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Matter No. F001-01

June 15, 2018

DELIVERED BY EMAIL

Parks, Forestry & Recreation
Planning, Design & Development
City of Toronto
24th Floor, Metro Hall
55 John Street
Toronto, ON M5V 3C6

Legal Services
Planning and Administrative Tribunal Law
City of Toronto
26th Floor, Metro Hall
55 John Street
Toronto ON M5V 3C6

Attention: Rosanne Clement

Attention: Mr. Alexander Suriano

Dear Ms. Clement and Mr. Suriano:

RE: Nos. 859, 861 and 875 Eglinton Avenue West
- Ontario Municipal Board Case File No.: PL170395
- Off-Site Parkland Dedication

We are counsel to Bateg Investments Limited and Upper Village Investments Limited, the Applicant/Appellant with respect to the lands known municipally as 859, 861 and 875 Eglinton Avenue West, in the City of Toronto (the "Site"). We are writing to confirm that in connection with the zoning by-law amendment required for the proposed development of the Site and further to discussions and an agreement between our client and Parks, Forestry & Recreation, our client will be providing an off-site parkland dedication in accordance with Section 42(1) of the *Planning Act*, R.S.O. 1990, c. P.13, such parkland to be within a 1.5-kilometre radius of the Site or in an area to the satisfaction of the General Manager, Parks, Forestry & Recreation. Our client will continue to actively work to find an appropriate park location within the stipulated radius and commits to finalizing a parkland location with Parks, Forestry & Recreation at least three months in advance of pulling any above-grade building permits on the project Site and to fully conveying such parkland prior to above-grade building permit issuance to the satisfaction of the General Manager, Parks, Forestry & Recreation.

The applicant will be responsible at its own expense to meet the environmental conditions for conveyance as parkland and for the installation of Base Park Improvements, all to the satisfaction of the General Manager, Parks, Forestry and Recreation.

Should you require any further information, kindly contact my colleague Michael Cook, at 416.645.4584 or michael.cook@devinepark.com.

Yours very truly,

Devine Park LLP

Patrick J. Devine/MAC

Patrick J. Devine

PJD/MAC:mp

cc: Bateg Investments Limited and
Upper Village Investments Limited