

**CC8.8 - Confidential Attachment 1 - Appendix "A": Settlement Terms
Made public on July 17, 2015**

1. A 31-storey residential tower addition on the west side of the existing building including 2 levels of commercial/office space and a maximum height 94.6 metres (excluding mechanical) and 100.6 metres (including mechanical).
2. An 8-storey office addition on the east side of the existing building with a maximum height of 32-storeys (118.2 metres excluding mechanical; 124.5 metres including mechanical).
3. A 4-storey residential addition on the mid portion of the existing building with a maximum height of 28-storeys (94.6 metres excluding mechanical; 103.1 metres including mechanical).
4. A maximum FSI of 19.08 times the lot area.
5. Building setbacks for the tower addition on the west side of the existing building of 0 metres with the exception of the first three floors which shall be setback a further 6.4 m from the north property line (with the exception of the supporting columns for a colonnade).
6. A maximum tower floorplate for the tower addition on the west side of the existing building of approximately 640 m² gross floor area.
7. A designated loading area designed such that trucks can enter and exit the property from Walton Street in a forward manner.
8. Securing the rental tenure of the new building for a period of at least 20 years from the date the By-law comes into force and effect.
9. The provision of 1136 m² of indoor and 405m² of outdoor amenity space.
10. An application under Section 111 of the City of Toronto Act Rental housing to be approved by City Council which would incorporate a tenant Relocation and Assistance Plan, ensure the replacement of all existing three bedroom units being converted to two bedroom units, a Construction Mitigation and Tenant Communication Plan.
11. Streetscape improvements around the entirety of the development site to be secured through the Site Plan approval process.
12. Façade improvements around the entirety of the development site to be secured through the Site Plan approval process.