

Confidential Appendix A to Confidential Attachment 1 to CC36.8 – made public, as amended, on February 6, 2018

Appendix "A" – Settlement Terms

1. A 32-storey mixed-use hotel and residential tower including a 2-storey podium (3-storeys when including the mezzanine) and a maximum tower height of 100.27 metres (excluding mechanical) and 107.12 metres (including mechanical).
2. A maximum FSI of 21.4 times the lot area and 21,202 square metres of gross floor area (By-law 569-2013).
3. Minimum tower setbacks, excluding balconies, of 3 metres (north side), excluding the amenity floor, 15 metres (west side mid-point of right-of-way), excluding the amenity floor, 8.5 metres (east side adjacent tower at 102 Shuter) and 12 metres (south side mid-point of right-of-way).
4. Minimum public realm (setback from curb to ground floor face) of 5.1 metres (south side, Shuter Street) and 6 metres, from curb to podium face (west side, Jarvis Street).
5. A maximum tower floorplate of approximately 722-725 square metres gross construction area (685 square metre gross floor area under By-law 569-2013).
6. The provision of 444 square metres of indoor and 279 square metres of outdoor amenity space for the exclusive use of the residents.
7. A minimum of 23 3-bedroom (or larger) residential units.
8. A minimum of 58 residential parking spaces and 29 hotel parking spaces.
9. A minimum of 256 bicycle parking spaces.
10. All outstanding matters identified in Engineering and Construction Services letter dated October 16, 2017 are to be resolved prior to the enactment of the amending Zoning By-law.
11. A Limiting Distance Agreement with the adjacent property to the north ensuring that tower development on the adjacent lands cannot occur within 25 metres of the proposed tower.
12. The owner shall enter into an agreement with the City of Toronto pursuant to section 37 of the Planning Act, to be registered on title and to the satisfaction of the City Solicitor, which shall include the following benefits:

A. a cash contribution of \$1,000,000, allocated as follows:

- i. \$400,000 for local area streetscape and park improvements;

ii. \$300,000 for capital improvements in cultural, community and recreation city-owned facilities; and

iii. \$300,000 to improve new or existing affordable housing;

B. a community benefits package/strategy that provides, as a minimum, using best efforts to the local hiring of construction workers and hotel workers; and

C. the proposed hotel will provide union jobs and not function as a bed-and-breakfast establishment.