

June 1, 2026

VIA EMAIL - Guy.Matthew@toronto.ca

Our File No. 332121

Guy Matthew RPP, MCIP
Manager, Community Planning
North York District (North Section)
North York Civic Centre
5100 Yonge Street, Ground Floor
Toronto ON M2N 5V7

Dear Mr. Matthew:

**Re: City File No. 25252388NNY18OZ
15-25 Poyntz Avenue
On Site Parkland Dedication & Over Dedication as In-Kind CBC Contribution**

Aird & Berlis LLP is counsel to Poyntz Residences Inc. (our “client”) the owner of the properties municipally known as 15-25 Poyntz Avenue in the City of Toronto (the “Subject Site”).

Our client has applied to redevelop the Subject Site with a 48 storey mixed use development, which we understand will be considered by North York Community Council at its meeting on July 7, 2026. Based on our client’s discussion with City staff, we understand that the report will be a Decision Report recommending approval of the application.

Our client’s development proposal includes the conveyance of an on-site public park to the City, together with a privately owned, publicly accessible space (“POPS”). In its discussions with City staff, our client has been asked to consider a parkland dedication which would exceed that required pursuant to s.42 of the *Planning Act* and to secure the over-dedication as an in-kind Community Benefit Contribution.

After further consideration and in reliance upon the expectation of a Decision Report recommending approval of the application, our client proposes to provide an in-kind Community Benefits Contribution in the form of an on-site parkland over-dedication, to create a public park 405 m² in area. The public parkland will be immediately adjacent to the POPS also being proposed on the Subject Site.

The 405m² proposed to be dedicated to the City as a public park comprises:

- 213.7 m² as required under section 42 of the *Planning Act*; and
- 191.3 m² over-dedication to be secured as an in-kind Community Benefit Contribution.

We further understand that the 191.3m² over-dedication is the entirety of the CBC applicable for our client’s development proposal.

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On this basis, we ask that Council accept our client's proposed 213.7 m2 statutory parkland dedication and 191.3 m2 of over-dedicated parkland area as its in-kind community benefit contribution under § 415-50 of the City's Community Benefits Charge By-law (being Article VI of City of Toronto Municipal Code Chapter 415).

Please do not hesitate to contact the undersigned if you have any questions.

Yours truly,

AIRD & BERLIS LLP



Eileen P.K. Costello
EPKC/MTB/gg

cc: Diana DiGirolamo, RPP, MCIP, Senior Planner - diana.digirolamo@toronto.ca
Client

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