

January 30, 2017

CONFIDENTIAL AND WITHOUT PREJUDICE

Our File No.: 12.2263

Via Email (sarah.oconnor@toronto.ca & kasia.czajkowski@toronto.ca)

City of Toronto
Metro Hall, 26th Floor, Stn. 1260
55 John Street
Toronto, ON M5V 3C6

Attention: Sarah O'Connor and Kasia Czajkowski

Dear Sirs/Mesdames:

**Re: 50 Humberwood Boulevard – Updated Settlement Offer
OMB Case No.: MM160045**

We are writing further to our settlement letter dated January 12, 2017, and subsequent discussions with City staff. We hereby amend our settlement offer as follows:

1. With respect to point 2 under the heading, Rexdale Boulevard – Massing and Landscaping, you asked us to provide you with confirmation that the proposed tree planning can be achieved taking into account the sewer easement in the boulevard. Please see the plan attached.
2. With respect to the Rear Yard Setback on the Ravine, a four metre rear yard setback will be provided for all units in Buildings Two and Six, as shown on the attached Site Plan Drawing dated January 19, 2017. The setback for Building Two has been accommodated through built form alterations and the setback for Building Six has been accommodated by narrowing the abutting width of the public street from 18.5 metres to 16.5 metres. See the plan attached.
3. Our client will continue working on contemporary modifications to the currently proposed elevations on Buildings Seven and Eight and on whether there are opportunities to increase the rear yard setback of the freehold townhouses backing onto the ravine. Drawings will be presented to City staff for review in this regard.

Provided that City Council accepts our client's settlement offer of January 12, 2017, as amended by this letter, our client is willing to continue to work with the City in good faith to address any

unresolved issues – which are confined only to site plan implementation details – in order to achieve a comprehensive settlement to be presented to the Ontario Municipal Board at the hearing for this matter scheduled to commence on March 13, 2017. This offer to settle is based on the understanding that, with the exception of finalizing site plan details which the parties will work to resolve in advance of the hearing, no other substantive issues will be raised, verbal sign-offs that we have received from staff (for example, the tree compensation plan) remain effective, and the City will work with our client so that the planning instruments including the zoning by-law, draft plan conditions and Site Plan NOAC will be in final form and presented to the Ontario Municipal Board at the hearing in March. In the event the parties cannot resolve any remaining site plan implementation details, we agree that the City and our client can call evidence before the Board in support of their respective positions on these matters. For clarity, this agreement to call evidence does not apply to bullet three.

All other terms of our settlement offer dated January 12, 2017, remain in effect.

As indicated in our letter dated January 12th, this offer is conditional on Council's acceptance of the offer at its meeting scheduled to commence January 31st. If Council does not accept our client's offer during this meeting, the offer should be considered as withdrawn.

Our client is committed to working with staff to resolve all outstanding matters in advance of the hearing. We appreciate the time and effort expended by staff.

Yours truly,

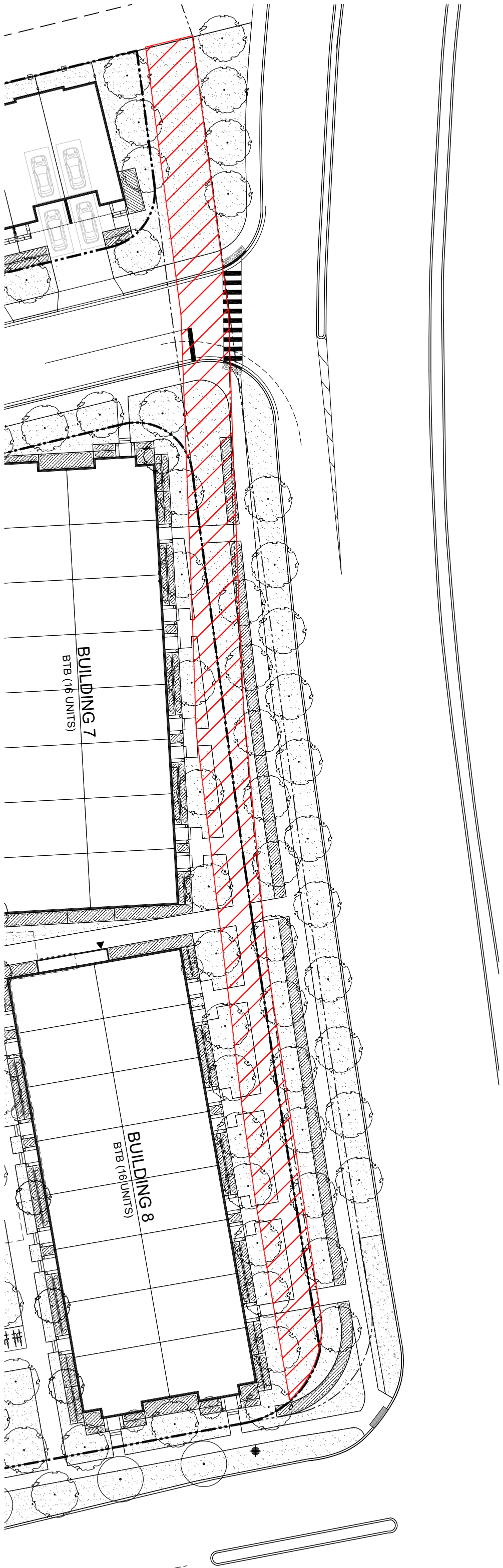
Goodmans LLP



For
Catherine A. Lyons
CAL/jbh

Encl.

cc: Steve Deveaux
Peter Jakovic
Leona Savoie



WITHOUT PREJUDICE

36 REGULAR TOWNHOUSES
102 BACK TO BACKS
138 TOTAL UNITS

- 18.5m ROW
- TRANSITION FROM 18.5m ROW TO 16.5m ROW
- 16.5m ROW

