

CONFIDENTIAL ATTACHMENT 2

Appendix "A" Made Public on December 19, 2013

The following are the modifications to the proposal before the Board which the owner is prepared to make if Council agrees to support the settlement:

1. The Owner agrees to reduce the proposed residential gross floor area by 1,858 square metres which represents a reduction of 5.1% of the residential GFA (in the proposed condominiums excluding the seniors' residence and townhouses), and will result in a reduction of 35 seniors' suites and dwelling units, for a total of 615 units down from 650. There will be a corresponding reduction in Section 37 money owing.
2. The Owner agrees to amend the proposed massing of the buildings along Royal York and Lambeth Roads and to step them back so as to accept the use of a 30° angular plane as a general guide, between the proposed new residential buildings and the existing residential properties along those streets. Extensive terracing has been incorporated into the design to accomplish this goal.
3. The Owner agrees to amend the proposed massing of the buildings along the Kingsway and to step them back so as to accept the use of a 45° angular plane as a general guide, between the proposed mixed use buildings.
4. The Owner agrees to amend its plans so as to increase the side yard setbacks along the Royal York and Lambeth Road frontages generally to 3 metres so as to allow for the planting and growth of large trees.
5. The Owner agrees to amend the proposed by-law so as to cap the retail store space at a maximum of 80% of the total non-residential gross floor area.
6. The Owner agrees to amend the proposed by-law to add a cap on any single retail store of 8,000 square meters so as to ensure that a big box retail store would not be permitted. This cap will ensure that the plaza will not become a regional shopping destination but rather will continue to serve only local shopping needs.
7. The owner has agreed to allow both the HVVRA and RAID to participate in the site planning process leading up to final site plan approval, working together with the owner and the City.
8. The Owner has further agreed to make a significant financial contribution to the HVVRA in order to allow it to continue to pay for and to receive advice from its consultant team throughout the site planning process.

9. The Owner has agreed to reconfigure the proposed at-grade parking and to increase the size of the proposed Village Square by approximately 4,000 square feet.
10. The Owner has agreed that the proposed retaining wall adjacent to Lambeth Road supporting the Lambeth Green shall be terraced and landscaped.