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September 6, 2016

Mr. Howard Green
President,
Mount Sinai Cemetery Association
986 Wilson Avenue
Toronto ON M3K 1G5

Delivered Via Courier and Email

Re: Final Report – Draft Plan of Subdivision Application
80 Carl Hall Road
Block G – Stanley Greene District

Dear Mr. Howard,

This correspondence will confirm matters discussed during our meeting held on the morning of September 1st 2016. In attendance at the meeting were three of your colleagues from the Mount Sinai Cemetery Association, Mr. Ben DiRaimo of the City of Toronto, Mr. David Anselmi of Canada Lands, Mr. Jonathan Goldman of Stafford, Mr. Howard of the Mount Sinai Cemetery Association and Mr. D'Onofrio of the Goldman Group.

Goldman Stafford would like to thank you for hosting the meeting and Mr. DiRaimo for organizing the meeting on such short notice. A copy of this correspondence will be forwarded to Ms. Adamo so that it can be placed on the North York Community Council September 12th Agenda.

Goldman Stafford may be the newest stakeholder in the Stanley Greene District but we are the stakeholder with close personal ties to Mount Sinai Cemetery as Jonathan and I noted at our meeting Mount Sinai Cemetery is the final resting place of family members and friends of the Goldman Family.

As I committed to you at our meeting, the best solution for all parties is if the retaining wall is immediately constructed to its full extent along the Mount Sinai Cemetery north property line. I am pleased to report that Canada Lands, Mattamy and Goldman Stafford have agreed to fully construct the retaining wall as soon as possible. Mattamy is about to award the contract for its portion of the wall and Goldman Stafford representatives will immediately initiate discussions with Mattamy's contractor to ensure that the retaining wall in its entirety is constructed. Also, we will make sure that the fencing is identical and consistent along the property line.

I must caution that for the above action to be achieved, Goldman Stafford will require the cooperation of the City of Toronto Technical Services – Engineering Division to expedite any approvals required for the construction of the portion of the retaining wall along the property line of Mount Sinai Cemetery and the Goldman Stafford Lands (Stanley Greene Phase 2). On September 12th, I will be asking North York Community Council to provide the direction to Tech Services that it work expeditiously with the landowner stakeholders to ensure that the retaining wall is fully built out. I trust that on September 12th you will support my request before the North York Community Council.

Now, I would like to turn our attention to the other matters raised at our September 1st meeting as well as in your correspondence to the City Clerk. The Goldman Stafford commitment is that the concerns of the representatives of the Mount Sinai Cemetery Community be dealt with most expeditiously and with the utmost of respect. As I stated at our meeting, we will set up mechanisms to ensure that any nuisances created by our construction will be eliminated or mitigated to the best of our ability. For example, cooperatively, once construction commences we will schedule a daily meeting between your superintendent and our most senior site person so that we are aware of the timing of burials on that day and any other cemetery events that we should be made aware of. As well, at these meetings our site person will be able to provide details of our construction activities for the day.

Mount Sinai Board Members have expressed opinions to specific items that relate to the already in place zoning approvals and City of Toronto planning policies. A number of these items carry forward in site plan and draft plan of subdivision applications wherein they are in the sole purview of the applicant and the City of Toronto. Notwithstanding the above, as part of our communications protocol Goldman Stafford will continue to discuss with Mount Sinai representative's items which are of direct concern to the Mount Sinai Cemetery Board.

I would like to take this opportunity to address comments respecting the affordable rental housing component of our development since your Board has raised the issue. Goldman Stafford supports the inclusion of the affordable rental housing component as part of its development of Stanley Greene Phase 2; as I stated at our meeting, the rental housing component cannot be relocated elsewhere on site.

The Goldman Stafford commitment to the City of Toronto is that the quality of our rental units is identical to the condominium units that will be located along side on Block 4. As I explained, the concerns you raise with respect to the affordable housing will not materialize. The affordable housing to be located on Block 4 which will become a common element condominium; the owner (Goldman Stafford) of the rental component will enter into a Joint Facilities and Maintenance with the Standard Condominium Corporation which will be sharing Block 4. A further example that your concerns will not materialize is that in preparing our design for these units and in our discussions with City Staff, we are taking steps to internalize garbage storage so that odour, animal problems, etcetera are eliminated.

I trust that this letter addresses, resolves and alleviates the concerns you and your colleagues have brought forward. I look forward to seeing you at the September 12th North York Community Council Meeting.

Thank you for your understanding and cooperation. Goldman Stafford looks forward to a long and amicable relationship with the representatives of Mount Sinai Cemetery.

Your truly,

A handwritten signature in black ink, appearing to read "Guy D'Onofrio". The signature is fluid and cursive, with a large initial "G" and "D".

Guy D'Onofrio
Executive Vice President
& Chief Operating Officer

Copy: Councillor Maria Augimeri, councillor_augimeri@toronto.ca
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