

AIRD BERLIS

Patrick J. Harrington
Direct: 416.865.3424
E-mail: pharrington@airdberlis.com

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Our File: 118618

WITHOUT PREJUDICE

BY EMAIL

Mr. Andrew Biggart
Ritchie Ketcheson Hart & Biggart LLP
1 Eva Road, Suite 206
Toronto, ON M9C 4Z5

Ms. Kelly Matsumoto
Planning and Administrative Tribunal Law
City of Toronto
Metro Hall, 26th Floor, 55 John Street
Toronto ON M5V 3C6

Dear Mr. Biggart and Ms. Matsumoto:

**Re: Proposed Settlement by STC Investments Nominee Inc.
City of Toronto Official Plan Amendment No. 231 (Appeal No. 166)
OMB Case No. PL140860**

As you know, we are counsel to STC Investments Nominee Inc., the owner of 3125, 3381 and 3389 Steeles Avenue East and 3900 and 4000 Victoria Park Avenue, one of the appellants of City of Toronto Official Plan Amendment No. 231 ("OPA 231").

Resulting from the settlement discussion that occurred over the summer/fall of 2017, we are writing to confirm that our client is prepared to settle its appeal of OPA 231 based on the Board approving the attached Site and Area Specific Policy, which was prepared by City staff based on our input.

Kindly advise if the City is prepared to settle our client's appeal on this basis. In the meantime, please do not hesitate to contact us if you have any questions or require anything further.

Yours truly,

AIRD & BERLIS LLP



Patrick J. Harrington
PJH
Encl.

c.c. N.J. Pepino
S. Bishop
L. Dale-Harris
C. Fearman

Modifications to OPA 231
3125, 3381 and 3389 Steeles Avenue East and 3900 and 4000 Victoria Park Avenue

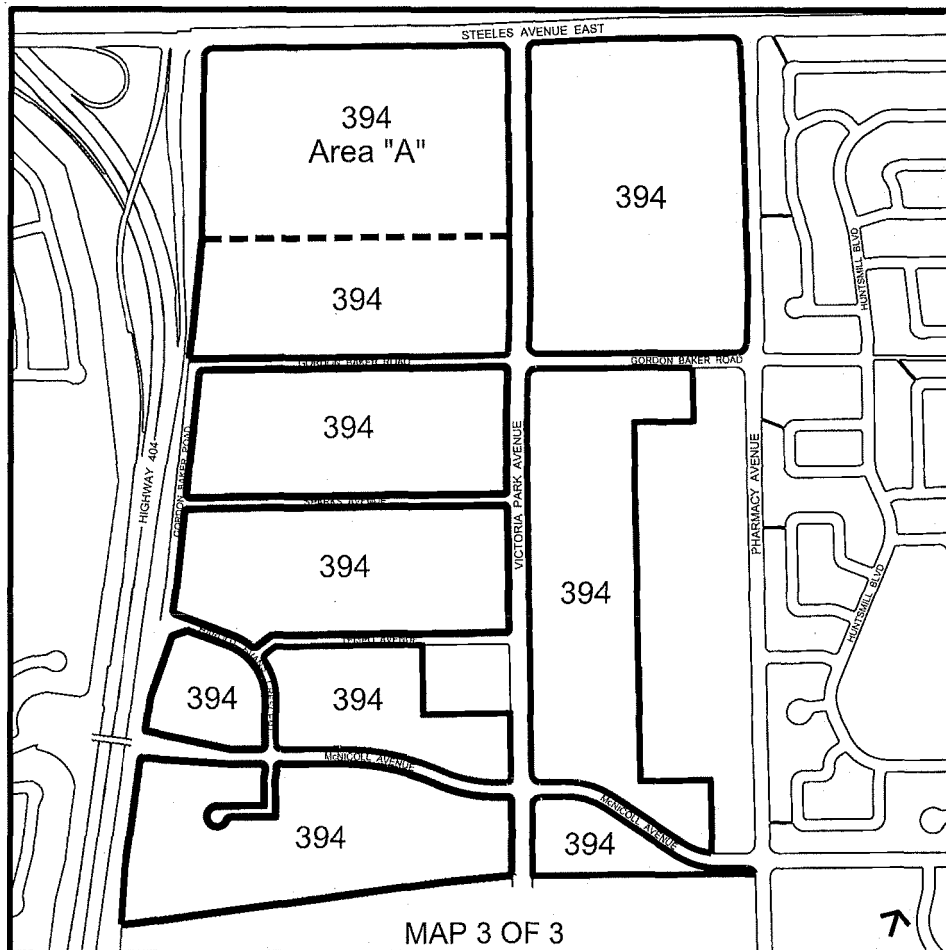
Official Plan Amendment 231 is modified as follows:

1. Chapter 7, Site and Area Specific Policies, is modified by amending Site and Area Specific Policy 394 with respect to the lands municipally known in 2017 as 3125, 3381 and 3389 Steeles Avenue East and 3900 and 4000 Victoria Park Avenue to add the following:

"c) On the lands shown as Area "A" on Map 3 of 3:

- i. A Master Site Plan will create safe and comfortable public and private realms and include matters such as:
 - a. a network of private and public streets;
 - b. flexibly-sized development blocks;
 - c. appropriately-sized private and/or public open spaces;
 - d. pedestrian and cycling facilities; and
 - e. convenient interconnections amongst the foregoing.
- ii. Heavy manufacturing uses are not permitted.
- iii. Hotels are permitted.
- iv. Following approval of a Master Site Plan, development will be phased as follows:
 1. The first phase of development will include:
 - i. a maximum of 2,200 square metres of gross floor area comprised of recreational facilities, restaurants, retail stores and service uses that are permitted to be developed in stand-alone buildings notwithstanding b) above;
 - ii. a bank with a maximum gross floor area of 600 square metres;
 - iii. a hotel with a minimum gross floor area of 7,000 square metres; and
 - iv. a minimum of 1,000 square metres of gross floor area for office uses.
 2. Subsequent phases of development will include:
 - i. a maximum of 1,100 square metres of gross floor area comprised of recreational facilities, restaurants, retail stores and service uses that are permitted to be developed in stand-alone buildings notwithstanding b) above, provided that above-grade building permits have been issued for a minimum of 1,000 square metres of gross floor area for office uses as required in 1. above; and
 - ii. a minimum of 9,000 square metres of gross floor area of office uses.

2. Chapter 7, Site and Area Specific Policies, is modified by deleting Map 3 of 3 of Site and Area Specific Policy No. 394 and replacing it with the following map:



3. Chapter 7, Site and Area Specific Policies, is modified to identify the lands known municipally in 2017 as 3125, 3381 and 3389 Steeles Avenue East and 3900 and 4000 Victoria Park Avenue shown on the Site and Area Specific Policy No. 394 as Area “A”, as shown on the map above.