

June 5, 2026

Liliana da Silva
Senior Planner, Community Planning
Toronto & East York District
City of Toronto
City Hall, 100 Queen St W, East Tower, Floor 18, M5H 2N2

**Re: 1439 Bloor Street West (25 269654 STE 09 OZ)
Community Benefits Charge (CBC) and Provision of In-Kind Affordable Units**

On behalf of Neudorfer Corporation, Sajecki Planning Inc. is pleased to confirm our client's commitment to providing six (6) affordable housing units as an in-kind CBC contribution. These affordable rental units will be secured as a contribution equal to 100 percent of 4 percent of the value of the land.

The six affordable units will be comprised of four (4) one-bedroom units and two (2) two-bedroom units. The average size of the affordable units will be comparable to that of the market units, with an estimated average unit size of 46.8 sq.m for the one-bedroom units, and 63.7 sq.m for the two-bedroom units. The total gross floor area dedicated to the 4 one-bedroom units and 2- two-bedroom units will be approximately 187 sq.m and 127 sq.m, respectively.

Our client is also amenable to securing the affordable units for a 40 year period, exceeding the typical standard affordability period of 25 years. The longer duration of the affordability period is regarded as an important benefit that will ensure longer-term affordability for the community.

We trust that the details outlined are in line with the City's expectations for this development. We look forward to working with the City as we support the creation of new rental housing and affordable housing within the Junction Triangle.

If you have any questions regarding the details above or require additional clarification, please contact me directly at 416-639-2449 or tony@sajeckiplanning.com.

Sincerely,



Tony De Franco
MScPI, MCIP, RPP
Lead – Development Planning, Sajecki Planning Inc.

CC: Ross McKerron, Neudorfer Corporation