



SIGN LOCATION LEASE

Date: February 5, 2020

Ground Lease #:

MPS Properties
C/O DH Property Management
180 Shorting Road
Toronto, Ontario Canada, M1S 3S7
("LESSOR")

OUTFRONT Media Canada L.P., through its
General Partner OUTFRONT Media Canada GP Co.
377 Horner Avenue
Toronto ON M8W 1Z6
("LESSEE")

1. In consideration of \$1.00, acknowledged by LESSOR as paid to LESSOR by LESSEE, and such other good and valuable consideration as is provided for herein, **MPS Properties** (hereinafter called LESSOR), hereby leases and grants exclusively to **OUTFRONT Media Canada L.P., through its General Partner OUTFRONT Media Canada GP Co.** (hereinafter called LESSEE), at a location on the premises indicated in Schedule A, the use of the premises at **271 Progress Ave, Toronto, ON**, (with free, safe and unobstructed access to and upon same), for the purpose of operating, maintaining and removing advertising sign(s) thereon including supporting structures, illumination facilities, connections, sign face(s) and other incidental and ancillary equipment (the "Sign(s)", or "Sign Structure(s)"). LESSOR leases the premises to LESSEE for the purpose of installing, approximately at the location on the premises set out and described in Schedule A, not more than one (1) Sign Structure, containing one or two digital sign face(s) in LESSEE's sole discretion, with dimensions not greater than 250 square feet per sign face. The Sign Structure shall not be more than 33 feet in height measured from grade. The Commencement Date of this Lease shall be the first day of the first month following the completed installation by LESSEE of its Sign(s), which completed installation shall include an adequate electrical connection to the Sign(s).

2. This Lease shall be effective upon the date on which it has been executed by both parties (the "Effective Date"). For the entire period prior to the Commencement Date, the rent shall be \$1.00, acknowledged by LESSOR as paid to LESSOR by LESSEE. Provided, if any required governmental approval for the Sign(s) has not been obtained by LESSEE within 545 days of the Effective Date, then either party may terminate this Lease without penalty.

3. LESSOR grants to LESSEE and/or its agents the right to vehicular and pedestrian ingress and egress to and from the Sign Structure(s) over and across the premises and any other property owned or controlled by LESSOR for (i) all purposes necessary for the erection, construction, maintenance and removal of the Sign Structure(s), (ii) the right to provide or establish electrical power to the Sign Structure(s), (iii) the right to place incidental and ancillary equipment thereon and on the premises, and (iv) the right to relocate the Sign Structure(s) to lawful site(s) satisfactory to LESSEE on LESSOR'S premises if the maintenance of the Sign Structure(s) at its installed location(s) is proscribed by federal, provincial or municipal statute, law, By-law or regulation.

4. a. LESSEE shall have the right to install and operate one electronic digital billboard Sign containing one digital display face, facing north, with said digital display face measuring up to a maximum of 10 feet high by 30 feet wide. LESSEE shall pay to LESSOR rental of [REDACTED] payable annually in advance beginning on the Commencement Date; plus HST (# [REDACTED]).

b. At LESSEE's sole and absolute discretion, LESSEE shall have the right to and may choose to install and operate a second digital display face, facing south, measuring up to a maximum of 10 feet high by 30 feet wide, at any given time throughout the duration of the Lease Term. Upon installation and illumination of the second digital display face, LESSEE shall pay to LESSOR additional rental of [REDACTED], plus HST. If the installation of the second digital display face occurs at a time in the calendar year other than on or about the anniversary of the Commencement Date of the Lease, LESSEE shall pay to LESSOR the prorated annual rental for the second digital display face forthwith, and shall commence annual payment for the second digital display face beginning with the next occurring anniversary of the Commencement Date of the Lease.

5. LESSOR warrants that LESSOR is the owner of the above-described real estate and has full authority to make this agreement and the LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the maintenance of LESSEE's Sign(s) and Sign Structure(s) at the sole discretion of LESSEE. LESSEE shall be and remain owner of any such permits. LESSOR shall sign any documentation that such governing bodies may require with respect to obtaining such permits, provided that LESSOR shall incur no costs in connection therewith.

6. LESSEE shall save the LESSOR harmless from all damage to persons or property by reason of accidents resulting from the negligent or willful acts of its agents, employees or others employed in the construction, operation, maintenance, repair or removal of its

Sign(s) and Sign Structure(s) on the premises. LESSEE shall supply LESSOR proof of liability insurance upon reasonable notice by LESSOR. In no event shall LESSEE be obligated to save LESSOR harmless from any such damage arising as the result of the acts or omissions of LESSOR or its agents, representatives, employees, tenants, licensees or invitees.

7. This agreement is a Lease (not a License). LESSOR acknowledges and agrees that all Sign(s), Sign Structure(s), improvements and any incidental and ancillary equipment which may be placed, or hereafter placed, on the premises by LESSEE or by its agents, are and shall remain the property of LESSEE, and LESSEE shall have the right to remove same at any time during the term of the Lease, as same may be renewed, or for a reasonable period after the expiration or termination of the Lease. LESSEE shall be obligated to remove only above ground portions of its Sign Structure(s). The continuing presence of any portion of the Sign Structure(s) not removed shall not constitute a continuing tenancy of the premises by LESSEE under this Lease. LESSOR acknowledges that the term LESSEE shall include any successors of the LESSEE and that this provision shall inure to the benefit of any successors of the LESSEE. If upon the expiration of the Term (as same may be extended) the parties hereto are engaged in good faith negotiations of the terms of a renewal lease, then LESSEE shall not be obligated to remove its Sign Structure(s) from the premises until thirty (30) days after the receipt of written notice from LESSOR expressly stating that LESSOR does not desire to continue such renewal negotiation.

8. The term (the "Term") of this Lease shall begin beginning on the Commencement Date. The Lease shall continue in full force and effect for its Term, and the Lease shall continue thereafter for subsequent successive month to month terms unless terminated in writing by LESSOR or LESSEE not less than thirty (30) days prior to the end of the Term or any subsequent month to month term, provided rental for any subsequent successive like term shall be paid in monthly portions monthly in advance.

9. LESSOR shall not cause or permit obstruction or interference to LESSEE'S Sign(s). LESSOR acknowledges that visibility of and to LESSEE'S Sign(s) is of paramount importance, and LESSOR hereby permits LESSEE to trim or remove any vegetation or tree obstruction on LESSOR'S property which, in LESSEE'S opinion, obstructs LESSEE'S Sign(s).

10. In the event that, in LESSEE's sole opinion; (a) LESSEE is unable to secure or maintain any required permit to build or repair its Sign(s), or should any permit unduly restrict LESSEE'S use or intended use of the premises; (b) any federal, provincial or local statute, regulation or other action is invoked which would make unlawful, preclude or materially limit use of the premises for such Signs as LESSEE may desire; (c) any tax or fee is applied to or against LESSEE'S Sign(s), or if the rate of such tax be increased; (d) the location becomes of diminished value for advertising purposes; (e) maintenance of the Sign Structure(s) is impractical or uneconomical due to engineering, or maintenance circumstances which will require improvements to LESSOR's property; or (f) LESSEE'S Sign Structure(s) or Sign(s) require repair, refurbishment or replacement which is not commercially feasible, then LESSEE shall, at its option, have the right to terminate this Lease upon ninety (90) days written notice to LESSOR and LESSOR shall refund to LESSEE any rental payment paid in advance for the remainder of the un-expired term. As an alternative to termination under (c) or (d), LESSEE may at its option deduct any tax or fee, in full or in any portion thereof, from rental payable under this Lease, or adjust rental payable in proportion to the diminished value of the location for advertising purposes. Should the reason for termination herein affect less than all of LESSEE'S sign faces on the Sign at the premises, LESSEE may at its option not terminate the Lease but remove such affected sign face and rental payable under this Lease shall be adjusted in proportion to the rental amount per face as set out in Section 4 of this Lease.

11. LESSOR and LESSEE acknowledge that LESSEE'S Sign(s) require an adequate electrical connection. LESSEE shall pay for the electrical connections and all electricity charges attributable to LESSEE's operations at the Site by having installed a separately metered hydro service, or in the event that separate metering is unattainable, through a check meter installed by LESSEE.

12. LESSEE shall not be responsible to pay any portion of property tax levied against the premises, including any property tax the assessment for which includes, is related to, or specific to, LESSEE'S sign structure at the premises.

13. All rents to be paid pursuant to this Lease and all notices are to be forwarded to the undersigned LESSOR at the LESSOR's address noted herein. Rental payments shall be deemed received by LESSOR upon deposit by LESSEE with Canada Post.

14. This Lease shall not obligate the LESSEE in any way until it is accepted and executed by the CEO of the LESSEE who is responsible for executing LESSEE's duties under this Lease. It is understood that this written lease between the parties constitutes the entire Lease and understanding between the parties and supersedes all prior representations, understandings and agreements relating to the property site(s). This Lease may not be modified except in writing and signed by LESSOR and an authorized signatory of LESSEE.

15. This Lease shall inure to the benefit of and be binding upon heirs, executors, personal representatives, successors and assigns for the parties hereto, provided that LESSOR shall not without the written consent of the LESSEE assign this Lease except to a party which purchases the underlying title to the premises. LESSOR agrees to notify LESSEE of any change of ownership of the premises related hereto or of LESSOR's mailing address within seven (7) days of such.

16. At LESSEE'S option and expense, LESSEE may register on title this Lease or notice thereof. LESSOR shall sign any documentation reasonably required by LESSEE in relation thereto.

17. LESSEE may, at its option, enter agreements with third parties, under which LESSEE may receive payment, to install or permit to be installed, telecommunications, electronic or other incidental or ancillary equipment on its Sign Structure, and may install conduit, conduit routing, and like fittings and attachments on the premises related to such equipment.

18. In the event that the subject premises, or any part thereof, is expropriated or in the event the LESSEE'S use of the premises is precluded or limited by any governmental authority, then LESSEE shall be entitled to an apportionment on the basis of the value of its leasehold interest of any awards or compensations received in connection with any legal action, proceeding or compromise settlement made pursuant to any such governmental action or expropriation.

19. In the event that either party is in default under the terms of this Lease, the non-defaulting party shall deliver written notice via Canada Post by certified or registered return receipt mail to the defaulting party, and said party may cure such failure within fourteen (14) days of receipt of such notice provided that for any non-monetary default, if a cure cannot reasonably be effected in 14 days, the defaulting party may continue such cure past 14 days from notice if it commences such a cure within fourteen days from notice and pursues such cure to completion.

20. The LESSOR covenants with the LESSEE for quiet enjoyment.

21. The LESSOR and the LESSEE agree that this Lease may be signed and delivered by fax or electronic transmission and when the Lease is signed by both the LESSOR and LESSEE and delivered by fax or electronic transmission or otherwise, the Lease will for all purposes be as legally binding as if same contained the original signatures of the LESSOR and the LESSEE.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

LESSOR:
MPS Properties

BY: _____

I/we have authority to bind the company.

DATE: _____

EXECUTED by the LESSOR in the presence of

Who is hereby requested to sign as witness.

LESSEE:
OUTFRONT Media Canada L.P., through its
General Partner OUTFRONT Media Canada GP Co.

BY: _____

I have authority to bind the Lessee.

M. Erskine, CEO - Canada

DATE: _____

EXECUTED by the LESSEE in the presence of

Who is hereby requested to sign as witness.

Schedule A

The Sign Structure shall be located on the premises at 271 Progress Ave, Toronto, ON, at the approximate location indicated on the diagram below.



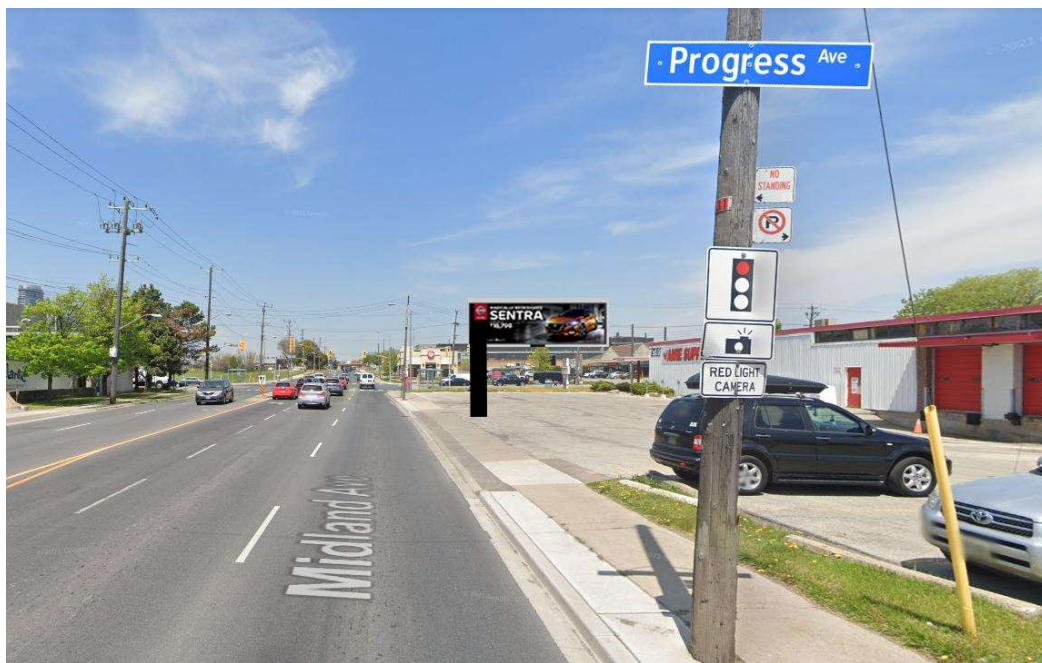
February 23rd, 2022

City of Toronto Sign Bylaw Unit
100 Queen Street West, Floor 1E
Toronto, ON M5H 2N2

Re: Third Party Advertising Sign Application, 271 Progress Avenue, Toronto, ON

OUTFRONT Media Canada (OFM) is applying to add a second digital face onto an existing third party advertising ground structure located at 271 Progress Avenue, Scarborough, ON. The existing ground structure measures 10 meters in height and contains 1 face measuring 2.26 meters vertically and 8.68 meters horizontally. The additional face will have the same measurements as the current single face and will be oriented perpendicular to the road, facing south along Midland Avenue.

Image #1: *A Mock Up of the Proposed South Facing Electronic Third Party Sign Face*



The proposed sign belongs to a sign class permitted in the sign district where the premises is located:

The property at 271 Progress Avenue is zoned E-Employment District, which permits the installation of third party ground signs with static electronic copy. Section 4.6.1 of the Official Plan Policy describes Employment Areas as places of business and economic activity, which house buildings and facilities for uses such as offices, manufacturing, warehousing, distribution, research and development facilities, utilities, restaurants, small scale stores, etc.

The proposed second sign face area is less than the 20 square meter surface area allowance required under the City Sign By-Law. The structure in its entirety will contain two faces compatible with the City

Sign By-Law. As such, the proposed size type and format is appropriate for the sign district where the premise is situated.

The proposed face is compatible with the development of the premises and surrounding area:

The subject property is utilized as a warehouse store for property management supplies (i.e. HVAC equipment, janitorial supplies, repair tools, etc.). The majority of the other buildings in the immediate area are 1-2 stories and are utilized for commercial industrial purposes.

The proposed second digital face will be located directly across the street from two separate packaging manufacturing plants, and directly adjacent to a windows and doors warehouse and a cash & carry warehouse. This is very representative of the industrial character of the area. All neighboring properties located within a 60 meter radius are also zoned E-Employment Sign Districts and all properties located South (the direction the sign is facing) within a 150 meter distance are also zoned E-Employment Sign Districts.

There are no residentially zoned properties within the immediate area where light trespass would be an issue, making third party digital signage compatible with the character of the local area.

Image #2: Sign District Zoning Map of Local Area. The purple coloring denotes E-Employment Sign District zoning, Which is Appropriate For Digital Signage.



Image #3: A Picture Of The Immediate Adjacent Neighboring Properties To The North – Commercial In Nature.



Image #4: A Picture Of The Immediate Adjacent Neighboring Properties To The West – Industrial In Nature



Image #5: A Picture Of The Immediate Adjacent Neighboring Properties To The South – Industrial In Nature

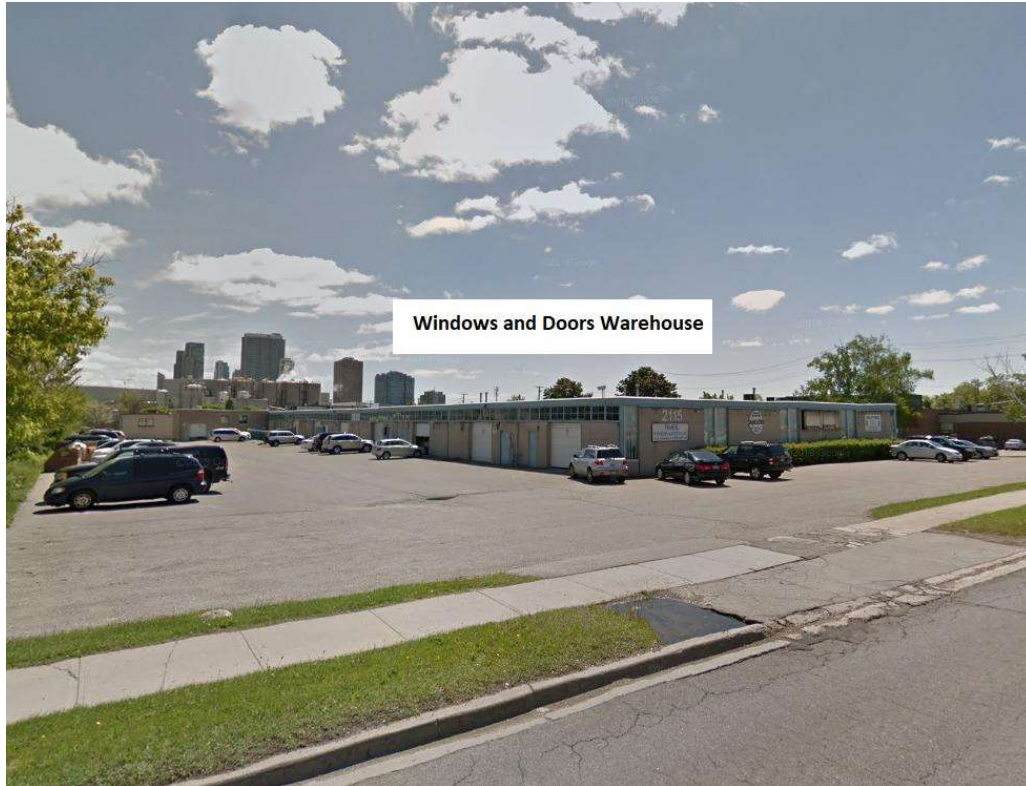
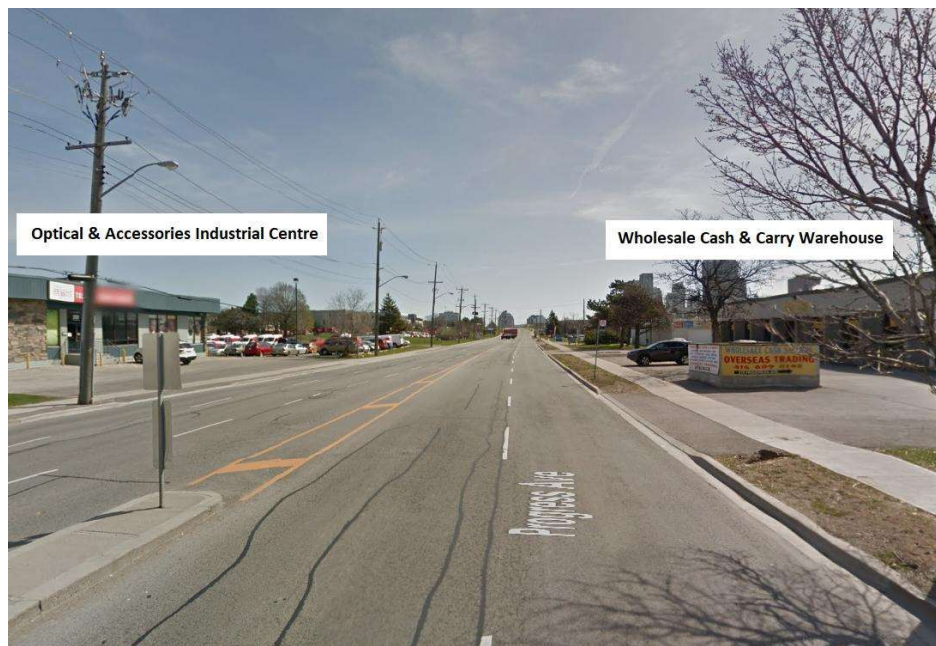


Image #6: A Picture Of The Immediate Adjacent Neighboring Properties To The East



The proposed face's illumination will not negatively impact the local OS Sign District:

It is OUTFRONT Media's belief that the application will require a minor variance under Section 694-25.C.(2)(f) in which the proposed second digital face, is facing towards an Open Space Sign District (OS Sign District from hereon in) within 250 meters. The City of Toronto's Sign By-Law requires where a sign is located within 250 meters of an OS Sign District, the sign cannot face any premise in the OS Sign District. The proposed is facing towards the OS Sign District and has a setback of 212 meters, leaving a deficiency distance of 38 meters.

The area categorized as the OS Sign District is a narrow ravine depressed from Midland Avenue road level and is surrounded by a dense tree line. The trees will provide a natural barrier from any potential light emitted from the proposed second face acting to prohibit light shed from reaching the district. Along with this dense tree coverage, the large commercial buildings to the north of the OS Sign District provides similar barriers that are man-made in nature, to further block light shed from intruding into the OS Sign District. The diagrams below visually demonstrate the natural barriers to any potential light illumination from the proposed digital sign.

As visually demonstrated in the diagrams below,.

Image #7: Sign District Zoning Map of Local Area. The green coloring denotes OS Sign District Zoning With The Distance From The Proposed Face And The OS Sign District.

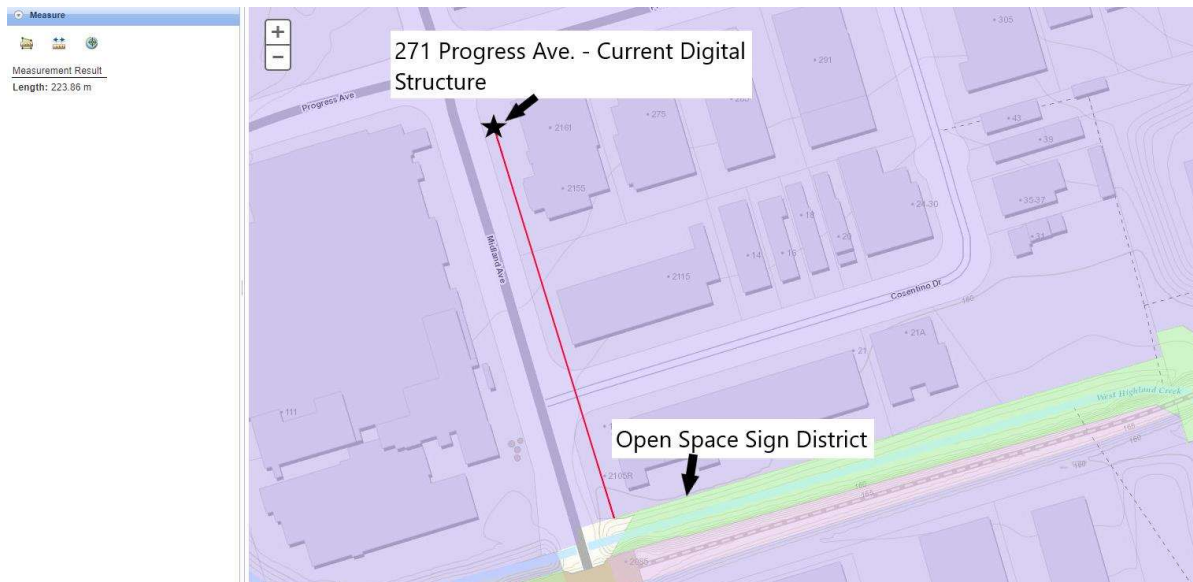


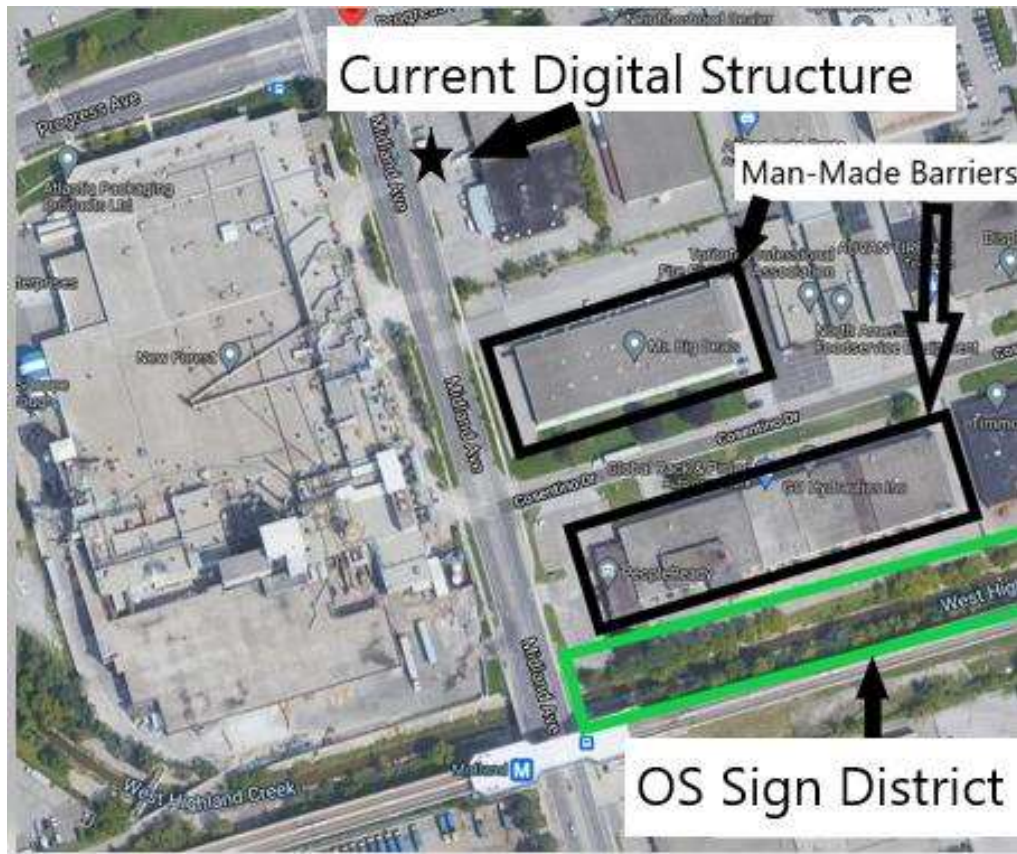
Image #8: A Picture Of The Northern Barrier Of The OS Sign District, Lined With Trees – Aerial View



Image #9: A Picture Of The Tree Barrier On The Border Of The OS Sign District, Street View

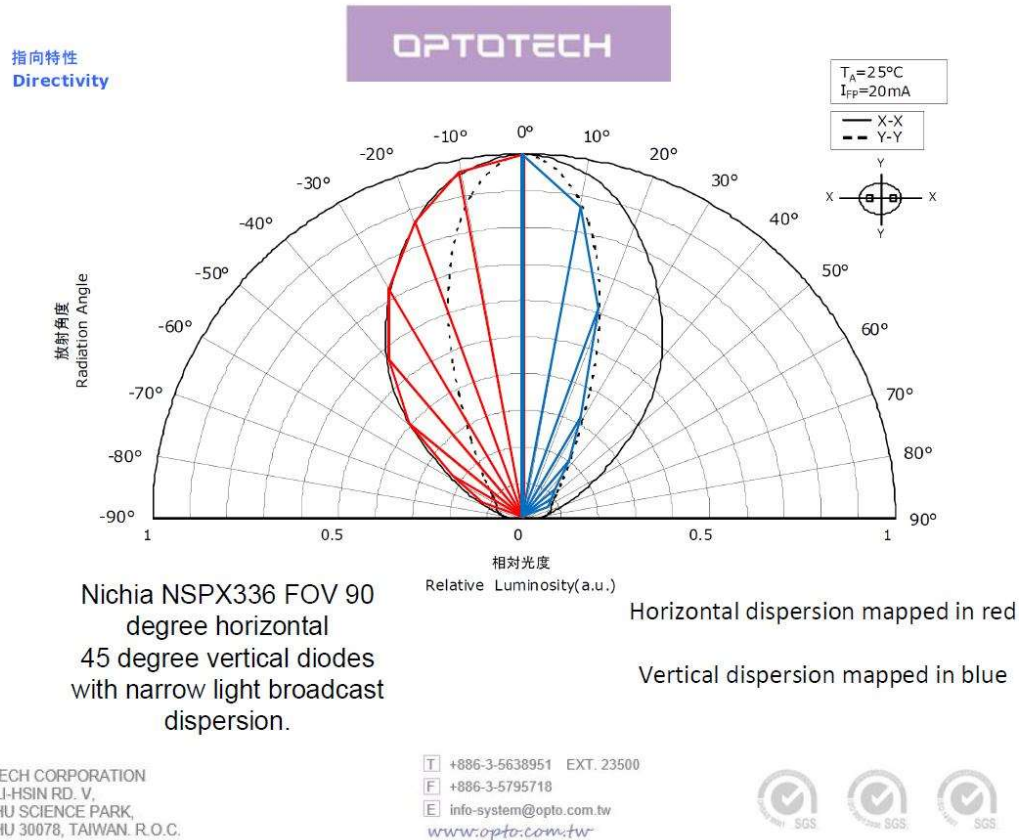


Image #10: A Picture of the Adjacent Commercial Buildings - This Would Further Block Light Shed to the OS Sign District, Aerial View



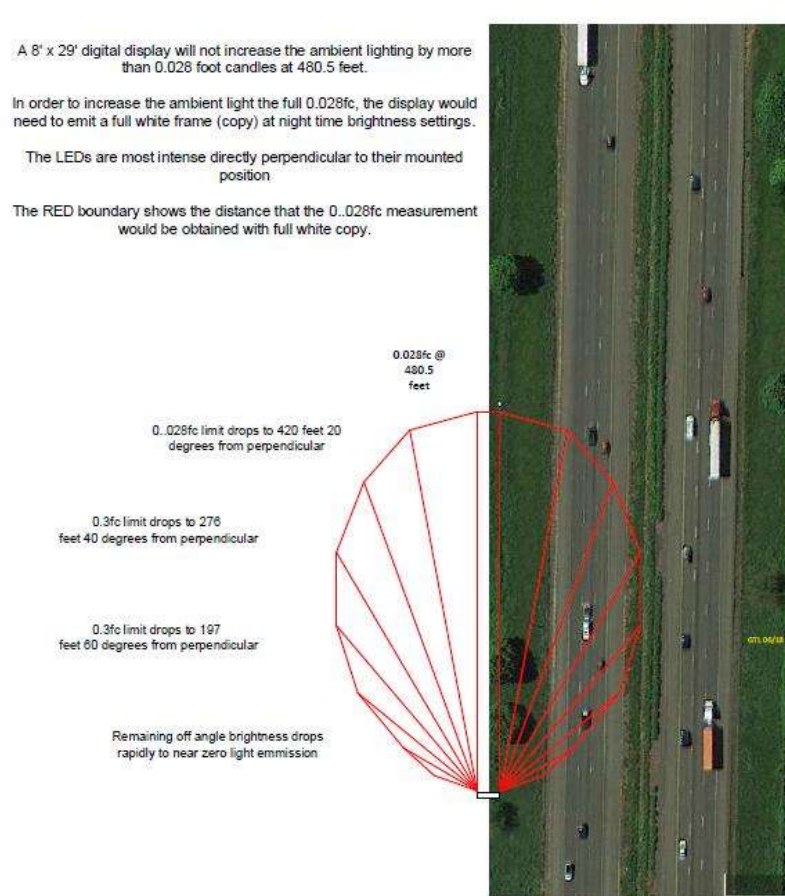
In addition to the barriers outlined above, for your review, we have also included diagrams, directly from our electronic sign manufacturer Optotech, which illustrates how light is horizontally dispersed from the proposed digital face to be installed. The perimeter of the red polygon shapes that are shown in the diagrams below, demonstrate that the distance of light dispersed decreases dramatically when measuring light distance travelled laterally (when looked at from the side edges of the digital face, examples: 30 degrees, 60 degrees, 90 degrees) compared to light distance travelled measured when looking at the display face dead-on (0 degrees). Light is not dispersed equally in a perfect radial circle, rather, the cone of light emitted looks more like an oval shaped tear drop – it is directional (reference Image #11).

Image #11: The red polygon represents how the horizontal dispersion of light is emitted from one of digital sign displays. The dispersion of light is “directional”. It is not emitted equally in a perfect radial circle around the board.



Our goal with this project, is to ensure that no portion of the OS Sign District to the South is impacted by the light dispersed from the proposed digital face. It is a common understanding that when the intensity of light emitted from a source reaches a measurement of 0.028 Foot Candles (or 0.3 Lux), that said light level equates to that emitted from a full moon, setting a threshold of when emitted light becomes negligible. If we were to operate the proposed additional face at a light level of no more than 300 nits at night (in accordance with the Sign By-Law), the perimeter of dispersed light, where the intensity would equate to 0.28 Foot Candles (negligible levels), would look like what is shown in Image #12 below. When looking at the sign directly perpendicular to the additional face (0 degrees), the light would travel a distance of 480.5 ft before dissipating to a 0.028fc level of intensity. Conversely, the same dissipation of light intensity is reached at 420ft at 20 degrees of lateral dispersion, 276ft at 40 degrees of lateral dispersion, 197ft at 60 degrees of lateral dispersion, with the remaining light intensity dropping rapidly toward zero light emission as we approach 90 degrees of lateral dispersion.

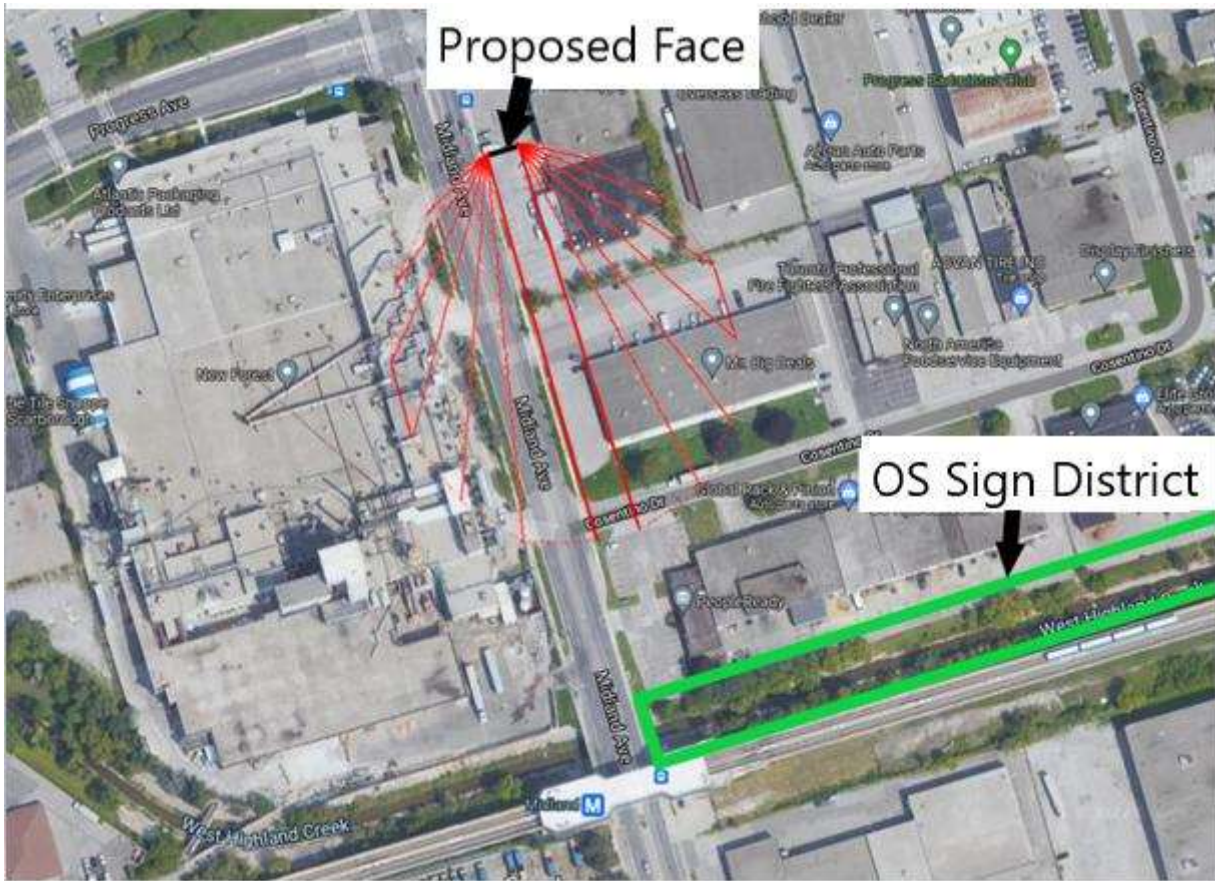
Image #12: *The red polygon represents the perimeter/distance at which emitted light would become negligible, when the digital billboard is operated at an intensity of 300 nits.*



When we overlay this directly on to satellite imagery of 271 Progress Avenue, illustrating the orientation/angling of our proposed face, we can observe that the longest distance of light travelled while operating at 300 nits will show no negative light trespass that would breach the OS Sign District in the immediate area. The outer perimeter represents where the light equates to that emitted by a full moon. There is no significant light shed that goes beyond what it would already be subjected to from a full moon. Within the light shed perimeter there is no OS Sign District or Residential Sign District that would be impacted by the illumination.

When we combine this, with the fact that the OS Sign District contains a depressed ravine below road level, bordering dense tree line, coupled with the man-made physical barriers of the adjacent commercial buildings to the North, we are confident that there is no opportunity for light trespass to impact the OS Sign District and it will be sufficiently shielded (reference Image #13).

Image #13: The red polygon, representing the horizontal dispersion of light, overlaid on top of 271 Progress Ave. and adjacent properties, illustrating that light shed emitted from the proposed digital billboard would not impact any OS Sign District in the immediate area.

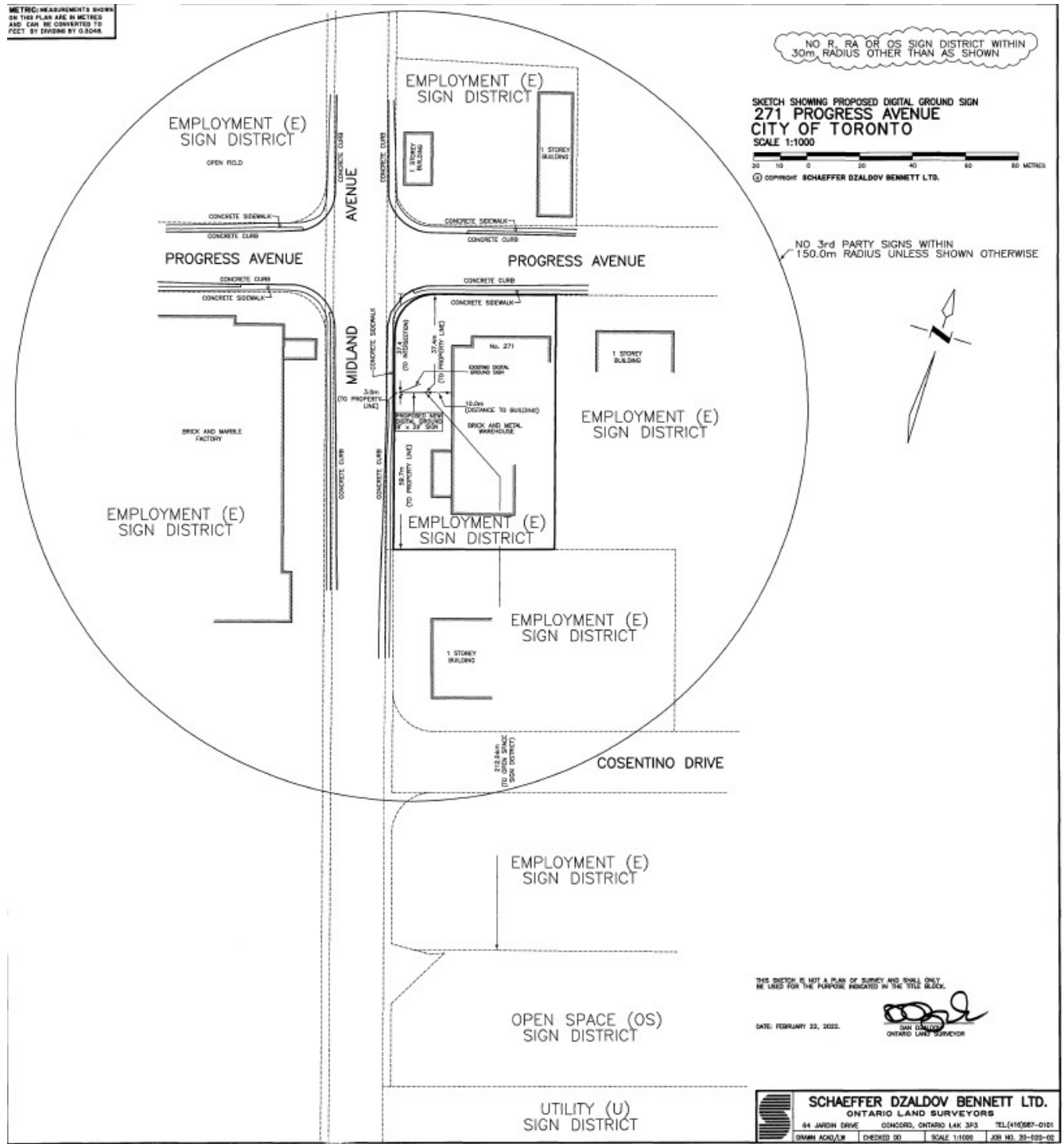


To further ensure that light is not emitted into the OS Sign District, we are proposing that we operate the second digital sign face at a reduced level of illumination of 150 nits which would further diminish the cone of illumination shown in image 11, 12 and 13. For clarity, the local Sign By-Law allows for digital signage to operate at a maximum illumination of 300 nits. By operating the sign at 50% of the allowable nit level, this further guarantees that light shed will not reach the land designated at OS Sign District Zoning.

Site Plan:

The enclosed site plan illustrates that the majority of the setback requirements outlined in the City By-Law have been met. This includes the 3 meter setback from the side property line, 3 meter setback from the egress/ingress, a setback of 37.4 meters from the front property line and a 37.4 meter setback from the adjacent intersection.

Image #14: A Picture Of The Site Plan To Add A Second Face To Current Sign Structure.



The proposed face is not in the Toronto Regional Conservation Authority Regulation Limit:

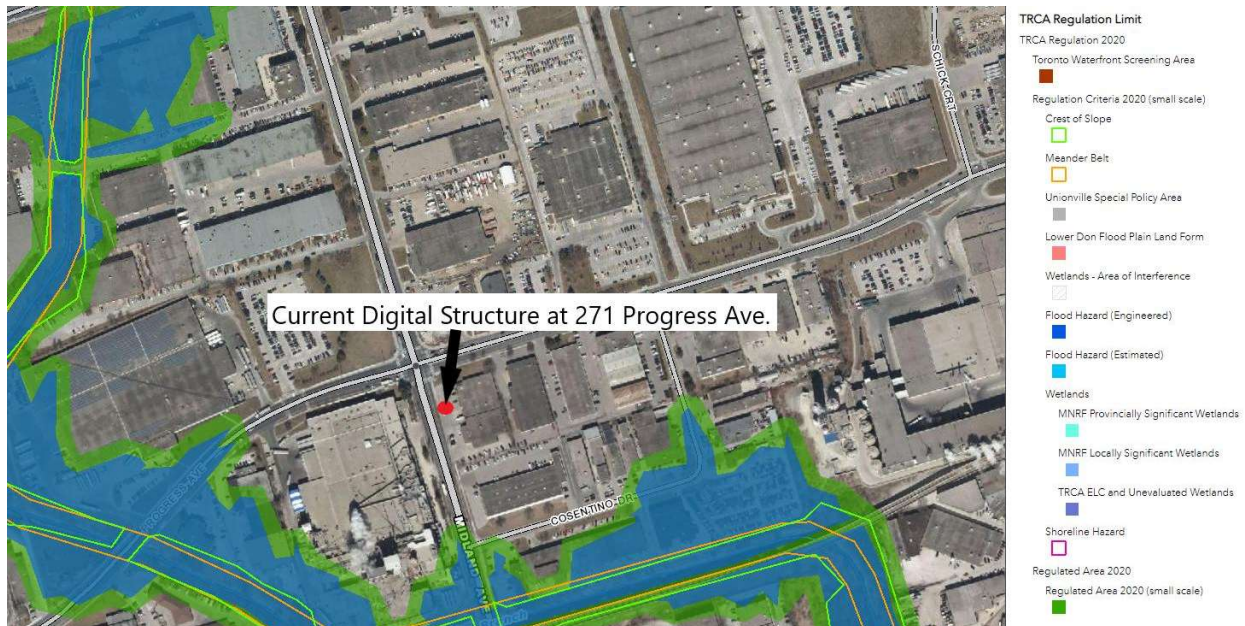
The City of Toronto's Online Sign View application indicates that there is a Toronto Regional Conservation Authority (TRCA from hereon in) Regulation Limit overlay across the entire subject

property. However, TRCA staff reviewed the mapping for 271 Progress Avenue in the City of Toronto and confirmed the subject site is no longer considered within a TRCA regulated area at this time. TRCA's Regulation mapping is not statutory mapping. That is, the limits of the Regulated Area is based on various criteria (ie. top of bank, floodplain, etc. plus 15 meters). This area was previously within the regulatory floodplain of Highland Creek. TRCA has confirmed that this area has been removed from the floodplain. Although the subject property appears to be located within a TRCA Regulated Area, the subject site does not meet the criteria to be regulated under Ontario Regulation 166/06. As such, TRCA staff has no objection to any proposed development and a TRCA permit is not required.

Image #15: Sign District Zoning Map of Local Area with TRCA Regulation Limit Overlay. The green coloring denotes the TRCA Regulation Limit – Source: City Of Toronto's Online Sign View Application.



Image #16: TRCA Regulation Mapping Showing The Current Digital Sign Structure Is Not Within The TRCA Regulation Limit Shown On Toronto's Sign View Application.



The proposed sign will not adversely affect public safety:

The proposed second sign face meets all setback requirements outlined in Chapter 694 of the Toronto Municipal Code. Per the designated location of the electronic sign identified in the enclosed site map, the sign face shall not interfere or obstruct the visibility of vehicular traffic along Midland Avenue or Progress Avenue. The location is over 30 meters away from the closest traffic controlled intersection, in compliance with the Sign By-Law, and the sign does not obstruct any sight triangles for vehicular traffic. Furthermore, the proposed face would not interfere or obstruct the visibility of traffic entering or exiting the subject site, as it is located with an ample setback from the ingress/egress into the property.

The sign is located in one of the parking spots along the far west side of the premises; however, bollards have been placed around the base of the sign structure as a safety precaution for vehicles utilizing the adjacent parking spaces.

It is OUTFRONT Media's view that the application will require a minor variance under Section 694-25.C.(2)(k) in which the proposed second digital south face, will be oriented in a slight V-shape, not back to back. The existing digital sign face (installed in 2021) is slightly angled out toward Midland Avenue. The second face will be attached to the back side of the existing sign structure facing South and oriented perfectly perpendicular to Midland Avenue. To alleviate any concerns that proposed additional sign face will become contiguous with the existing sign face, the pictures below show a potential Motorist's Point of View from each roadway (from the North, East, South, and West) leading into the adjacent intersection at Midland and Progress. Upon review, the pictures indicate that no motorist will be able to see the two sign faces simultaneously at any given direction. Therefore, the proposed additional face is not considered to be one contiguous.

Image #17: A Picture Of A Motorist POV Travelling North Along Midland Ave. – Will Not Have The Opportunity To See The Proposed Sign Face, Facing South, But Not The Existing Sign Face, Facing North..

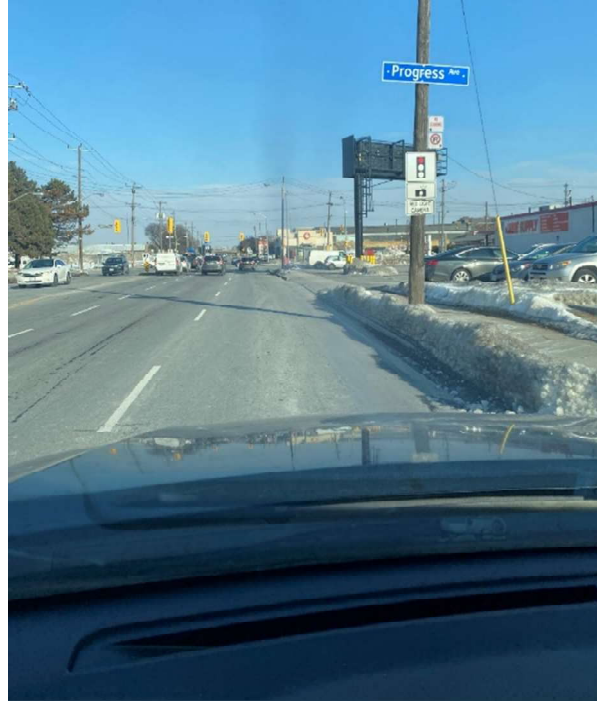


Image #18 and #19: Pictures Of A Motorist POV Travelling East Along Progress Ave. – Will Not Have The Opportunity To See The Proposed Sign Face, Facing South. Only The Existing Sign Face, Facing North Would Be Visible. Picture #19 Shows Tree Obstruction That Would Further Block Leading Edge Of Proposed Sign Face.

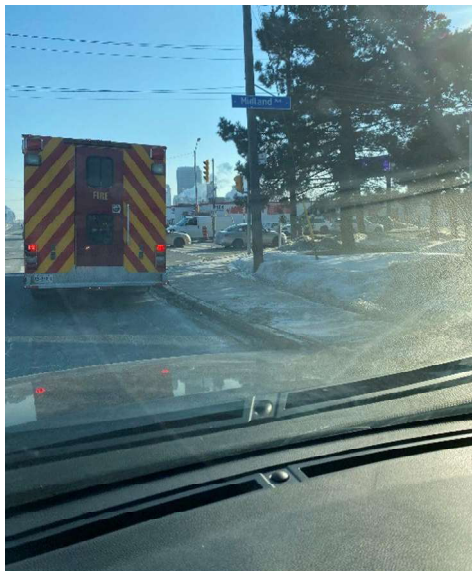
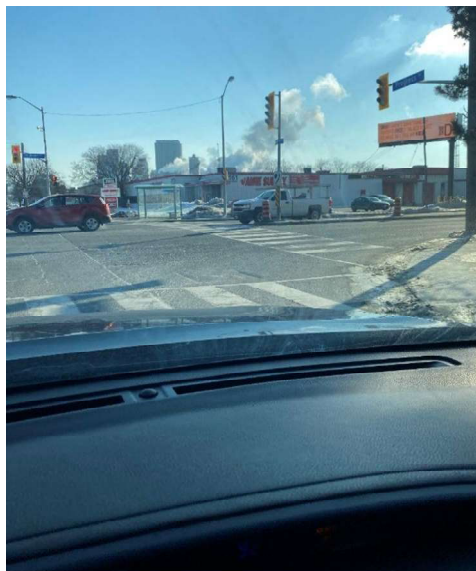


Image #20: A Picture Of A Motorist POV Travelling South Along Midland Ave. – Will Not Have The Opportunity To See The Proposed Sign Face, Facing South. Only The Existing Sign Face, Facing North, Is Visible.



Image #21: A Picture of a Motorist POV Travelling West Along Progress Ave. – Will Not Have The Opportunity To See The Proposed Sign Face, Facing South. Only The Existing Sign Face, Facing North Would Be Visible.



We also confirm that the proposed digital billboard will meet all the requirements laid out in section 14(l) of By-Law 2010-694 with respect to operating standards (i.e no animation, audio, flashing effects, odors, 10 second minimum dwell times, etc.). Moreover, each of the two digital sign faces will be synched to have their content transitioned simultaneously.

Not Contrary To Public Interest:

The proposed sign will not have any negative social impacts. The third party advertisements published on the proposed second face will abide by the Canadian Code of Advertising Standards (<https://adstandards.ca/code/the-code-online/>). This will help to ensure that all messaging is appropriate and that the general public is not exposed to any offensive, explicit, or indecent forms of advertising.

Furthermore, the electricity required to operate the proposed sign shall be provided by and in conjunction with a distributor recognized and licensed by the Ontario Energy Boards and shall be governed by an agreement to purchase renewable energy (Distributor: Bullfrog Power). A copy of said renewable energy agreement for the proposed site is enclosed with OUTFRONT Media's application.

Regarding illumination, the proposed sign will only be operated between the hours of 7am and 11pm. The illumination of the proposed face shall not exceed illumination levels of 150 nits (whereas the By-Law allows for the maximum illumination of 300 nits) during the period between sunset and sunrise. In addition, the sign faces themselves are also monitored by camera 24 hours per day to ensure that in the case of display malfunction, any problems are recognized and repaired in short order.

We thank you for taking the time to evaluate our application and we would encourage you to contact us for further discussion should you have any questions regarding our variance application.

**Jocelyn Wigley**

Real Estate and Development Representative

Email: Jocelyn.Wigley@OUTFRONT.ca

Phone: 416-521-6410

Fax: 416-255-2063

Wigley, Jocelyn

From: Heather Rodriguez <Heather.Rodriguez@trca.ca>
Sent: Monday, February 14, 2022 10:40 AM
To: Wigley, Jocelyn
Subject: FW: TRCA Clearance: Not Regulated - 271 Progress Avenue
Attachments: TRCA Clearance.pdf

EXTERNAL EMAIL

Good Morning Jocelyn,

Thank you for your inquiry. TRCA staff reviewed the mapping for **271 Progress Avenue** in the City of Toronto (Scarborough). The subject property is located directly south of Progress Avenue and east of Midland Avenue. TRCA's Regulation mapping is not statutory mapping. That is, the limits of the Regulated Area is based on various criteria (ie. top of bank, floodplain, etc. plus 15 metres). This area was previously within the regulatory floodplain of Highland Creek. I can confirm that this area has been removed from the floodplain.

Although the subject property appears to be located within a TRCA Regulated Area, the subject site does not meet the criteria to be regulated under Ontario Regulation 166/06. As such, TRCA staff has **no objection** to any proposed development and a **TRCA permit is not required**.

I trust this is satisfactory. If you have any questions or concerns with respect to this matter, please do not hesitate to contact me.

Regards,

Heather Rodriguez, M.Sc (PI) (she/her)

Planner I, Development Planning and Permits

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:4166616600) ext. 6487

E: heather.rodriguez@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)

