



June 11, 2024

Toronto and East York Community Council
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Ms. Cathrine Regan, Committee Administrator

Re: TE14.6- 180-200 DUNDAS STREET WEST, 123 EDWARD STREET AND 65 CENTRE AVENUE- Application for an Official Plan Amendment and Zoning By-law Amendment Additional Commitments from the owner/applicant

Dear Chair and Members of Community Council:

We are the solicitors for DEC Nominee Inc., the owner of the properties municipally known as 180 Dundas Street West, 123 Edward Street and 65 Centre Avenue. On behalf of our client, we wanted to confirm some of the additional commitments that our client is agreeable to in respect of the above-noted applications for an Official Plan Amendment and Zoning By-law Amendment:

1. The applicant has agreed to provide a dedicated elevator within the building, for access to the interior bicycle parking spaces;
2. The applicant has agreed to 75% waste diversion for the concrete from the above-grade parking garage being demolished at 65 Centre Avenue;
3. The applicant has agreed to not construct connections within the residential units that would allow for the installation of gas appliances within those residential units;
4. The applicant has agreed that the final site plan/building permits for the proposal will not include a design where grates and/or vents are located within any POPS space at grade;
5. The applicant has agreed to work with City Staff and the local Councillor to explore the feasibility of providing an "in kind" community benefit pursuant to Section 37(6) of the *Planning Act*; and
6. The applicant agrees to use their best efforts to achieve Toronto Green Standards, version 4, Tier 2.

We will be available to present our client's application at today's community council meeting.

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Should you have any questions or require any additional information, please do not hesitate to contact the writer or Jessica Smuskowitz, a lawyer in our office.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Adam Brown', with a stylized, cursive style.

Adam Brown

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