



Canada Lands Company
Société immobilière du Canada

June 18, 2026

To:
Perry Korouyenis
Senior Planner, Community Planning, North York District
Development and Growth Services
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5B7

Re: Community Benefits Charge (CBC) In-kind Contribution Offer pursuant to subsection 37(6) of the Planning Act: 1377 Sheppard Avenue West (application numbers 20 24 236202 NNY 06 SB and 20 24 232020 NNY 06 OZ) (the "Downsview West District")

Canada Lands Company ("Canada Lands") has filed applications for a Zoning By-law Amendment (City File No. 20 24 232020 NNY 06 OZ) and Draft Plan of Subdivision (City File No. 20 24 236202 NNY 06 SB) for lands known municipally as 1377 Sheppard Avenue West and identified as the Downsview West District (the "Applications").

In furtherance of those Applications, and following extensive discussions with City staff and community engagement, Canada Lands has agreed to make certain in-kind contributions in satisfaction of its Community Benefit Contribution ("CBC") pursuant to subsection 37(6) of the Planning Act as set out below.

More specifically, Canada Lands offers the in-kind contributions described below in lieu of the CBC with a total value equivalent to 4% of the value of the Downsview West District lands.

Should this in-kind contribution offer be accepted by City Council, Canada Lands will enter into an agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement"), on such terms and conditions as acceptable to us, which would be registered on title to the lands under subsection 37(7.2) of the Planning Act.

1. Childcare Facilities

Canada Lands will design, construct, equip and convey to the City three (3) childcare facilities (each a "Childcare Facility") within the Downsview West District. Each Childcare Facility shall:

- a) accommodate up to 62 children;
- b) be a minimum of 292m² of indoor space;
- c) be subject to floor space requirements per child by age group, not to exceed the greater of:



- i. the minimum specified in the City of Toronto's Child Care Development Guidelines (2021); and
 - ii. minimum specified by in-force provincial regulations at the time of building permit.
- d) include 279m² of outdoor space located adjacent to and accessible from the indoor area;
 - e) include four (4) parking spaces adjacent to the Childcare Facility for pick-up and drop-off;
 - f) be located primarily at grade level, however, as required, children of preschool age can be located on the second floor; if the Childcare Facility is located across two floors, a dedicated elevator and interior staircase will be included;
 - g) be designed, constructed and delivered in accordance with the City of Toronto's Child Care Development Guidelines (2021), subject to the terms to be secured in the In-Kind Contribution Agreement, and subject to the negotiation of a commercially reasonable easement and cost sharing agreements; and
 - h) be located within a Block identified for such purpose in the Zoning By-law Amendment for the Downsview West District.

2. Community Agency Space

Canada Lands will design, construct, equip and convey to the City one (1) community agency space (the "Community Agency Space") to be located on the Downsview West District lands. The Community Agency Space shall:

- a) be a minimum of 930 square metres,
- b) be located at the ground floor, and have a dedicated and accessible entrance accessible from a public street;
- c) be designed, constructed and delivered in accordance with the City of Toronto Community Space Term Sheet, dated May 29, 2021 and the Base Building Conditions dated 2025, subject to the terms to be secured in the In-Kind Contribution Agreement, and subject to the negotiation of a commercially reasonable easement and cost sharing agreements;
- d) be located in Block 6; and
- e) be delivered and finished to base building condition, prior to any residential occupancy on Block 6.

3. Public Art Contribution

Canada Lands will make a maximum contribution equal to \$1 Million (CDN) for public art within the Downsview West District, such works to be commissioned in a manner consistent with an approved Public Art Plan for the Downsview West District (the "Public Art Contribution"). For clarification, and as to



be secured in the Public Art Plan, Canada Lands will retain the authority to accept or reject a particular public art work or artist. In instances where public art is integrated into infrastructure within the District:

- a) the reasonable base costs of such infrastructure shall not form part of the Public Art Contribution; and
- b) fees and disbursements of the artists, other reasonable consultants' fees, and disbursements related to additional work resulting from the collaboration will be considered part of the Public Art Contribution.

Canada Lands is prepared to provide financial security for the total value of the Public Art Contribution prior to the first building permit for the Downsview West District.

Canada Lands appreciates the opportunity to make this voluntary offer of in-kind and specified cash contributions, to be secured as the CBC for the Downsview West District.

The in-kind and specified cash contributions described above shall be deemed by Canada Lands and the City of Toronto to equate to the full value of the 4% CBC for the lands within the Downsview West District, and no further CBCs will be payable for work authorized by the Applications.

Canada Lands also continues discussions with the Toronto District School Board (TDSB) to determine the feasibility of a new elementary school on lands known as 35 Carl Hall Road. Should this school facility be implemented it will provide an opportunity to co-locate a Child Care Facility with the elementary school and contiguous with Downsview Park.

Executed this 18th day of June, 2026.

Elizabeth Whelan Marcolini
Senior Development Manager, Real Estate

Christopher Dunn
Director, Real Estate