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June 7, 2018

VIA EMAIL AND COURIER

City of Toronto
c/o Raymond Kallio
City of Toronto Legal Department
Metro Hall
26th Floor, 55 John Street
Toronto ON M5V 3C6

Dear Sirs/Mesdames:

**Re: OMB (now LPAT) Case No. PL171355
2161 Yonge Street**

We are solicitors for Tribute (Soudan Ave) Limited ("Tribute") in respect of the above-captioned matter. On behalf of Tribute we set out below an offer to settle, without prejudice to its ability to pursue the approval of its existing applications should the City not accept the offer. However, Tribute hereby waives its privilege in respect of this offer. Accordingly, Tribute will disclose the offer herein to interested third parties and welcomes the City's consideration thereof in a public forum.

Tribute hereby offers to settle on the basis that the City agrees with Tribute to jointly request the Local Planning Appeals Tribunal ("LPAT": formerly the Ontario Municipal Board) to approve zoning by-law amendments which permit the development described below, subject to conditions also set out below.

The development to be permitted by the zoning by-law amendments to be approved is described by the following drawings and the enclosed site statistics:

1. Floor Plan (Ground), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
2. Floor Plan (2nd), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
3. Floor Plan (3rd), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
4. Floor Plan (4th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;

5. Floor Plan (5th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
6. Floor Plan (6th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
7. Floor Plan (7th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
8. Floor Plan (8th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
9. Floor Plan (9th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
10. Floor Plan (10th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
11. Floor Plan (11th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
12. Floor Plan (12th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
13. Floor Plan (13th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
14. Floor Plan (14th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
15. Floor Plan (15th – 16th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
16. Floor Plan (17th – 18th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
17. Floor Plan (19th – 24th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
18. Floor Plan (25th – 28th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
19. Floor Plan (29th – 35th), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
20. Floor Plan (Mech Roof), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018;
21. Floor Plan (Roof Plan), Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018; and

22. Section, Re-issued for Settlement Offer by Graziani and Corazza Architects Inc. dated June 7, 2018.

There is one qualification in respect of the foregoing. The demising walls separating residential units on these drawings are to be considered illustrative only. The zoning by-law amendments to be approved would provide that a minimum of 10% of the units would have three or more bedrooms and an additional minimum of 15% of the units would have two or more bedrooms, but there would be no other restrictions on unit number, size or type. However, amenity space would be continued to be provided at a ratio of 2 square metres per unit and parking would be provided as set out in the memorandum from Development Engineering to Jamie McEwan dated August 21, 2017 as follows:

- (a) 0.3 parking spaces for each residential unit;
- (b) a minimum of 43 spaces for residential visitors and non-residential uses; and
- (c) a minimum of 2 "car share" spaces.

This offer is conditional on the City agreeing that the total obligation of Tribute pursuant to Section 37 of the Planning Act shall not exceed a total value of \$3,500,000.00 (Canadian).

The foregoing is also conditional on the City supporting the settlement in any hearing before the LPAT, including without limitation a hearing resulting from a third-party objector.

We look forward to hearing from you.

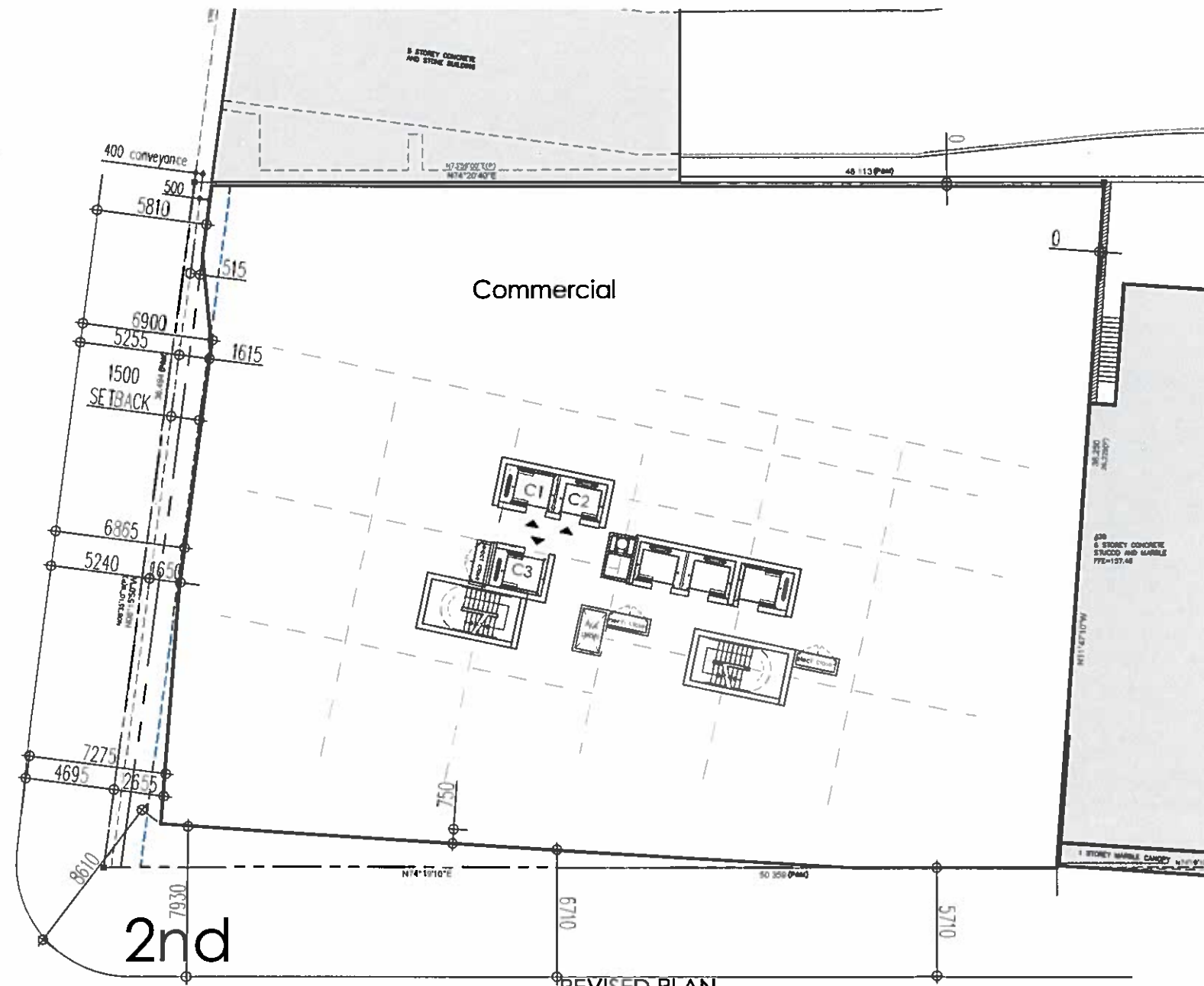
Yours truly,



John A.R. Dawson

JARD/sc
Encls.

Note: The documents listed in 1 to 22 above are on file in the City Clerk's Office.



REVISID PLAN
 GROSS CONSTRUCTION AREA = 1,658 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 1,602 m²
 (WITH MECH DEDUCTIONS)

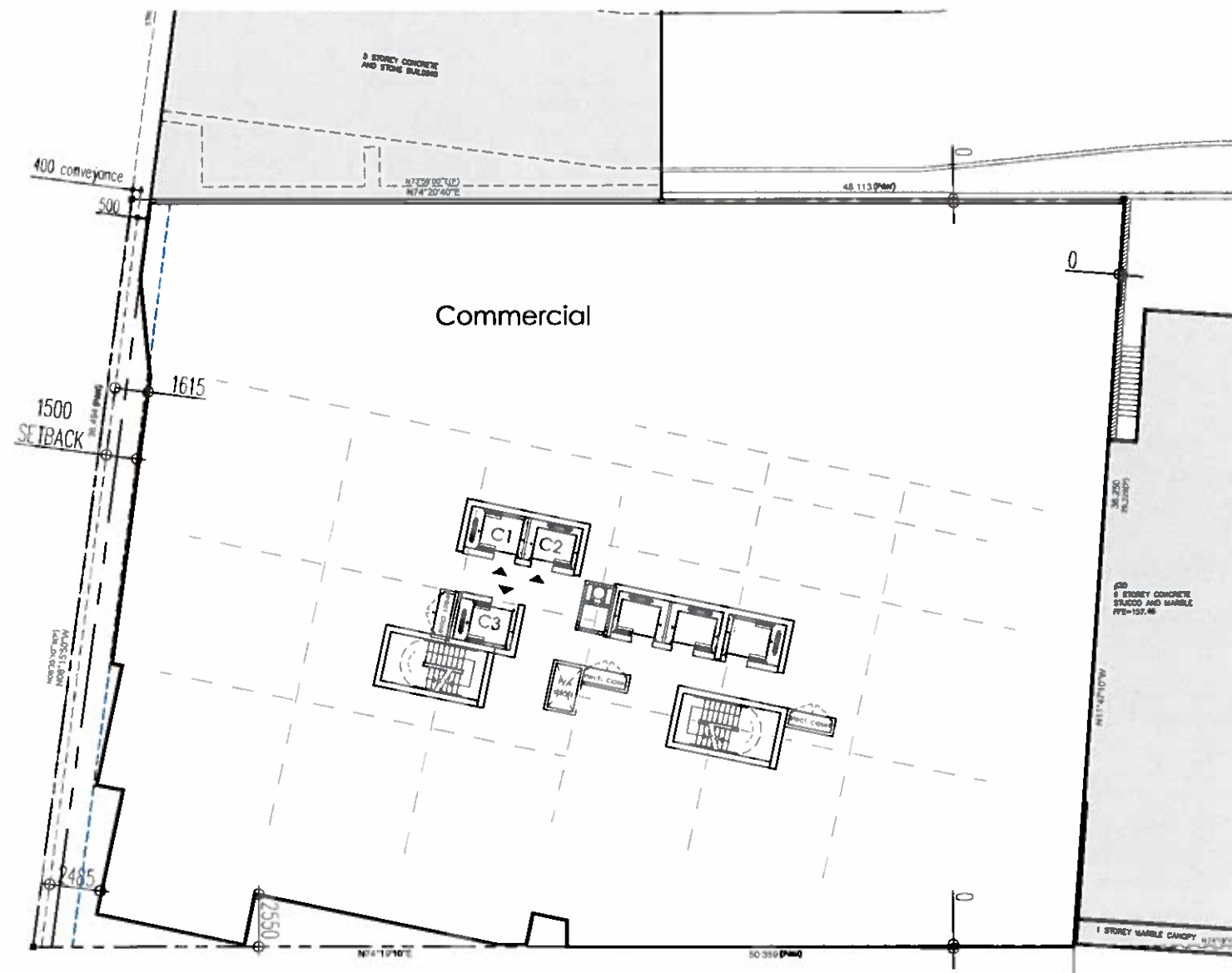
FLOOR PLAN

• Tribute Communities • Yonge & Soudan • 1401.16 • Jun. 7, 2018

RE-ISSUED FOR SETTLEMENT OFFER



GRAZIANI
 + CORAZZA
 ARCHITECTS INC.



3rd

REVISED PLAN

GROSS CONSTRUCTION AREA = 1,671 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 1,615 m²
 (WITH MECH DEDUCTIONS)

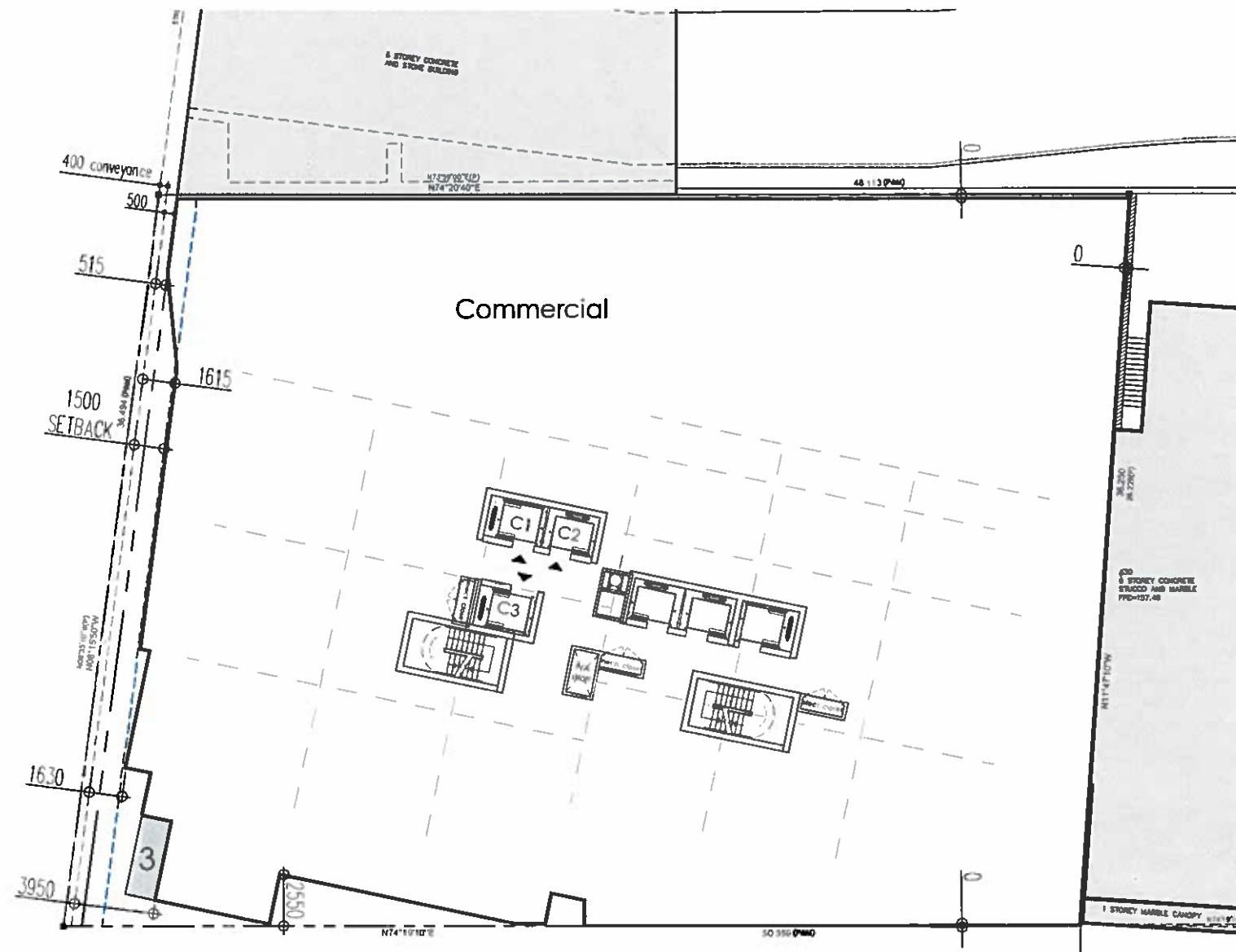
FLOOR PLAN

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RE-ISSUED FOR SETTLEMENT OFFER



GRAZIANI
 + CORAZZA
 ARCHITECTS INC.



4th

REVISED PLAN

GROSS CONSTRUCTION AREA = 1,665 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 1,609 m²
 (WITH MECH DEDUCTIONS)

FLOOR PLAN

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RE-ISSUED FOR SETTLEMENT OFFER



GRAZIANI
 + CORAZZA
 ARCHITECTS INC.



5th

REVISED PLAN

GROSS CONSTRUCTION AREA = 1,657 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 1,601 m²
 (WITH MECH DEDUCTIONS)

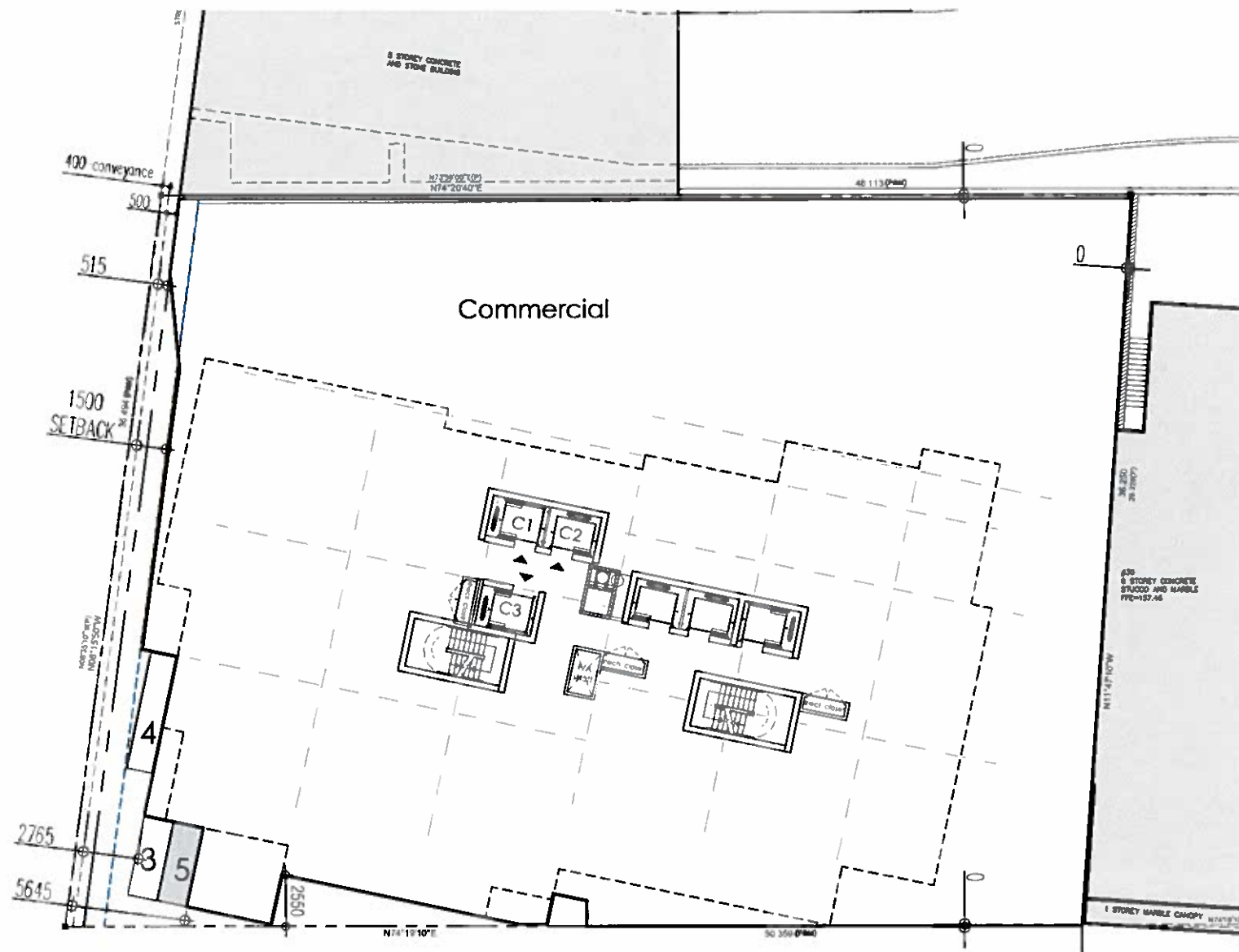
FLOOR PLAN

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RE-ISSUED FOR SETTLEMENT OFFER



GRAZIANI
 +
 CORAZZA
 ARCHITECTS INC.



6th

REVISED PLAN

GROSS CONSTRUCTION AREA = 1,651 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 1,594 m²
 (WITH MECH DEDUCTIONS)

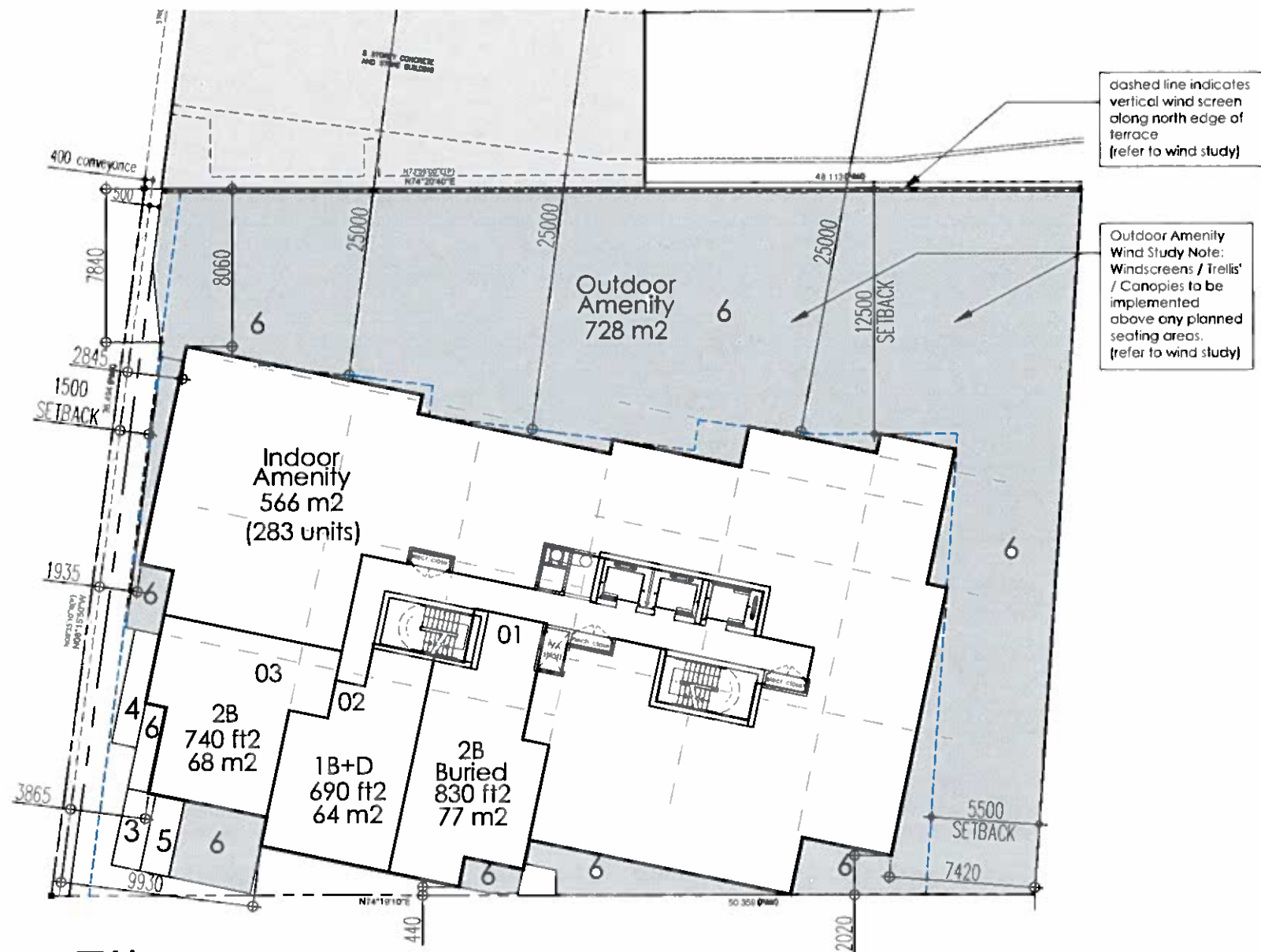
FLOOR PLAN

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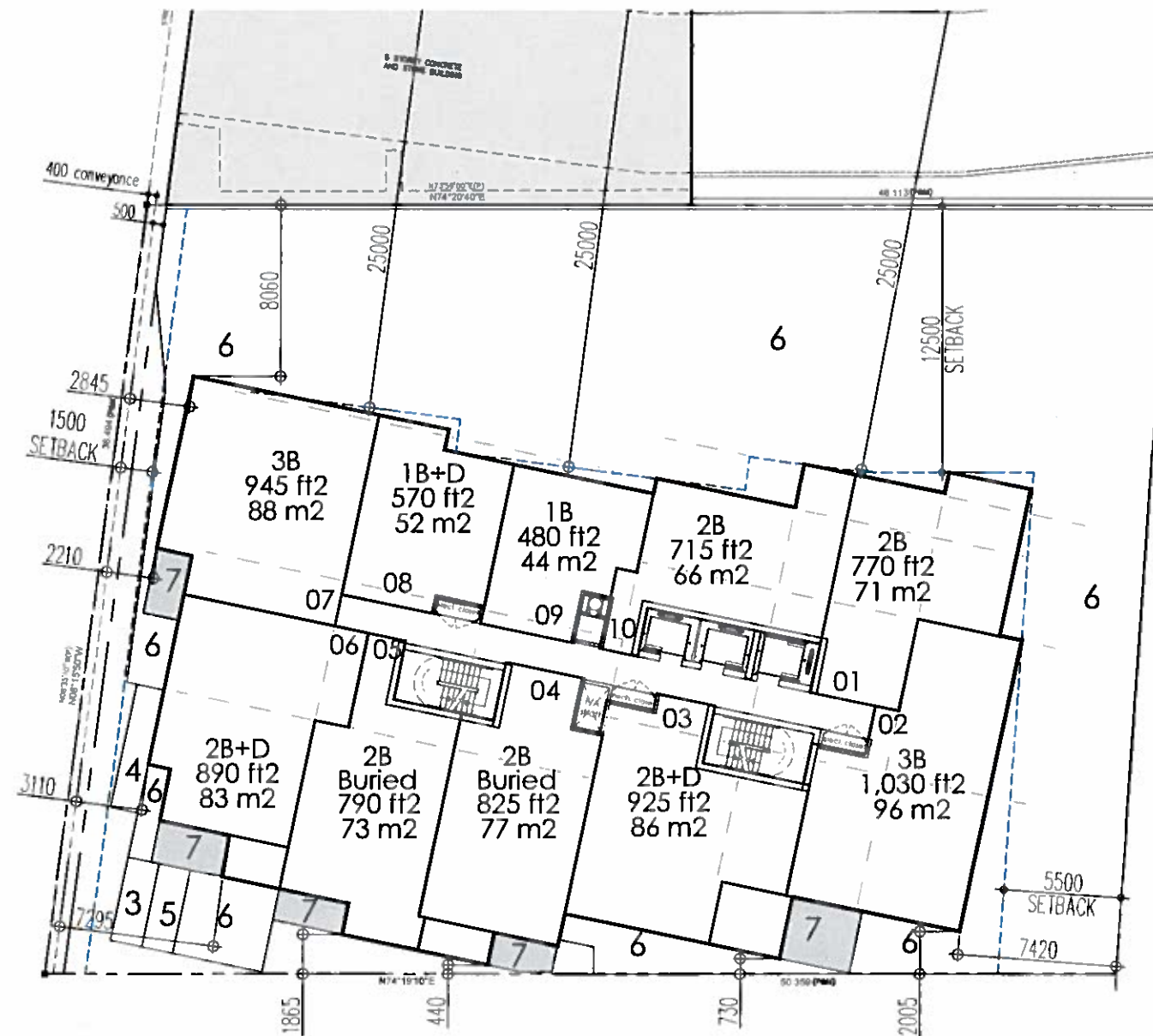


**GRAZIANI
 CORAZZA
 ARCHITECTS INC.**



7th

REVISED PLAN
 GROSS CONSTRUCTION AREA = 883 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)
 GFA AS PER BY-LAW 569-2013 = 831 m²
 (WITH MECH DEDUCTIONS)



8th

REVISED PLAN

GROSS CONSTRUCTION AREA = 856 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 816 m²
 (WITH MECH DEDUCTIONS)

FLOOR PLAN

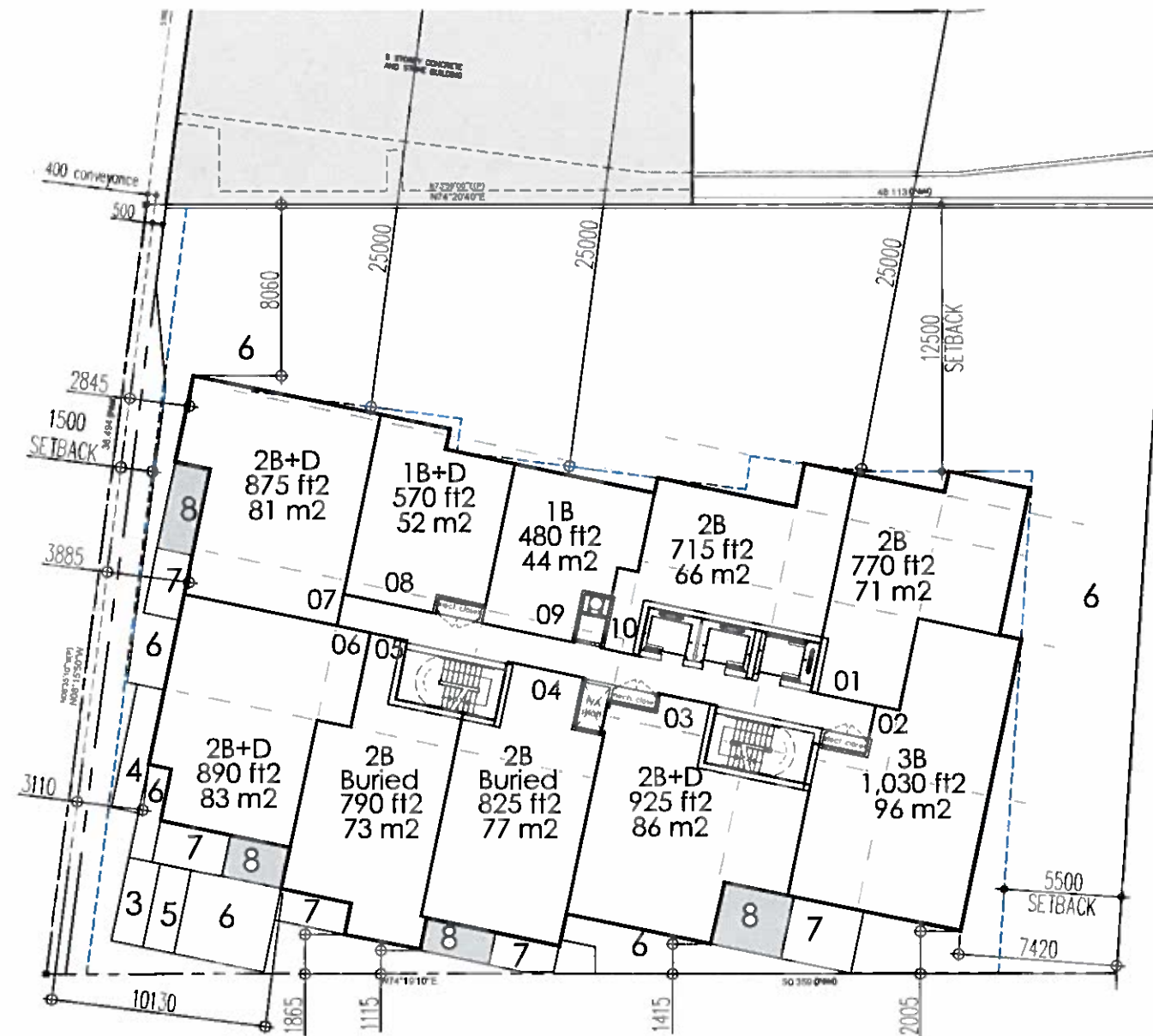
•Tribute Communities •Yonge & Soudan •1401.16 •Jun. 7, 2018

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1:250





9th

REVISED PLAN

GROSS CONSTRUCTION AREA = 828 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 788 m²
 (WITH MECH DEDUCTIONS)

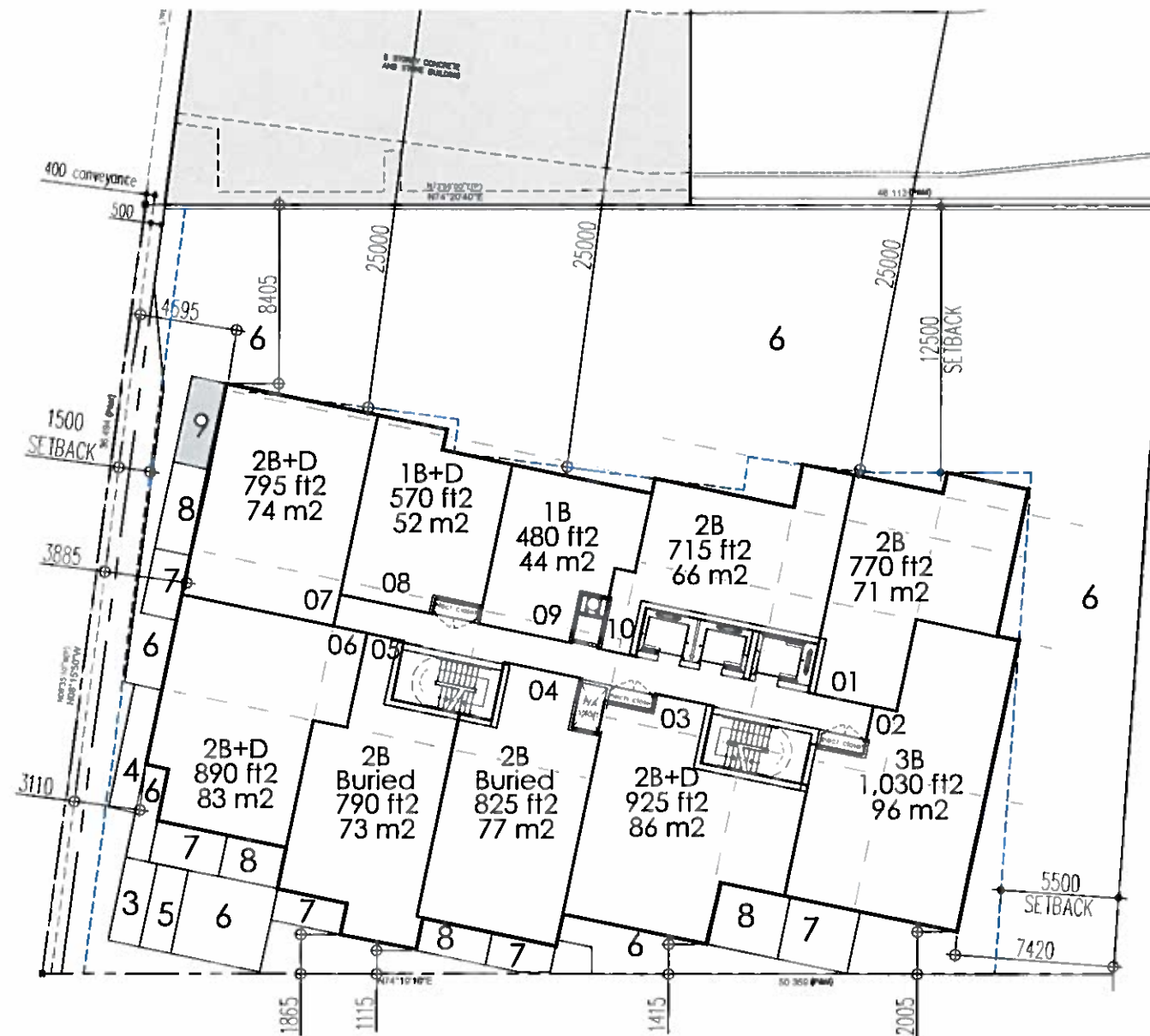
FLOOR PLAN

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10th

REVISED PLAN

GROSS CONSTRUCTION AREA = 821 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 781 m²
 (WITH MECH DEDUCTIONS)

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 CORAZZA
 ARCHITECTS INC.



11th

REVISED PLAN

GROSS CONSTRUCTION AREA = 799 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 759 m²
 (WITH MECH DEDUCTIONS)

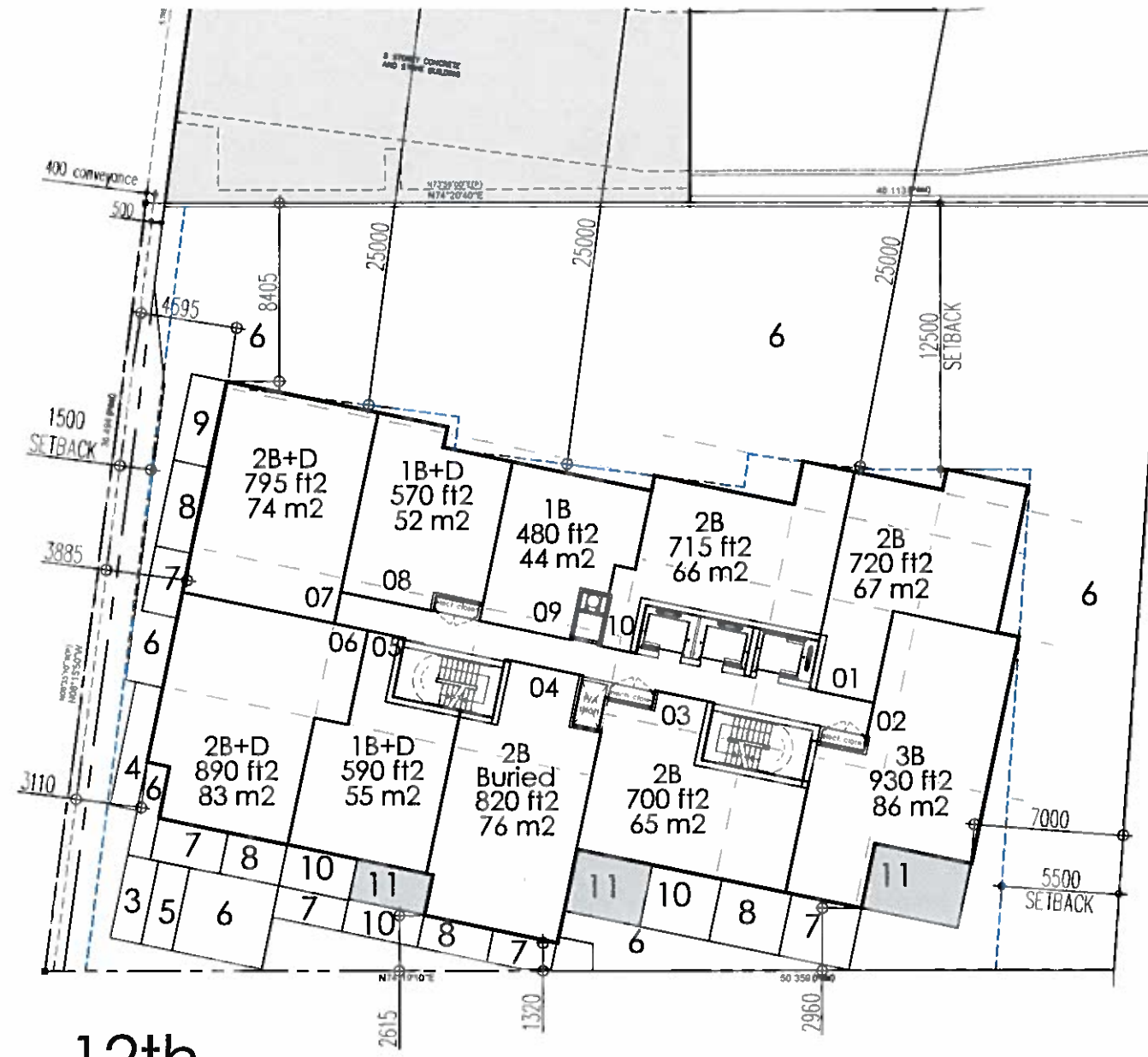
FLOOR PLAN

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**GRAZIANI
 +
 CORAZZA**
 ARCHITECTS INC.



12th

REVISED PLAN

GROSS CONSTRUCTION AREA = 767 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 727 m²
 (WITH MECH DEDUCTIONS)

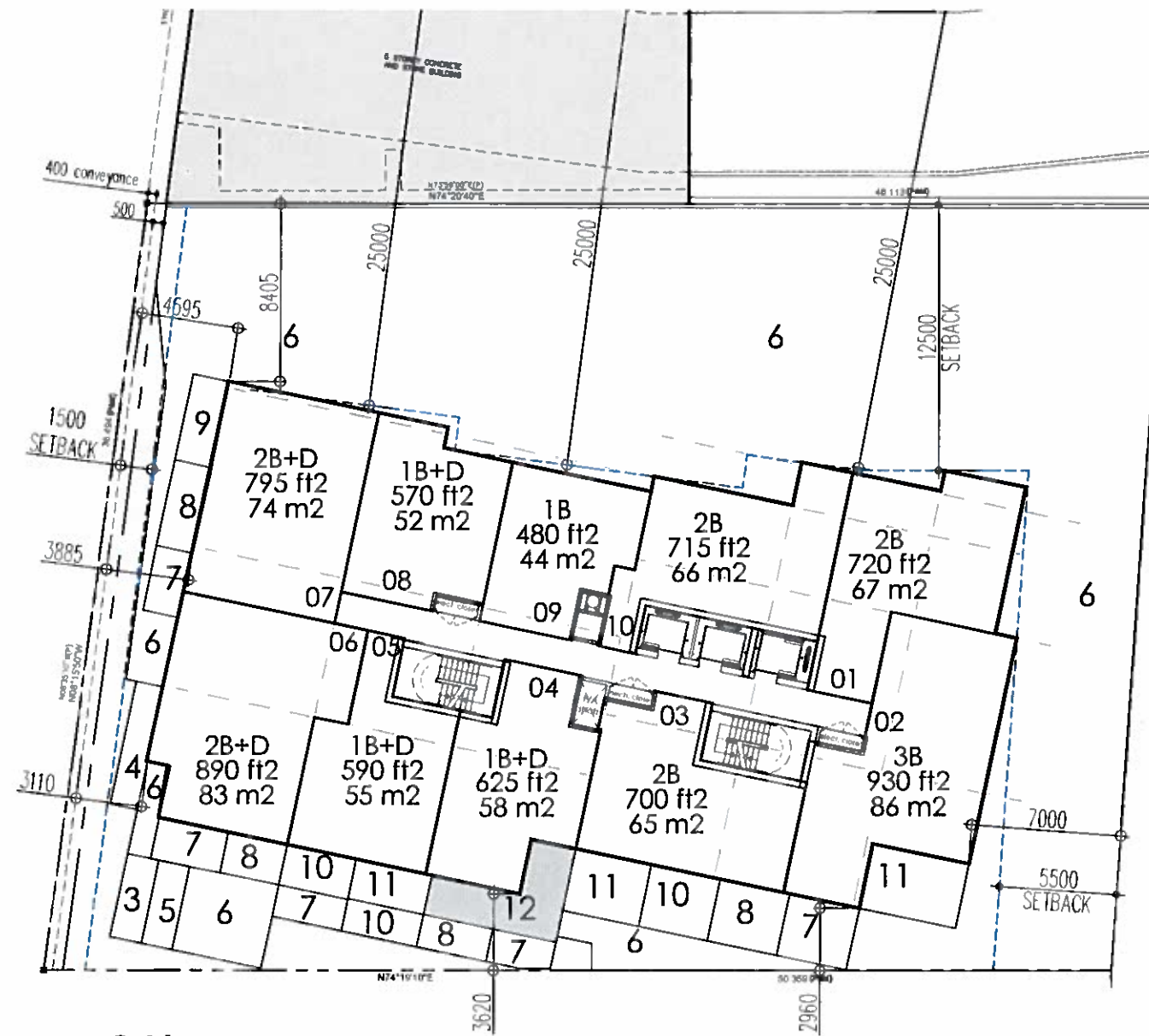
FLOOR PLAN

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**GRAZIANI
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 CORAZZA**
 ARCHITECTS INC.



13th

REVISED PLAN

GROSS CONSTRUCTION AREA = 750 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 710 m²
 (WITH MECH DEDUCTIONS)

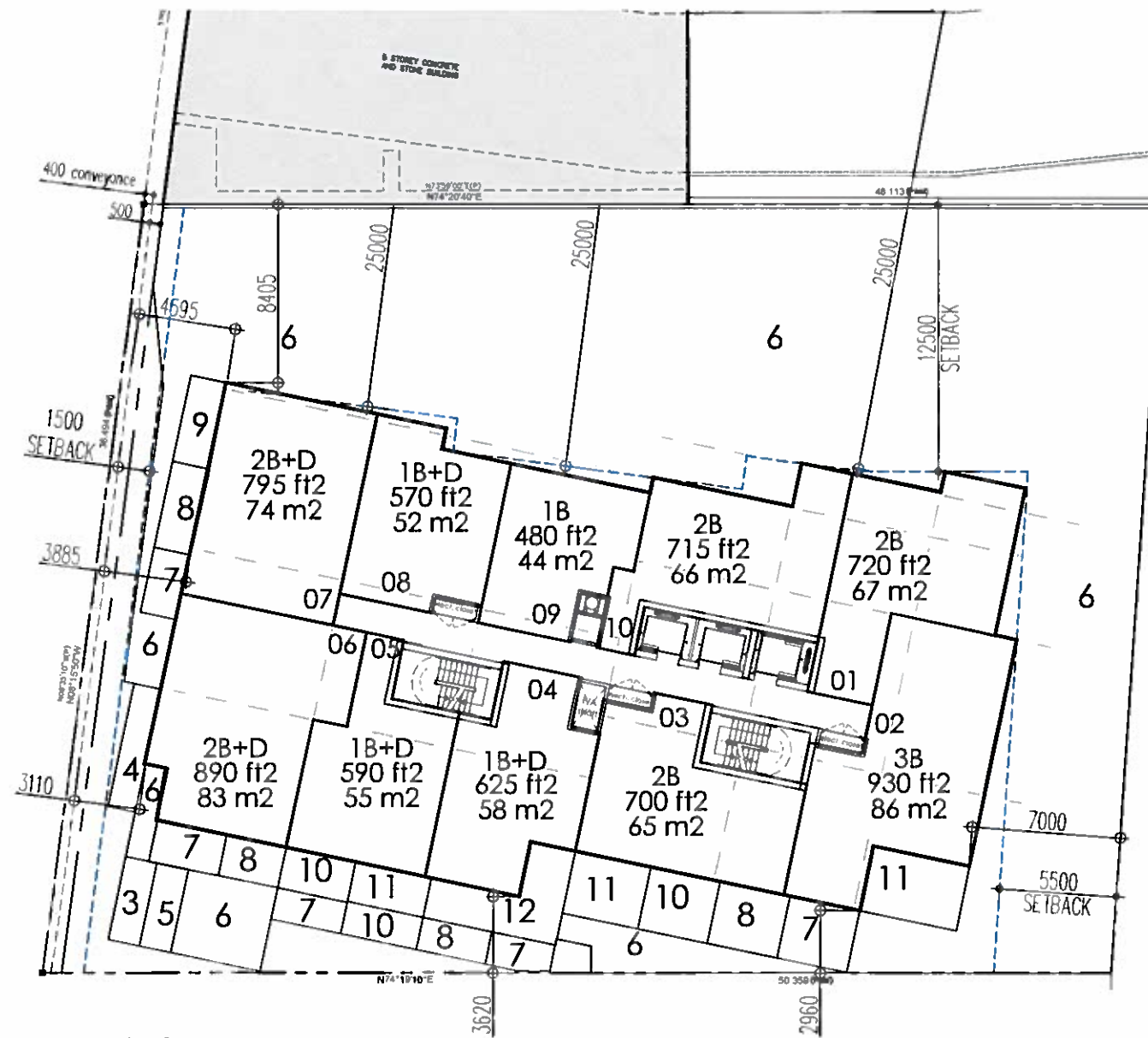
FLOOR PLAN

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RE-ISSUED FOR SETTLEMENT OFFER



GRAZIANI
 + CORAZZA
 ARCHITECTS INC.



14th

REVISED PLAN

GROSS CONSTRUCTION AREA = 750 m²
(ENVELOPE AREA -
NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 710 m²
(WITH MECH DEDUCTIONS)

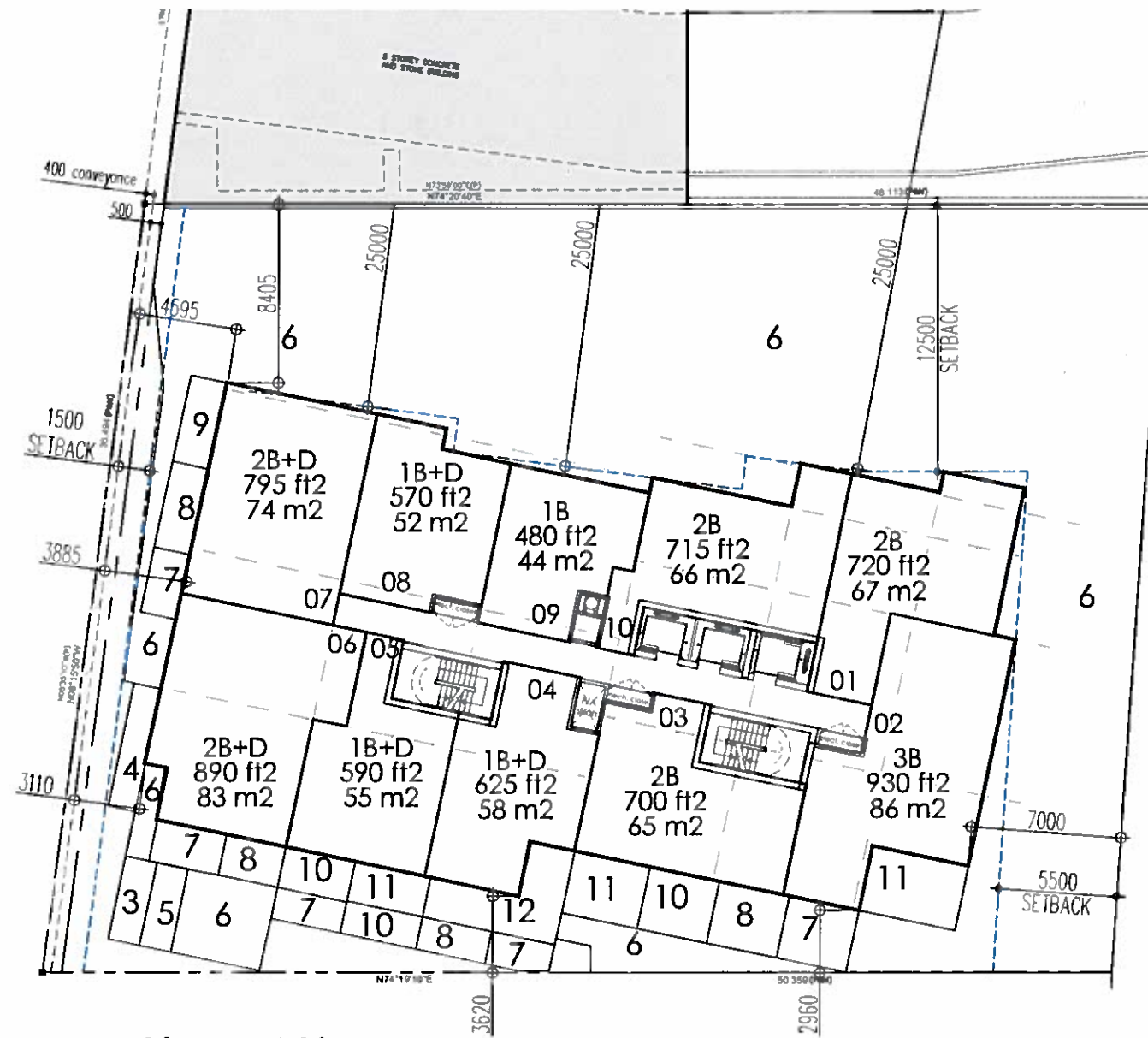
FLOOR PLAN

• Tribute Communities • Yonge & Soudan • 1401.16 • Jun. 7, 2018

RE-ISSUED FOR SETTLEMENT OFFER



GRAZIANI
+ CORAZZA
ARCHITECTS INC.



15th-16th

REVISED PLAN

GROSS CONSTRUCTION AREA = 750 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 710 m²
 (WITH MECH DEDUCTIONS)

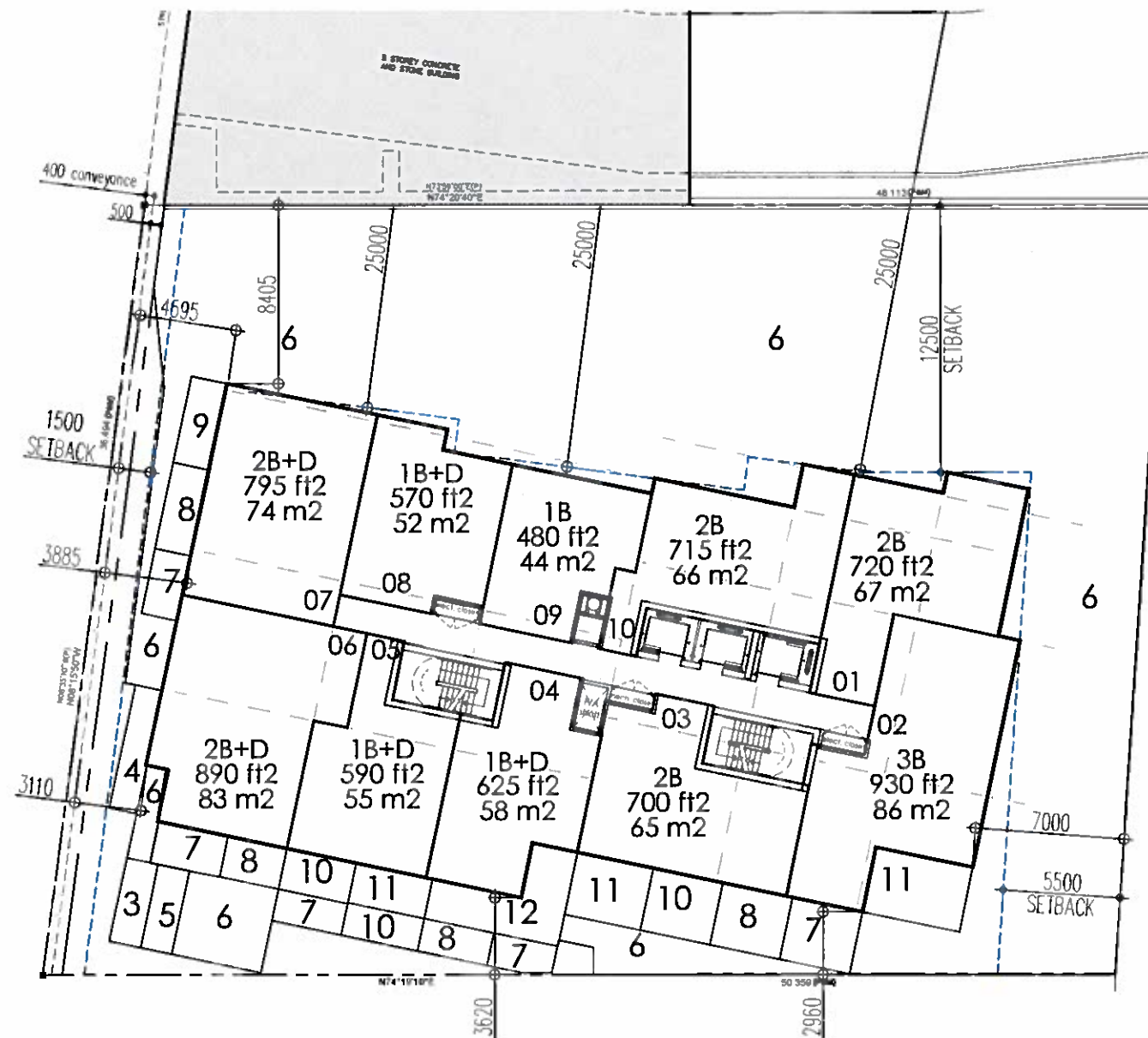
FLOOR PLAN

• Tribute Communities • Yonge & Soudan • 1401.16 • Jun. 7, 2018

RE-ISSUED FOR SETTLEMENT OFFER



**GRAZIANI
 +
 CORAZZA**
 ARCHITECTS INC.



17th-18th

REVISED PLAN

GROSS CONSTRUCTION AREA = 750 m²
(ENVELOPE AREA -
NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 710 m²
(WITH MECH DEDUCTIONS)

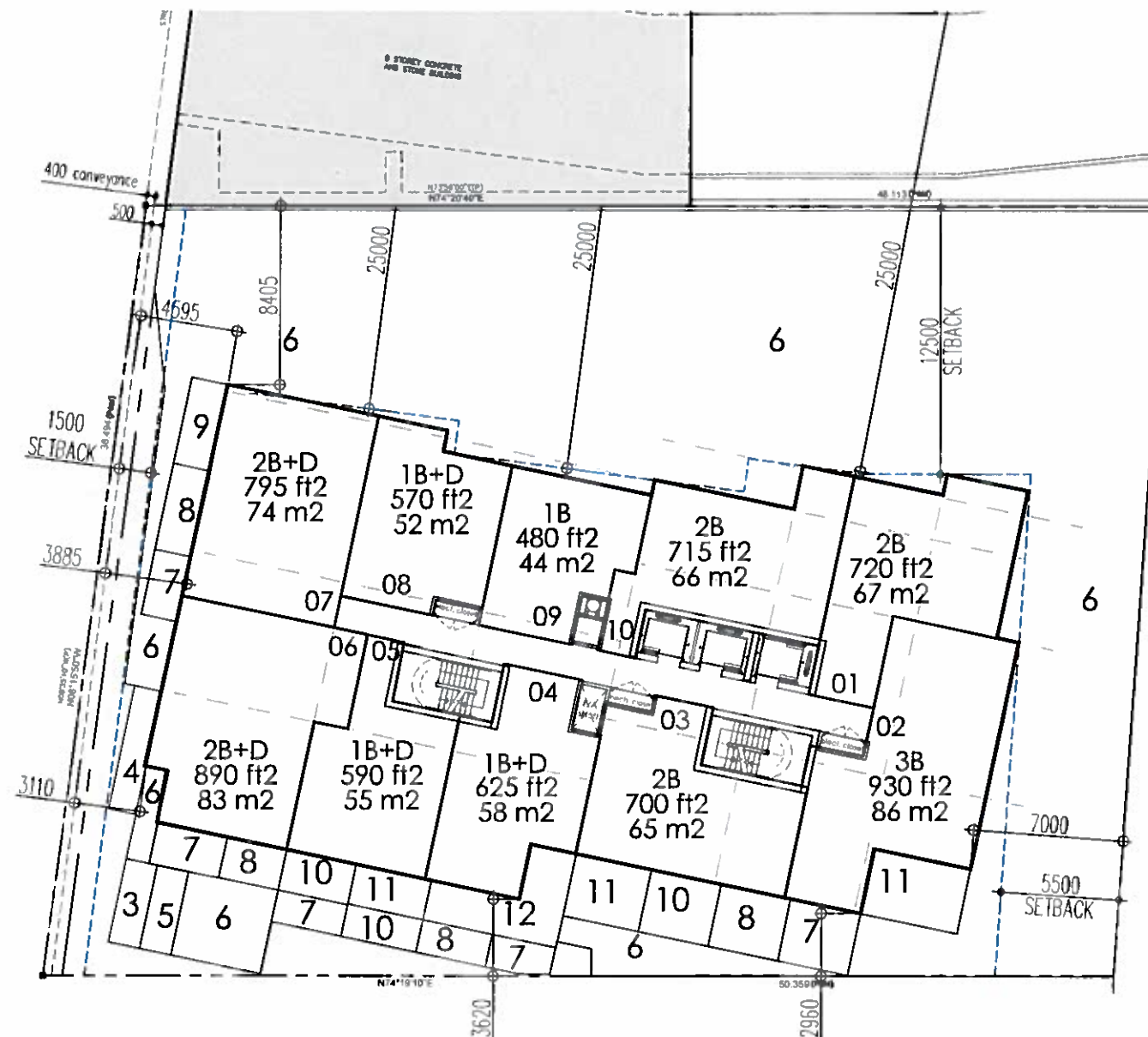
FLOOR PLAN

• Tribute Communities • Yonge & Soudan • 1401.16 • Jun. 7, 2018

RE-ISSUED FOR SETTLEMENT OFFER



GRAZIANI
+
CORAZZA
ARCHITECTS INC.



19th-24th

REVISED PLAN

GROSS CONSTRUCTION AREA = 750 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 710 m²
 (WITH MECH DEDUCTIONS)

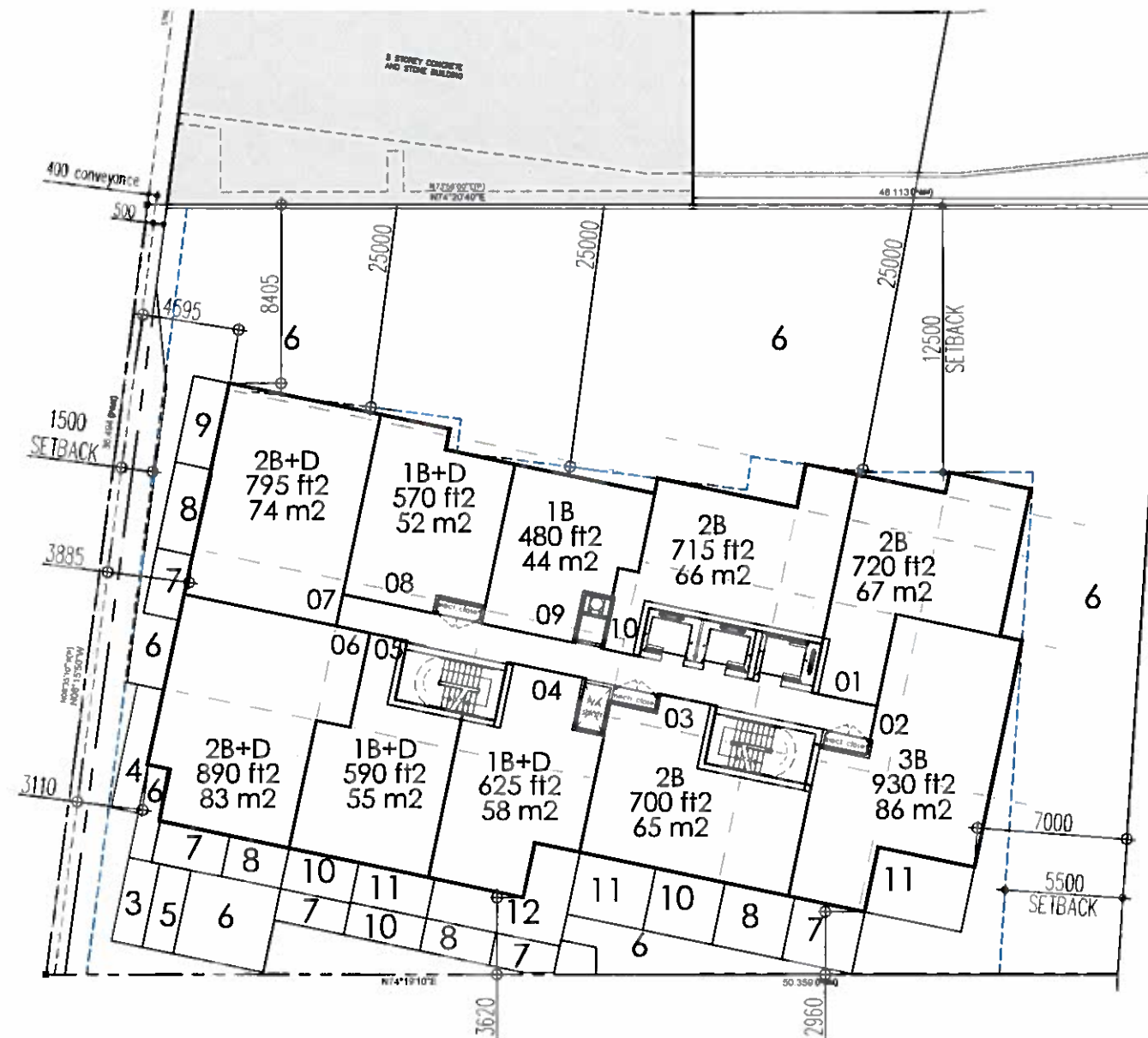
FLOOR PLAN

• Tribute Communities • Yonge & Soudan • 1401.16 • Jun. 7, 2018

RE-ISSUED FOR SETTLEMENT OFFER



GRAZIANI
 + CORAZZA
 ARCHITECTS INC.



25th-28th

REVISED PLAN

GROSS CONSTRUCTION AREA = 750 m²
 (ENVELOPE AREA -
 NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 710 m²
 (WITH MECH DEDUCTIONS)

FLOOR PLAN

• Tribute Communities • Yonge & Soudan • 1401.16 • Jun. 7, 2018

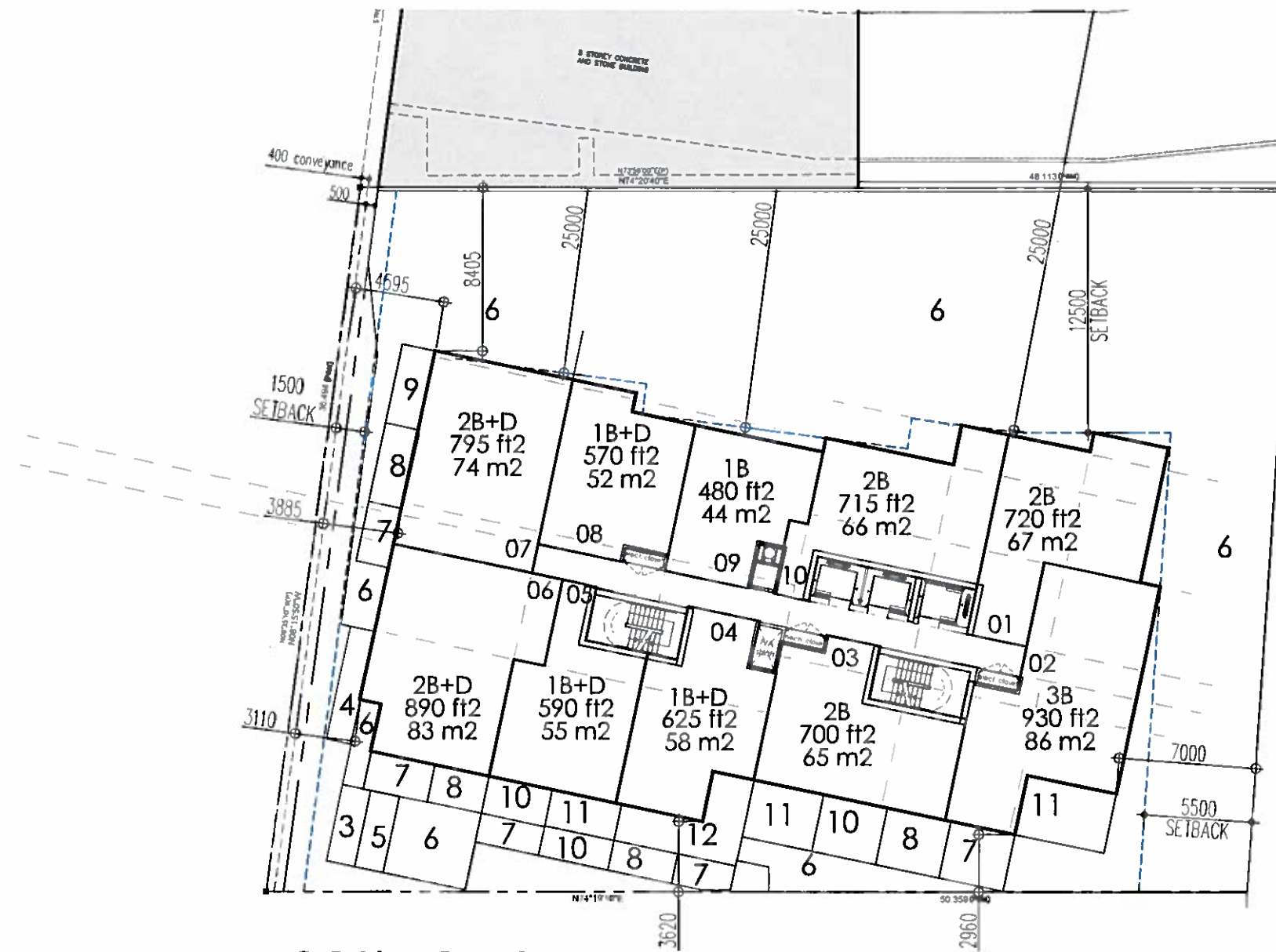
RE-ISSUED FOR SETTLEMENT OFFER



1:250



GRAZIANI
 + CORAZZA
 ARCHITECTS INC.



29th-35th

REVISED PLAN

GROSS CONSTRUCTION AREA = 750 m²
(ENVELOPE AREA -
NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 710 m²
(WITH MECH DEDUCTIONS)

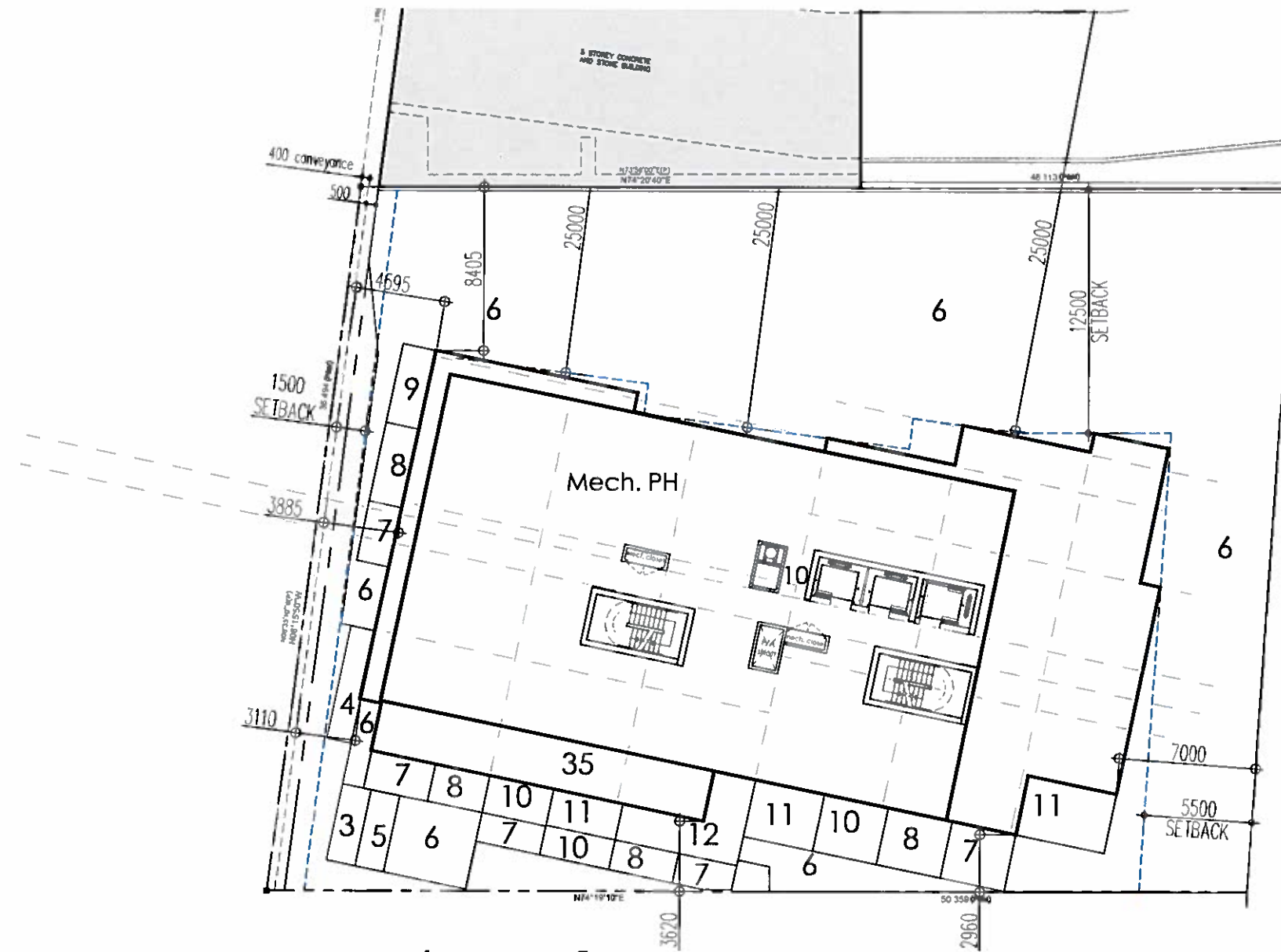
FLOOR PLAN

• Tribute Communities • Yonge & Soudan • 1401.16 • Jun. 7, 2018

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GRAZIANI
+ CORAZZA
ARCHITECTS INC.



mech roof

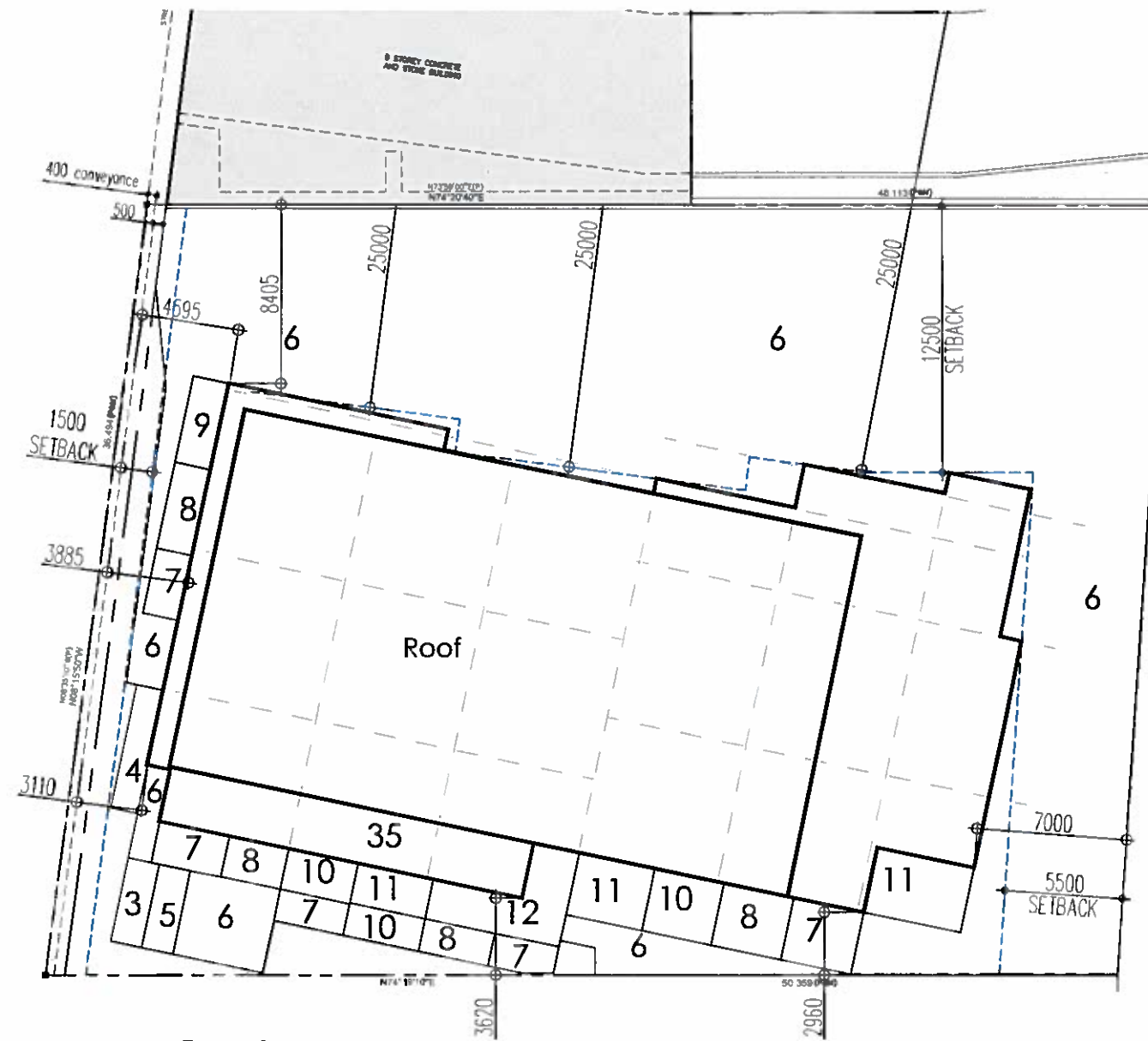
FLOOR PLAN

• Tribute Communities • Yonge & Soudan • 1401.16 • Jun. 7, 2018

RE-ISSUED FOR SETTLEMENT OFFER



GRAZIANI
&
CORAZZA
ARCHITECTS INC.



roof plan

CC44.2 - Confidential Appendix A - Site Statistics

made public on August 8, 2018

JUNE 7 2018

YONGE AND SOUDAN

Project No. 1143.138

YONGE-SOUDAN JUNE 14 2017		FIRST SUBMISSION				TOTAL CITY GFA		GROSS CONSTRUCTION AREA	
	fts	area m2	deduct per ft	area with deduct m2	total with deduct	total area			
ground retail	1	6,495	0	6,495	6,495	6,495	6,495		
ground commercial	1	1,070	145	905	905	1,070	1,070		
ground residential	1	1,995	188	1,815	1,815	1,995	1,995		
total ground floor		9,560		9,215	9,215	9,560	9,560		
commercial									
2	1	18,325	610	17,715	17,715	18,325	18,325		
3	1	18,325	610	17,715	17,715	18,325	18,325		
4	1	18,250	610	17,640	17,640	18,250	18,250		
5	1	18,215	610	17,605	17,605	18,215	18,215		
6	1	18,020	610	17,410	17,410	18,020	18,020		
residential									
7	1	11,290	555	10,735	10,735	11,290	11,290		
8	1	10,785	430	10,355	10,355	10,785	10,785		
9	1	10,065	430	9,635	9,635	10,065	10,065		
10	1	9,795	430	9,365	9,365	9,795	9,795		
11	1	9,315	430	8,885	8,885	9,315	9,315		
12	1	8,875	430	8,445	8,445	8,875	8,875		
13	1	8,450	430	8,020	8,020	8,450	8,450		
14	1	8,450	430	8,020	8,020	8,450	8,450		
15	1	8,365	430	7,935	7,935	8,365	8,365		
16	1	8,365	430	7,935	7,935	8,365	8,365		
17 to 18	2	8,305	430	7,875	7,875	16,610	16,610		
19 to 22	4	8,240	430	7,810	7,810	31,240	31,240		
23 to 24	2	8,240	430	7,810	7,810	15,620	15,620		
25 to 28	4	8,130	430	7,700	7,700	30,800	30,800		
29 to 32	4	7,545	430	7,115	7,115	28,460	28,460		
33 to 34	4	7,545	430	7,115	7,115	28,460	28,460		
36						336,960	336,960	333,380	

SETTLEMENT OPTION JUNE 2018		FIRST SUBMISSION				TOTAL CITY GFA		GROSS CONSTRUCTION AREA	
	fts	area m2	deduct per ft	area with deduct m2	total with deduct	total area			
ground retail	1	5,625	0	5,625	5,625	5,625	5,625		
ground commercial	1	800	74	726	726	800	800		
ground residential	1	2,270	335	1,935	1,935	2,270	2,270		
total ground floor		8,695		8,360	8,360	8,695	8,695		
commercial									
2	1	17,850	610	17,240	17,240	17,850	17,850		
3	1	17,990	610	17,380	17,380	17,990	17,990		
4	1	17,925	610	17,315	17,315	17,925	17,925		
5	1	17,840	610	17,230	17,230	17,840	17,840		
6	1	17,775	610	17,165	17,165	17,775	17,775		
residential									
7	1	9,305	555	8,750	8,750	9,305	9,305		
8	1	9,215	430	8,785	8,785	9,215	9,215		
9	1	8,910	430	8,480	8,480	8,910	8,910		
10	1	8,835	430	8,405	8,405	8,835	8,835		
11	1	8,600	430	8,170	8,170	8,600	8,600		
12	1	8,255	430	7,825	7,825	8,255	8,255		
13	1	8,070	430	7,640	7,640	8,070	8,070		
14	1	8,070	430	7,640	7,640	8,070	8,070		
15	1	8,070	430	7,640	7,640	8,070	8,070		
16	1	8,070	430	7,640	7,640	8,070	8,070		
17 to 18	2	8,070	430	7,640	7,640	15,280	15,280		
19 to 22	4	8,070	430	7,640	7,640	30,560	30,560		
23 to 24	2	8,070	430	7,640	7,640	15,280	15,280		
25 to 28	4	8,070	430	7,640	7,640	30,560	30,560		
29 to 32	4	8,070	430	7,640	7,640	30,560	30,560		
33 to 35	3	8,070	430	7,640	7,640	22,920	22,920		
38						321,030	321,030	337,005	

36 STRYS - CITY GFA (BYLAW 569-2013)		
ORIGINAL SCHEME JUNE 14 2017	M2	
retail	6,495	603
commercial	88,990	8247
residential	241,475	22434
36	336,960	31305

site area = 1779 m2
FSI = 17.8

COMMERCIAL REPLACEMENT			38 STRYS - CITY GFA (BYLAW 569-2013)		
GROSS CONSTRUCTION AREA M2	retail	commercial	residential	total	FSI
existing commercial	8,092	87,125	228,270	323,487	18.2
proposed commercial	8,095	80,940	212,120	301,155	16.9
surplus/def	3	6,185	16,150	22,338	12.5
38	16,187	168,065	440,390	624,642	35.1