

Attachment 11 - In-Kind CBC Offer Letter



BY EMAIL (Kayla.Sintz@toronto.ca)

May 29, 2026

City of Toronto
Community Planning, Toronto & East York District
Toronto City Hall
18th Floor E., 100 Queen Street West
Toronto, ON M5H 2N2

Attn: Kayla Sintz, Senior Planner

Dear Ms. Sintz,

**RE: Proposed In-Kind Community Benefits Contribution
351-377 Marlee Avenue, 2-6 Romar Crescent & 265-269 Viewmount
Ave. (collectively, the "Subject Lands")**

We are the registered owners of the Subject Lands. Further to our on-going discussions with City staff, we are pleased to provide you with this letter confirming our offer of a proposed in-kind contribution to satisfy the required Community Benefit Charge for the proposed development of the subject site.

Background

An Official Plan and Zoning By-law Amendment application was submitted in July 2025, and a Rental Housing Demolition and Conversion application was submitted in November 2025 (collectively, the "**Applications**").

As you are aware, we have worked earnestly with staff towards an approval recommendation for the Applications without resorting to an appeal to the Ontario Land Tribunal. We thank staff for its careful attention to the Applications.

Based on current discussions, we are currently willing to offer an in-kind contribution, being a space for community use as determined by the City and us, pursuant to subsection 37(6) of the *Planning Act* comprising a facility to be constructed within the project contemplated by the Applications (the "**Development**").



TONLU HOLDINGS LIMITED
401 VAUGHAN VALLEY BOULEVARD
WOODBIDGE, ON
L4H 3B5 CANADA
TONLUPROPERTIES.CA



In-Kind Community Benefits Contribution

This letter serves as our formal offer of such in-kind contribution which will include a 392 m² space, at grade and within Tower A as illustrated on the enclosed plans, to be designed, constructed and finished by us and conveyed to the City in fee-simple to the City for use as an appropriate community space (the “**Community Space**”)

The proposed Community Space will be conveyed in accordance with the following terms:

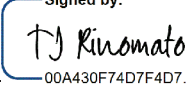
1. the Community Space will be comprised of a minimum of 392 square metres of gross floor area located on the ground floor of Building “A” (as such building is identified on the attached Site Plan drawing);
2. the Community Space will be conveyed to the City prior to condominium registration or first residential occupancy of any portion of the Development;
3. the Community Space shall be conveyed to the City in accordance with to a base-building condition, with the terms and specifications to be secured in the in-kind contribution agreement pursuant to s.37(7.1) of the *Planning Act* (the “**In-Kind Agreement**”) on such terms and conditions as directed by City Council and acceptable to us, which agreement would be registered on title to the entirety of the Subject Lands in accordance with subsection 37(7.2) of the *Planning Act*;
4. where required, concurrent with or prior to, the conveyance of the Community Space to the City, the registered owner(s) of the Subject Lands shall enter into, and register on title to the lands, a combined easement and joint facility agreement at no cost to the City (the “**Easement Agreement**”). The Easement Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement and reconstruction of certain shared facilities within the development and/or the site, and the sharing of costs in respect thereof, that are required to support the use of, or otherwise to the owner and/or users of the Community Space ;
5. prior to the issuance of the first above-grade building permit for Building “A”, the owner shall provide to the City a letter of credit or surety bond to secure the Community Space in an amount sufficient to guarantee 120% of the estimated cost of the design, construction, commissioning, finishing and handover of the Community Space complying with the specifications and requirements of the In-kind Contribution Agreement;



6. the value to the in-kind contribution is equal to one hundred per cent of 4% of the value of the Subject Lands, with such value determined as of the day before the day the first building permit is issued in respect of the Development.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned. We thank you in advance for your continued efforts on this application.

TONLU HOLDINGS LIMITED

Per:  Signed by:
00A430F74D7F4D7...
Name: TJ Rinomato
Title: President

I have the authority to bind the Corporation

CC: David McKay, MHBC
Aaron Platt, Loopstra Nixon LLP