

September 4, 2020

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**VIA E-MAIL**

File 18886.00001

City of Toronto  
Planning & Administrative Tribunal Law Section  
55 John Street, 26<sup>th</sup> Floor  
Metro Hall  
Toronto, ON M5V 3C6

**Attn: Laura Bisset and Daniel Elmadany, Solicitor, Legal Services**

Dear Ms. Bisset and Mr. Elmadany:

**Re: Applications for Official Plan and Zoning By-law Amendments  
2600 Don Mills Road, Toronto (the “subject property”)  
Your File No. 17 260070 NNY 33 OZ  
LPAT Case No. PL180251**

Further to our recent discussions, the purpose of this letter is to set out the terms of a revised proposed agreement between our client, Hunters Lodge Apts. Inc. (the “**Owner**”) and the City of Toronto (the “**City**”) respecting our client’s parkland dedication and Section 37 Contribution, as conditions of the proposed Zoning By-law amendment to facilitate the redevelopment of the subject property.

As discussed with you and Staff, I confirm that the Owner agrees to provide the following to the City as part of the revised proposal:

1. A dedication by the Owner to the City of a total of 1,122 square metres of land for public park purposes in the agreed central location and configuration, to be comprised of a dedication of 989 square metres pursuant to section 42 of the *Planning Act* and a further dedication of 133 square metres pursuant to section 37 of the *Planning Act* and Policy 5.1.1.1 of the City’s Official Plan;
2. A Section 37 Contribution by our client to City, to be secured by way of a Section 37 Agreement and comprised of the following:
  - a. 133 square metres for land for public park purposes, as noted above;

- b. 19 affordable housing units, consisting of 5 bachelor units (average size 433 sq. ft.), 7 one-bedroom units (average size 521 sq. ft.), 5 two-bedroom units (average size 668 sq. ft.), and 2 three-bedroom units (average size 998 sq. ft.); and
- c. Cash contribution of \$1.46 million to be directed towards the Oriole Community Centre capital improvements and/or other community services and facilities in the immediate area, in consultation with the local councillor and the cash contribution will be subject to the same conditions as set out in Part 10 c) and Part 10 d) in City Council Decision Item NY14.1 (adopted on July 28 and 29, 2020) regarding the subject property.

For greater certainty, in accordance with this revised proposal, we are requesting City Council revise its previous directions to clarify that of our client's total parkland dedication of 1,122 square metres related to the redevelopment of the subject property, 989 square metres will be dedicated to the City pursuant to section 42 of the *Planning Act* and 133 square metres will be dedicated to the City pursuant to section 37 of the *Planning Act* and Policy 5.1.1.1 of the Official Plan. It is our understanding that all Parts of City Council Decision Item NY14.1 (adopted on July 28 and 29, 2020), except for Part 5, Part 10 a) and Part 10 b) as requested to be revised by this offer letter, will continue to apply to the revised proposal.

A revised set of architectural drawings prepared by Quadrangle Architects Limited dated September 4, 2020 were also provided to City staff along with this letter.

We trust the above is acceptable to City Council and await confirmation from the City Solicitor regarding the revised City Council directions in accordance with the foregoing, at your earliest opportunity. Thank you for your and Staff's ongoing attention to this matter.

Yours truly,

**WeirFoulds LLP**



Barnet H. Kussner

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c: Client and Consultants  
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