

MMM Group Limited
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November 26, 2013

Project No. 14.12226.001.P05 & 14.13214.001.P05

Dear Chair and Members of Community Council;

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Subject: **Parkland Dedication Requirements
Applications 12 261537 NNY 24 OZ 12 261548 NNY 24 SA & 13 180220 NNY 24 SA
784 Sheppard Avenue East
Mountain Equipment Co-op & Broccolini Construction Inc.**

With respect to parkland requirements for 784 Sheppard Ave East, Mountain Equipment Co-op and Broccolini Construction Inc. (the owners) will make every reasonable effort subject to costs and liability concerns to acquire off-site parkland dedication to satisfy the parkland requirements. If off-site parkland cannot be obtained then the parkland requirement will be satisfied with cash-in-lieu.

It should also be recognized that a severance application has been submitted to the City, the effect of which would be to sever the site into two legally separate parcels which will be owned by two separate parties. Further, when building permits are issued they will be issued to two separate entities and therefore the determination of parkland requirements and the assessment of cash-in-lieu, if off-site parkland dedication cannot be provided, should be dealt with accordingly.

I trust this is satisfactory to the City of Toronto Park's Department in response to your comments on this property.

If you have any questions please do not hesitate to contact me directly at 905-882-4211, ext. 6835.

Best regards,

MMM GROUP LIMITED

Kristy Shortall, MCIP, RPP, LEED Green Associate
Senior Planner/Project Manager Associate
Planning & Environmental Design

cc. Councillor Shiner (delivered via email to councillor_shiner@toronto.ca)
Chris Foster, Parks, Forestry and Recreation Department (delivered via email to CFoster@toronto.ca)
Guy Matthew (delivered via email to GMatthe2@toronto.ca)
Sandy Treagus, Mountain Equipment Co-op (delivered via email to STreagus@mec.ca)
Corin Flood, Mountain Equipment Co-op (delivered via email to cflood@telus.net)
Phil Brennan, Broccolini Construction (delivered via email to phil.brennen@broccolini.com)

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