

## Appendix "B" to Public Report

# DEVINE PARK LLP

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Matter No. G354-03

December 4, 2019

**VIA EMAIL** [Laura.Bisset@toronto.ca](mailto:Laura.Bisset@toronto.ca); [Marc.Hardiejowski@toronto.ca](mailto:Marc.Hardiejowski@toronto.ca)

City of Toronto Legal Services  
26th Floor, Metro Hall  
55 John Street  
Toronto ON M5V 3C6

**WITH PREJUDICE**

**Attention: Laura Bisset and Marc Hardiejowski**

Dear Laura/Marc:

**RE: 35, 41-63, 65 & 95 High Park Avenue and 66 & 102-116 Pacific Avenue, City of Toronto  
Appeal of Official Plan Amendment and Zoning By-law Amendment  
Applications to LPAT  
LPAT Case No. PL170954  
City of Toronto File No. 16 271597 WET 13 OZ  
With Prejudice Offer for Section 37 Benefits**

Further to our client's discussions with City staff, and our discussions with you, this letter is intended to provide our client's offer respecting Section 37 public benefits, in association with the revised architectural plans and drawings submitted to the City today under separate cover.

As indicated on the architectural plans, the total proposed gross floor area ("**GFA**") for the revised proposal is 58,260 square metres. When offset by the 3,030 square metres of GFA within the townhouses to be demolished, the overall increase in GFA for the revised development proposal is 55,230 square metres.

Based on this overall increase, our client is offering \$2,300,000 (2.3 million dollars) for Section 37 benefits.

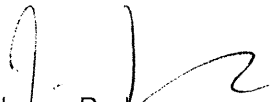
Our client is prepared to direct these funds toward the following items in order of preference:

1. Park improvements, within the parkland dedication lands for the proposed development;
2. Privately-Owned Publicly-Accessible Spaces (POPS), to be located on site;
3. Streetscape improvements for the streets abutting the development site; and

4. Public Art.

If you have any questions regarding this offer, please do not hesitate to contact the undersigned at your earliest convenience.

Yours very truly,  
**Devine Park LLP**



Jason Park  
JIP/ss

cc: 1213763 Ontario Inc. (c/o GWL Realty Advisors Inc.)  
Adrian Frank, Devine Park LLP