
AIRD & BERLIS LLP

Barristers and Solicitors

Sidonia J. Loiacono
Direct: (416) 865-7763
E-mail: sloiacono@airdberlis.com

March 31, 2016

Our File No: 120829

BY E-MAIL

Ms. Kelly Matsumoto and Ms. Abbie Moscovich
Legal Services
City of Toronto
26th Floor, Metro Hall
55 John Street
Toronto, ON M5V 3C6

Dear Mesdames:

**Re: WITHOUT PREJUDICE SETTLEMENT OFFER – SUPPLEMENTAL OFFER
500 Dupont Street, City of Toronto
OMB Case Nos: PL141134 and PL160135**

As you are aware, we represent 500 Dupont Street Holdings Limited, formerly RoseWater Management Group Limited, owner of the property municipally known as 500 Dupont Street located on the north side of Dupont Street west of Bathurst Street ("Site").

We are writing further to our letters of February 29, 2016 and March 1, 2016 wherein we enclosed the terms of our client's without prejudice settlement offer respecting its appeals related to the Site and our various without prejudice discussions respecting same.

We understand that the landowners of the properties along Palmerston Avenue, north of Dupont Street, have expressed some concerns with respect to our client's development proposal. While our client maintains that the building has been designed to be sensitive to the living conditions and concerns of the residents who front onto Palmerston Avenue, we are writing to revise our client's settlement offer in an effort to respond to the concerns raised.

Attached to this correspondence is a revised floor plan (provided for illustrative purposes) which depicts additional revisions our client is prepared to make to those portions of the building above the podium. In particular, our client will agree to further increase the step back of the building above the podium so that all components of the building (above the podium) along the west façade are setback 5.5 metres from the centre line of the existing lane.

The balconies along the east façade of the building are proposed to be inset in order that all portions of the building (including balconies) are setback 4.5 metres from the east property line of the Site.

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As stated above, we note that the floor plan attached is conceptual only and shared in furtherance of the enclosed revised settlement offer. Upon City Council's acceptance of our client's settlement terms, our client will revise the architectural drawings to reflect the revisions to the built form as described in this correspondence. We note that some additional revisions are anticipated (i.e. respecting the proposed development statistics, number of bedrooms, etc.) as compared to the settlement drawings circulated on March 1, 2016 in order to implement the revisions proposed to the built form as provided herein.

Finally, our client has agreed to setback the mechanical penthouse a minimum of 5 metres from edge of the 9th storey level on both the east and west sides of the building. This revision will also be reflected in our client's revised architectural drawings.

We trust the enclosed is satisfactory. Should you require further information, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Sidonia J. Loiacono

SJL

cc. Clients
Bousfields Inc.

Encl.
25523324.2

AIRD & BERLIS LLP

WITHOUT PREJUDICE

500 DUPONT ST
TORONTO ON

15-123

DESIGN TEAM	DESIGNER
CLIENT	CLIENT
DATE	DATE



LEVEL 5

1 : 300

SUMMARY		
GRCA	1,218 m ²	13,316 sqft
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CORE

CORE ARCHITECTS INC
317 Adelaide St West Suite 800
Toronto ON Canada M5V 1P6
Tel: 416 945 0400
Fax: 416 945 0401
info@corearchitects.com
corearchitects.com

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