

Sherman Brown

BARRISTERS & SOLICITORS

May 25, 2016

Our File No.: 00-1360

North York Civic Centre
Community Planning North District
5100 Yonge Street
North York ON M2N 5V7

Attention: Mr. Joe Nanos, Director

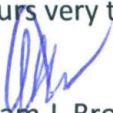
Dear Sir:

**Re: Without Prejudice – Offer to Provide “On-Site Parkland” Dedication
– Minto York Mills and Leslie Development**

Further to the direction of Community Council, our client has considered whether or not there is an opportunity to provide an “on-site” parkland dedication. While our client’s application, which was subject to a fulsome review by all departments, including the parks department, never once was asked to provide an “on-site” parkland dedication, in the spirit of cooperation, and in specific response to the direction of Community Council, our client would agree to the dedication of land for parkland purposes, as depicted on the plan attached hereto, which dedication is in excess of what is required pursuant to the Planning Act and which dedication would reduce the total number of units on our clients site from 260 to 204 units (corresponding to a 22% reduction in the overall density on the site, and a reduction to the amount of parking on site). Our client would be agreeable to an over-dedication of parkland, on the condition that there would be an associated credit to the Section 37 amount agreed to based upon the value of such over-dedication, and on the further condition that easements can be granted over the over-dedication lands in favour of our client for both permanent access off of York Mills Road as well as for temporary parking during construction.

Once again, this offer is being provided on a “without prejudice” basis in the hopes that such proposal resolves all outstanding issues and allows City Council to adopt the positive recommendation report of City Planning Staff, with the amendment to include the over-dedication proposed herein.

Yours very truly,



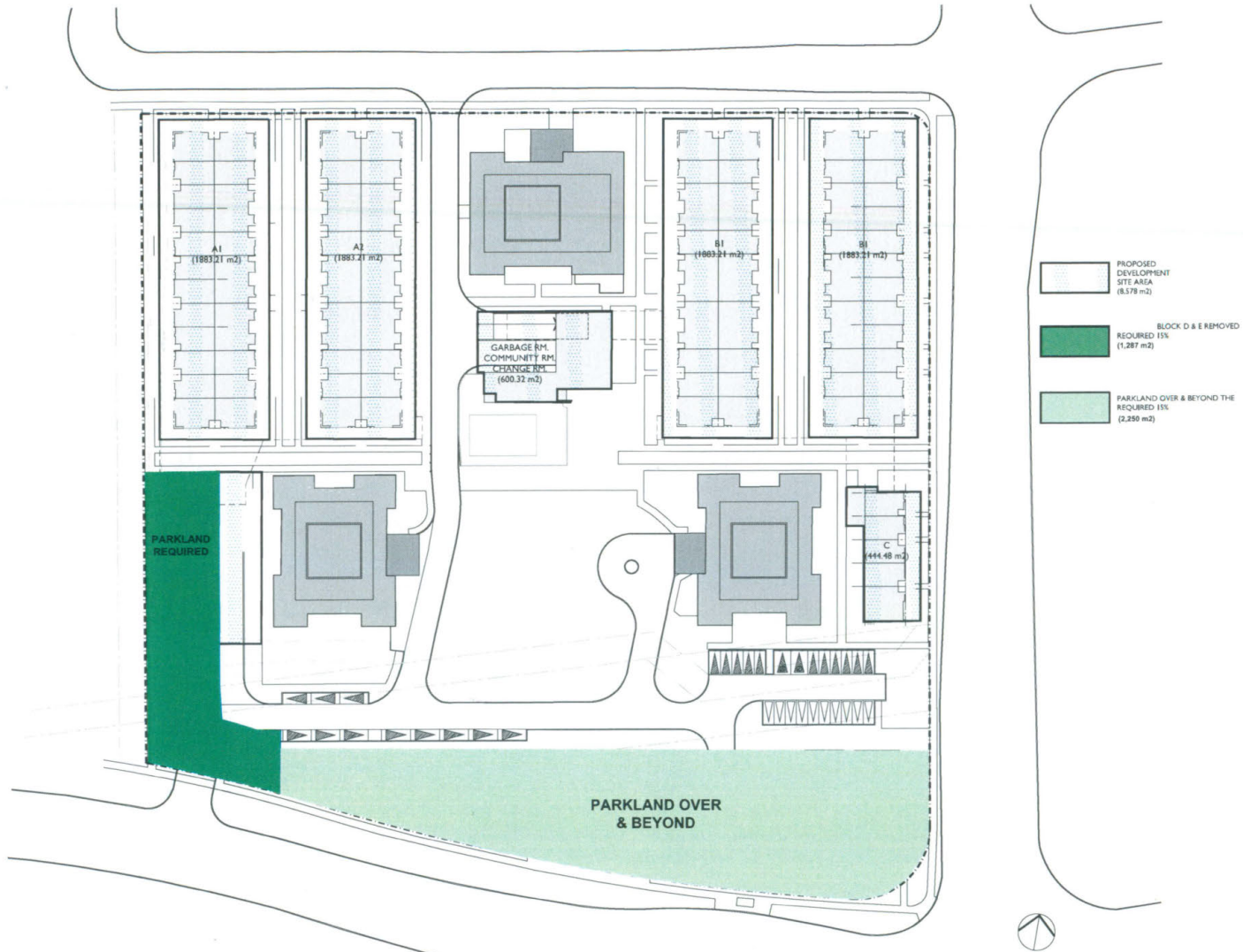
Adam J. Brown
AJB/jn

cc: Chair and Members of Community Council

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PRACTICING IN ASSOCIATION

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The individual lawyers named above practice in association with Adam J. Brown Professional Corporation



**ON-SITE PARKLAND DEDICATION
WITHOUT PREJUDICE**



LESLIE & YORKMILLS