

Made Public on April 2, 2015

Kim M. Kovar
Direct: 416.865.7769
E-mail: kkovar@airdberlis.com

WITHOUT PREJUDICE AND CONFIDENTIAL

March 30, 2015

VIA EMAIL

Our File #101831

Ms. Leslie Forder
Legal Services
City of Toronto
26th Floor, Metro Hall
55 John Street
Toronto, ON
M5V 3C6

Dear Ms. Forder:

Re: Bloor Parliament (Block A) Investments Limited, Bloor Parliament (Block B) Investments Limited and Bloor Parliament (Block D) Investments Limited
OMB Case No.: PL140174
OMB File No.: PL140175

We are writing to provide the following without prejudice offer for City Council's consideration. The offer is conditional upon acceptance by City Council at its meeting commencing March 31, 2015.

We are offering to proceed to the upcoming OMB hearing based on a revised development proposal incorporating the changes described below. If City Council supports the revised proposal we will formally revise the plans and the Official Plan and Zoning By-law Amendments before the Board and proceed to the hearing on that basis.

The following is a general description of the key revisions. A more detailed list is attached as Schedule A to this letter.

- (a) The area of the proposed public park will be increased from 713.07 m² to 1,305.00 m², representing an 83% increase.
- (b) The north-south driveway will be shifted 20 m to the east in order to accommodate the enlarged public park.

- (c) The portion of Block 3 located north of the enlarged public park and west of the relocated driveway will be used for a combination of public access to the park and retail commercial uses.
- (d) One of the three towers on Block 3 will be eliminated and the floor-plates of the remaining 37 and 45 storey towers will be increased to 775 m² and 696 m² respectively.
- (e) The number of dwelling units on Block 3 will be reduced from 821 to 806.
- (f) The podium linking the two remaining towers on Block 3 will be two storeys in height, and will include retail uses on the ground level and amenity space on the second floor.
- (g) On Block 3, a minimum distance of 40 m will be provided between the 37-storey tower and the closest Neighbourhoods designated lands to the west, and a minimum of 25 m will be provided between the two towers.
- (h) The amount of retail/commercial space on Block 3 will be increased from 861.28 m² to 1,379 m².
- (i) The publicly accessible outdoor amenity space provided for the combined use of the residents of Block 3 and members of the public is increased from 449 m² to approximately 623 m², and relocated so that it is no longer located between the buildings and is located at the east end of Block 3.
- (j) The enlarged public park of 1,305.19 m² exceeds the statutory parkland dedication obligations of our client for Blocks 1, 2 and 3 combined by approximately 235 m². This over-dedication is accounted for with an increase of residential gross floor area. The total residential gross floor area across the 3 blocks is increased from 99,982.6 m² to 101,937.13 m² and the number of units across the 3 blocks is increased from 1,241 to 1,289.
- (k) Five additional storeys will be added to the tower on Block 1, bringing the total tower height on Block 1 from 45 to 50 storeys and the tower floor plate will be increased from 758.74 m² to 782 m². (This is intended to compensate for the loss of units and gfa on Block 3 and the over dedication of parkland).
- (l) Provisions shall be added to the Section 37 Agreement requirements to allow for extension of the timing for the completion of the conservation work on the Glen Road houses and, further, to secure the provision of the pedestrian cross-over on Howard Street, the proposed traffic signalization on Bloor Street West, as well as the submission and implementation of an

March 30, 2015

Page 3

updated Functional Servicing Report, all at the owner's expense, and in support of the development.

- (m) The owner shall install above base park improvements in the enlarged public park subject to appropriate adjustment to the development charge credits contemplated for such work, to a maximum value of the Parks and Recreation component of the Development Charges By-law.

In all other respects, the Council decisions in items TE28.7 and TE28.8 from the Council meeting of December 16, 17 and 18 are acceptable to our client.

This offer responds substantively to many of the issues raised by the South Rosedale Residents' Association (SRRA) and Community Matters, the parties in opposition to these appeals. As noted above, it is our intention that if Council accepts this offer we will proceed to the OMB on the basis of these revisions. Accordingly, upon acceptance by City Council, this letter and the drawings and reports submitted in connection therewith may be made public.

Should you have any questions regarding the foregoing, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar
KMK/mn

cc: Client

encl.

21982861.6

SCHEDULE "A"

Block 1

Building 1-A

1. The building height is increased from 45 storeys (147.1 m incl mph) to 50 storeys (162 m incl mph).
2. The tower floor plate (floors 4-50) is increased from 758.74 m² to 782 m².
3. The resulting total gfa is increased from 34,999.18 m² to 39,121 m².
4. The number of dwelling units is increased from 407 to 470.
5. The indoor amenity space is reduced from 1,040.51 to 940 m² but maintains 2 m² of indoor amenity space per dwelling unit.
6. The outdoor amenity space is increased from 631.49 m² to 705 m² which continues to provide 1.5 m² of outdoor amenity space per unit.

Buildings 1-C and 1-D

1. There are no revisions to Buildings 1-C or 1-D.

Block 1 and Block 2

1. For Block 1 and Block 2 the residential occupant parking supply is increased from 265 to 322 parking spaces and the visitor supply is increased from 25 to 28 parking spaces.
2. For Block 1 and Block 2 the bicycle parking is increased from 326 to 387 residential occupant spaces, and the 9 non-residential occupant and 82 visitor spaces are maintained.

Block 2

1. There are no revisions to Block 2.

Block 3

1. Building 3-A (the previously proposed 12 storey building) has been eliminated. Building 3-A is now a non-residential building located on the west side of the driveway for Block 3. Buildings 3-B and 3-C remain but have been shifted and reconfigured.

2. The building heights of Buildings 3-B and 3-C remain at 37 and 45 storeys respectively.
3. The tower floor plates of Buildings 3-B and 3-C are increased from 686.83 m² and 617.78 m² respectively to 775 m² and 696 m² respectively.
4. The non-residential gfa is increased from 861.28 m² to 1,379.0 m².
5. The residential gfa is decreased from 63,415.98 m² to 61,454 m².
6. The number of dwelling units is decreased from 821 to 806.
7. The public park dedication is increased from 713.07 m² to 1,305 m².
8. The publicly accessible outdoor amenity space provided for the combined use of the residents of Block 3 and members of the public is increased from 449 m² to approximately 623 m² and relocated so that it is no longer located between the buildings and is located at the east end of Block 3.
9. The 306 m² of above grade outdoor amenity space is replaced with 600 m² of outdoor amenity space on the third floor.
10. The indoor amenity space is reduced from 1810.79 m² to 1612 m² but maintains 2 m² of indoor amenity space per dwelling unit.
11. The parking supply will meet the Zoning By-law requirements.
12. The bicycle parking supply remains unchanged and was not adjusted as a result of the decrease in the number of dwelling units.
13. A one storey non-residential building is added to the north of the expanded public park.
14. The north-south driveway is shifted 20 m to the east in order to accommodate the expanded public park.
15. One loading space – type G and one loading space – type C are provided.