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;

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MT DOCS 17973758v3
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

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.
CC44.2 - Confidential Appendix A - Floor Plans

made public on August 8, 2018

REVISED PLAN
GROSS CONSTRUCTION AREA = 808 m²
(ENVELOPE AREA - NO DEDUCTIONS)
GFA AS PER BY-LAW 569-2013 = 777 m²
(WITH MECH DEDUCTIONS)

RE-ISSUED FOR SETTLEMENT OFFER

Graziani Corazza Architecture Inc.
GROSS CONSTRUCTION AREA = 1,658 m²
(ENVELOPE AREA - NO DEDUCTIONS)

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

3rd
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)
REVISED PLAN

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

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

Re-Issued For Settlement Offer

Graziani
Corazza

Certified in QC
REVISED PLAN

GROSS CONSTRUCTION AREA = 883 m²
(ENVELOPE AREA - NO DEDUCTIONS)

GFA AS PER BY-LAW 569-2013 = 831 m²
(WITH MECH DEDUCTIONS)

7th
REVISED PLAN

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

GFA AS PER BY-LAW 569-2013 = 816 m²
(WITH MECH DEDUCTIONS)
REVISED PLAN
GROSS CONSTRUCTION AREA = 828 m²
\[\text{ENVELOPE AREA} - \text{NO DEDUCTIONS}\]
GFA AS PER BY-LAW 569-2013 = 788 m²
\[\text{WITH MECH DEDUCTIONS}\]
REVISED PLAN

GROSS CONSTRUCTION AREA = 799 m²
[ENVELOPE AREA - NO DEDUCTIONS]

GFA AS PER BY-LAW 569-2013 = 759 m²
[WITH MECH DEDUCTIONS]
REVISED PLAN
GROSS CONSTRUCTION AREA = 750 m²
[ENVELOPE AREA - NO DEDUCTIONS]
GFA AS PER BY-LAW 569-2013 = 710 m²
[WITH MECH DEDUCTIONS]
REvised PLAN
GROSS CONSTRUCTION AREA = 750 m2
[ENVELOPE AREA - NO DEDUCTIONS]

GFA AS PER BY-LAW 569-2013 = 710 m2
[WITH MECH DEDUCTIONS]
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]
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]

RE-ISSUED FOR SETTLEMENT OFFER
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]
mech roof