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July 11, 2022

BY EMAIL

Our File No.: 136381

Mark Piel, Solicitor, Planning & Administrative Tribunal Law
City of Toronto, Legal Services Division
55 John Street
Stn. 1260, 26th Floor, Metro Hall
Toronto, ON M5V 3C6

Without Prejudice and Confidential

Dear Mr. Piel:

**Re: Ontario Land Tribunal (OLT) Case No. OLT-22-002461 (formerly PL180617)
City of Toronto File No. 17 261931 STE 22 OZ
808 Mount Pleasant Road and 247-251 Roehampton Avenue, Toronto**

We write on behalf of our client, 2245883 Ontario Inc., in respect of the above-noted matter.

We confirm our client's agreement to the following two matters, as part of our client's settlement with the City (which was approved in principle by the OLT in its decision dated May 31, 2022) as it relates to the proposed development of the subject lands:

1. Prior to site plan approval, the owner shall prepare all required documentation and convey to the City a road-widening (right-of-way) of Mount Pleasant Road with a width of no less than 2.0 metres along the frontage of a portion of the site abutting Mount Pleasant Road, as shown within the owner's Settlement Offer, dated October 28, 2021 (Drawing AZ101, prepared by Sweeny & Co Architects, dated September 1, 2021) at no cost to the City and free and clear of all physical encumbrances above and below grade and of all title encumbrances, in accordance with all City policies respecting the conveyance of potentially environmentally contaminated lands, to be subject to a right of way in favour of the owner until such time as the road-widening (right-of-way) is dedicated as a public highway, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the City Solicitor.
2. Prior to site plan approval, the owner shall prepare all required documentation and convey a pedestrian clearway easement to the City, with all rights of support and at no cost to the City and in priority to all title encumbrances, which commences at the south property line of the site with variable width of not exceeding approximately 0.40 metres and a variable length of not exceeding approximately 8 metres along the Mount Pleasant Road frontage, with the final area and configuration of the pedestrian clearway easement area to be determined through the site plan control application process, to the satisfaction of the Chief Engineering and Executive Director, Engineering and Construction Services and the City Solicitor.

This letter is intended to be read in conjunction with our confidential without prejudice email of today's date sent under separate cover. This letter may be made public provided that Council

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accepts the requests set out under that separate email related to the conditions for the release of the Tribunal's final order approving the zoning by-law amendments.

Thank you,

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read 'AS', with a long horizontal flourish extending to the right.

Andrea Skinner

Encl.

c. Client

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