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December 3, 2024

VIA EMAIL

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

Dear Mr. Crawford:

**RE: 145 Sheppard Avenue East, City of Toronto
Ontario Land Tribunal Case Nos. OLT-22-002812 & OLT-22-003741
Appeals of Official Plan Amendment and Zoning By-law Amendment Applications
City File No. 17 264567 NNY 23 OZ
** Without Prejudice Offer to Settle ****

We are the lawyers for Tilzen Holdings Limited (“**Tilzen**”), being the owner of the lands municipally known as 145 Sheppard Avenue East in the City of Toronto (the “**Site**”), and the applicant and appellant in respect of the above noted applications for Official Plan Amendment and Zoning By-law Amendment before the Ontario Land Tribunal.

This letter constitutes our client’s offer to settle the above noted appeals on the terms outlined below (the “**Settlement Offer**”).

BACKGROUND INFORMATION

The Site is located along Sheppard Avenue East, east of Dudley Avenue, and has an area of approximately 931 square metres. The Site is currently vacant. Immediately adjacent to the Site is a 7.32 metre north-south public laneway (the “**Public Laneway**”), which separates the Site from the property to the east that is municipally known as 179 Sheppard Avenue East (the “**Stafford Site**”). The Public Laneway previously included an east-west portion which connected at the south end and ran easterly to Willowdale Avenue, however this east-west portion of the Public Laneway was closed by the City in May 2017. The Site and the Stafford Site are the only properties that have access to/from the Public Lane.

On November 16, 2017, Tilzen filed applications for an Official Plan Amendment (the “**OPA Application**”) and Zoning By-law Amendment (the “**ZBA Application**”) (together, the “**Applications**”) with the City of Toronto (the “**City**”) to facilitate the redevelopment of the Site with an 11-storey mixed-use building containing 55 dwelling units, and retail uses at grade. By way of

background, Tilzen also filed an application for site plan approval. The proposed development, as then constituted, would have a Gross Floor Area (GFA) of 6,510 square metres and a resulting Floor Space Index (FSI) of 7.0 (the “**Original Proposal**”).

On March 19, 2018, Tilzen appealed the ZBA Application and a related application for site plan approval to the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) (the “**Tribunal**”) on the basis of City Council’s failure to make a decision within the legislated timeframes (the “**ZBA Appeal**”).

At its meeting of June 26, 2018, City Council considered and refused the OPA Application. Tilzen subsequently appealed City Council’s refusal of the OPA Application to the Tribunal on July 26, 2018 (the “**OPA Appeal**”).

On March 25, 2024, the Tribunal approved a procedural order for a hearing of the OPA Appeal and the ZBA Appeal (together, the “**Appeals**”), and the hearing of the Appeals was scheduled for 5 days commencing on January 20, 2025.

Since that time, Tilzen and the City have continued discussions in an attempt to resolve the Appeals. These ongoing discussions contemplate changes to the built form of the proposed development and include the acquisition of a portion of the Public Laneway by Tilzen, as discussed in further detail below.

SETTLEMENT PROPOSAL

Tilzen is offering to settle the Appeals through revisions to the Original Proposal in accordance with, and as demonstrated on, the architectural plans and drawings prepared by Graziani + Corazza Architects Inc., dated November 27, 2024 and enclosed as **Appendix “A”** to this Settlement Offer (the “**Settlement Proposal**”). A summary of key principles of the Settlement Proposal, including revisions to the Original Proposal is summarized below:

1. if the conveyance is approved by Council, the acquisition of 1.32 metres of the Public Laneway that abuts the Site to the east as illustrated on the Reference Plan completed by Guido Papa Surveying in October 2024 contained in **Appendix “B”** (the “**Public Laneway Conveyance**”) at fair market value;
2. the Site Area has increased from 931 square meters to 984 square meters, as increased in accordance with the Public Laneway Conveyance;
3. the height of the new mixed-use building has been reduced from 11-storeys to 7-storeys, exclusive of the mechanical penthouse, and the terracing on the south end of the Site has been removed;
4. the reduced footprint of the new mixed-use building results in a reduction of the total GFA from 6,510 square meters to 2,748 square meters inclusive of (i) approximately 2,667 square metres of residential GFA; and (ii) approximately 81 square metres of commercial GFA located on the ground floor, with access from the Sheppard Avenue East frontage;

5. the total unit count has been reduced from 55 units to 30 units;
6. the proposed underground parking has been reduced from 5 levels to 1 level, with mechanical spaces, and includes at-grade parking;
7. as a result of the reduced unit count, the Type G loading bay has been removed, and the size of the waste room has been reduced to 25 square meters;
8. The new mixed-use building will also provide approximately 60 square metres of indoor amenity space located on the ground and seventh floor, and 60 square metres of outdoor amenity space located on the seventh floor in order to meet the City's minimum requirements per residential unit; and,
9. As part of site plan approval the conveyance of a 2.76 metre wide strip of land for a road widening of Sheppard Avenue East along the northerly portion of the Site.

Tilzen's offer to resolve the Appeals in accordance with the built form changes described herein is conditional upon the acquisition of the Public Laneway Conveyance on such terms that are acceptable to Tilzen. We are advised that the appropriate City Staff from Real Estate Services and Transportation Services have already completed their technical review of the proposed Public Laneway Conveyance and they are satisfied that said conveyance is feasible subject to satisfying certain conditions.

In accordance with Section 42 of the *Planning Act*, Tilzen acknowledges that it is required to satisfy the parkland dedication requirement through cash-in-lieu.

IMPLEMENTATION

This Settlement Offer is being submitted for consideration by City Council at its meeting commencing December 17, 2024, following which, if not accepted, it will be null and void.

On consent, the Parties requested that the first four days of the hearing be released and that the Tribunal hold Friday, January 24, 2025 for a case management conference that may be converted to a Settlement Hearing. If the Settlement Proposal is accepted by City Council, the Parties will jointly request that the case management conference be converted to a Settlement Hearing. In advance of the Settlement Hearing, Tilzen and City Staff will work cooperatively to prepare draft official plan and zoning by-law amendments to be presented to the Tribunal, which will be supported by the evidence of a professional land use planner that will be called by Tilzen.

If the Settlement Proposal is accepted by City Council, then the Parties will seek a decision from the Tribunal that allows the Appeals in part, and approves the draft official plan amendment and zoning by-law amendment in principle. The Parties will further request that the final Order of the Tribunal be withheld until such time as the following conditions are satisfied:

1. The Tribunal has been advised by the City Solicitor that the proposed Official Plan and Zoning By-law Amendments are in a form satisfactory to the Chief Planner and City Solicitor;

2. The Owner has submitted revised technical reports and plans including a revised Functional Servicing Report, a revised Stormwater Management Report, a revised Hydrogeological Report, and a revised Transportation Impact Study, all to the satisfaction of the Executive Director, Engineering and Construction Services;
3. Depending on the outcome of the technical studies the Owner will need to make satisfactory arrangements with Engineering and Construction Services for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services and Traffic Impact Study accepted by the General Manager of Transportation Services Division; and,
4. the Public Land Conveyance has occurred.

(the “**Pre-Conditions**”)

With regard to Pre-Condition #4, Tilzen agrees that the acceptance of the Settlement Offer by the City does not fetter the discretion of either City Council or the City’s Transportation Services Division on any future decision related to the approval or refusal of the Public Land Conveyance.

In addition to the Pre-conditions, Tilzen and the City will jointly request that the Tribunal include the following in its written decision:

- (i) that the Tribunal may be spoken to if there are any issues with the implementation of the Pre-conditions; and,
- (ii) that either party may request that the Tribunal review and/or amend its decision if the Public Laneway Conveyance is not resolved within three months of the date of the Tribunal’s written decision, subject to such requirements as the Tribunal may direct.

ENCLOSURES

In support of the Settlement Proposal, we enclose the following materials:

1. Architectural plans and drawings prepared by Graziani + Corazza Architects Inc., dated November 27, 2024, including:
 - a. Drawing A101, Site Plan + Project Statistics;
 - b. Drawing A301, Underground + Ground & 2ND Floor Plans;
 - c. Drawing A302, 3rd – 7th Floor Plans & Roof Plan;
 - d. Drawing A401, Elevations;
 - e. Drawing A501, Sections; and,
2. Reference Plan completed by Guido Papa Surveying in October 2024.

Should you require anything further with respect to this correspondence or the attached materials, please contact the undersigned and Justine Reyes (jreyes@overlandllp.ca).

Yours truly,

Overland LLP



Per: Daniel B. Artensosi
Partner

Encl.

APPENDIX "A"

Architectural Plans and Drawings prepared by Graziani + Corazza Architects.

dated November 27, 2024

WITHOUT PREJUDICE

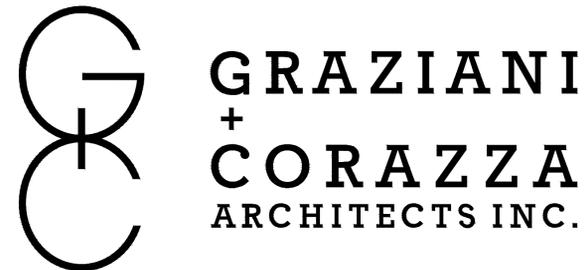
Proposed Mixed Use Development

145 Sheppard

145 Sheppard Avenue, East

Toronto

Ontario



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Oz Kemal

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Daniel Arsenosi

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Mario Bon

Landscape Architect

Strybos Barron King
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L5R 3G5
T. 416.695.4949
F.
Sam Viola

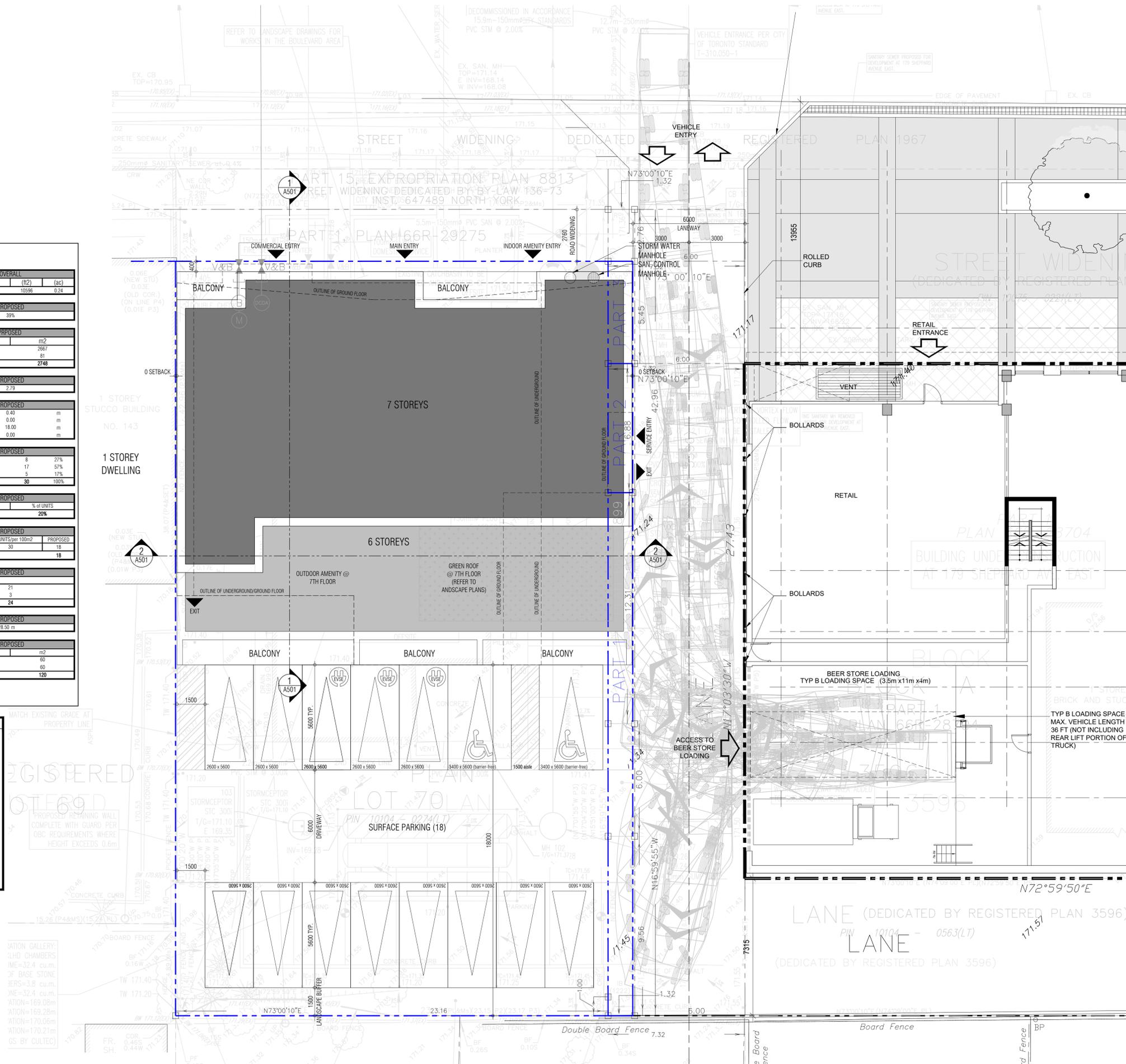
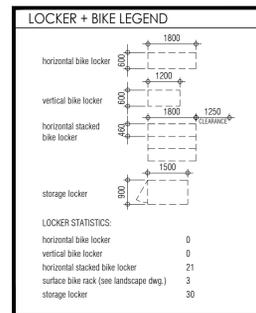
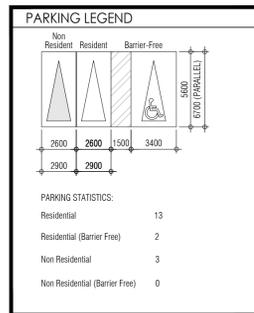
Structural Engineer

Atkins + Van Groll Inc.
130 Bridgeland Avenue, Suite 101
Toronto, Ontario
M6A 1Z4
T. 416.489.7888
F.
Raymond Van Groll

PROJECT STATISTICS
 JOB No: 1456.16
 DATE: NOV.11.2024

01. SITE AREA		OVERALL			
		(m ²)	(ha)	(ft ²)	(ac)
		384	0.10	10396	0.24
02. LOT COVERAGE		REQUIRED	PROPOSED		
			39%		
03. GROSS FLOOR AREA (G.F.A.)		REQUIRED	PROPOSED		
		ft ²	m ²		
RESIDENTIAL		28713	2667		
COMMERCIAL		874	81		
TOTAL		29587	2748		
04. FLOOR SPACE INDEX (F.S.I.)		REQUIRED	PROPOSED		
			2.73		
05. SETBACKS *		REQUIRED	PROPOSED		
	ABOVE GRADE		NORTH	0.40	m
			EAST	0.00	m
			SOUTH	18.00	m
			WEST	0.00	m
06. UNIT BREAKDOWN		REQUIRED	PROPOSED		
	18 / 18 + D		18 / 18 + D	8	27%
	28 / 28 + D		28 / 28 + D	17	57%
	38 / 38 + D		38 / 38 + D	5	17%
TOTAL				30	100%
07. BARRIER-FREE UNITS		DBC	PROPOSED		
		15% MIN	# of UNITS	% of UNITS	
TOTAL		5 units	6	20%	
08. PARKING		North York By-Law 7625 REQUIRED		PROPOSED	
		RATIO	# of UNITS (per 100m ²)	RATIO	# of UNITS (per 100m ²)
RESIDENTIAL VISITOR/COMMERCIAL		1.5	30	0.5	30
TOTAL			45		18
09. BIKE PARKING		By-Law 569-2013/TGS Version 3		PROPOSED	
		RATIO	# of UNITS	REQUIRED	PROPOSED
RESIDENTIAL (LONG TERM)		0.68	30	21	3
NON RESIDENTIAL VISITOR (SHORT TERM)		0.07	30	3	24
TOTAL			24		24
10. MAIN BUILDING HEIGHT		REQUIRED	PROPOSED		
	TO MAIN ROOF SLAB		28.50 m		
11. AMENITY		By-Law 569-2013		PROPOSED	
		RATIO (m ²)	# of UNITS	REQUIRED (m ²)	PROPOSED (m ²)
INDOOR		2	30	646	60
OUTDOOR		2	30	646	60
TOTAL			120	1292	120

NOTES:
 * setbacks to main building face
 ** actual unit count may vary depending on market demand



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WITHOUT PREJUDICE

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 T 905.795.2601 F 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIX DEVELOPMENT

145 SHEPPARD

145 SHEPPARD AVENUE EAST ONTARIO

PROJECT ARCHITECT: E. Corazza
 ASSISTANT DESIGNER: V. Zuberovskii
 DRAWN BY: V. Fenn
 CHECKED BY: D. Biese
 PLOT DATE: NOV.27.2024
 JOB #: 1456.16

SITE PLAN + PROJECT STATISTICS

1:100 A101

TITLEBLOCK SIZE: 610 x 900

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PARKING LEGEND		
Non Resident	Resident	Barrier-Free
2600	2600	3400
2900	2900	3400
6000 PARALLEL		
PARKING STATISTICS:		
Residential	13	
Residential (Barrier Free)	2	
Non Residential	3	
Non Residential (Barrier Free)	0	

**WITHOUT
PREJUDICE**

LOCKER + BIKE LEGEND		
horizontal bike locker		1800
vertical bike locker		1200
horizontal stacked bike locker		1800
storage locker		1500
LOCKER STATISTICS:		
horizontal bike locker	0	
vertical bike locker	0	
horizontal stacked bike locker	21	
surface bike rack (see landscape dep.)	3	
storage locker	30	

**GRAZIANI
CORAZZA
ARCHITECTS**

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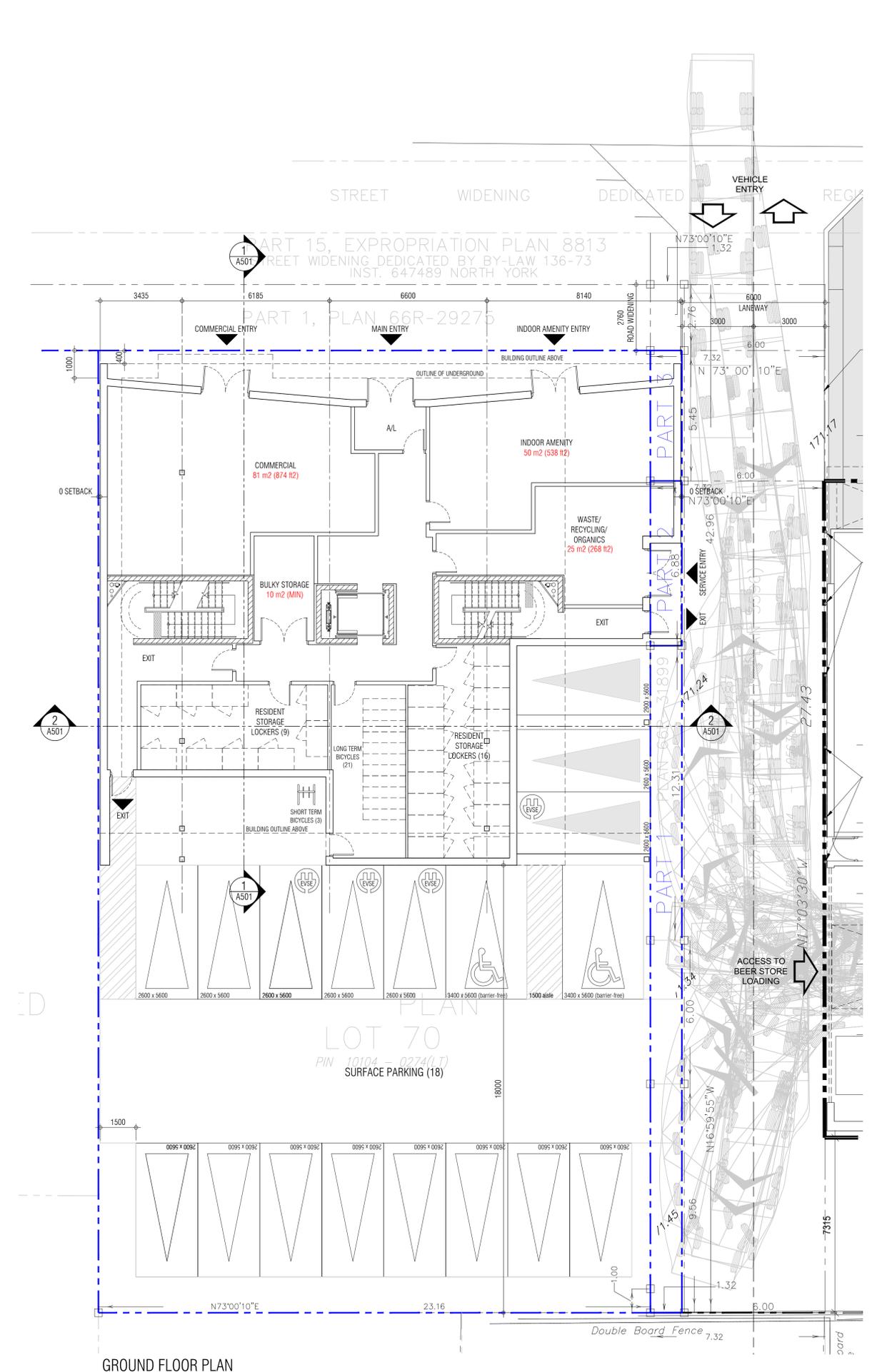
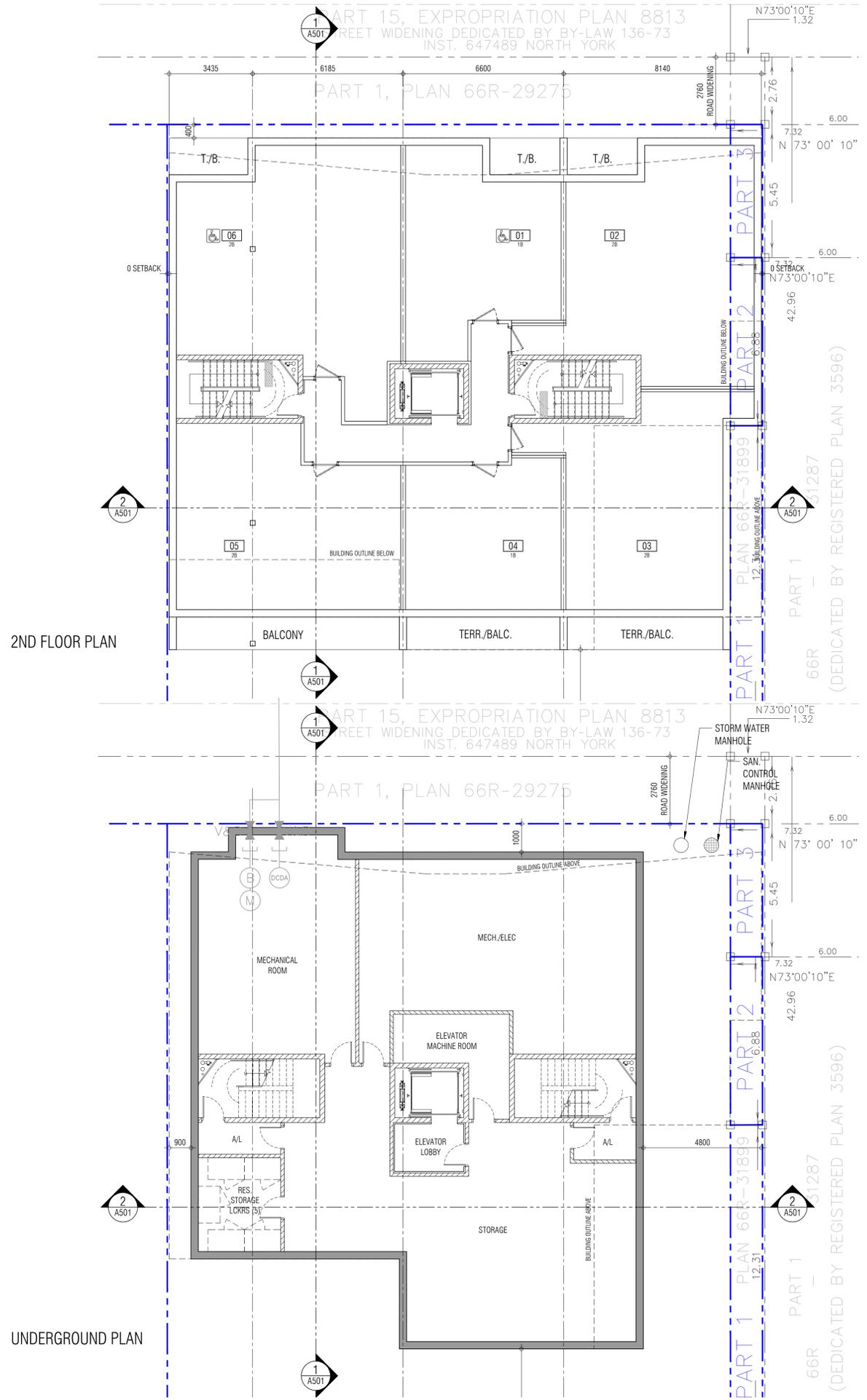
PROPOSED MIX DEVELOPMENT
145 SHEPPARD
145 SHEPPARD AVENUE EAST
TORONTO ONTARIO

PROJECT ARCHITECT: E. Corazza
ASSISTANT DESIGNER: V. Zuberovski
DRAWN BY: V. Fenn
CHECKED BY: D. Biese
PLOT DATE: NOV.27.2024
JOB #: 1456.16

**UNDERGROUND + GROUND
& 2ND FLOOR PLANS**

1:100 **A301**

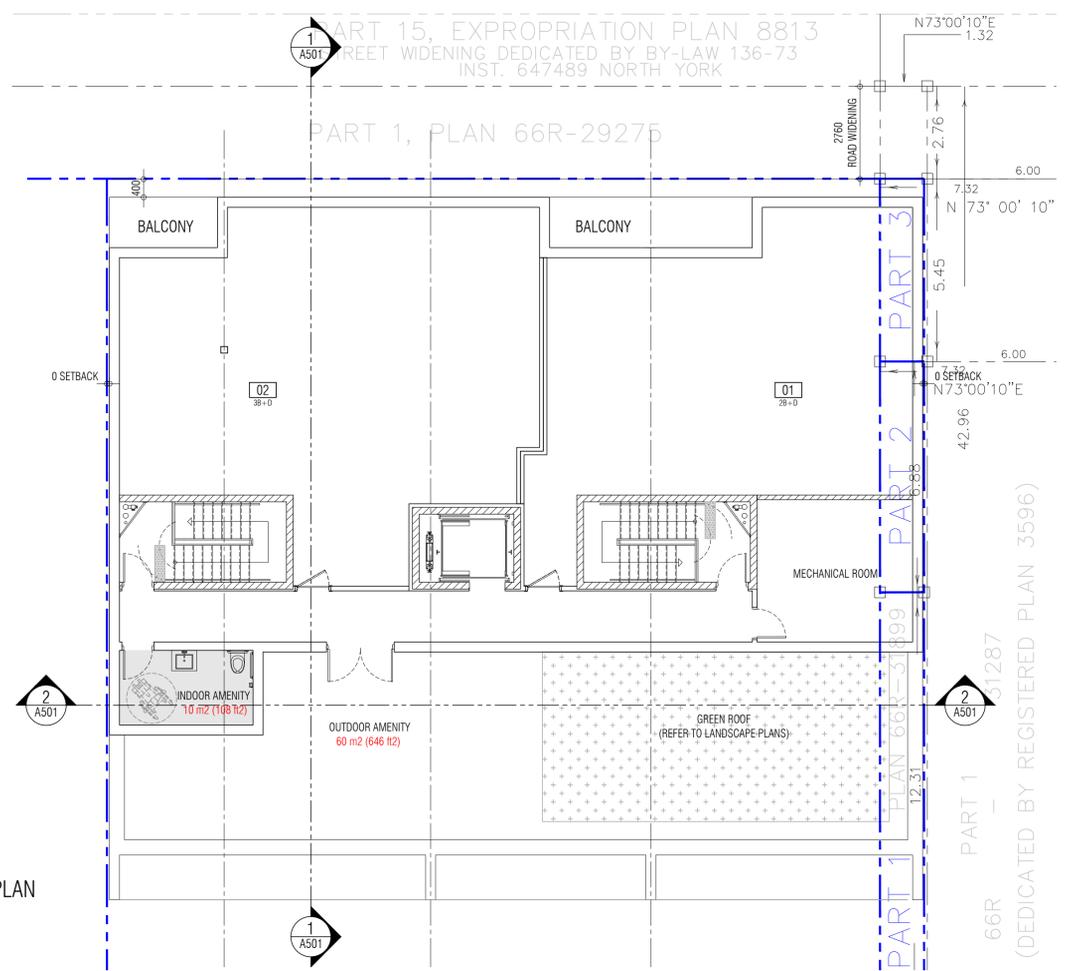
TITLEBLOCK SIZE: 610 x 900



GROUND FLOOR PLAN

PART 15, EXPROPRIATION PLAN 8813
 STREET WIDENING DEDICATED BY BY-LAW 136-73
 INST. 647489 NORTH YORK

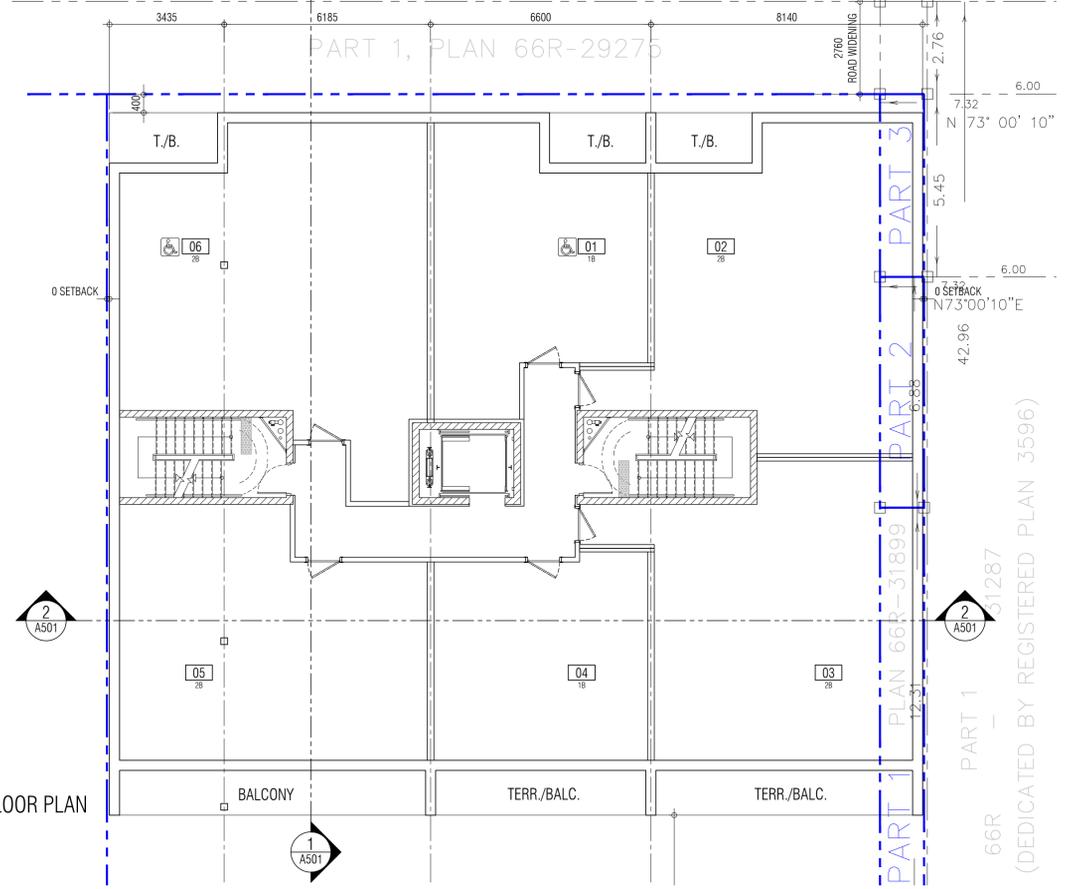
PART 1, PLAN 66R-29275



7TH FLOOR PLAN

PART 15, EXPROPRIATION PLAN 8813
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 INST. 647489 NORTH YORK

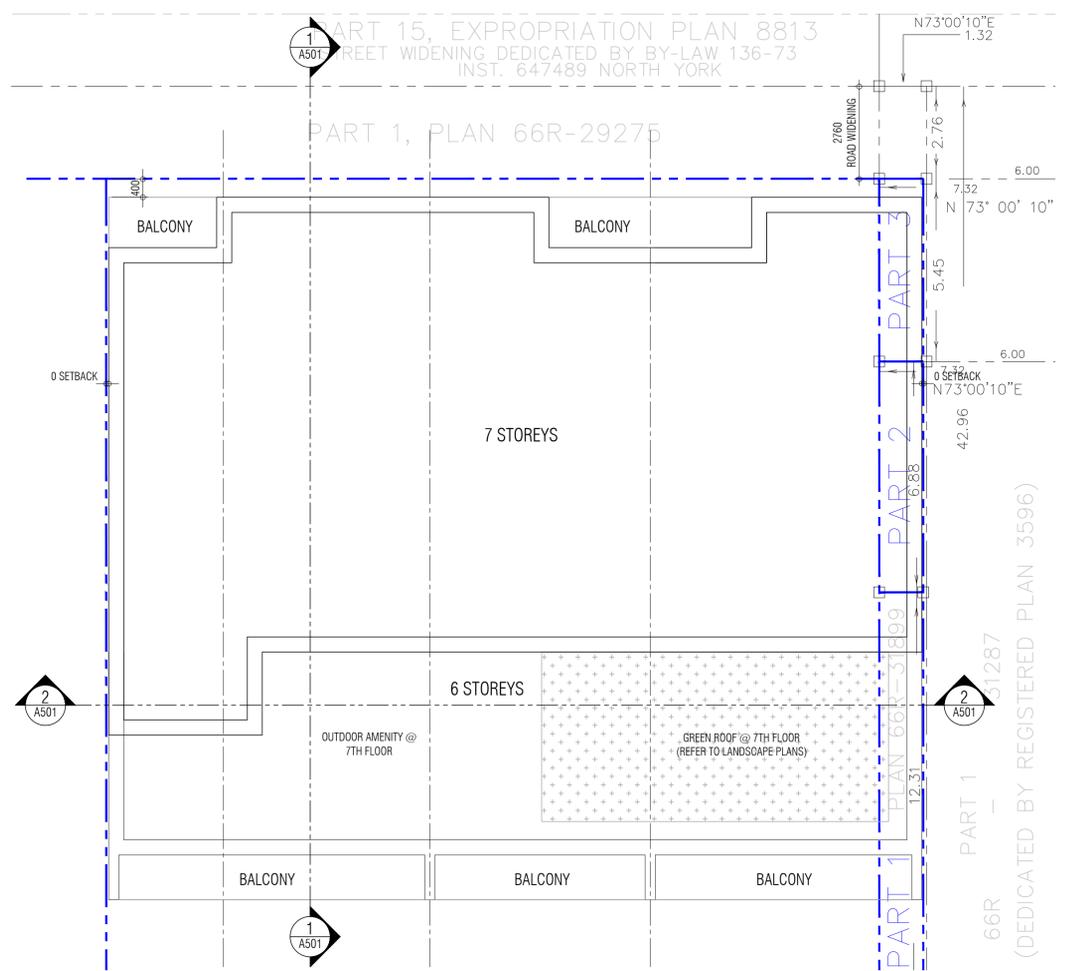
PART 1, PLAN 66R-29275



3RD - 4TH FLOOR PLAN

PART 15, EXPROPRIATION PLAN 8813
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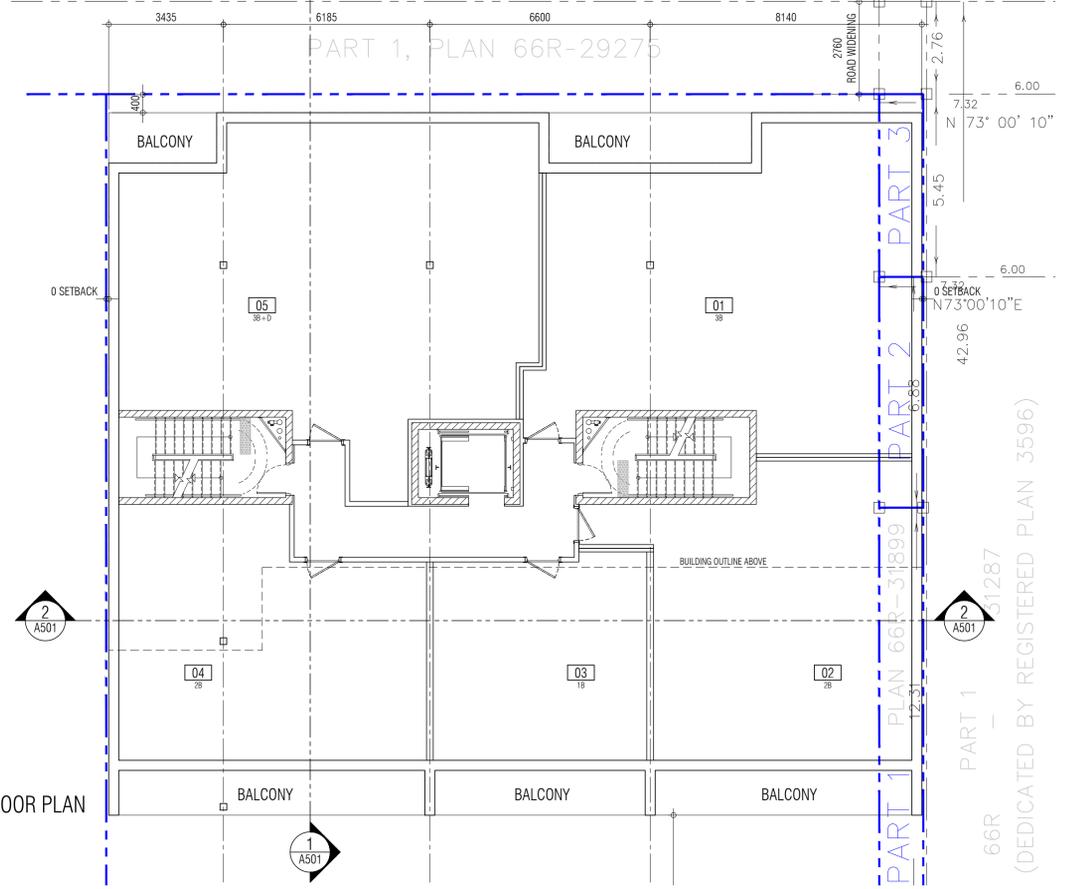
PART 1, PLAN 66R-29275



ROOF PLAN

PART 15, EXPROPRIATION PLAN 8813
 STREET WIDENING DEDICATED BY BY-LAW 136-73
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PART 1, PLAN 66R-29275



5TH - 6TH FLOOR PLAN

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 CORAZZA
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PROPOSED MIX DEVELOPMENT

145 SHEPPARD

145 SHEPPARD AVENUE EAST

TORONTO ONTARIO

PROJECT ARCHITECT: E. Corazza
 ASSISTANT DESIGNER: V. Zuberovski
 DRAWN BY: V. Fenn
 CHECKED BY: D. Biese
 PLOT DATE: NOV. 27. 2024
 JOB #: 1456.16

**3RD-7TH
 + ROOF PLANS**

1:100

A302

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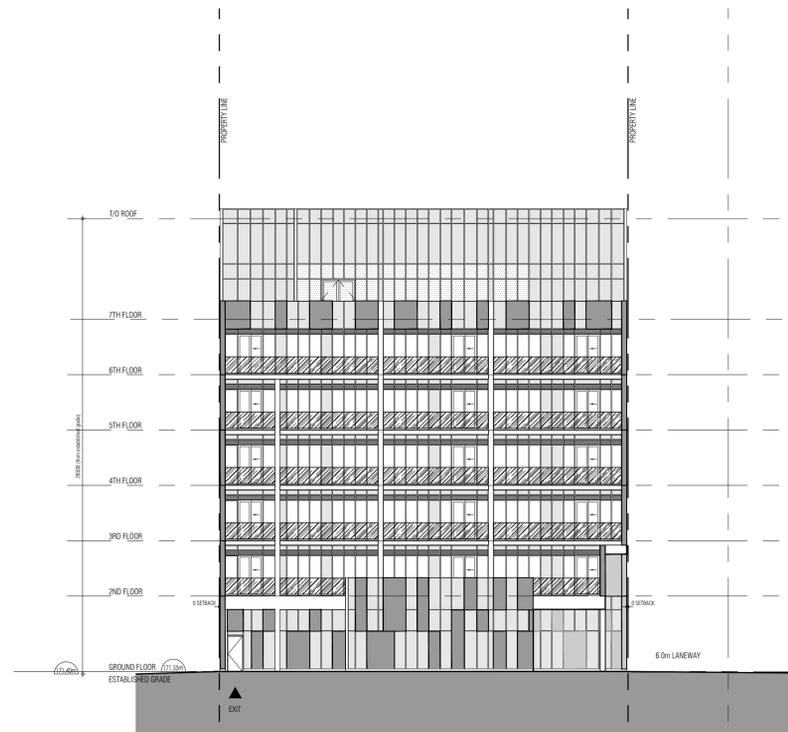
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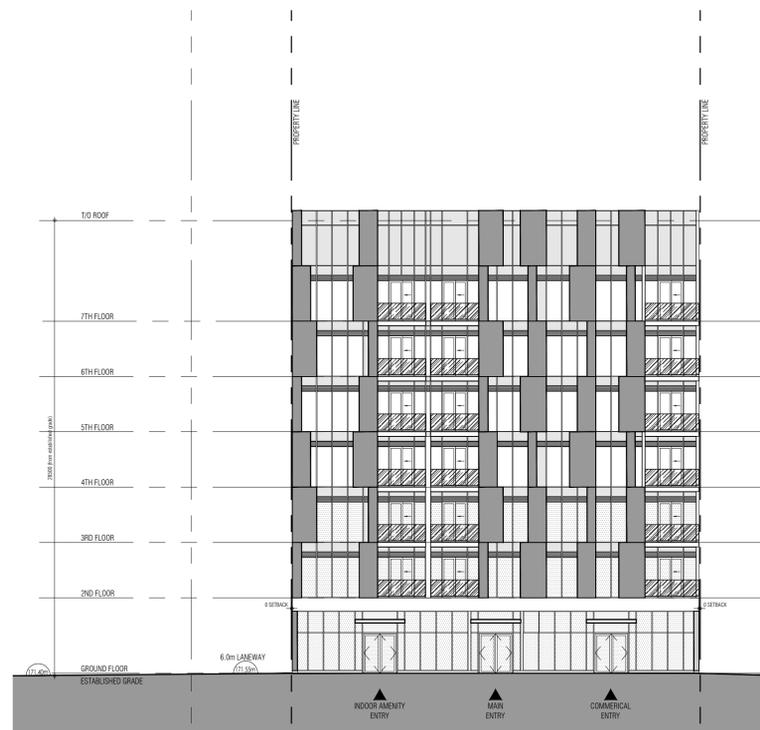
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SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

WITHOUT
PREJUDICE



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PROPOSED MIX DEVELOPMENT

145 SHEPPARD

145 SHEPPARD AVENUE EAST

TORONTO ONTARIO

PROJECT ARCHITECT: E. Corazza

ASSISTANT DESIGNER: V. Zuberovski

DRAWN BY: V. Fenn

CHECKED BY: D. Biese

PLOT DATE: NOV.27.2024

JOB # 1456.16

ELEVATIONS

1:200

A401

TITLEBLOCK SIZE: 610 x 900

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI-CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI-CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI-CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

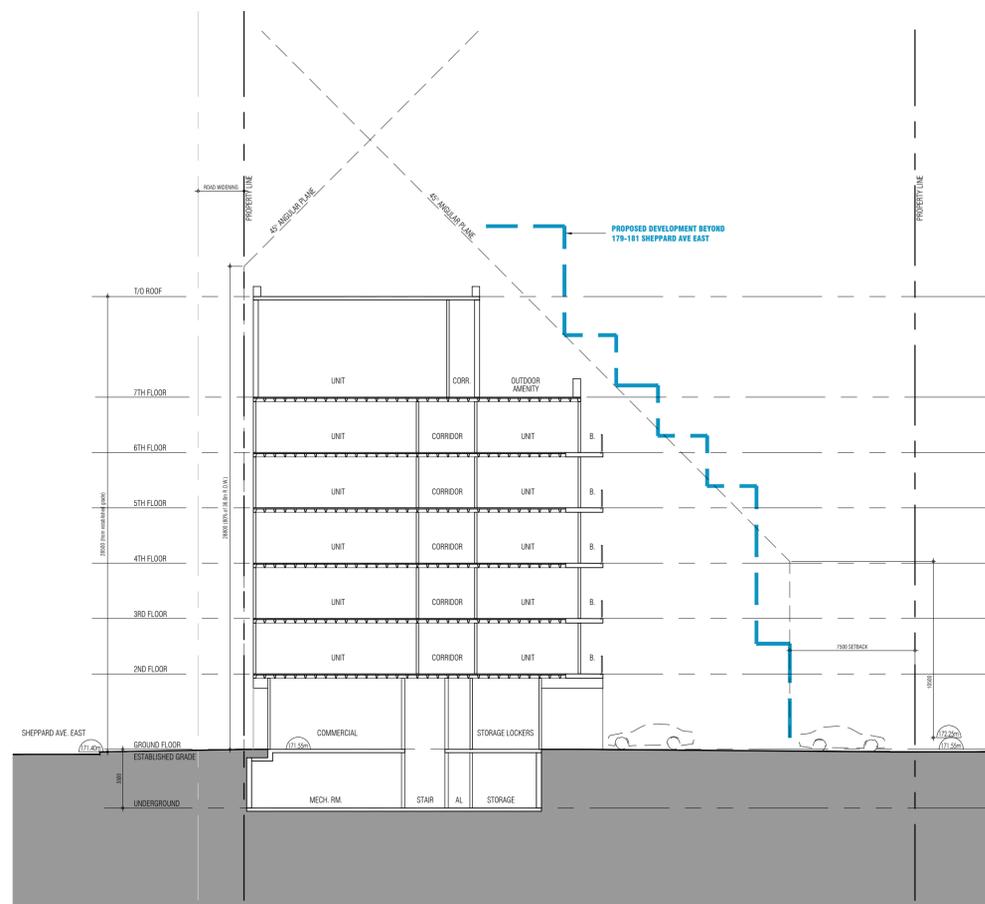
CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECEIPT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

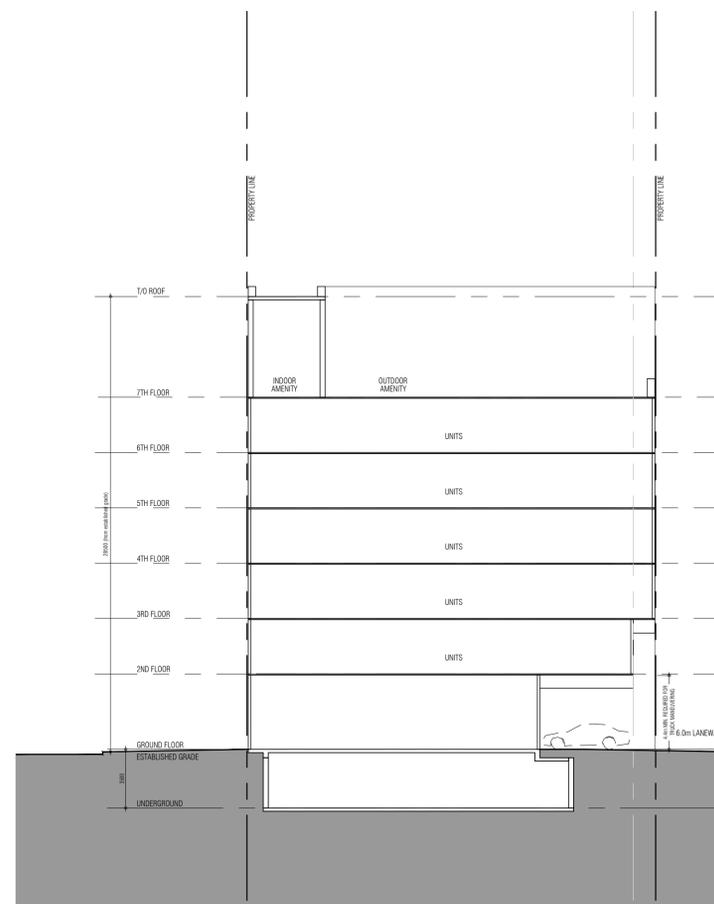
GRAZIANI-CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

WITHOUT
PREJUDICE



SECTION 1



SECTION 2



PROPOSED MIX DEVELOPMENT

145 SHEPPARD

145 SHEPPARD AVENUE EAST

TORONTO ONTARIO

PROJECT ARCHITECT: E. Corozza

ASSISTANT DESIGNER: V. Zuberovski

DRAWN BY: V. Fenn

CHECKED BY: D. Biese

PLOT DATE: NOV. 27. 2024

JOB #: 1456.16

SECTIONS

1:200 A501

APPENDIX "B"

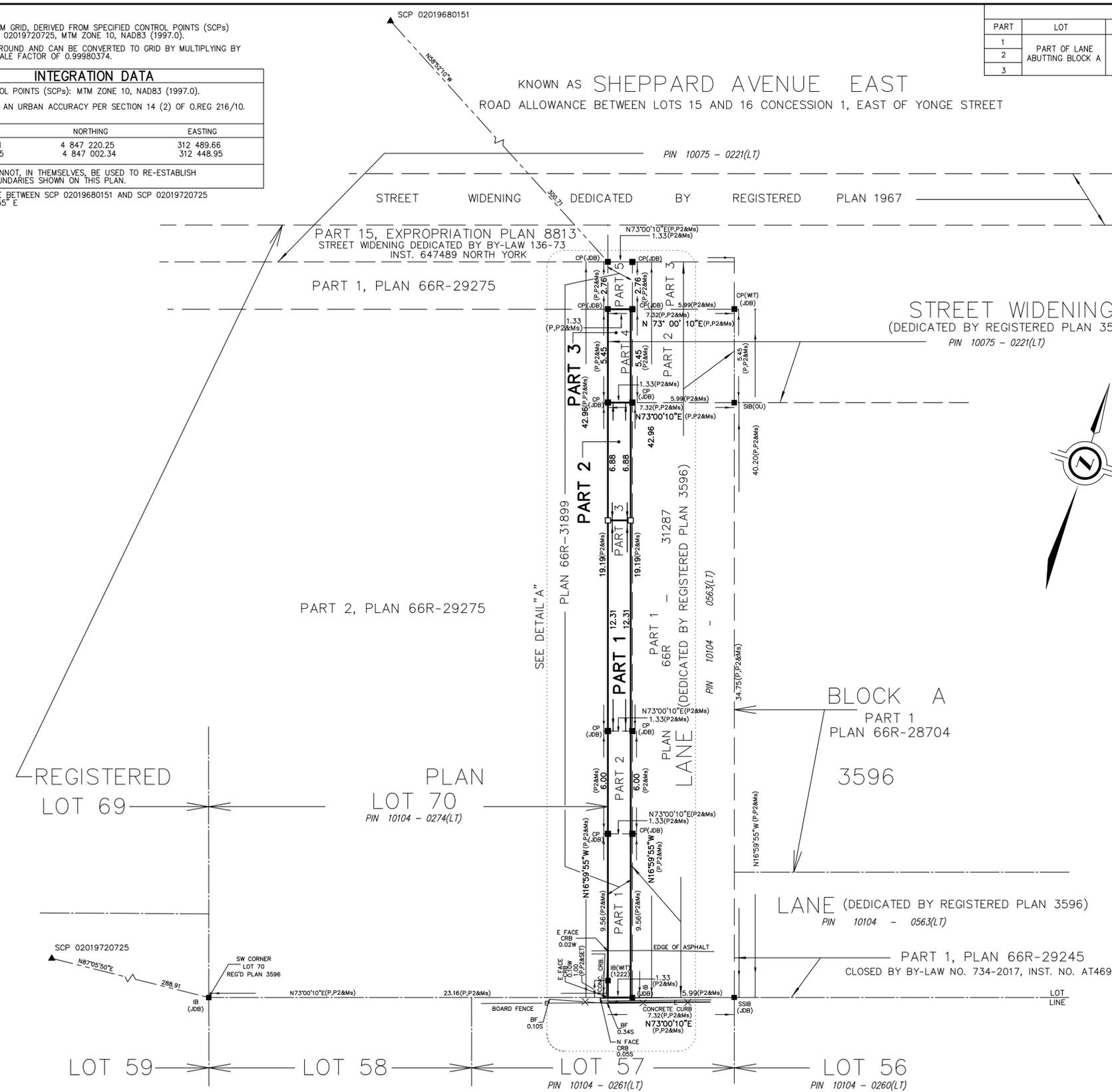
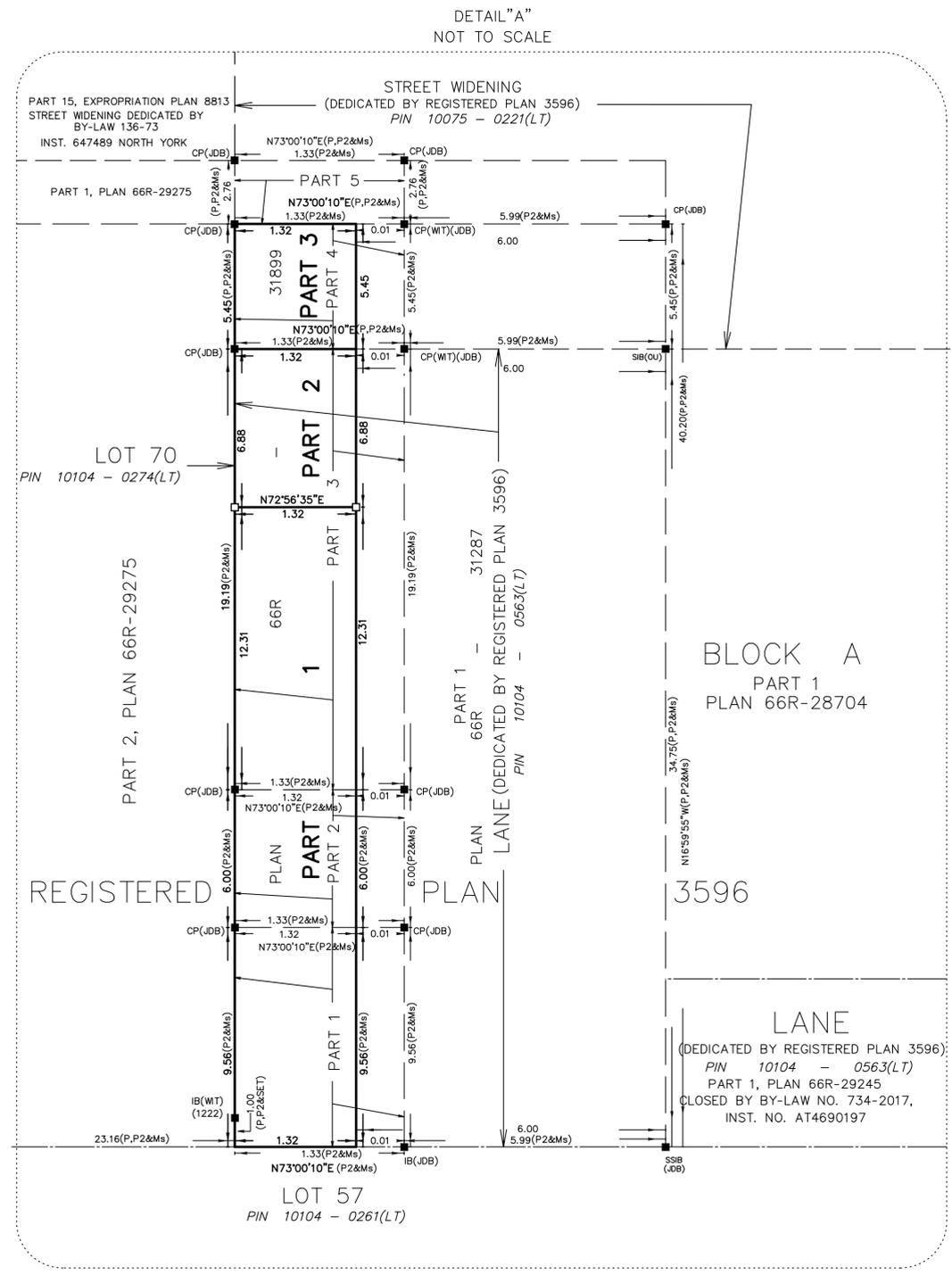
Reference Plan completed by Guido Papa Surveying in October 2024

NOTES
 BEARINGS ARE MTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 02019680151 AND 02019720725, MTM ZONE 10, NAD83 (1997.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99980374.

INTEGRATION DATA		
POINT ID	NORTHING	EASTING
SCP 02019680151	4 847 220.25	312 489.66
SCP 02019720725	4 847 002.34	312 448.95

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 THE RESULTANT TIE BETWEEN SCP 02019680151 AND SCP 02019720725 IS 221.71 N 10°34'55" E

SCHEDULE			
PART	LOT	REG'D PLAN	PART OF PIN.
1	PART OF LANE ABUTTING BLOCK A	3596	10104-0563(LT)
2			10075-0221(LT)
3			



PLAN OF SURVEY OF
PART OF STREET WIDENING AND PART OF LANE ABUTTING BLOCK A REGISTERED PLAN 3596
 CITY OF TORONTO
 FORMERLY CITY OF NORTH YORK
 SCALE 1 : 150
 5 0 5 10 metres
 THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150
 GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD.

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN WITH WASHER
 - WIT DENOTES WITNESS
 - MS DENOTES MEASURED
 - P DENOTES PLAN 66R-31287
 - P2 DENOTES PLAN 66R-31809
 - CTS DENOTES CITY OF TORONTO
 - 1222 DENOTES C.E. DOTTEWILL D.L.S.
 - JOB DENOTES J.D. BARNES LTD. O.L.S.
 - BF DENOTES BOARD FENCE
 - CONC DENOTES CONCRETE
 - CRB DENOTES CURB
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- NOTE SOME OF THE LINES ARE EXAGGERATED FOR CLARIFICATION.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON OCTOBER, 2024

DATE _____ PRELIMINARY _____
 _____ DACIAN N. POPA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

GUIDO PAPA SURVEYING SURVEYING
 A Division of J.D. Barnes Limited MAPPING
 GIS

9135 KEELE ST., UNIT B7, VAUGHAN, ON L4K 0J4
 T: (289) 553-5961 F: (289) 553-5986 www.jdbarnes.com

DRAWN BY: D.N.P.	CHECKED BY: D.N.P.	REFERENCE NO.:
		17-18-629-03
PLOTTED: 04/09/2021		DATED: 04/09/2021