

Via E-mail

Community Planning
Toronto City Hall, 18th Floor
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Paul Johnson, Senior Planner

Dear Sirs/Mesdames:

**Re: 49 Ontario Street and 72-94 Berkeley Street
In-Kind Community Benefits Offer**

Dream Impact Master LP & MPCT Berkeley Street Inc. (“the **Owner**”) owns the lands known municipally as 49 Ontario Street and 72-94 Berkeley Street (the “**Site**”). Further to recent discussions with City staff, we write to provide an offer of an in-kind contribution towards community benefits charges otherwise payable for the Site, in the form of a conveyance of land to be used for parkland purposes.

As background, in 2023, City Council enacted zoning by-law amendments to facilitate the development of the lands with three buildings of 11, 39 and 44 storeys (the “**Development**”). The approved development contemplates the dedication of an on-site public park with frontage on Berkeley Street, in the northeast portion of the Site, located south of lands subject to an existing easement (the “**Easement Lands**”).

Since the 2023 approval, the Owner and the City have worked collaboratively to facilitate the provision of a substantial amount of affordable housing on the Site. City housing programs would reduce the amount of parkland dedication necessary for the development as well. However, the Owner wishes to convey an additional 74 square metres of land (the “**In-Kind Parkland**”) beyond the statutory requirement to the City for parkland purposes as an in-kind contribution towards the community benefits charge (CBC) for the Development pursuant to subsection 37(6) of the *Planning Act*. The In-Kind Parkland would be located on the western portion of the proposed parkland dedication, south of the Easement lands.

The value of the In-Kind Parkland, is attributed as 33% of the value of the CBC charge otherwise payable in respect of the Development (net of any exclusions or exemptions under the CBC By-law).

06/25/2025

The Owner appreciates the collaboration with City staff that has led to this offer, and asks that it be presented to City Council for its consideration at its meeting commencing on June 25, 2025.

Yours truly,



Jamie Cooper

Authorized Signing Officer

Dream Impact Master LP & MPCT Berkeley Street Inc.

cc: Abbie Moscovich
Councillor Moise