



July 13, 2018

**CONFIDENTIAL AND WITHOUT PREJUDICE  
BY E-MAIL**

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

Attention: Sharon Haniford and Amanda Hill  
Legal Services Division

Dear Ms. Haniford and Ms. Hill:

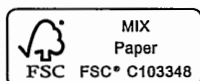
**Re: 698, 700, 702, 704 and 706 Spadina Avenue and 54 Sussex Avenue  
Municipal File No. 16 194679 STE 20 OZ  
LPAT File No. PL170621  
Offer to Settle**

We are the solicitors for The Governing Council of the University of Toronto (the “**University**”), the applicant/appellant with respect to the above-noted development application (the “**Application**”), which was appealed to the Local Planning Appeal Tribunal (the “**Appeal**”). We write to confirm our full and final settlement offer to the City.

Following five days of mediation with parties and participants to the Appeal, including the City of Toronto, we have come to a proposed settlement of the Appeal. Please find enclosed the Terms of Settlement agreed to by the University, Daniels HR Corporation, Harbord Village Residents Association (subject to ratification), the Grange Community Association (subject to ratification), and Mr. Art Levine through mediation, and related executed Minutes of Settlement.

The Terms of Settlement, attached revised Heritage Impact Assessment, and attached revised architectural drawings reflect a development that has appropriate siting, massing, and transition to nearby communities, and responds to potential heritage attributes of the building at 698 Spadina Avenue. The development will benefit from its location on the edge of the University’s St. George Campus, as well as easy and convenient access to nearby amenities, services, and higher-order transit. It will fulfill a significant need of the University to provide new student housing to accommodate current and future enrolment as existing residences are at capacity, while rejuvenating an underutilized site in a prime downtown Toronto location. It also secures a nearby University-owned green space and playing fields for community use for at least 25 years.

The revised proposal is the culmination of several years of design work and active community engagement. Numerous working group meetings and workshops have taken place between the





University, Daniels HR Corporation, the University Community Liaison Community, the local Councillor, and the local community to create a building of excellent design that is sensitive to its surrounding context. The proposal conforms to the Growth Plan, PPS, and the Official Plan. As noted in the Terms of Settlement, the University will provide further reports as requested by the City through mediation prior to the issuance of any Tribunal order supporting the revised proposal.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read "Chris &amp; [unclear]".

for: Signe Leisk

SL/CEG