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WITHOUT PREJUDICE

April 25, 2023

By Email (Daniel.Elmadany@toronto.ca)

Daniel Elmadany
Solicitor, City of Toronto - Legal Services
Planning & Administrative Tribunal Law Section
55 John Street, 26th Floor Metro Hall,
Toronto, ON M5V 3C6

Dear Mr. Elmadany:

**Re: Appeal of LBS Group Ltd. ("LBS") - Sheppard Willowdale Secondary Plan (OPA 560) (the "Secondary Plan")
258 Sheppard Avenue East, Toronto**

We are lawyers for LBS.

We thank the City for the ongoing discussions with our client to resolve its above-noted appeal. On behalf of LBS, I write to make the following settlement offer, which would resolve the LBS appeal of the Secondary Plan in its entirety (the "**Offer**"):

1. Policy 12.5(b) of the Secondary Plan will be deleted in its entirety and replaced with the following:

12.5 Development in the Willowdale Area will:

- b. Deliver new public parkland as well as mid-block connections, where appropriate, to maximize public access and view to park areas and in relationship to the public streets, existing open spaces, POPS, mid-block connections, and at-grade uses. The precise size, location and configuration of new public parkland and open spaces, including park locations not conceptually shown on Map 29-4, will be determined through the development review process.



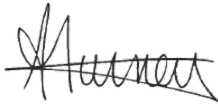
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2. Secondary Plan Map 29-4 will be amended by **removing** the symbol denoting a “Potential New Park Location” from the LBS Property.
3. Upon the City advising our client that this Offer is accepted by City Council, our client will promptly advise the OLT and all parties that our client and the City have settled the LBS appeal of the Secondary Plan and that accordingly, subject to approval of the Ontario Land Tribunal ("**OLT**") to implement the Offer, LBS's issues are resolved on the basis of Council's resolution supporting the proposed modifications to the Secondary Plan (the "**Settlement**").
4. The City and LBS will cooperate to implement the Settlement. In that regard, either the City will lead land use planning evidence in support of the modifications, or our client's land use planner will do so in order to seek the OLT's approval of the Settlement.

We thank City Council for its careful consideration of this Offer at its meeting commencing on May 10, 2023 and look forward to the City's response.

Yours truly,

FASKEN MARTINEAU DuMOULIN LLP



Sarah J. Turney

SJT/sr

