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July 13, 2018

Without Prejudice

Our File No.: 162595

Via E-mail

Legal Services, City of Toronto
Metro Hall, 55 John Street, 26th Floor
Toronto, ON
M5V 3C6

Attention: Abbie Moscovich, City Solicitor

Dear Sirs/Mesdames:

**Re: LPAT Case No. PL171059
470, 490 and 530 Wilson Avenue
City of Toronto Application No. 16 270444 NNY 10 OZ**

As you know, we are solicitors for the owner of the properties known municipally as 470, 490 and 530 Wilson Avenue in the City of Toronto (the "**Property**") in respect of its above-noted rezoning application. Further to our client's without prejudice settlement offer dated June 29, 2018, we are writing with a supplementary settlement offer (also on a without prejudice basis) to revise our client's initial offer.

The supplementary settlement matters relate to:

- a more specific procedure for securing our client's commitment to replace all existing residential rental units as part of the Section 37/111 Agreement(s); and,
- a new commitment from our client to support an affordable home ownership initiative on the Property.

Replacement Residential Rental Units

Our client's without prejudice settlement offer included an agreement that implementation of the settlement would be conditional upon certain matters being completed prior to issuance of any final order from the Local Planning Appeal Tribunal regarding the proposed zoning by-law amendment(s), including approval of the Rental Housing Demolition Application submitted in respect of the Property.

As a supplementary revision to the original without prejudice settlement offer, our client would agree to request the Local Planning Appeal Tribunal to withhold any order regarding the proposed zoning by-law amendment(s) until such time as:

- a) the Local Planning Appeal Tribunal has been advised by the City Solicitor that the proposed Zoning By-law Amendment is in a form satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor including securing the replacement rental dwelling units and rents, tenant assistance and other rental related matters at least in conformity with Section 3.2.1.6 of the Official Plan and the owner has entered into and registered a Section 37 Agreement with the City incorporating such replacement rental dwelling units, rents, tenant assistance and other related rental matters and other Section 37 matters, all to the satisfaction of the City Solicitor; and,
- b) City Council has dealt with application 16 270452 NNY 10 RH, under Chapter 667 of the Municipal Code pursuant to Section 111 of the City of Toronto Act to demolish 110 existing rental dwelling units at the properties known municipally as 470 and 490 Wilson Avenue.

Affordable Housing

In addition to the voluntary Section 37 contribution proposed in our client's without prejudice settlement offer, our client would also agree to provide \$500,000 to support an affordable home ownership initiative on the Property (likely 10-12 units, to be determined), in partnership with the City of Toronto's Affordable Housing Office (the "AHO"), in reliance on the AHO's commitment to recommend to City Council in 2019 that these affordable ownership units be eligible for the new Home Ownership Assistance Program (Development Charge Deferral).

As with our client's original without prejudice settlement offer, these supplementary matters are conditional on City Council's acceptance of the without prejudice settlement offer (as revised) at its meeting scheduled to commence on July 23, 2018.

Please let us know if any additional information is required.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

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