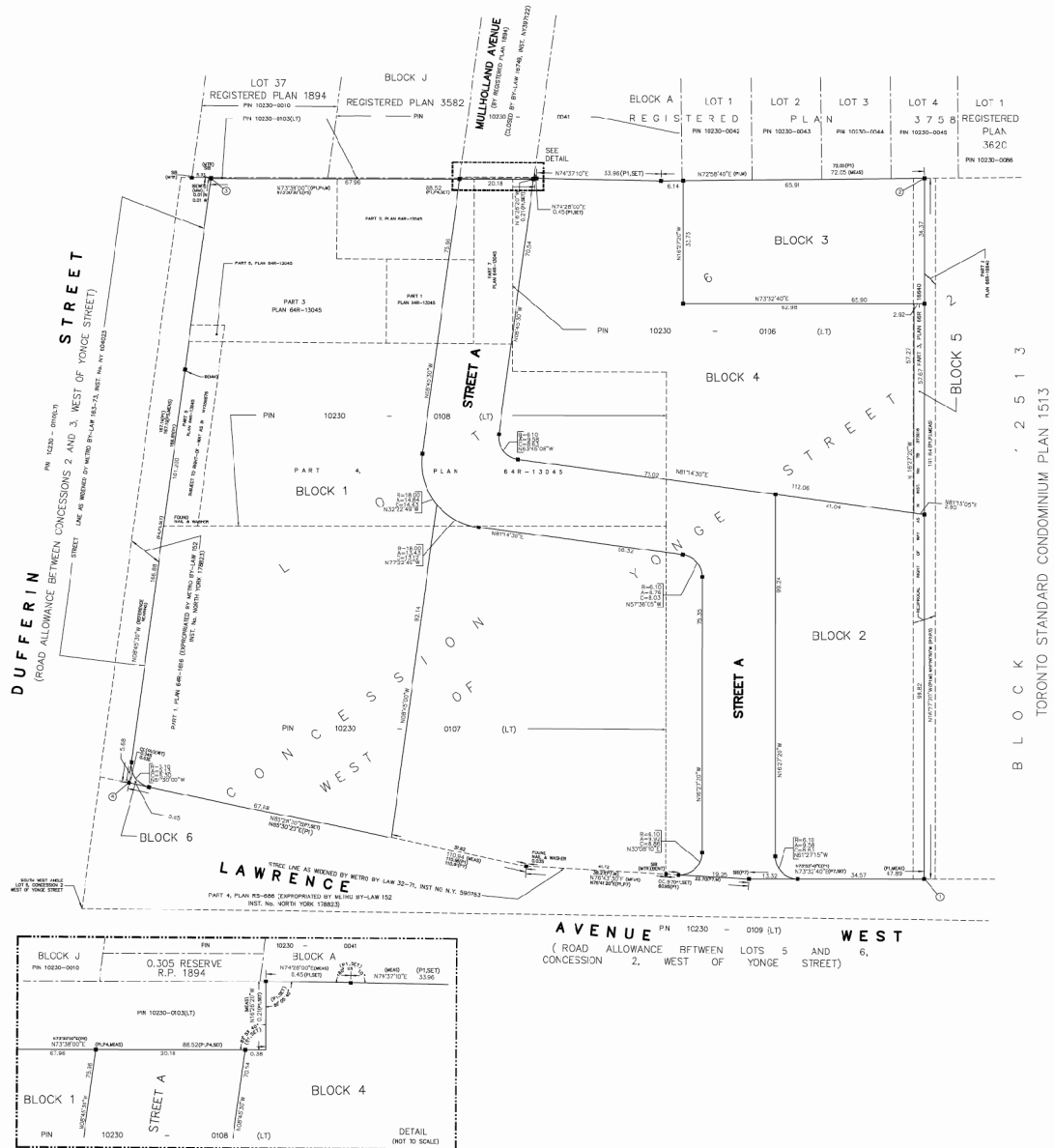


Attachment 1: Approved Draft Plan of Subdivision –



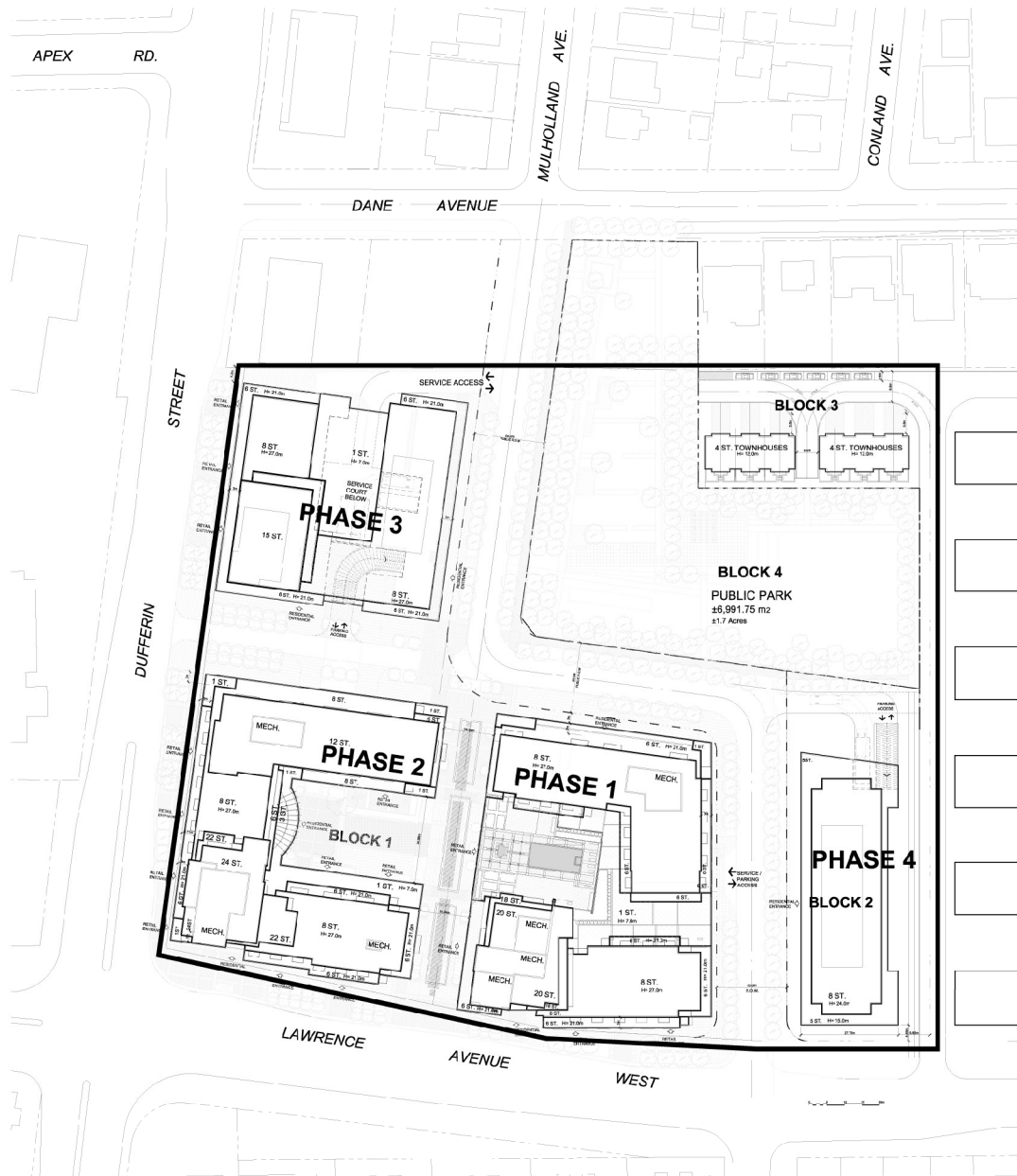
Plans of Subdivision 770 Lawrence Avenue West & 3081-3101 Dufferin Street

Applicant's Submitted Drawing

Not to Scale
05/02/2012

File # 12 140740 NNY 15 0Z

Attachment 2: Approved Master Concept Plan



Permitted Master Plan

Applicant's Submitted Drawing

Not to Scale
05/08/2012



770 Lawrence Avenue West &
3081-3101 Dufferin Street

File # 12 140740 NNY 15 02

Attachment 3: Requested Master Concept Plan



Proposed Master Plan 770 Lawrence Avenue West & 3081-3101 Dufferin Street

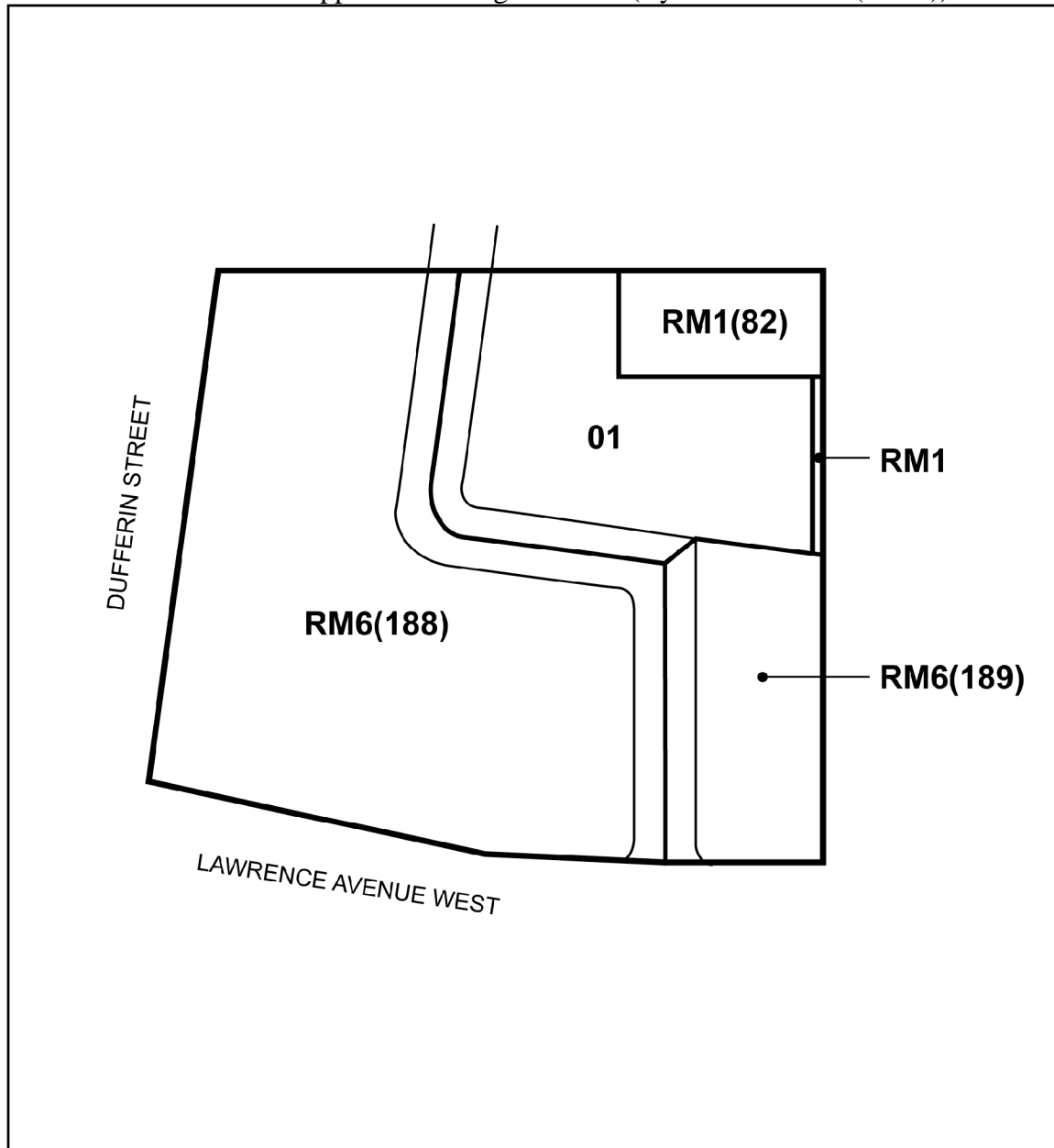
Applicant's Submitted Drawing

Not to Scale
05/17/2012

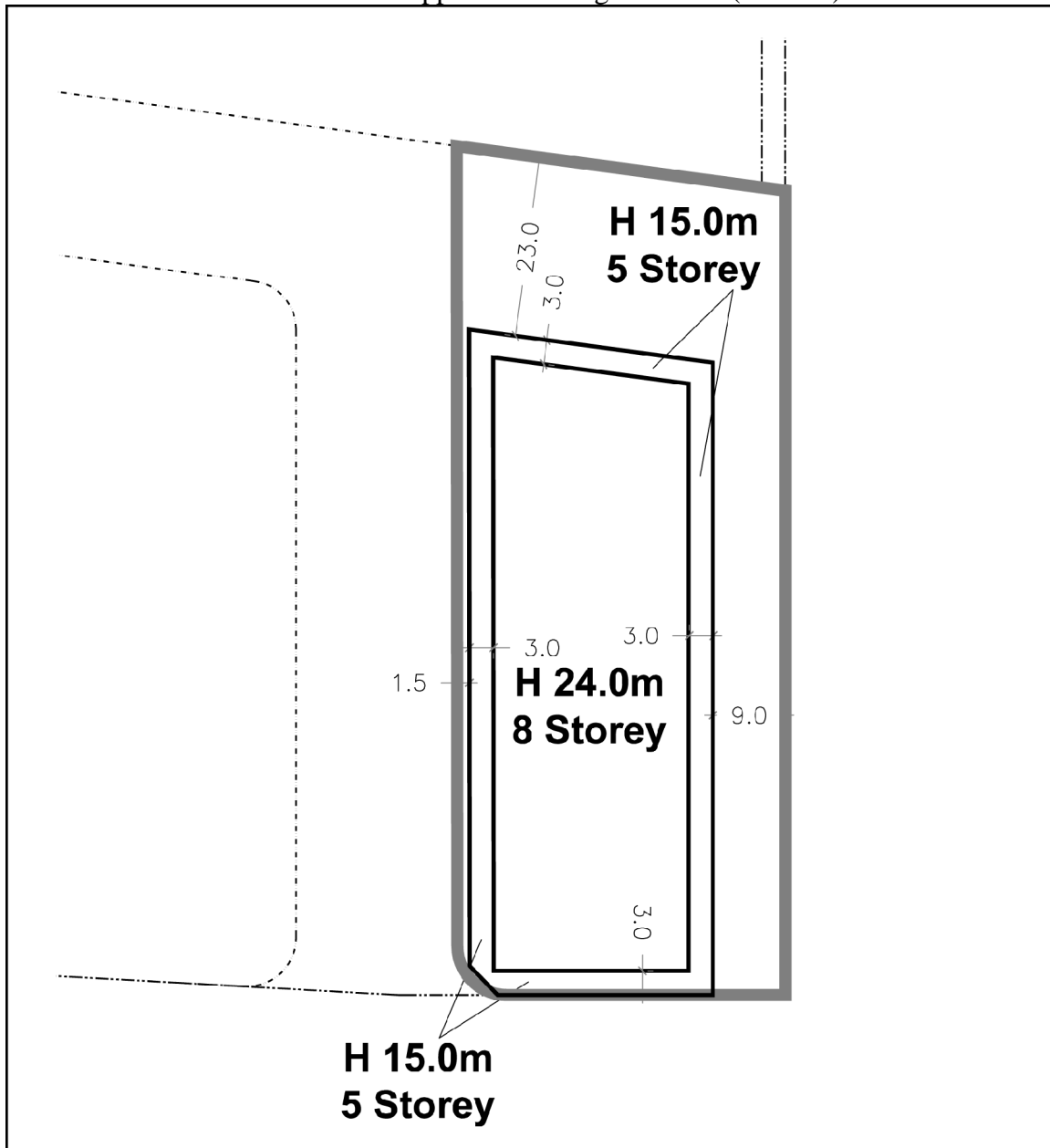


File # 12 140740 NNY 15 0Z

Attachment 4: Approved Zoning Schedule (By-law 617-2012 (OMB))



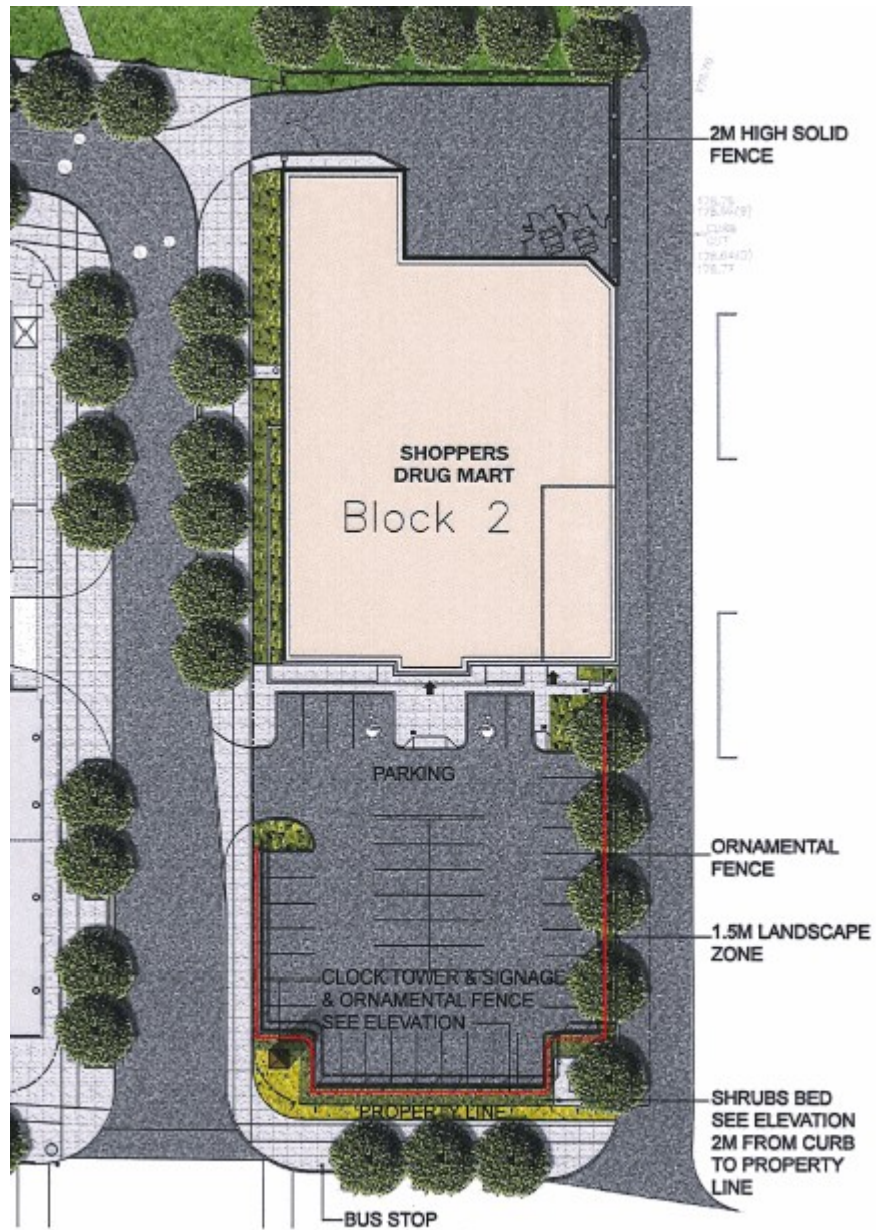
Attachment 5: Approved Zoning Schedule (Block 2)



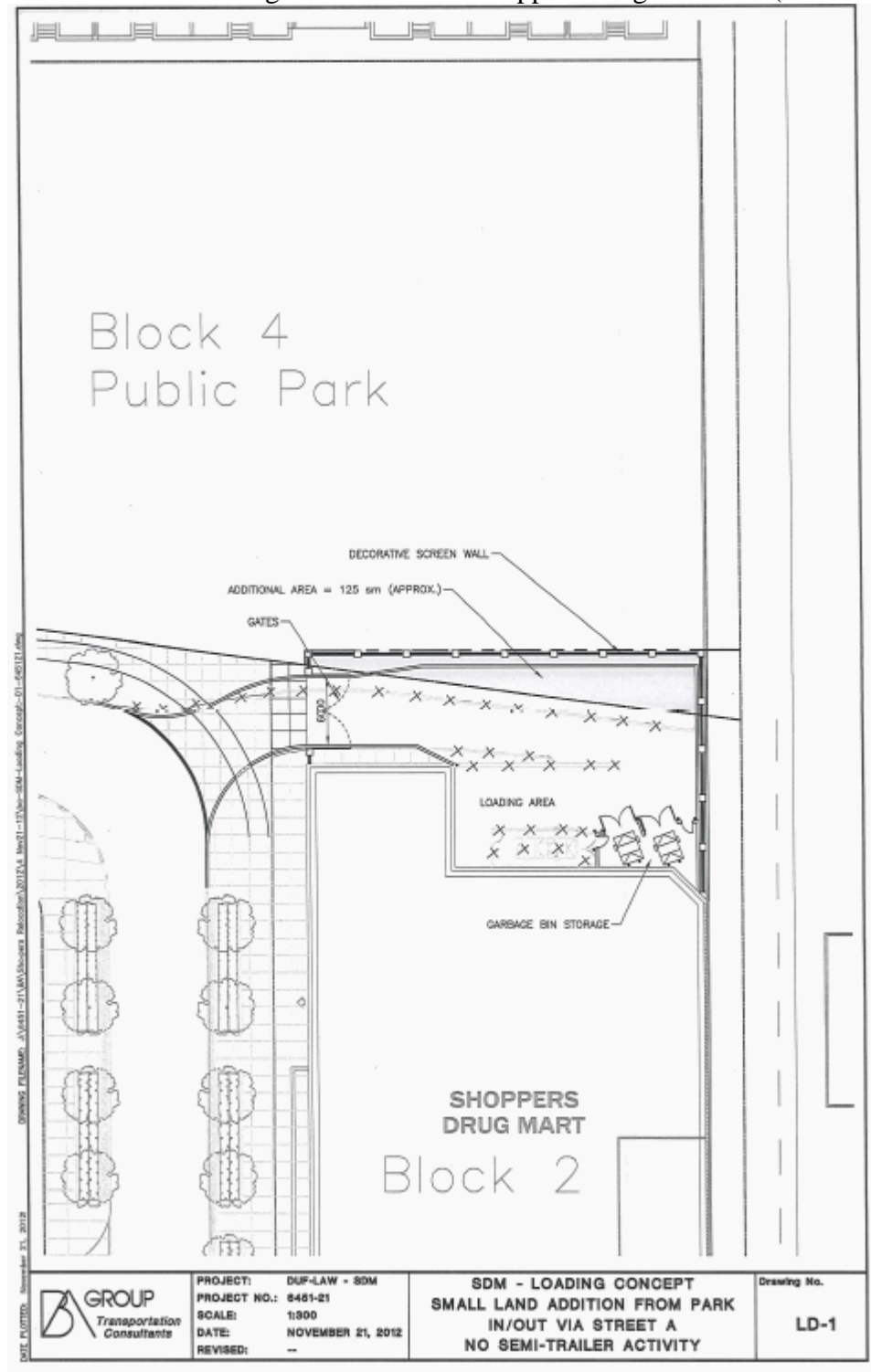
Attachment 6a: Context Plan for Shoppers Drug Mart Site



Attachment 6b: Conceptual Site Plan for Shoppers Drug Mart Site (Block 2)



Attachment 7: Loading Area Detail for Shoppers Drug Mart Site (Block 2)



E-mail:kkovar@airdberlis.com

Attachment 8
WITHOUT PREJUDICE

November 26, 2012

BY EMAIL

Our File #105995

Mr. Stephen Bradley
Legal Services
City of Toronto
26th Floor, Metro Hall
55 John Street
Toronto, ON M5V 3C6

Dear Mr. Bradley:

**Re: Application for Rezoning
 Duflaw Realty Ltd.
 770 Lawrence Avenue West and 3083-3085 and 3101 Dufferin Street
 City of Toronto
 OMB Case No.: PL120904**

We act on behalf of Duflaw Realty Ltd. Commencing January 8, 2013, the Ontario Municipal Board (the "Board") will conduct a hearing of our client's appeal respecting the above-noted rezoning application. On behalf of our client, we are writing to set out the terms of an offer, made on a without prejudice basis, for the settlement of the above-noted appeal. Our client proposes that the City and Duflaw agree to jointly support a settlement at the Board hearing of the appeal on the following terms:

1. The Zoning By-law shall be amended to permit the Shoppers Drug Mart store under construction on Block 2 to remain on Block 2 with no time limitation. The underlying residential permissions on Block 2 would remain.
2. Lanterra will make, and thereafter maintain, site plan improvements on Block 2, generally as shown on the landscape drawings dated November 22, 2012 attached to this letter, which improvements do not alter the exterior walls of the store or reduce the number of parking spaces on Block 2 below 45.
3. Schedule RM6(188) of the Zoning By-law, which applies to Block 1, shall be amended to change the permitted building height of 75 metres and 24 storeys to 75 metres and 26 storeys for the tower at the northeast corner of Dufferin Street and Lawrence Avenue West, and from 63 metres and 20 storeys to 63 metres and 21 storeys for the tower at the northeast corner of the pedestrian walkway and Lawrence Avenue West. Our client would abandon its request for additional height (in metres) and additional density beyond that permitted by the Zoning By-

law, without prejudice to its rights to make further applications in the future respecting these lands.

4. The .224 hectare townhouse block will be conveyed to the City for future parkland at no cost to the City and Section 64.20-A(188) RM6(188)(jj)(C) and Section 64.20-A(189) RM6(189)(cc)(C) of the By-law, and the related Section 37 Agreement, requiring the provision of TTC Metropasses shall be deleted in exchange for the transfer of the .224 hectare townhouse block to the City. The conditions of draft plan approval which currently apply to the Park Block 4 will now also be applied to the additional .224 ha park area.
5. The southerly boundary of the Park Block shall be further adjusted , decreasing the size of Block 4 and increasing the size of Block 2 by approximately 125 m², generally as shown on the attached drawing LD-1 by BA Group dated November 21, 2012, in order to permit the truck manoeuvres for the store to occur entirely in the enlarged Block 2 without requiring the use of the adjacent easement over lands owned by the Liberty Walk condominium to the east. The Zoning By-law before the Board will be revised, the Conditions of Draft Plan Approval will be amended by the Chief Planner and the Section 37 Agreement will be amended as necessary to reflect this change.
6. The City will not seek to adjourn the hearing scheduled for January 8-11, 2013.
7. The City and Duflaw shall ask the Ontario Municipal Board to withhold its final Order until advised by the City Solicitor that a satisfactory Section 37 Agreement has been entered into securing the revisions noted above including the landscaping improvements referred to in paragraph 2.
8. The parties will work together to attempt to finalize an acceptable form of the Zoning By-law amendment and Section 37 Agreement prior to the hearing and in the event of any dispute regarding the final form of same, any party may ask the Board to settle such matter as part of the hearing commencing January 8, 2013.

This offer is conditional upon acceptance by City Council at its meeting commencing November 27, 2012. Our clients are willing to enter into Minutes of Settlement with the City to reflect the foregoing if requested.

This letter, while without prejudice for settlement purposes, may be provided to residents of the Liberty Walk condominium site, as we understand they have expressed an interest in participating in the Board hearing.

Yours truly,

AIRD & BERLIS LLP

Kim M. Kovar
KMK/mn

cc: Barnet Kussner
Client
Neil Cresswell
Cathie Ferguson

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