

Attachment 1

Without Prejudice Settlement Offer

Further to our meeting on November 18, 2013 with Mark Crawford of City legal and the residents of Chicora Avenue and Bedford Road, we are pleased to provide a without prejudice settlement proposal for the City and the residents' review and consideration.

As discussed at our meeting, the owners have shifted the proposed addition to the south (away from the Chicora Avenue properties) so as to address concerns expressed by residents with respect to the perceived massing and shadow impacts of the three storey addition.

The attached drawings reflecting the settlement proposal also illustrate the current building footprint in a red dashed line, in order to clearly identify the proposed revisions.

In addition, as part of our client's without prejudice settlement offer, our client will agree to the following:

1. to replace the existing fence along the northern property line following the completion of the proposed development;
2. to incorporate solid building materials along the north façade of the proposed addition in order to reduce the area of the north facing windows;
3. to provide landscaping treatment on the rear facing roof terraces at the 5th, 6th and 7th floors to soften the appearance from the north;
4. to install an automatic lighting system to ensure the lights are turned off in the evenings once the employees have left the building; and
5. to support the widening of Pears Avenue if pursued by the City.