

CC26.9 CONFIDENTIAL ATTACHMENT 2
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*Please refer to: **Mark Flowers***
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WITHOUT PREJUDICE

February 28, 2017

By E-Mail

Kelly Matsumoto, Practice Lead
Planning & Administrative Tribunal Law
City of Toronto, Legal Services
55 John Street
26th Floor, Metro Hall
Toronto, Ontario
M5V 3C6

Dear Ms. Matsumoto:

**Re: Proposed Settlement by Scarborough Chinese Baptist Church
City of Toronto Official Plan Amendment No. 231
OMB Case No. PL140860**

As you know, we are counsel to the Scarborough Chinese Baptist Church, the owner of 3223 Kennedy Road and 255 Milliken Boulevard, one of the appellants of City of Toronto Official Plan Amendment No. 231 ("OPA 231").

Resulting from the settlement discussions that occurred at the OMB Mediation last year regarding the "Phase 1B" appeals to OPA 231, we are writing to confirm that our client is prepared to settle its appeal of OPA 231 based on the Board approving the attached Site and Area Specific Policy, which was prepared by City staff based on our input.

Kindly advise if the City is prepared to settle our client's appeal on this basis. In the meantime, please do not hesitate to contact us if you have any questions or require anything further.



Davies
Howe
Partners
LLP

Yours truly,
DAVIES HOWE PARTNERS LLP

Patricia Peter

per: Mark R. Flowers
Professional Corporation

encl.

Without Prejudice and Confidential

**Official Plan Amendment 231
Appeal # 158
Scarborough Chinese Baptist Church
3223 Kennedy Road**

Possible new Site and Area Specific Policy for the lands at 3223 Kennedy Road and 255 Milliken Boulevard:

1. Chapter 7, Site and Area Specific Policies, is modified by adding Site and Area Specific Policy XX for lands known municipally in 2016 as 3223 Kennedy Road and 255 Milliken Boulevard, as follows:

'XX 3223 Kennedy Road and 255 Milliken Boulevard

- a) Place of worship and associated and ancillary recreational and community uses are permitted.
 - b) Parking for such uses may be located on 255 Milliken Boulevard and 3223 Kennedy Road.
 - c) Any development on either or both of 255 Milliken Boulevard and 3223 Kennedy Road will incorporate mitigation measures to ensure compatibility with surrounding land uses, in accordance with an impact assessment/compatibility study to be completed to the City's satisfaction.
 - d) For the purposes of this Plan, the lands known municipally as 255 Milliken Boulevard are deemed to be located on a major street as shown on Map 3.
2. Map 30, Site and Area Specific Policies, is revised to add the lands known municipally in 2016 as 3223 Kennedy road and 255 Milliken Boulevard shown on the map above as Site and Area Specific Policy No. XX.'

