

AIRD BERLIS

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February 4, 2025

VIA EMAIL: Jessica.Amey@toronto.ca / Jamie.Dexter@toronto.ca

Jessica Amey and Jamie Dexter
Planning & Administrative Tribunal Law
Legal Services
City of Toronto
55 John Street
26th Floor Metro Hall
Toronto, ON
M5V 3C6

Dear Ms. Amey and Mr. Dexter:

**Re: St. Lawrence Developments Limited
40-60 St. Lawrence Avenue
OLT Case File No. OLT-24-000398
With Prejudice Settlement Offer**

Aird & Berlis LLP are lawyers for St. Lawrence Developments Limited the registered owner of the properties municipally known as 40-60 St. Lawrence Avenue, Toronto. This letter serves as an addendum to our settlement offer made to City Council on January 22, 2025 in respect of this matter ("**Settlement Offer**").

As described in the Settlement Offer letter, our client proposes to construct an approximately 465 square metre community use space within the development. The Settlement Offer letter proposes that the community space will be situated in the third phase of the development, originally planned as the easternmost building next to Caven Street (Tower C).

The anticipated phasing for this development is driven by site complexities, the proposed servicing plan, and the location of the new Senator Marian Maloney Park located directly across Caven Street. Each of these elements were explored in great detail with City staff over a lengthy process, resulting in the Settlement Offer. Additionally, the location of the proposed community space in close proximity to the new community park was considered an ideal location by City staff. The timing for delivery of the proposed community space was not identified as an issue by City staff when reviewing the phased nature of the development.

Following submission of the Settlement Offer, however, our client became aware of Councillor Morley's interest in delivering the community space as early as possible within the development. To respond to the Councillor's interest, our client commits to working with City staff through the site plan approval process to explore alternative phasing plans and/or locations for the proposed community space.

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We look forward to working with City staff, and the Councillor's office, on this and the other aspects of this development.

Yours truly,
AIRD & BERLIS LLP



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