

May 15, 2025

Community Planning
Development Review Division
City of Toronto
Etobicoke Civic Centre, 2 Civic Centre Court, 3rd Floor, Toronto, ON, M9C 5A3

**RE: 13-21 John Street and 40 South Station Street
Official Plan and Zoning By-law Amendment
Application No. 22 218732 WET 05 0Z
Proposed In-Kind Community Benefits Contribution**

Dear Community Planning,

Attention: Rabia Ahmed, Planner, rabia.ahmed@toronto.ca

Further to our ongoing discussions regarding the above-noted development applications (the **"Applications"**), we are pleased to outline a proposed in-kind contribution toward community benefit charges (**"CBCs"**) otherwise payable in respect of the development of the Site.

As you know, the Applications propose to develop the lands known municipally as 13-21 John Street and 40 South Station Street (the **"Site"**) with a 42-storey primarily residential building (the **"Development"**).

While not the subject of the Applications, we also own the lands known municipally as 36-38 South Station Street, located on the same block as the Site, and legally described in Schedule A (the **"36-38 South Station Lands"**). Based on consultation with the local community, the local Councillor and City staff, we understand there is interest in the use of the 36-38 South Station Lands as a City-owned arts and culture centre. We are pleased to support such a use of the 36-38 South Station Lands, as it would enrich the mix of uses and vibrancy of the Weston area.

Accordingly, consistent with our discussions to date, we write to confirm that we would be prepared to enter into an agreement pursuant to subsection 37(6) of the *Planning Act* to provide the 36-38 South Station Lands to the City as an in-kind community benefits contribution, in accordance with the following terms:

1. We would engage with the benefitting parties under Instrument No. TB404341 to seek to obtain confirmation in a form satisfactory to the City Solicitor whether any cantilever of a proposed building on the 36-38 South Station Lands would interfere with their easement rights under that Instrument and provide notice in writing to the City of the outcome of such engagement and any proposed resolution to enable such cantilever.

2. Following the written notice referenced in paragraph 1, we would provide the City a minimum of six (6) months notice in writing to make a determination of whether it wishes to proceed with the conveyance of the 36-38 South Station Lands.
3. if the City advises that it wishes to proceed with the conveyance:
 - a. the lands would be conveyed in accordance with the City's policy for accepting potentially contaminated lands;
 - b. the lands would be conveyed prior to the first Above Grade Building Permit for the Development;
4. If the City advises that it does not wish to proceed with the conveyance, or does not respond within 6 months unless otherwise agreed, we would proceed to pay community benefits charges in accordance with the City's CBC by-law.

The contributions referenced above would be attributed a value equal to 100% of 4% of the value of the Site, as determined the day before the day the first building permit is issued for the Development.

If this offer is accepted by City Council, we would work to enter into an agreement securing these contributions prior to issuance of the first building permit for the Development.

We appreciate the ongoing collaboration on this matter and look forward to advancing the Applications to community council for consideration.

Best wishes,



David Gafni, Senior Development Manager

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Schedule A – Legal Description of the 36-38 South Station Lands

PIN: 10323-0124 (LT)

Legal Description: FIRSTLY: PART LOTS 23-25 PLAN 223 TOWNSHIP OF YORK AND PART LOT 3 PLAN 38 WESTON, PARTS 1 & 2, 66R32621; SUBJECT TO AN EASEMENT OVER PART LOT 3 PLAN 38 AND PART LOTS 24 & 25 PLAN 223, PART 2, 66R32621 AS IN TB404341; TORONTO (YORK), CITY OF TORONTO SECONDLY: PART LOT 23-24 PLAN 223 TOWNSHIP OF YORK, PART 3, 66R32621; TOGETHER WITH AN EASEMENT OVER PART LOT 3 PLAN 38 AND PART LOTS 24 & 25 PLAN 223, PART 2, 66R32621 AS IN TB733744; TORONTO (YORK), CITY OF TORONTO

[1415-5309-7238](#)