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May 22, 2018

Via Email

With Prejudice

City of Toronto
c/o Amanda Hill
26th Floor - Metro Hall
55 John Street
Toronto ON M5V 3C6

Dear Sirs / Mesdames:

**Re: Settlement Offer
33 and 37 Parliament Street
2547575 Ontario Inc.
LPAT Case No. PL180112 and PL170943 (OPA 304)**

We are the solicitors acting on behalf of 2547575 Ontario Inc. (the "Company"), the owner of the lands municipally known as 33 and 37 Parliament Street in the City of Toronto (the "Lands").

On behalf of the Company, we are writing to propose the settlement of the above captioned appeals on the basis that:

1. The Company and the City of Toronto will jointly request that the Local Planning Appeal Tribunal (the "Tribunal"), at a Settlement Hearing (on a date to be scheduled by the Tribunal), approve official plan and zoning by-law amendments in respect of the Lands which would permit the construction and use of a 34-storey mixed-use building, not including the mechanical penthouse (the "Proposed Development"), substantially in accordance with the settlement plans prepared by Architects Alliance Inc., dated May 22, 2018 and attached hereto (the "Settlement Plans"), subject to the following:
 - (a) maximum height of 116.0 metres (inclusive of mechanical penthouse);
 - (b) maximum gross floor area of 37,000 square metres, with a maximum residential gross floor area of 36,000 square metres;
 - (c) minimum setback of 3 metres at grade from the western property line to the main wall of the Development which is adjacent to Parliament Street, subject to encroachments such as but not limited to, canopies, and architectural elements;
 - (d) maximum tower floor plate (above the 29th storey) of 750 square metres of gross construction area (not including balconies), and a maximum tower floor plate

from the 10th to 28th floor of 790 square metres of gross construction area (not including balconies);

- (e) minimum indoor amenity space at a rate of 1.5 square metres per dwelling unit, and a minimum of outdoor amenity space at a rate of 1.5 square metres per dwelling unit;
 - (f) parking spaces will be provided at the following minimum rates:
 - (i) .30 parking spaces per dwelling unit;
 - (ii) .06 parking spaces for residential visitors;
 - (iii) 1 parking spaces per 100 square metres of non-residential gross floor area; and
 - (iv) the parking spaces provided for residential visitors and for the non-residential gross floor area may be provided as *public parking*;
 - (g) the provision of a minimum of 10% of the residential dwelling units within the development as three-bedroom dwelling units and a minimum of 25% of the residential dwelling units within the development as two-bedroom dwelling units; and
 - (h) the provision of a privately-owned, publicly-accessible open space ("POPS") with a minimum area of 300 square metres adjacent to an outdoor patio area(s), subject to temporary closures of the POPS on terms and conditions satisfactory to the Chief Planner and Executive Director and permitted encroachments; and
2. City Council direct Staff to request the Tribunal to approve such modifications, if any, as may be required to permit the Proposed Development to Official Plan Amendment No. 304, Official Plan Amendment No. 352 and By-laws 1106-2016 & 1107-2016, and the future Downtown Secondary Plan and Distillery District Heritage Conservation District Plan, if adopted by City Council; and
 3. City Staff will bring forward a report to City Council at its meeting scheduled to commence on June 26, 2018, recommending that City Council accept the settlement in accordance with the terms set out herein.

This proposed settlement is conditional on City Council accepting this proposal at the City Council meeting scheduled to commence on June 26, 2018.

Should you require further information please do not hesitate to contact the undersigned.

Yours truly,

McCarthy Tétrault LLP



Cynthia A. MacDougall

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