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November 27, 2018

Without Prejudice

Our File No.: 181420

Via Email

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

Attention: Alexander Suriano, Solicitor

Dear Mr. Suriano:

**Re: 50-52 Finch Avenue East – Settlement Proposal
LPAT File Nos. PL171419, PL171420 and MM170085
City File Nos. 16 150473 NNY 24 OZ and 16 150486 NNY 24 SA**

As you know, we are solicitors for Global Vision Inc., the applicant and appellant in respect of the official plan amendment, rezoning and site plan applications (the “Applications”) for 50-52 Finch Avenue East (the “Property”). The Applications are the subject of outstanding appeals at the Local Planning Appeal Tribunal (“LPAT”) as a result of the failure of the City of Toronto (the “City”) to make a decision within the statutory timeframes (the “Appeals”).

Over the past two years, our client has engaged in extensive discussions with City staff to negotiate an appropriate development proposal for the Property. As a result of the feedback received during this process, our client is willing to compromise on its initial development proposal and to revise its plans to ensure that the built form achieves all of the urban design objectives identified by staff (including the desired angular planes, building setbacks, minimum sidewalk clearances, streetscape design and architectural features). In particular, our client has agreed to remove all building encroachments from the conical angular plane measured from the rear property line, at the insistence of City staff, even though compliance with such an angular plane is not required by the in-force planning documents applicable to the Property.

The revised proposal would also provide for an improved unit mix comprised of primarily larger units (50% of the units would contain two bedrooms, while 24% of the units would contain three bedrooms), thereby reducing the overall traffic to and from the Property and eliminating the need for a fourth level of underground parking. The resulting density is 4.56 FSI.

Accordingly, we are writing to propose a comprehensive settlement of our client's Appeals, based on the revised development proposal as set out in the architectural plans, site statistics and elevations prepared by A & Associates Architects Inc., dated November 27, 2018, copies of which are enclosed herein (the "Revised Plans").

Please note that although our client is willing to increase the setback of the building from Finch Avenue East to accommodate a potential bus stop and lay-by within the municipal right-of-way (should it be required by the TTC), under no circumstances will our client contribute any funds or financial security toward the cost of constructing the bus stop and/or lay-by, since these transit improvements are not triggered by, or related to, the proposed development.

Furthermore, no section 37 contribution will be made as part of this development approval, as the size of the project falls under the City's threshold for section 37 contributions.

Based on our recent discussions and correspondence, which we understand were informed by feedback that City staff received from Councillor Filion, it is our understanding and expectation that the Revised Plans will be considered acceptable to City staff, and that staff will prepare a confidential report to City Council recommending a settlement of our client's appeals (on the basis of the Revised Plans) to be considered at the December 13, 2018 meeting of City Council. It is also our understanding and expectation that staff will prepare the required official plan and zoning by-law amendments and list of site plan approval conditions (collectively, the "Planning Instruments"), in consultation with our client and its consultants, concurrently with the recommendation report, so that the Planning Instruments are finalized by early-mid January and ready to be presented to the LPAT on January 29, 2018.

For greater certainty, assuming that Council accepts the staff recommendation and endorses the Revised Plans and Planning Instruments, it is our client's intention to present the Revised Plans and Planning Instruments to the LPAT for approval, hopefully with the consent of all parties, during a settlement hearing to occur on January 29, 2018, such that a final order can be issued by the LPAT immediately thereafter to completely resolve the Appeals.

In summary, our client and its consultants believe that the Revised Plans represent good planning and an appropriate resolution to the Appeals. We are hopeful that this settlement offer will be accepted by the City so that we may advise the LPAT that all of the issues with the City have been resolved and request that the prehearing conference currently scheduled for January 29, 2018 be converted to a settlement hearing.

However, if this settlement offer is not accepted by City Council at its December 13, 2018 meeting, then it should be considered as withdrawn.

Please let us know if any additional information is required.

Yours truly,

Goodmans LLP



Ian Andres
IDA/

cc: Client

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