

APPENDIX I: Commitment Letter

Barristers & Solicitors

WeirFoulds LLP

June 9, 2022

Via Email

Mr. Gabe Charles
Director of Planning
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Denise Baker
Partner
t. 416-947-5090
dbaker@weirfoulds.com

File 22378.00001

Dear Gabe:

RE: ONE Properties and 772 Winston Churchill LP- Site Plan Application for 772 Winston Churchill Blvd., Town File No. 1601.028/01 and 11087258 Canada Inc. – Site Plan Application for 560 Winston Churchill Blvd. Town File No. 1601.028/01

WeirFoulds LLP are solicitors for ONE Properties and 772 Winston Churchill LP, (collectively "ONE Properties") regarding the redevelopment of its property located at 772 Winston Churchill Boulevard, in the Town of Oakville.

We are writing together with BLG, the solicitors for 11087258 Canada Inc. with respect to their property at 560 Winston Churchill Blvd., in the Town of Oakville. 11087258 Canada Inc. is represented in this capacity by Mr. Pitman Patterson of BLG, who is cc'd on this correspondence.

772 Winston Churchill Blvd. and 560 Winston Churchill Blvd. (collectively the "Properties") abut one another, and both have site plan applications (the "Applications") submitted with the Town. Both ONE Properties and 11087258 Canada Inc. are committed to ensuring that the redevelopment of their Properties is done in accordance with the Town's zoning by-law, the designation by the Province as a provincially significant employment zone and the conditions imposed by the Town and based upon the servicing of the Properties through an easement in favour of the Region of Halton from Acacia Court, as shown in the site plan drawing packages which form part of the Applications.

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In addition, on the basis that the Town approves the Applications on or before June 27, 2022 ONE Properties and 11087258 Canada Inc. jointly commit to the following:

1. A total contribution of \$250,000 payable prior to first building permit issuance for purposes such as of the installation of a trail on the Town owned lands, out to Winston Churchill Blvd, the construction of a splash pad within Aspen Forest Park and tree plantings at various locations in the vicinity of the Properties as required by the Town;
2. Finish any buildings on the Properties in a neutral palette;
3. Include the following provision in each of the site plan agreements pertaining to the Properties which states: "the Owner will undertake to insert a provision in any lease with respect to a reduction in the usage of loading docks after 11:00pm";
4. Include the following provision in each of the site plan agreements pertaining to the Properties which states: the Owner will undertake not to occupy the buildings on the easterly portions of the Properties, which abut Winston Churchill Blvd, in advance of the commencement of the exterior construction of the buildings located on the westerly portion of the Properties closest to the residentially zoned lands".

It is proposed that each of these commitments be secured through relevant clauses within each of the site plan agreements for the Properties, which is required to be executed prior to final site plan approval being granted.

Further comments on the conditions of site plan approval which have been provided by the Town will be forthcoming.

We look forward to hearing from you as soon as possible.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink that reads "DBaker". The signature is written in a cursive style with a large, stylized initial "D".

Per: Denise Baker
Partner

DB/mw

Cc: J. Pittman Patterson, Borden Ladner Gervais