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November 23, 2017
File No.: 138853.1003

Without Prejudice
By E-mail

Mr. Andrew Biggart
Ritchie Ketcheson Hart & Biggart LLP
1 Eva Road, Suite 206
Toronto, ON M9C 4Z5

Ms. Kelly Matsumoto
City of Toronto
Planning & Administrative Tribunal Law
Metro Hall, 26th Floor
55 John Street
Toronto, ON M5V 3C6

Dear Mr. Biggart & Ms. Matsumoto:


Re: PL140860 - Settlement Offer re: OPA 231 Appeal No. 82
2 Wickman Road, Toronto

We are counsel to Dunpar Developments Holdings Inc. ("**Dunpar**"), the registered owner of the property municipally known in the City of Toronto as 2 Wickman Road.

Our client is prepared to settle its appeal of Official Plan Amendment No. 231 ("**OPA 231**"), on the basis that OPA 231 be amended by the Ontario Municipal Board to include the policy language attached in Schedule 1 to this letter, relative to the property at 2 Wickman Road.

We trust the City will find this acceptable, and we look forward to hearing from you.

Yours truly,



Calvin Lantz

CL/jsc
Attachment

cc. Kerri Voumvakis, *City of Toronto, Strategic Initiatives, Policy & Analysis*
Christina Heydorn, *City of Toronto, Strategic Initiatives, Policy & Analysis*
John Zanini, *Dunpar*

SCHEDULE 1

*Final Draft SASP 541 – 2 Wickman Road
November 17, 2017*

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 541 for the lands known municipally in 2017 as 2 Wickman Road as follows:

'541. 2 Wickman Road

- i. An automobile dealership is permitted up to a maximum of 20% of the total building gross floor area subject to:
 - a. A minimum of 80% of the total building gross floor area being used for office, vehicle repair and service, and warehousing;
 - b. A portion of the building will have a minimum building height of 2 storeys or 14 metres;
 - c. Outdoor vehicle storage or outdoor vehicle sales display areas will be limited in size with the location and the extent to be determined through Site Plan Control; and,
 - d. Improvements to the Wickman Road and Evans Road frontages to provide appropriate pedestrian and landscape connections and conditions will be secured through a Site Plan Control application.

