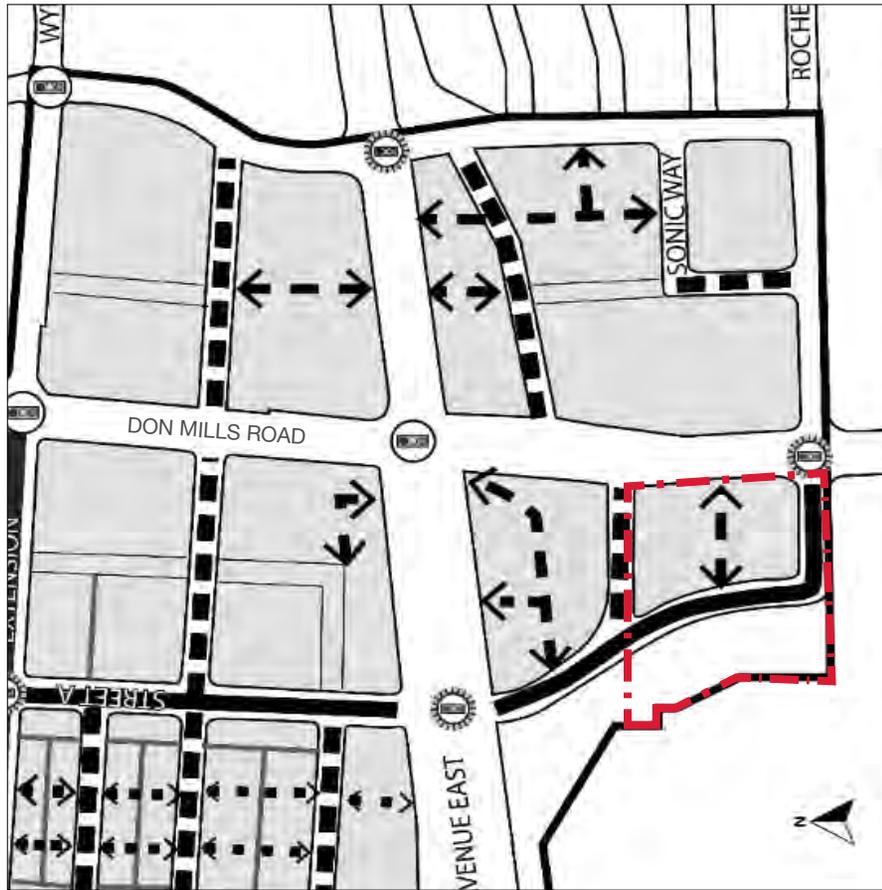


FIGURE 12. Don Mills Crossing Secondary Plan Map 40-4 Street Network

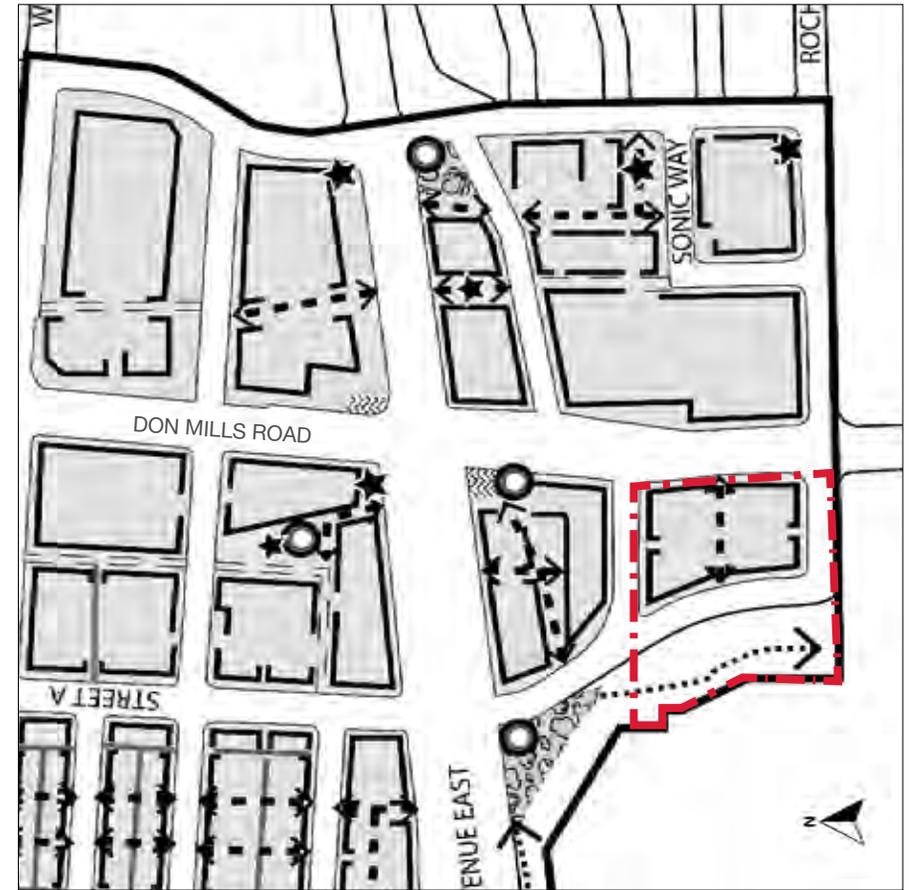


FIGURE 13: Don Mills Crossing Secondary Plan Map 40-3b Public Realm Structure



With regards to the street configuration, a new street network with several opportunities for midblock pedestrian connections are identified in the south west quadrant of the DMCSPP where the Subject Lands are located. As it applies to the Subject Lands, a new arterial/collector road is anticipated to run north-south from Eglinton Avenue East and connect with Rochefort Drive at the south where a new signalized intersection will be installed at Don Mills Road. Further, a new east-west local street at the northern boundary of the Subject Lands will connect the new arterial street to Don Mills Road. Additional opportunities for permeability through east-west pedestrian mid-block connections has also been identified within the Subject Lands (See Figure 12 and 13).

The DMCSPP also identifies views and vistas that connect the public realm to significant cultural heritage resources and landmarks that are to be conserved and accentuated through the design of new development. The Subject Lands contain a View Corridor looking south east to the Foresters Headquarters building at 777 Don Mills Road. The Plan directs that views of the tower portion of the upper floors of this building from Eglinton Avenue East near the CP Rail Corridor bridge be enhanced.

STREETSCAPE

The DMCSPP's Public Realm Network describes *Don Mills Crossing* as a series of landscape treatments and public realm enhancements along Don Mills Road from the CP Rail Corridor to Gateway Boulevard. The street-facing portion of the Subject Lands falls within this area planned for enhanced treatment. The DMCSPP directs that the Don Mills Crossing area will contain consistent streetscape treatment to create a safe and attractive pedestrian environment. New buildings on the west side of Don Mills Road, south of Eglinton Avenue East, is directed to be set back a minimum 5m to accommodate wider pedestrian walkways, weather protection, trees with under-story planting, patios and seating to support non-residential uses at the ground floor. A widened pedestrian clearway on Don Mills Road will facilitate a strong pedestrian link from the LRT station entrance at the south west corner of the Don Mills/Eglinton intersection to the Ontario Science Centre lands.

To support an animated public realm, the DMCSPP also envisions multiple building edges along Don Mills Road as well as along the proposed interior street network. Along Don Mills Road, active retail, commercial services and residential lobby for residential uses are envisioned at-grade. A ground floor height of at least 4.5m is required for these uses on public streets with weather protection for pedestrian comfort.

With regards to cycling integration, on-street bike lanes are proposed alongside the new north-south street proposed from Eglinton Avenue East. Further, a new multi-use trail will also run alongside the ravine edge which connects to other parks in the DMCSPP area.

To accommodate the enhanced mobility network anticipated in the DMCSPP area, the Plan identifies conceptual locations for multi-modal transit hubs, one of which is located at the north west boundaries of the Subject Lands where the new arterial street connects with Rochefort Drive. These multi-modal hubs will incorporate a mix of elements such as bike-share stations, car-share spaces, high-occupancy vehicle parking and ride-share hailing points.

TRCA

The westerly portion of the Subject Lands contain the west Don River Valley which is designated by the City as part of the Natural Heritage System and designated an Urban River Valley by the province. Accordingly, these portions of the Subject Lands fall within the Toronto and Region Conservation Authority (TRCA) Regulation Area and are also subject to the City's Ravine and Natural Feature Protection By-law.

CONSTRAINTS ASSESSMENT (DOUGAN)

A desktop Constraints Assessment has been conducted by Dougan & Associates to understand environmental constraints, feature boundaries and development limits.

The Constraints Assessment produced a Natural Heritage Constraints Map indicating opportunities and constraints for the potential developable area, outlining areas as high and medium constraints based on an evaluation of identified natural heritage features. The 'developable area' for subsequent options was based on the delineations identified in the Constraints Assessment (in addition to other assumptions noted in the sections following). Please see the Appendix B: Constraints Assessment for the Dougan & Associates preliminary constraints assessment mapping.

Appendix C
Land Use Planning Memo

Confidential and Privileged Advice to Government

Planning Memo

To: John Taglieri

From: Alison Quigg, Planner

Date: January 20, 2023

Re: N00382 - Ontario Science Centre (OSC)

Summary

This report provides a brief review of the planning and regulatory context as it relates to the above noted lands, including current designations and permitted uses. The current planning framework designates the site for institutional uses, public uses and the natural environment. Any development of the site would be subject to environmental and cultural heritage review in addition to amendments to the land use permissions.

Site and Context

Location: The subject site is located in the City of Toronto, in the Flemingdon Park neighborhood. The site is bounded Don Mills Road to the east, ravine lands and a public park to the west and a hydro corridor to the south. Abutting the lands to the north is a former parking lot at the southwest corner of Eglinton Avenue East and Don Mills Road that is being redeveloped with high-density mixed use development.

Area: The Ontario Science Centre (OSC) is approximately 50.0 acres (20.2 hectares) in size with approximately 710 metres of frontage along Don Mills Road.

Access: The property has two vehicular accesses from Don Mills Road.

Uses: The OSC, associated surface parking and a public park.

Surrounding Uses:

North: Future Science Centre Eglinton Crosstown LRT station at the intersection of Don Mills Road and Eglinton Avenue and high-density mixed-use redevelopment sites managed by CreateTO. On the north side of Eglinton Avenue is an approved mixed-use community on the former Celestica Inc. lands.

East: On the east side of Don Mills Road are a range residential apartment buildings and office uses.

South: Hydro corridor.

West: E.T. Seaton Park and the Don River.

Ownership: The lands are owned by the City of Toronto and subject to a 99-year ground lease to the province for the Science Centre



Figure 1: OSC lands.

Planning Framework

Greenbelt Plan

The Greenbelt Plan contains policies that provide direction to areas within the Greenbelt which occupy river valleys in an urban context, known as the Urban River Valleys. The Urban River Valley designation applies to publicly owned lands within river valleys of an urban context that connect the Greenbelt's Protected Countryside to the Great Lakes and other inland lakes. The southwesterly portion of the site that features the main corridor of the west Don River Valley is subject to the Urban River Valley designation.

The Greenbelt Plan contains policies intended to protect the natural heritage and hydrologic features and functions along Urban River Valleys. Urban River Valleys may be the setting for a network of uses and facilities, including recreational, cultural and tourist amenities and infrastructure, which are needed to support urban areas.

City of Toronto Official Plan

Land Use Designations

Land Use Map 20 of the City of Toronto Official Plan designates the majority of the subject site as *Institutional Areas*. The western edge and south of the site are designated as *Natural Areas* and a small western portion is designated as *Parks* (see Figure 2). The designations do not align with the property boundaries or the lands subject to the 99-year lease, but rather generally align with the physical features of the developed and undeveloped areas of the site.

Institutional Areas are intended to contain major education, health, government, cultural, parks, recreational, religious, commercial, and institutional facilities including the full range of housing associated with a health institution, as well as utility uses (Policy 4.8.1). The Official Plan further states that when lands in *Institutional Areas* are declared to be surplus, “the owner is encouraged to investigate the possible use of the site for an alternative suitable public institutional purpose, affordable housing or public open space, before applying to redesignate the lands for other purposes. Institutional owners of well-located parcels of surplus lands are encouraged to lease rather than sell such properties wherever possible” (Policy 4.8.6).

The Official Plan also contains policies regarding the redevelopment of lands. For sites greater than 5 hectares where an increase in height and/or density is sought for residential uses, the Official Plan requires that the first priority community benefit will be the provision of 20 per cent of the additional residential units as affordable housing. (Section 3.2.1, Policy 9)

The Official Plan states that *Natural Areas* are to be maintained primarily in a natural state, while allowing compatible recreational, cultural, and educational uses. Conservation projects, public transit and utilities are permitted when there is no reasonable alternative. *Parks* are intended to provide public parks and recreational opportunities.



Figure 2: City of Toronto Official Plan – Land Use Map 20

Official Plan Amendment 404 (OPA 404) - Don Mills Crossing Secondary Plan was adopted by the City of Toronto in April 2019 and applies to a portion of the OSC site. OPA 404 continues to designate these lands as *Institutional Areas* and *Natural Areas* and shows a new road bisecting the northern portion of the site connecting Eglinton Avenue East and Rochefort Drive.

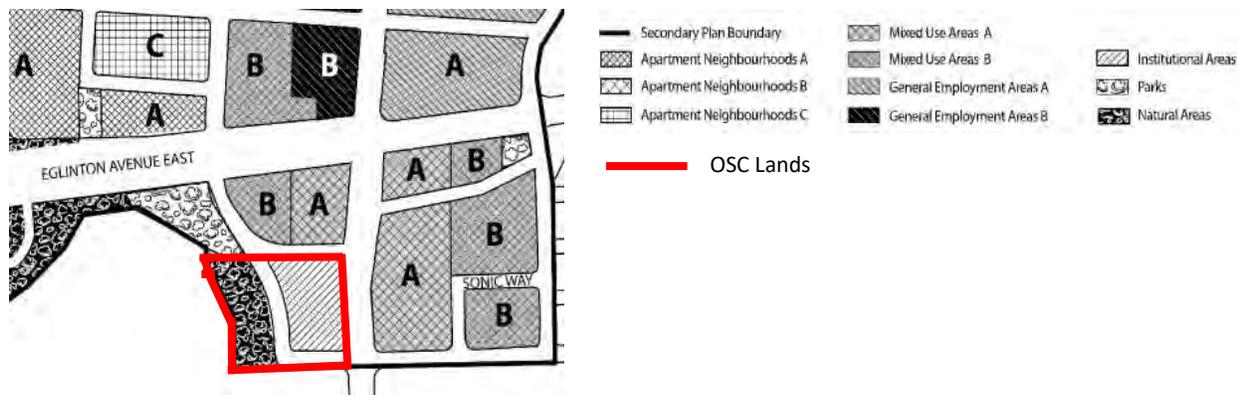


Figure 3: Don Mills Crossing Secondary Plan –Map 40-5 Land Use Designations

Natural Heritage System

A large portion of the site is also identified to be part of the *Natural Heritage System* in Map 9 of the City's Official Plan (see Figure 4). Development is generally not permitted in the *Natural Heritage System*, when the underlying land use designation provides for development, development will: recognize natural heritage values and potential impacts on the ecosystem as much as is reasonable in the context of other objectives for the area; and minimize adverse impact, restore and enhance the natural system (Policy 3.4.11).

Policy 3.4.8 of the Official Plan states that development is to be set back by at least 10 metres or more from: the top-of-bank and the toe-of-slope of valleys, ravines and bluffs; other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes. Physical field staking of the site will be required to determine the extent of natural features noted above and the limit of the required setback.

All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system (Policy 3.4.13). A Natural Heritage Impact Study would be required.

In addition, further restrictions on development exist on the site as an Environmentally Significant Area (ESA) is located within the property (see Figure 5). Policy 3.4.14 states that development or site alteration is not permitted on lands within the natural heritage system and exhibits environmentally significant qualities. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. An impact study, as referred to in Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the Environmental Assessment Act and for development adjacent to environmentally significant areas.

Although the land use designation and natural heritage system mapping conflict, the *Institutional Areas* designation is the underlying land use designation. The *Natural Heritage System* should be viewed as an additional layer that results in environmental protection and analysis. The *Natural Heritage System* policies do not necessarily preclude development, but the policies require significant natural heritage assessments and review to determine the impact of development. Development within Environmentally Significant Areas are not permitted, and development would require a 10 metre setback from the features identified in Policy 3.4.8. A detailed environmental study is required to determine a precise developable area.

A detailed natural heritage study is recommended, in consultation with the Toronto Region Conservation Authority, to define in greater detail the natural area boundaries and limits of the ESAs.



 Natural Heritage System

Figure 4: City of Toronto Official Plan – Natural Heritage Map 9



 Natural Heritage
 Environmentally Significant Area

Figure 5: Environmentally Significant Areas.
Source: *City of Toronto website*

Official Plan Amendment 404 - Don Mills Crossing Secondary Plan

The City of Toronto adopted Official Plan Amendment 404 (Don Mills Crossing Secondary Plan) in April 2019 and approved by the Local Planning Appeal Tribunal (LPAT) on December 4, 2020. The plan's objective is to advance a vision of a complete community that capitalizes on new transit infrastructure. The plan generally applies to the lands within the vicinity of the intersection of Don Mills Road and Eglinton Avenue East. A portion of the OSC lands are located within the Secondary Plan, north of Rochefort Drive (see Figure 6).

It should be noted that in the City of Toronto Don Mills Crossing Final Report, dated March 14, 2019, City Staff documented that the OSC Board of Directors were consulted on the Secondary Plan. The report states that the meeting focussed on the physical presence of the OSC and the current role of the north parking lot. City Staff noted in the report that, "*The Institutional Areas designation preserves the*

opportunity for potential expansion or partnerships with other institutions that may be interested in locating within the study area”.

The DMCSPP is structured by three character areas, which are to have their own built form and public realm identities. The portions of the site within the boundary of the DMCSPP are identified as being within the *Core Area* and *Ravine Valley Edge* character areas. The *Core Area* is the primary area of intensification where the greatest heights and densities are to be directed. The *Ravine Edge* is the area which traces boundaries of the Don River Ravine at the west of the site. This is an area development is to be set back and arranged to respect the natural setting.

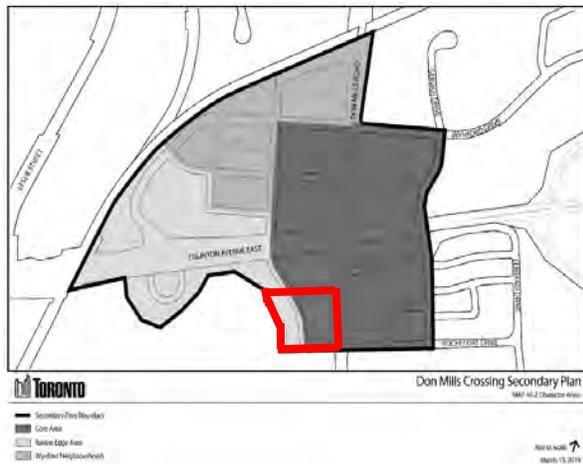


Figure 6: Don Mills Crossing Secondary Plan – Map 40-2 – Character Areas (Approximate boundary)

Land Use Designation

The Secondary Plan continues to designate the portions of the OSC site contained within the Secondary Plan as *Institutional Areas* and *Natural Areas* (see Figure 7). *Institutional Areas* and *Natural Areas* continue to permit the uses outlined in the Official Plan.

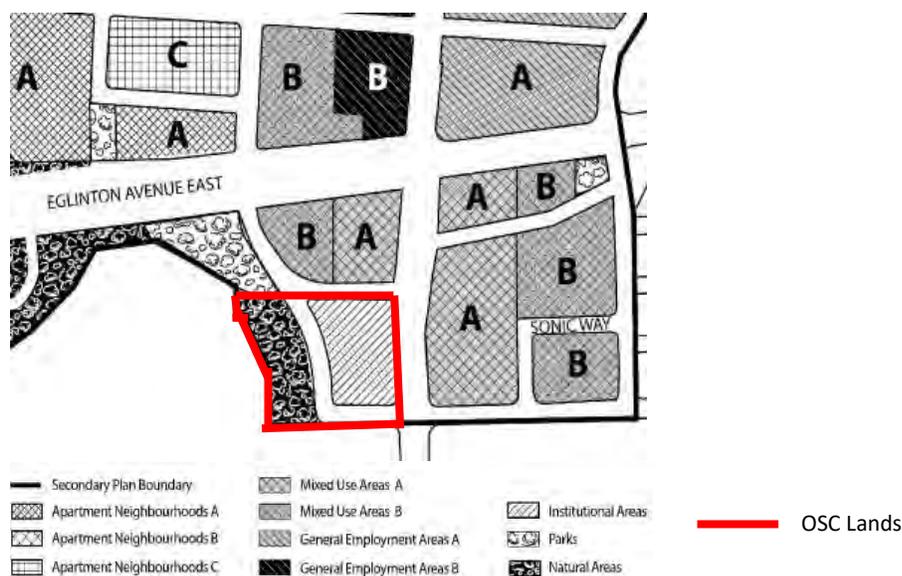


Figure 7: Don Mills Crossing Secondary Plan –Map 40-5 Land Use Designations (Approximate boundary)

Street Network

Map 40-40 of the Secondary Plan identifies two new public streets on OSC lands (see Figure 8). A new north-south Arterial/Collector Street is proposed to connect the intersection of Don Mills Road and Rochefort Drive to Eglinton Avenue. The Arterial/Collector Street would be located along the western boundary of the *Intuitional Areas*, separating the built boundary from areas designated *Natural Areas*.

A new east-west Local Street just north of the OSC lands would connect Don Mills Road from the east to the new north-south Arterial/Collector Street to the west. The Local Street is proposed to intersect the existing OSC north parking lot and will act as a separation to the CreateTO lands to the north.

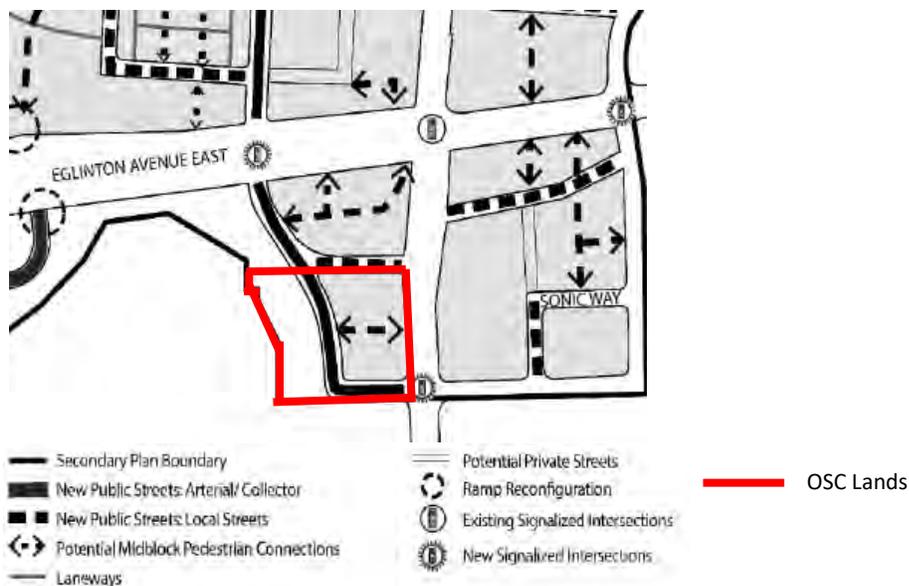


Figure 8: Don Mills Crossing Secondary Plan –Map 40-4 Street Network (Approximate boundary)

Policy 8.11 of the Secondary Plan states that the Science Centre LRT Station and bus terminal will provide higher order public transit service to the area. Private development and public realm improvements in the vicinity of the transit station will be designed to:

- a. provide direct accessible connections to the LRT station and bus terminal above and below-grade as appropriate;
- b. ensure direct pedestrian and cycling connections at street level and below-grade; and
- c. provide opportunities to enhance the Science Centre LRT Station and bus terminal to include access to car share and bike share stations, enhanced bicycle parking and/or passenger pick-up/drop-off areas, as appropriate.

Density and Heights

The Secondary Plan sets out a maximum overall density for the OSC lands on Map 40-6. The OSC lands designated as *Institutional Areas* are permitted to have a maximum density of 1.0 FSI.

No maximum height is provided for the lands designated as *Institutional Areas* on MAP 40-7 of the Secondary Plan.

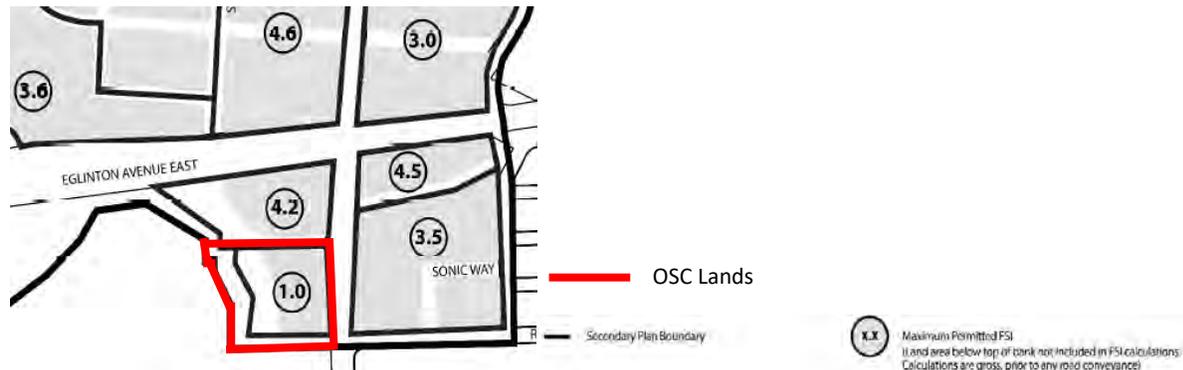


Figure 9: Don Mills Crossing Secondary Plan –Map 40-6 Development Density (Approximate boundary)

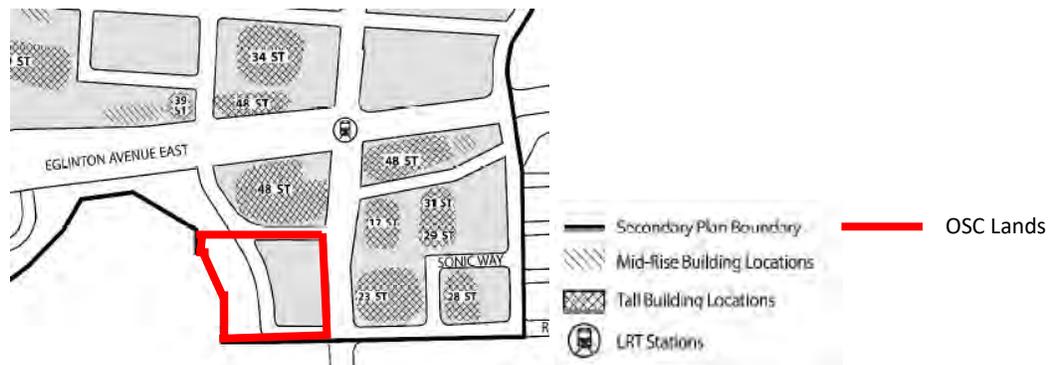


Figure 10: Don Mills Crossing Secondary Plan –Map 40-7 Potential Tall Building Locations and Heights Map in Mixed Use Areas and Apartment Neighbourhoods (Approximate boundary)

Cultural Heritage

The Secondary Plan provides for cultural heritage policies that enhance the importance of the OSC. Map 40-9 of the Secondary Plan labels the OSC as an existing visual point of interest and places emphasis on the view corridor of the OSC building from St. Dennis Drive (see Figure 11). Any development application for identified properties on Map 40-9 of the Secondary Plan will require a Heritage Impact Assessment as part of the application.

Policy 6.5.3 of the Secondary Plan states that the view to the OSC from Don Mills Road will be enhanced by:

- a. providing direct views from the intersection of Don Mills Road and St. Dennis Drive to the main entrance of the OSC;
- b. encouraging clear routes to the OSC and/or visual cues to promote wayfinding between the main entrance of the OSC and the primary entrance to the Science Centre LRT Station of the Eglinton Crosstown; and
- c. encouraging clear routes to the OSC and/or visual cues to promote wayfinding along the route from the Ravine Lookout South Park at Eglinton Avenue East to the main entrance to the OSC.

The Secondary Plan also places an emphasis on the natural environment and the branches of the Don River Valley. Policy 6.6 states that, “the lands between the branches of the Don River Valleys will be identified by the City and evaluated as a potential cultural heritage landscape”. Further, Map 40-9 of the Secondary Plan demonstrates a visual point of interest north of the site into the Don River Valley.

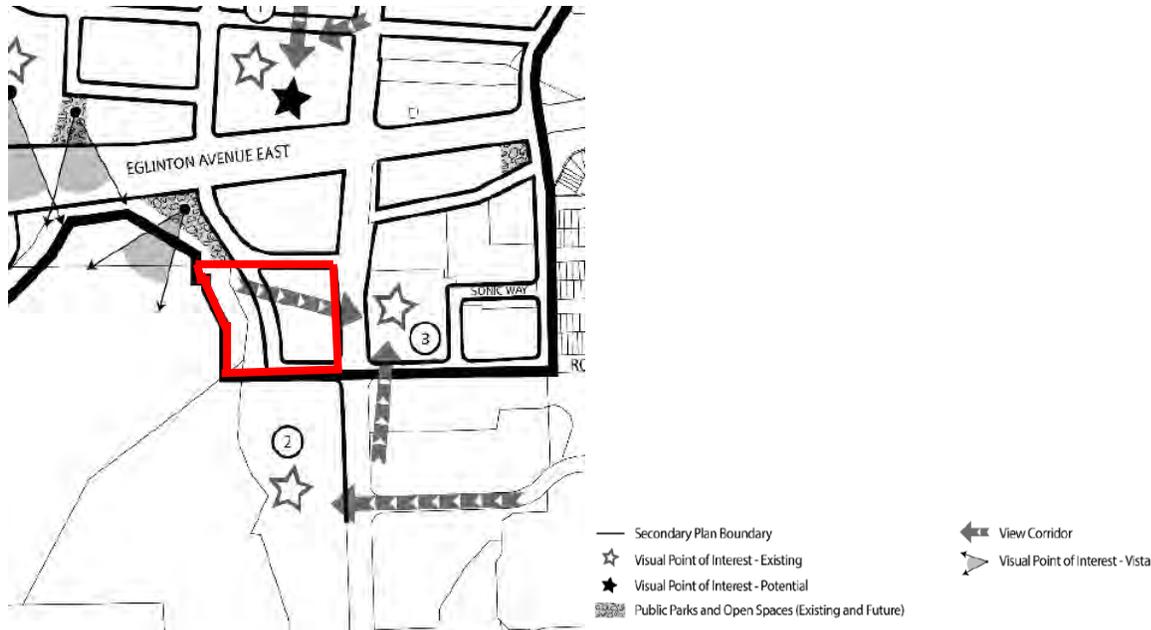


Figure 11: Don Mills Crossing Secondary Plan –Map 40-9 Views and Vistas (Approximate boundary)

Housing

The Secondary Plan also states that a full range of housing in terms of tenure and affordability will be provided. Any development containing residential units is to include:

- a. minimum of 15 percent of the total number of units as 2-bedroom units of at least 87 square metres of gross floor area; and
- b. minimum of 10 percent of the total number of units as 3-bedroom, or units with more than 3-bedrooms, of at least 100 square metres of gross floor area.

Furthermore, Policy 9.3 states that developments containing residential units will generally provide at least an additional 15 percent of the total number of residential units as 2-bedroom, 3-bedroom and units with more than 3-bedrooms to achieve a balanced mix of unit types and sizes.

Community Services and Facilities

It should be noted that the Secondary Plan has outlined priority community services and facilities for the area and include:

- a. relocation of the Don Mills Civitan Arena into a new facility within the Secondary Plan Area, co-located with the Signature Park, with the potential to expand this facility with additional recreational and/or community services and facilities;
- b. a minimum of four new non-profit child care facilities with one located in each quadrant of the Core Area, a minimum of one of which is to be delivered in the North West Quadrant during the initial phase of development;
- c. flexible, multi-purpose non-profit community agency space to provide a range of programs for people of all ages and abilities; and

- d. renewal or revitalization of the Dennis R. Timbrell Resource Centre including but not limited to improvements to the existing child care facility, public library, recreational uses and community space.

Site and Area Specific Policy 683

The site is subject to SASP 683, which was implemented through OPA 575. SASP 685 provides policies applicable to the Science Centre Station Major Transit Station Area (MTSA).

SASP 683 states that existing and permitted development within the Science Centre Station MTSA is to be planned for a minimum population and employment target of 200 residents and jobs combined per hectare. Since this Station is not considered a Protected Major Transit Station Area (PMTSA), the ability to implement inclusionary zoning is limited.

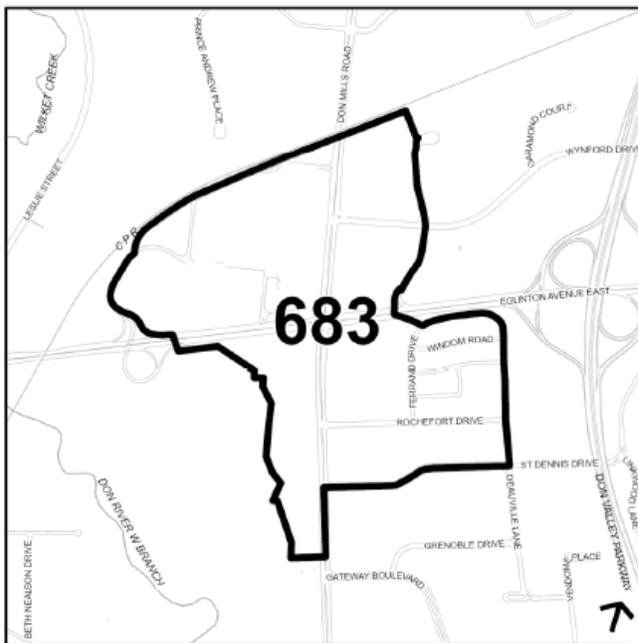


Figure 12: SASP 683 - Science Centre Station MTSA

Zoning By-laws

The OSC is subject to City of Toronto Zoning By-law 569-2013 and the former City of North York Zoning By-law 7625. The zoning boundaries of OSC lands are similar those of the boundaries of the Official Plan land use designation map.

The grey area in Figure 13 below, is subject to the former City of North York Zoning By-law 7625. The grey area is zoned *O3: Semi-Public Open Space*. This zone permits public uses: “any station, yard, building, park or parkway, operated or used by the City of North York, the Municipality of Metropolitan Toronto, the Province of Ontario, the Dominion of Canada, the Hydro-Electric Commission of North York, the Electric Power Commission of Ontario, The Board of Education for the City of North York, the

City of North York Library Board, the Metropolitan Separate School Board, Seneca College, Sunnybrook Hospital, the University of Toronto, York University, the Toronto Transit Commission, the Bell Telephone Company of Canada, the Metropolitan Toronto and Region Conservation Authority, or any public railway company” (s. 39.1). Setbacks are generally stated as: no building or structure shall be located closer to any lot line than a distance equal to the height of the building or structure (s 39.2). The by-law section does not provide for height or density restrictions.

City of Toronto Zoning By-law 569-2013 zones the lands adjacent to the Don River of the OSC lands as *Open Space - Natural Zone (ON)* and *Open Space - Recreation Zone (OR)* as shown in green in Figure 13 below. The OR zone permits the following uses:

Open Space - Natural Zone (ON):

- Emergency Services; Agricultural Use; Park; Public Utility; and Transportation Use.
- Uses permitted subject to conditions: Club; Cogeneration Energy; Education Use; Entertainment Place of Assembly; Place of Assembly; Recreation Use; Renewable Energy; Retail Store; and Stable.

Open Space - Recreation Zone (OR):

- Emergency Services; Art Gallery; Community Centre; Day Nursery; Library; Municipal Shelter; Museum; Park; Place of Assembly; Public Utility; Recreation Use; and Transportation Use.
- Uses permitted subject to conditions: Amusement Arcade; Club; Cogeneration Energy; Eating Establishment; Education Use; Outdoor Patio; Personal Service Shop; Public Works Yard; Renewable Energy; Retail Store; Service Shop; Stable; and Take-out Eating Establishment

A zoning by-law amendment would be required to permit any uses beyond the permitted uses in City of Toronto Zoning By-law 569-2013 and the former City of North York Zoning By-law 7625.



Figure 13: City of Toronto Zoning Bylaw 569-2013

Toronto and Region Conservation Authority (TRCA)

The majority of the OSC lands are located within the TRCA Regulated Area (see Figure 14) and contain floodplains (see Figure 15) within the natural heritage system. A TRCA Permit will most likely be required prior to any municipal approvals and development taking place on the site.

The TRCA's The Living City Policies is a conservation authority policy document that guides the implementation of TRCA process in the planning and development approvals of properties. It is the policy of TRCA where there exists a natural feature that warrants protection but is not captured by the municipal official plan or technical reports in support of a development application, a 10 metre buffer is to be applied for valley and stream corridors (including flood plains), wetlands, woodlands and the Lake Ontario Shoreline (Policy 7.3.1.4). As part of any recommendation for approval for a development application, the TRCA may request that all lands that are identified as part of the natural system be conveyed into public ownership (Policy 7.3.2). It is the policy of the TRCA that development and site alteration not be permitted within the floodplain (Policy 7.4.3.2.2 and 7.4.3.2.3), subject to a provincially approved site specific area policy that address floodproofing, access, land uses, and emergency management plans.

The TRCA's The Living City Policies do not permit additions to existing building or structures within the erosion hazard. Policy 8.5.1.3 permits additions within the flood hazard, provided the addition complies with the following:

- a) in the event that there is no feasible alternative site, the addition is located in an area of least (and acceptable) risk;
- b) the addition is not located within the hydraulic floodway;
- c) no new hazards are created, flooding on adjacent or other properties is not aggravated and there are no negative upstream and downstream hydraulic impacts;
- d) the addition does not include a basement, regardless if the existing building or structure has a basement;
- e) the addition is floodproofed to the Regulatory flood elevation, plus a freeboard determined by TRCA. If Regulatory flood protection is not technically feasible, TRCA may permit a lower level of flood protection but not less than the 350-year flood level (a 25 percent risk of flooding over an assumed life of 100 years). All effort must be made to achieve the highest level of flood protection;
- f) the addition is structurally designed to withstand the depths and velocities of the Regulatory flood;
- g) the addition does not increase the number of dwelling units in the existing building or structure;
- h) the proposed development will not prevent access for emergency works, maintenance, and evacuation;
- i) the potential for surficial erosion has been addressed through the submission of proper drainage, stormwater management, erosion and sediment control and site stabilization/restoration plans;
- j) natural features, areas and systems contributing to the conservation of land, including areas providing hydrologic functions and ecological functions are avoided or mitigated, pollution is prevented and erosion hazards have been adequately addressed;



 TRCA Conceptual Regulated Area
 Parcel Boundary

Figure 14: TRCA Regulated Area Mapping



 Floodplain
 Spill or Undefined - see FAQ

Figure 15: TRCA Floodplain Mapping

Heritage Designation

The *Ontario Heritage Act* (the “*Heritage Act*”) requires that municipalities keep a register of properties that are of cultural heritage value or interest. The register includes properties that are “listed”, as well as properties that have been formally “designated” under the *Heritage Act*. Once “listed”, the *Heritage Act* requires that an owner provide the City with at least 60 days notice prior to the demolishing or removing any building or structure on the property. By requiring this notice, the municipality is allowed time to take steps to designate the property, if appropriate. The OSC is “listed” on the City of Toronto’s Heritage Registry (see Figure 16). With the introduction of Bill 23, the City of Toronto has a two-year limit to designate the listed property. If the process to designate the property has not begun after the two-year period, the property would be de-listed.

As part of the work for the Eglinton Crosstown LRT, a Cultural Heritage Resource Evaluation Report was completed in 2013 by Unterman McPhail Associates for Metrolinx. The report states that, “*City of Toronto Heritage Preservation Services staff indicates the entire property is considered listed; however, the heritage attributes identified in the ‘Reasons for Identification’ focus on the built form, not the associated cultural heritage landscape. Therefore, this heritage evaluation considers the culture value of the entire property as a cultural heritage landscape.*” Although the reason for listing in the City of Toronto’s Heritage Registry focuses on built form, both City Staff and Unterman McPhail Associates consider the entire property as a cultural heritage landscape. Through their evaluation, Unterman McPhail Associates determined that the OSC lands are of cultural heritage value under the criteria of O.Reg. 9/06 of the *Ontario Heritage Act*.

The cultural heritage evaluation undertaken by Unterman McPhail Associates did not assess the OSC against the criteria contained in Ontario Reg. 10/06 to determine if the property is of provincial significance.

A heritage specialist should be consulted to conduct cultural heritage evaluation to determine the if the property is of provincial significance and to further define the cultural heritage landscape as it relates to the development potential of the site.



770 DON MILLS RD		766 DON MILLS RD	
Address:	770 DON MILLS RD	Address:	766 DON MILLS RD
Ward:	16	Ward:	16
Status:	Listed	Status:	Listed
List Date:	Apr 27, 2006	List Date:	Apr 27, 2006
Intention Date:		Intention Date:	
By-Law:	N/A	By-Law:	N/A
Part IV Date:		Part IV Date:	
Part V Date:		Part V Date:	
Heritage District:	N/A	Heritage District:	N/A
District Status:	N/A	District Status:	N/A
Heritage Easement Ag:		Heritage Easement Ag:	
Registration Date:		Registration Date:	
Building Type:	Commercial	Building Type:	Commercial
Architect/Builder:		Architect/Builder:	
Construction Yr.:		Construction Yr.:	
Details:	Ontario Science Centre, 1967, Raymond Moriyama Architect, adopted by City Council on April 25-27, 2006	Details:	Ontario Science Centre, 1967, Raymond Moriyama Architect, adopted by City Council on April 25-27, 2006
Demolition Date:		Demolition Date:	
Primary Address:	770 DON MILLS RD	Primary Address:	770 DON MILLS RD

Figure 16: Heritage Status. Source: *City of Toronto website*

Surrounding Development Applications

770 Don Mills Road and 805 Don Mills Road

In 2018, CreateTO (an agency of the City of Toronto) submitted an Official Plan and Zoning By-law Amendment application to redevelop both southeast and southwest corners of Eglinton Avenue and Don Mills Road. 770 Don Mills Road is located at the southwest corner of Don Mills Road and Eglinton Avenue East which is currently the north surface parking lot for OSC. 805 Don Mills Road is located at the southeast corner of Don Mills Road and Eglinton Avenue East. City Council adopted the Zoning By-law Amendments and approved the Draft Plan of Subdivisions, subject to conditions, for both 770 and 805 Don Mills Road on June 15 and 16, 2022.

770 Don Mills Road is a mixed-use development proposal consisting of three residential towers of 37, 39, 48 storeys atop two six-storey mixed-use podiums. A conceptual site plan of the proposal is illustrated in Figure 17. The proposal includes a new 1,065 m² public park and new public streets. A maximum of 944,308 ft² (87,730 m²) of GFA is proposed for the site, of which a minimum of 66,639 ft² (6,191 m²) is required to be non-residential GFA. The non-residential GFA will include retail, non-profit child-care, and a Toronto District School Board elementary school. A total of 1,254 dwelling units are proposed, of which 418 units (33%) will be affordable rental units. An overall gross density of 4.17 FSI is proposed for this site.

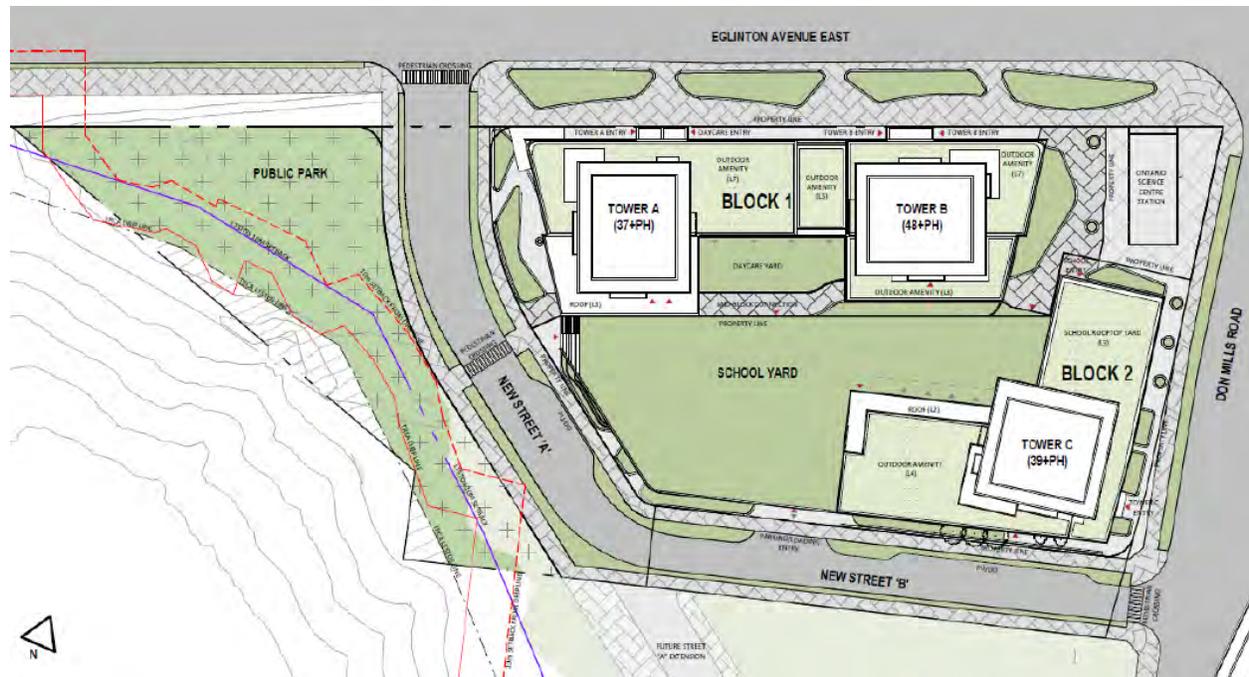


Figure 17: Simplified site plan of CreateTO's development proposal for 770 Don Mills Road. Source: *City of Toronto Staff Report* dated May 16, 2022

805 Don Mills Road is a mixed-use development proposal consisting of two residential towers of 27 and 48 storeys, parkland, a new public street and the realignment of Ferrand Drive. A conceptual site plan of the proposal is shown in Figure 18. A maximum of 694,886 ft² (64,557 m²) of GFA is proposed for the site, of which a minimum of 31,248 ft² (2,903 m²) is required to be non-residential GFA. The non-residential GFA will include retail and other non-residential uses, and a new non-profit child-care. A total of 840 dwelling units are proposed of which 277 units (33%) are proposed to be affordable rental units. The maximum permitted density for the site is 4.5 FSI.

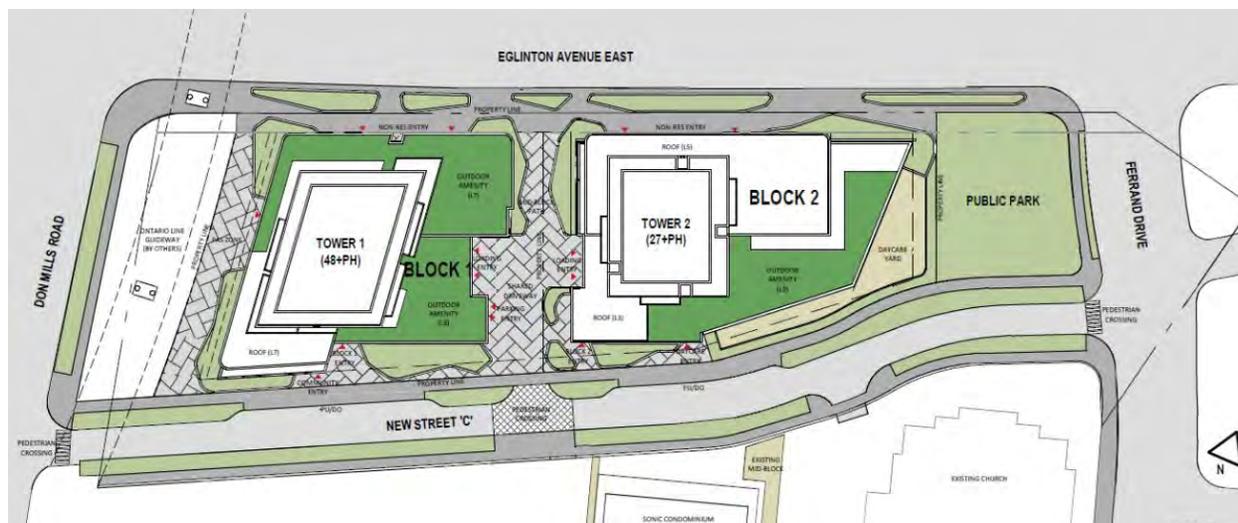


Figure 18: Simplified site plan of CreateTO’s development proposal for 805 Don Mills Road. Source: *City of Toronto Staff Report* dated May 16, 2022

Former Celestica Campus - 844 Don Mills Road and 1150 Eglinton Avenue East

The former Celestica campus site is located at the northwest corner of Eglinton Avenue East and Don Mills Road, and also includes a small parcel of land on the south side of Eglinton. The entire site totals 60.5 acres. The property is currently undergoing various states of Site Plan Approval and early construction, with the first phases estimated to be completed in 2023.

In January 2019, the Local Planning Appeal Tribunal (“LPAT”) made the decision to allow the Official Plan Amendment 434 to the City of Toronto Official Plan, and allow the Zoning By-law Amendment to the former City of North York Zoning By-law No. 7625 and the City of Toronto Zoning By-law No. 569-2013.

The Official Plan Amendment re-designated the lands from *Regeneration Areas* to *Mixed Use Areas*, *Apartment Neighborhoods*, *Parks and Open Space Areas – Parks*, and *Parks and Open Space Areas – Natural Areas*. Secondly, the OP was amended to show the portion of Don Mills Road extending from Eglinton Avenue East north to the Canadian Pacific Railway as a 36-metre right-of-way. Lastly, the SASP were amended by deleting SASP 511 and replacing it with a new SASP “511. 844 Don Mills Road and 1150 Eglinton Avenue East”.

The SASP envisions that the redevelopment of the lands will create a complete and sustainable transit-supportive community with employment uses, residential uses, retail and service facilities, community services and facilities, and parks and open space. The dedication of land for two new public parks is required, one of which will include a replacement ice arena/community centre. The SASP also outlines a net network of public streets.

Approximately 462,000 m² of GFA has been approved through the overall Master Plan for the area, consisting of approximately 5,000 units, 60,000 m² of office, 11,119 m² of retail, and 14,460 m² of

community uses. The development is proposed to introduce a range of building types, including townhouses, mid-rise buildings, and tall buildings of up to 48-storeys.

Additional Information

The property is also subject to the City of Toronto’s Ravine and Natural Feature Protection By-law (Chapter 658 of the Toronto Municipal Code). The by-law aims to protect important natural features that are vulnerable to degradation due to removal of trees, changes in grade or lack of management. Removal of trees and alteration of grades it prohibited subject to a permit. The by-law area aligns with the Official Plan’s *Natural Heritage System* boundary. The subject site also contains archeological potential and will required Archeological Assessments as part of any development application or site alteration.

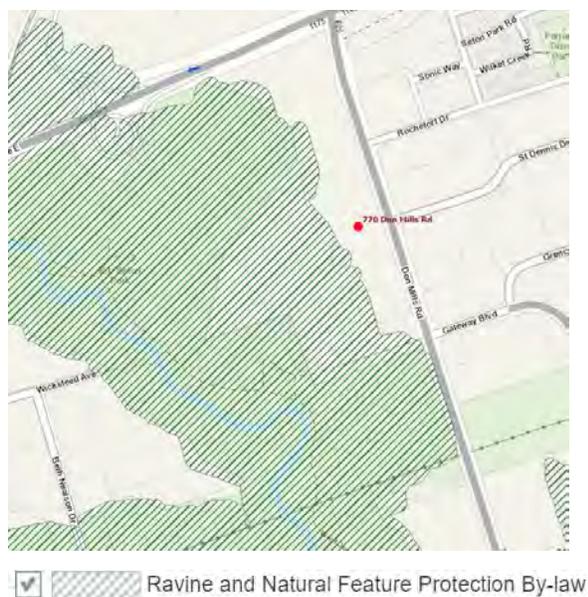


Figure 19: City of Toronto Ravine and Natural Feature Protection By-law Mapping. *Source: City of Toronto Website*

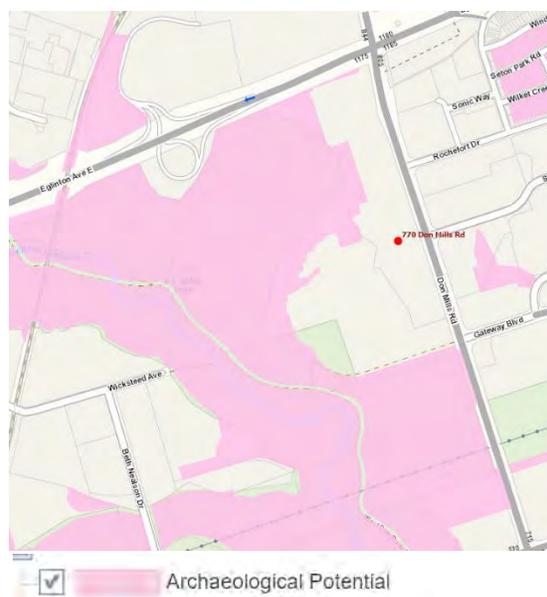


Figure 20: City of Toronto Archeological Potential Mapping. *Source: City of Toronto Website*

Conclusion

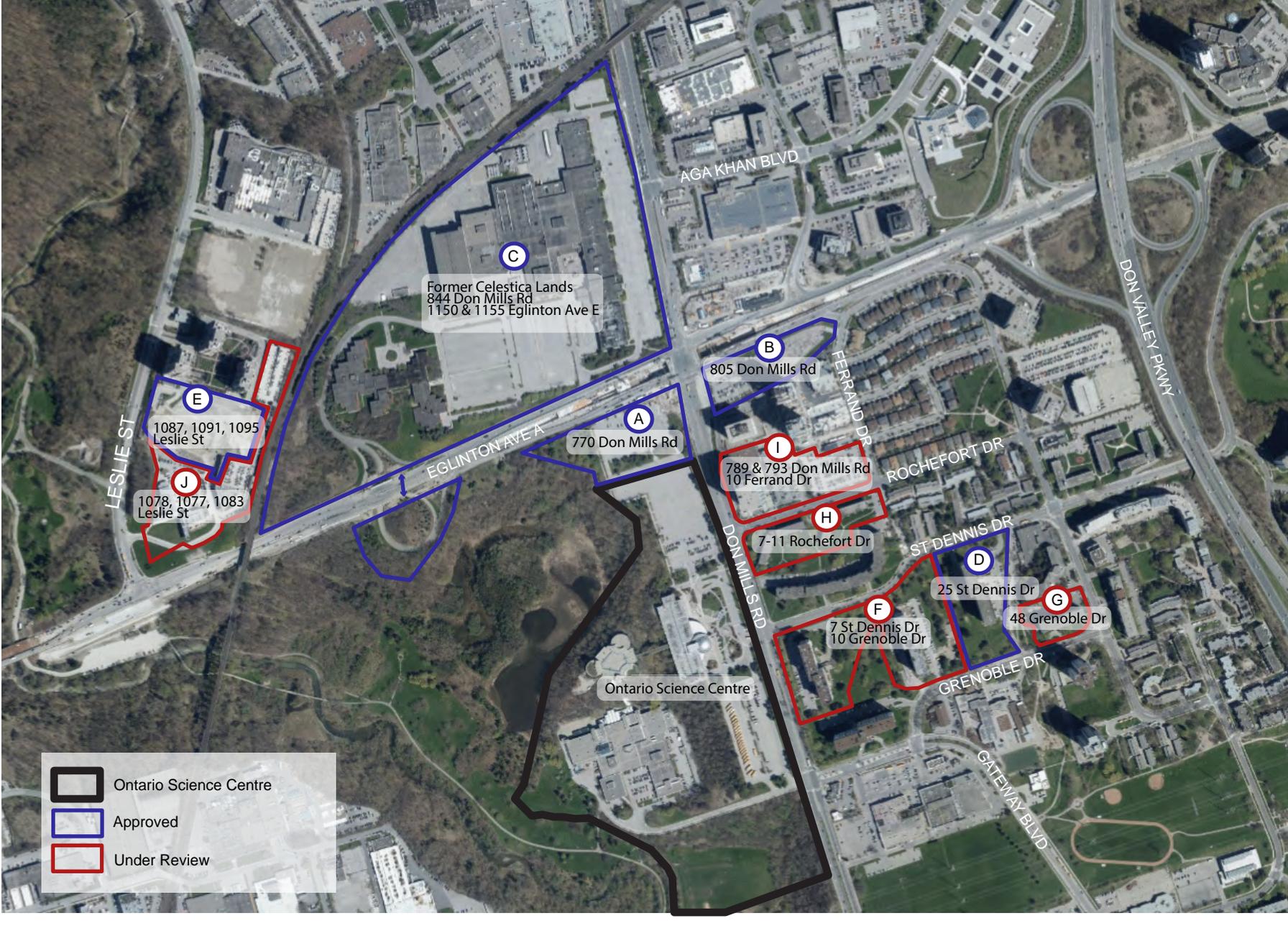
The majority of the OSC lands are designated as *Institutional Areas* and where *Institutional Areas* are considered surplus, the Official plan encourages the investigation of other possible uses of the site for an alternative suitable public institutional purpose, affordable housing or public open space. The Don Mills Crossing Secondary Plan identifies priority community services and facilities that are required for the community. Although the entirety of the OSC lands are not within the Secondary Plan boundary, the site presents opportunity for redevelopment and reuse of the OSC lands and buildings for new institutional uses, provided the appropriate zoning could be approved.

The site's location in proximity to the future Eglinton LRT and Ontario Line represents an opportunity for an intensification of the site. This opportunity is tempered by strong environmental and cultural heritage protections. The site is located within the *Natural Heritage System*, contains Environmentally Significant Areas and much of the property is within the TRCA regulated area. A detailed natural heritage study is recommended, in consultation with the Toronto Region Conservation Authority, to define in greater detail the natural area boundaries including top of bank, required setbacks and the limits of the ESA. The OSC lands are "listed" on the City of Toronto's Heritage Registry. A cultural heritage assessment is required to further define the cultural heritage landscape of the property's and to determine if the lands and building are provincially significant. Any redevelopment of the property should consider the retention and/or reuse of the existing buildings.

Prepared by Alison Quigg, Planner

Surrounding Development Applications

Confidential and Privileged Advice to Government



C
Former Celestica Lands
844 Don Mills Rd
1150 & 1155 Eglinton Ave E

B
805 Don Mills Rd

E
1087, 1091, 1095
Leslie St

A
770 Don Mills Rd

I
789 & 793 Don Mills Rd
10 Ferrand Dr

J
1078, 1077, 1083
Leslie St

H
7-11 Rochefort Dr

D
25 St Dennis Dr

F
7 St Dennis Dr
10 Grenoble Dr

G
48 Grenoble Dr

Ontario Science Centre

 Ontario Science Centre

 Approved

 Under Review

ID	Status	Address	Applicant	Application Type	File Nos.	Status	Height (Storeys)	Residential GFA (m ²)	# Residential Units	Density	Other
A	Approved	770 Don Mills Rd	CreateTO	ZBA, SUB	21 190984 NNY 16 OZ 21 191003 NNY 16 SB	Approved through Housing Now	37, 39, 48	87,730	1254	4.2	6,191 m ² Non-Residential GFA 1,065 m ² Parkland
B	Approved	805 Don Mills Rd	CreateTO	ZBA, SUB	21 190993 NNY 16 OZ 21 191009 NNY 16 SB	Approved through Housing Now	27, 48	64,557	840	4.5	4,130 m ² Non-Residential GFA 992 m ² Parkland
C	Approved/Individual Blocks Under Review	844 Don Mills Rd/1150 & 1155 Eglinton Ave E	Aspen Ridge Homes	OPA, ZBA, SPA, SUB	16 236387 NNY 26 OZ	OMB Approved. SPA for Blocks Underway.	8, 9, 10, 18, 20, 28, 30, 30, 35, 38, 42, 48, 52	376,408	4921	2.31	11,119 m ² Retail 59,966 m ² Office 14,460 m ² Institutional/Other ~6.0 ares Parkland
D	Approved	25 St Dennis Dr	25 St. Dennis Inc. c/o Preston Group	ZBA, SUB, SPA	15 261823 NNY 26 OZ 19 105324 NNY 16 SB 15 261828 NNY 26 SA	SPA - NOAC Issued & First Stage of Approval (Notice of Approval Conditions - Apr 12, 2022) ZBA Approved (LPAT) SUB Approved	12, 37 & Townhouses	45,723	552 + 297 existing (total of 849)	3.83	676 m ² Parkland
E	Approved	1087/91/95 Leslie St	Park Residences Inc.	ZBA, SUB, SPA, CDM		Approved	29, 39, 45	97,256	1180	4.56	2,580 m ² Parkland
F	Under Review	7 St Dennis Dr & 10 Grenoble Dr	Osmington Gerofsky Development Corporation	OPA, ZBA, SUB	22 187482 NNY 16 OZ 22 188139 NNY 16 SB 22 127125 NNY 16 OZ 22 127124 NNY 16 SA	Under Review (Submitted on 08/08/2022)	34, 42, 46, 52	126,912	2197	4.77	2,797 m ² Parkland
G	Under Review	48 Grenoble	Tenblock	ZBA, SPA	21 239141 NNY 15 OZ 21 239143 NNY 15 SB	Under Review	41, 43	67,941	993	10.1	676 m ² Parkland
H	Under Review	7-11 Rochefort Dr	1294511 Ontario Inc. (Damis Properties Inc.)	ZBA, SUB	21 239141 NNY 15 OZ 21 239143 NNY 15 SB	Under Review	30, 41, 46	97,485	1322	6.67	199 m ² Retail 2130 m ² Parkland
I	Under Review	789 & 793 Don Mills Rd, 10 Ferrand Dr	Menkes Developments Ltd.	OPA, ZBA, SPA	22 184087 NNY 16 OZ 22 184086 NNY 16 SA	Under Review (Submitted on July 29, 2022)	22, 45, 49, 56	139,068	2263	8.97	Existing 23 Storey Office Building Retained (Foresters Financial)
J	Under Review	1078, 1077 & 1083 Leslie St	Rowbry Holdings Limited	ZBA, SUB, SPA	22 200231 NNY 16 OZ 22 201010 NNY 16 SB 22 200230 NNY 16 SA	Under Review	13, 18, 45, 49, 49	133,331	1846	4.99	565 m ² Non-Residential GFA 2,734.2 m ² Parkland

Appendix D
Ontario Science Centre – Lease Review Memo

Confidential and Privileged Advice to Government

PRIVILEGED AND CONFIDENTIAL**MEMORANDUM**

To Daniel Horowitz, IO

From Jillian Shortt

Date February 3, 2014, updated February 11, 2014 and July 25, 2016

Subject **IO – Ontario Place – Ontario Science Centre – Lease Overview relating to Termination Rights**

PART I – LEASE OVERVIEW RELATING TO TERMINATION RIGHTS

1. **Lease Details:** Science Centre lease dated May 22, 1969 between the City and the Toronto Region Conservation Authority, as landlord, and The Centennial Centre of Science and Technology, as tenant (the “**Lease**”)
2. **Term:** The Lease gives the Tenant the right to use:
 - (a) **Parking Lands** - Parcel A (these are the parking lands described in Schedule D of Lease) for:
 - (i) 5 years starting July 1968 and ending on June 1973
 - (ii) with 1 renewal option (at the Tenant’s option) of 5 years (with no further renewal right)

NOTE: It has not been determined if there have been any extensions to the term of amendments to the lease arrangements relating to the Parking Lands. While the Lease is silent on the ability of the Tenant to remain on the Parking Lands after the expiry of the term relating to those lands, if the Tenant is still using the parking area, then the Tenant may continue to have rights relating to the Parking Lands. The current use of the Parking Lands should be determined.
 - (b) **Main Site Lands** - Parcel B (these are the site lands described in Schedule C of Lease) for:
 - (i) 99 years starting July 1965 and ending on June 2064
 - (ii) with 1 renewal option (at the Tenant’s options) for 99 years (with an on-going renewal option)
 - (c) **Plan of the Lands** – The site plan below (refer to page 5) shows how the Parcel A and Parcel B lands and certain other lands. Dentons has not been requested to complete any title work relating to the lands referred to in the Lease including to verify the location of the lands.

3. **Termination Rights in the Lease:**

(a) **Parcel A/Parking Lands**

- (i) The Landlord can terminate the lease for Parcel A/Parking Lands on 6 months' notice if the lands are required for municipal purposes.
- (ii) There is no termination payment provision in the Lease. The Landlord would not be obligated to make any payment to the Tenant if the Lease for these lands is terminated.
- (iii) The Tenant does not have a right to terminate the Lease on the Parcel A/Parking Lands.

(b) **Parcel B/Main Site**

- (i) There is no termination right for either the Landlord or the Tenant for Parcel B/Main Site.
- (ii) There is no termination payment provision.

(c) **Negotiated Termination of the Lease**

- (i) As the Crown cannot breach its covenants, any termination of the Lease would need to be negotiated and agreed to by the Landlord and the Tenant.
- (ii) In connection with any negotiated termination of the Lease, the Landlord may (or may not) consider seeking compensation for losses associated with the early termination of the Lease. While the nominal base rent may suggest that the losses (and thus any termination payment) would be small, the Landlord may look to the Tenant to make a termination payment sufficient to cover the Landlord's predevelopment costs if the Landlord in turn sells all or part of the land to private developers. As any such termination would be completed on negotiated terms, it would be open for the Landlord to request whatever compensation on whatever basis as it may wish although the reasonableness of the requests will likely influence the ability of the Landlord to get the Tenant to agree to such payments.

4. **Termination Obligations of Tenant to the Landlord:**

(a) **Parcel A/Parking Lands**

- (i) On termination or expiry of the Lease, the Tenant must remove the Ontario Science Centre sign in the parking lot and restore the land to the original condition

(b) **Parcel B/Main Site**

- (i) The Lease does not contain any express requirement for the Tenant to remove any buildings from the site on the termination or expiry of the Lease.
- (ii) While the Lease is silent on the condition of the Main Site on termination, the Tenant would be required to maintain the Main Site and the buildings as required by the terms of the Lease including the following provisions:

- A. Section 6 – good management and care of the Main Site and the buildings and structures
- B. Section 9 – maintenance of drainage
- C. Section 10 – restrictions and requirements relating to fences, hedges and other barriers
- D. Section 17 – construction of vehicular entrances and exits
- E. Section 18 – levels and elevations of the Main Site and the Parking Lands
- F. Schedule G – separate agreement between the Landlord and the Tenant relating to specific maintenance obligations

5. **City Development of Schedule F Lands**

- (a) If the City and the Toronto and Region Conservation Authority (together or separately) want to develop the lands in Schedule F of Lease, the party proposing the development has to notify the Tenant and provide the Tenant with details and plans. There cannot be any redevelopment until the Tenant has had a reasonable opportunity of expressing its views on the details and the plans to the party proposing the development.
- (b) The Schedule F Lands are shown on the site plan below (refer to page 5) and referred to as Additional City of Toronto Lands. The location of these lands has not been confirmed by Dentons and no title work has been completed on these lands.

PART II: Key Lease Terms Overview prepared by Infrastructure Ontario

NOTE: The following overview is based on the Property Details section of the Real Estate Advice Report dated July 19, 2013. The factual information in the following summary of the Lease is accurate and Part I of this memorandum contains additional information relating to the Lease.

Leased Premises:	Parcel A – Parking lot lands in Schedule D Parcel B – Main site lands in Schedule C
Landlord:	City of Toronto / Toronto Region Conservation Authority
Tenant:	The Centennial Centre of Science and Technology
Use:	Operation of a museum and related facilities
Base Rent:	\$1

Initial Lease Term, Parcel B (Main Site):	99 Years (July 1965 to June 2064)
Renewal Options, Parcel B (Main Site):	99 Years, includes on-going renewal option.
Initial Lease Term, Parcel A (Parking Lot):	5 Years (July 1968 to June 1973, subject to multiple renewals since initial expiry). Lease originally provided for only one (1) renewal options without any further option.
Termination Option:	If required for municipal purposes, Landlord may terminate Parcel A (Parking Lot) on 6 months' notice to Tenant. No termination option on Parcel B (Main Site).
Development:	The Landlord, jointly or severally, may propose development of certain lands (shown in Schedule F – these lands are not in the lease) but shall not proceed without the Tenant having had the opportunity to express its views on the proposed undertaking.

SITE PLAN

