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December 18, 2018
File No.: 137921.1001

By E-mail
kelly.matsumoto@toronto.ca

City of Toronto, Legal Services
Solicitor, Planning & Administrative Tribunal Law
Metro Hall, 26th Flr, Stn 1260
55 John Street
Toronto, ON, M5V 3C6

Attention: Kelly Matsumoto

Dear Ms. Matsumoto:

Re: With Prejudice Settlement Offer
321 Davenport Road – Zoning By-law Amendment Application
LPAT Case No. PL170861

On behalf of 321 Davenport Road Limited ("**Alterra**"), we write this letter to present our settlement offer with respect to the proposed redevelopment of 321 Davenport Road (the "**Property**") and related appeal proceedings before the Local Planning Appeal Tribunal ("**LPAT**") bearing Case No. PL170861 (the "**Appeal**").

We are making this offer within the context of LPAT-assisted mediation (the "**Mediation**"). The Mediation and subsequent discussions resulted in the settlement of the Admiral Taddle Creek RA Inc.'s issues with the Appeal. This letter and the attached drawings summarize the terms of our settlement offer, as supported by the Admiral Taddle Creek RA Inc., as the basis for resolving the Appeal and proceeding with developing a final form of Zoning By-law Amendment.

The settlement offer proposes a 9-storey residential building, as shown in the attached drawings (collectively referred to as the "**Settlement Offer**"). The Settlement Offer involves the following building envelope changes to the form of development recommended for approval by City Staff in the May 26, 2017 Final Report:

- an increase in the number of storeys from 8 to 9;
- an increase in maximum building height (measured from established grade to top of mechanical penthouse) from 29.35m to 36.5m;
- reconfiguration of parking system from triple stackers at grade to regular parking spaces accommodated within a three level parking garage accessed by 2 car elevators;
- replacement of at-grade parking stackers with residential units and landscaped yards;
- removal of exterior exit stairwell at southwest corner of the Property;
- changes to south elevation:
 - increase to ground to 4th floor setbacks from 1.2m to 2.3m from the property line;
 - increase to 5th to 9th floor setbacks from 2.3m to 3.4m from the property line;

- increase to 8th and 9th floor setbacks at southwest corner of the Property from 2.3m to 4.6m from the property line;
 - replacement of planter edges of 2nd to 6th floor balconies with privacy screens;
 - introduction of low-reflective materials;
- changes to west elevation:
 - increase to ground floor setback from 2.695m to 6.3m from the property line;
 - reduction to 2nd floor setback from 7.86m to 6.3m from the property line (measured to projected portion of staggered walls);
 - reduction to 3rd to 6th floor setbacks from 7.86m to 6.3m from the property line (measured from projected portion of staggered walls);
 - reduction to projection of 3rd to 6th floor balconies from 3.2m, to 1m (measured from projected portion of staggered walls);
 - replacement of rooftop terraces with balconies; and,
- relocation of east elevation setback at the 6th floor to the 7th floor.

We trust that you will forward the terms of this Settlement Offer for City Council's review and consideration at its meeting in January 2019. We look forward to receiving your response. Please contact the undersigned if you wish to discuss further or in his absence Kelly Oksenberg at koksenberg@stikeman.com or 416-869-5645.

Yours truly,



For Calvin Lantz

CL/ko

Enclosures:

Architectural Drawings prepared by Giannone Petricone Associates, dated December 13, 2018, including:

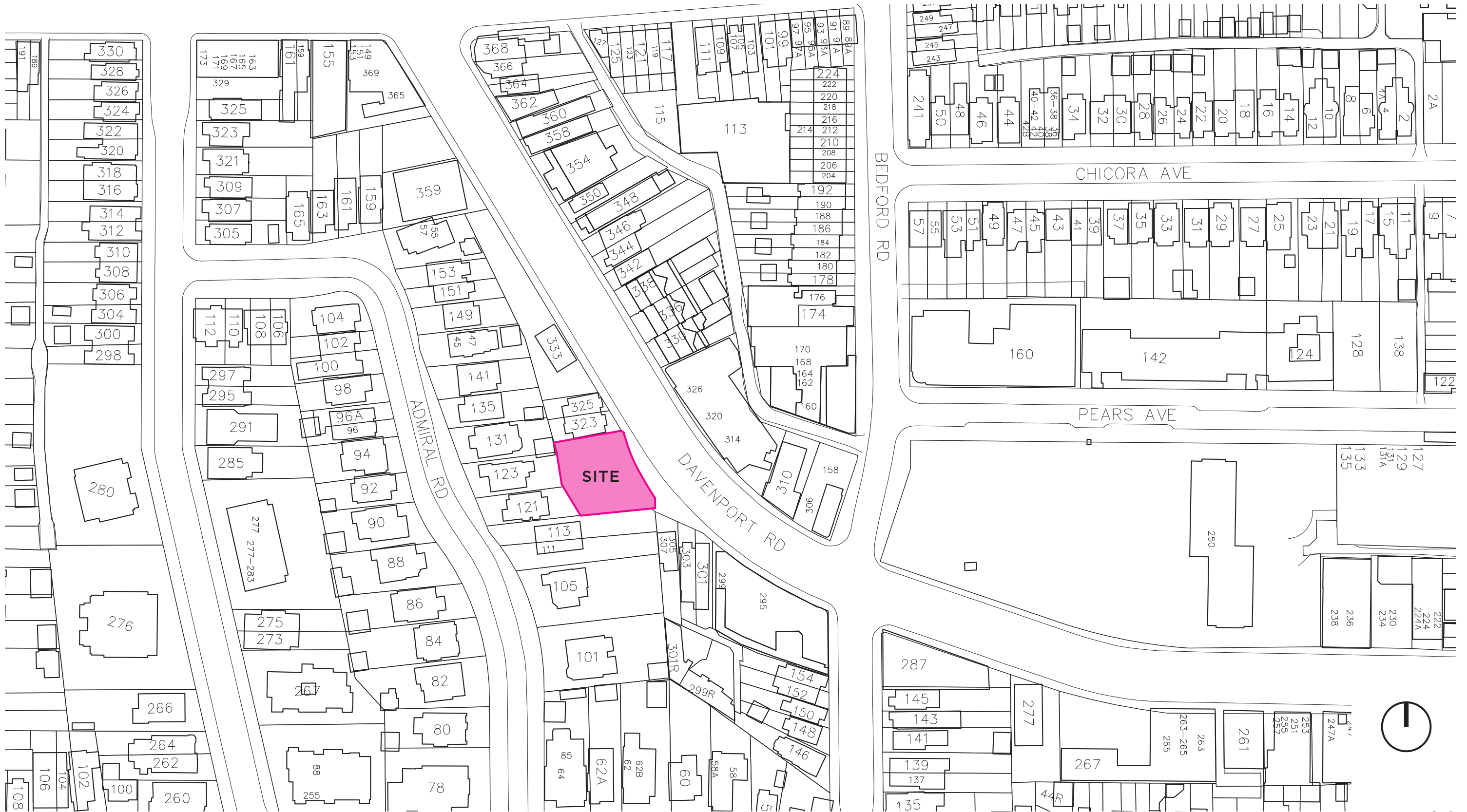
- a. Floor Plans;
- b. Building Section; and,
- c. South Elevation Materiality Diagram

cc. M. Melling (Admiral Taddle Creek RA Inc.)
R. Cooper (321 Davenport Road Limited)

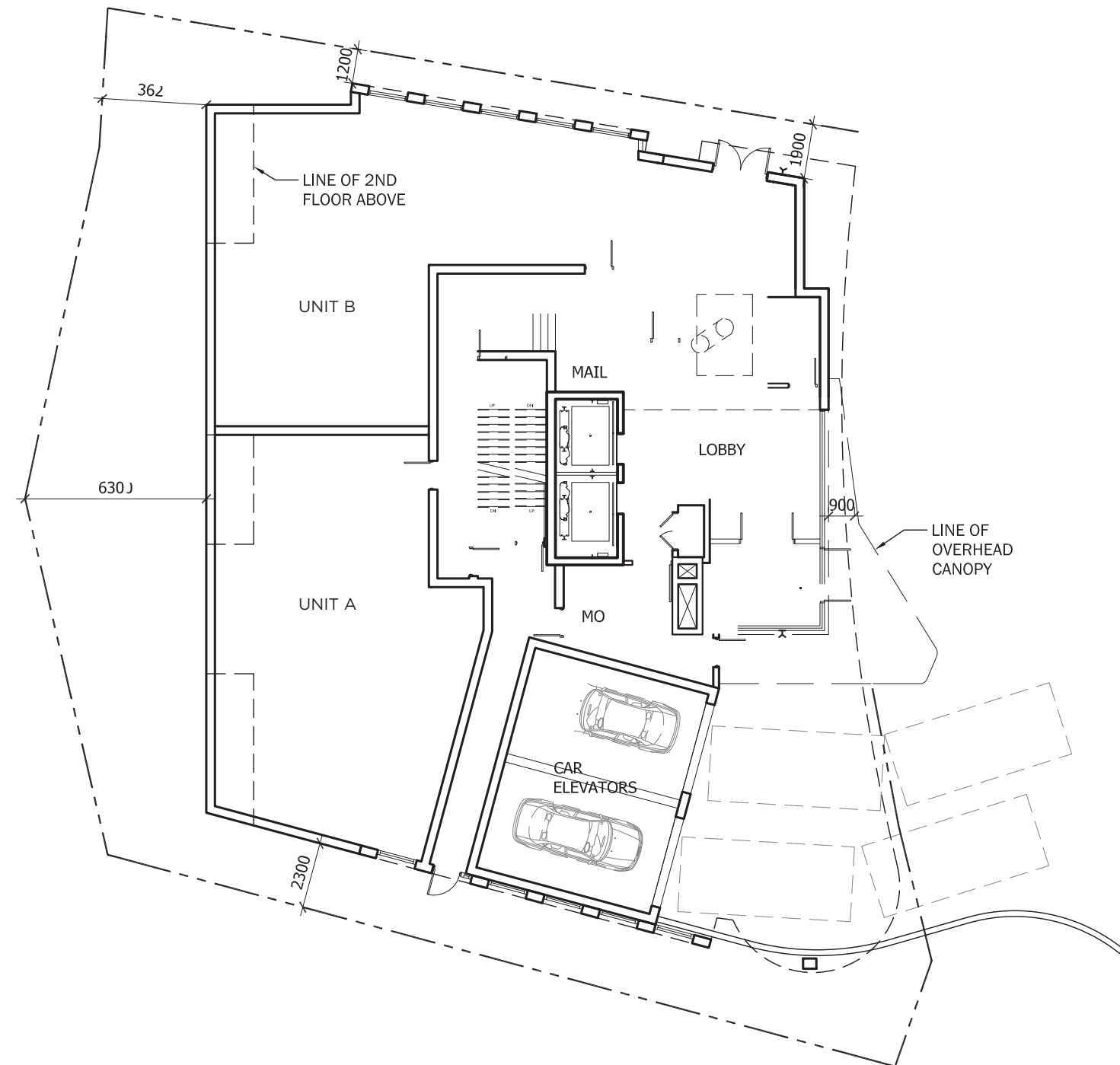
Public Attachment 1 - Enclosed Architectural Drawings -

321 DAVENPORT ROAD | SETTLEMENT PROPOSAL

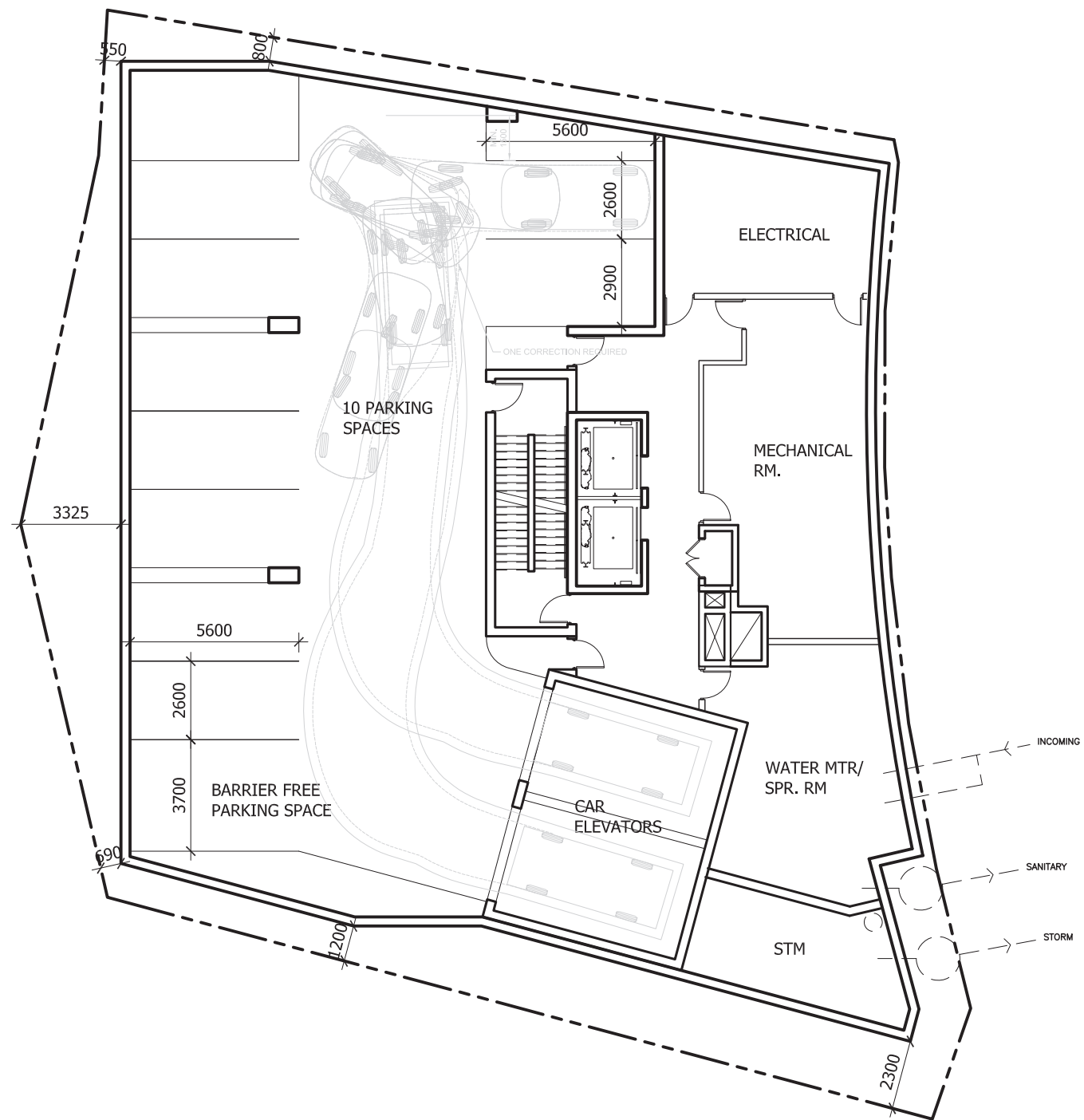
2018-12-13



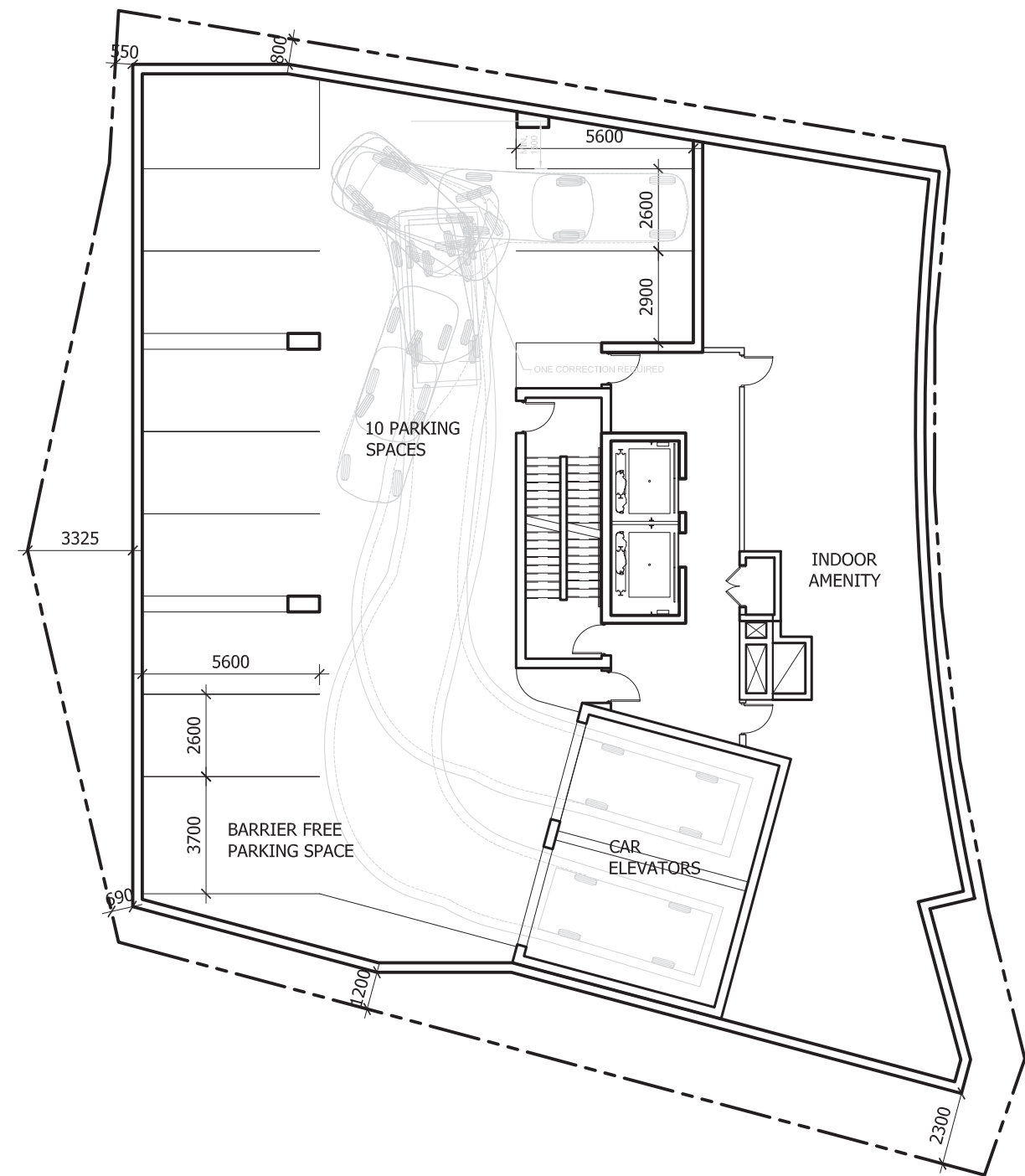
Giannone Petricone Associates



GROUND FLOOR PLAN

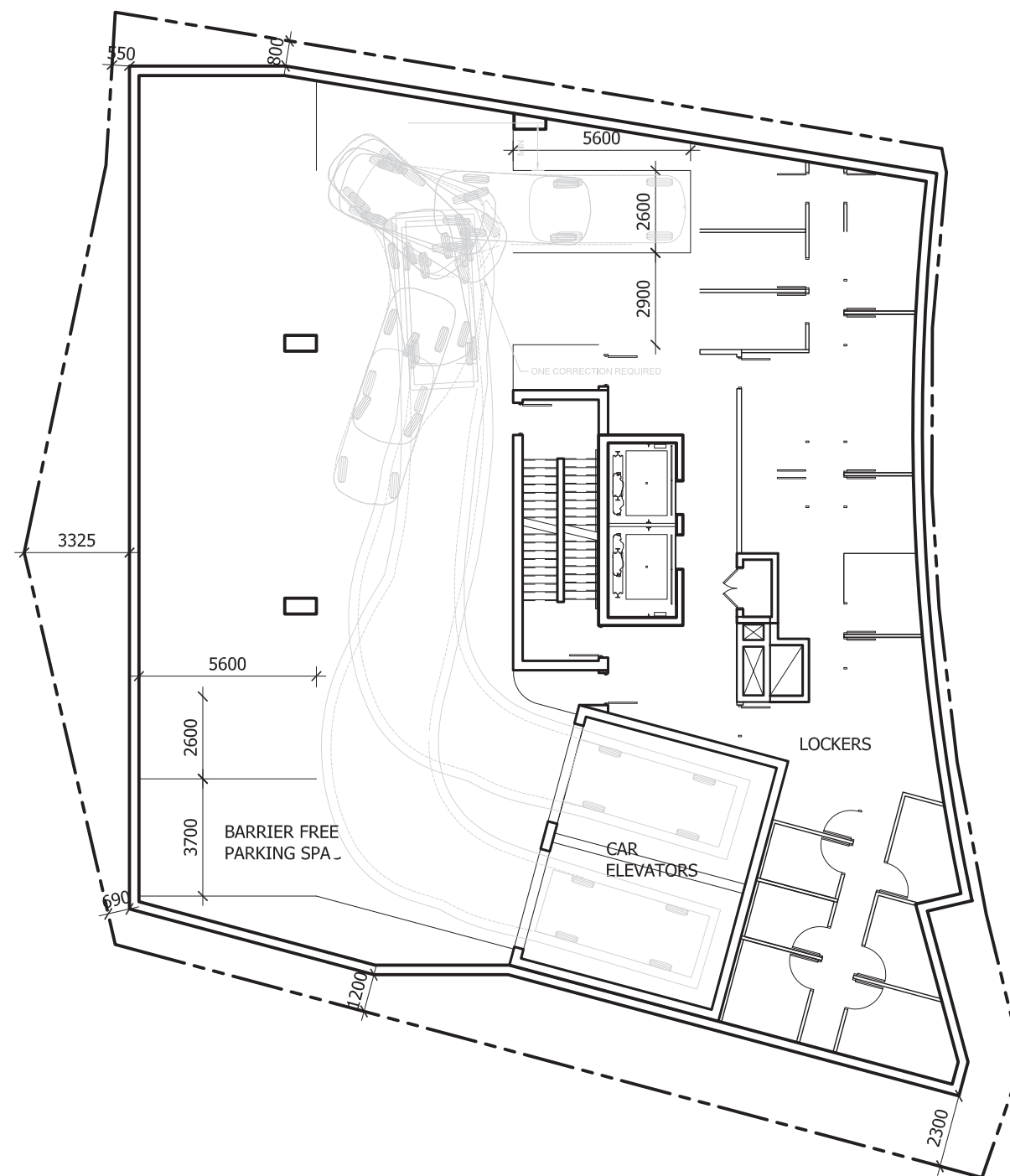


P1 FLOOR PLAN

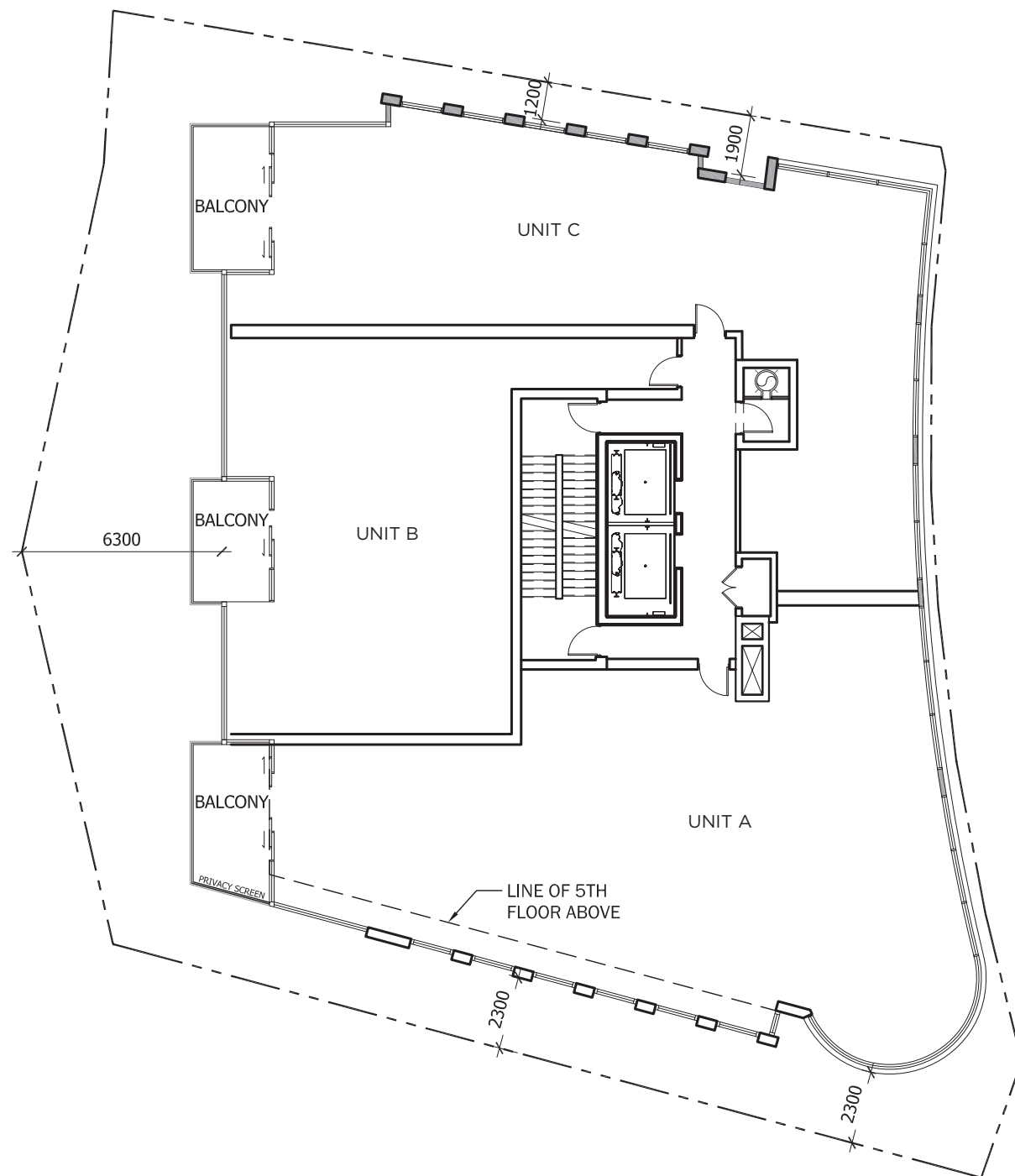


P2 FLOOR PLAN

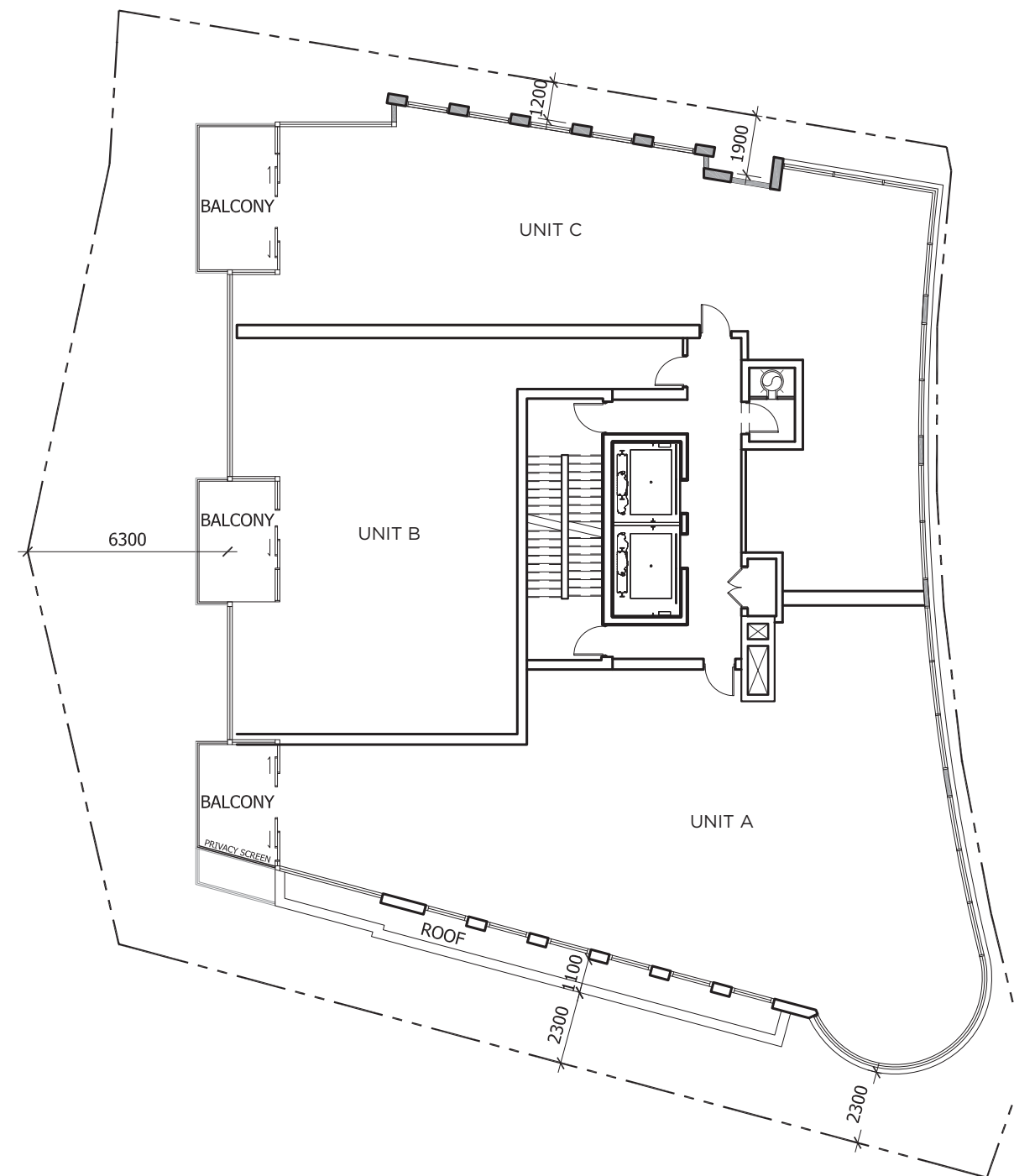
Giannone Petricone Associates



P3 FLOOR PLAN

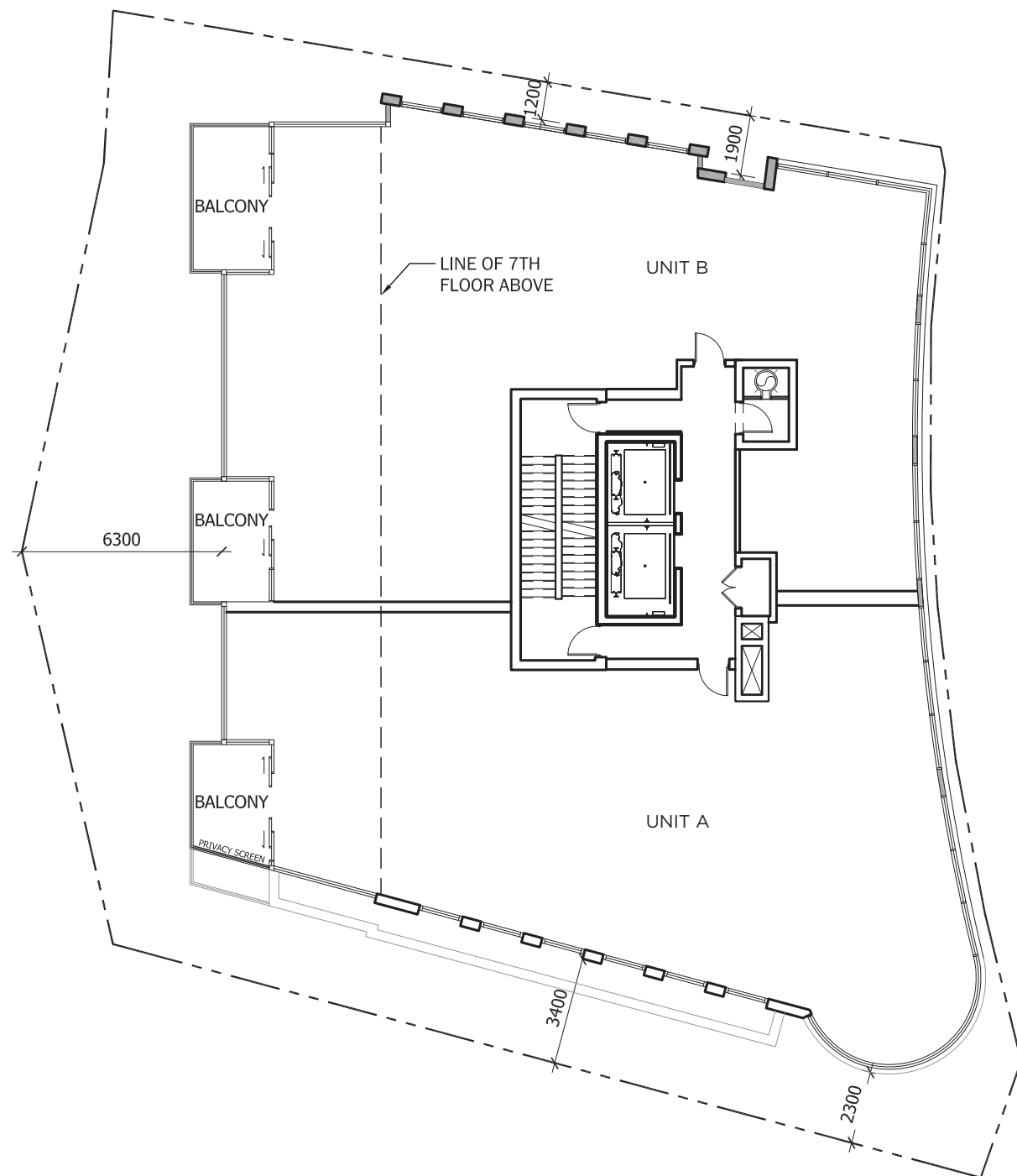


2ND-4TH FLOOR PLAN

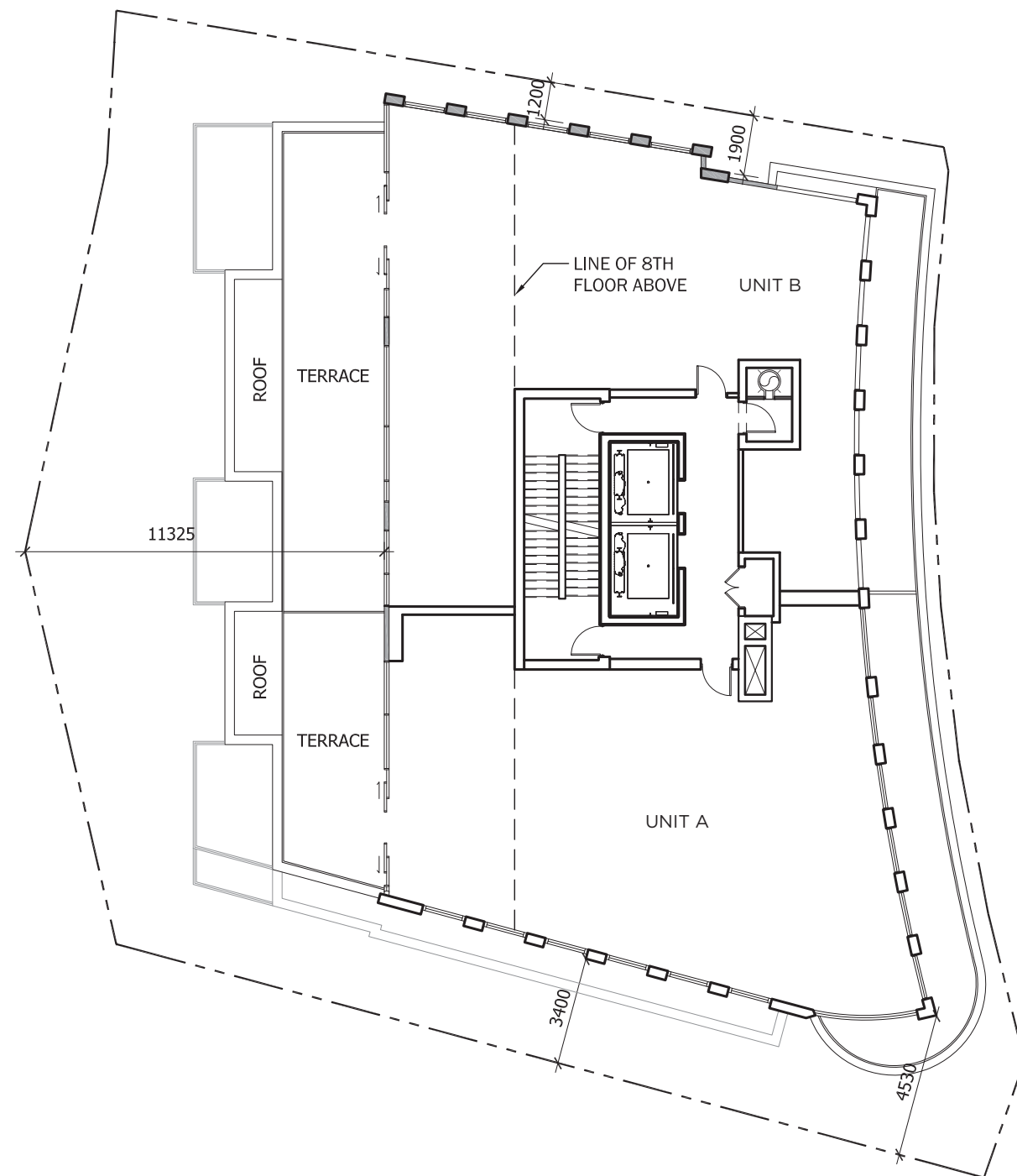


5TH FLOOR PLAN

Giannone Petricone Associates

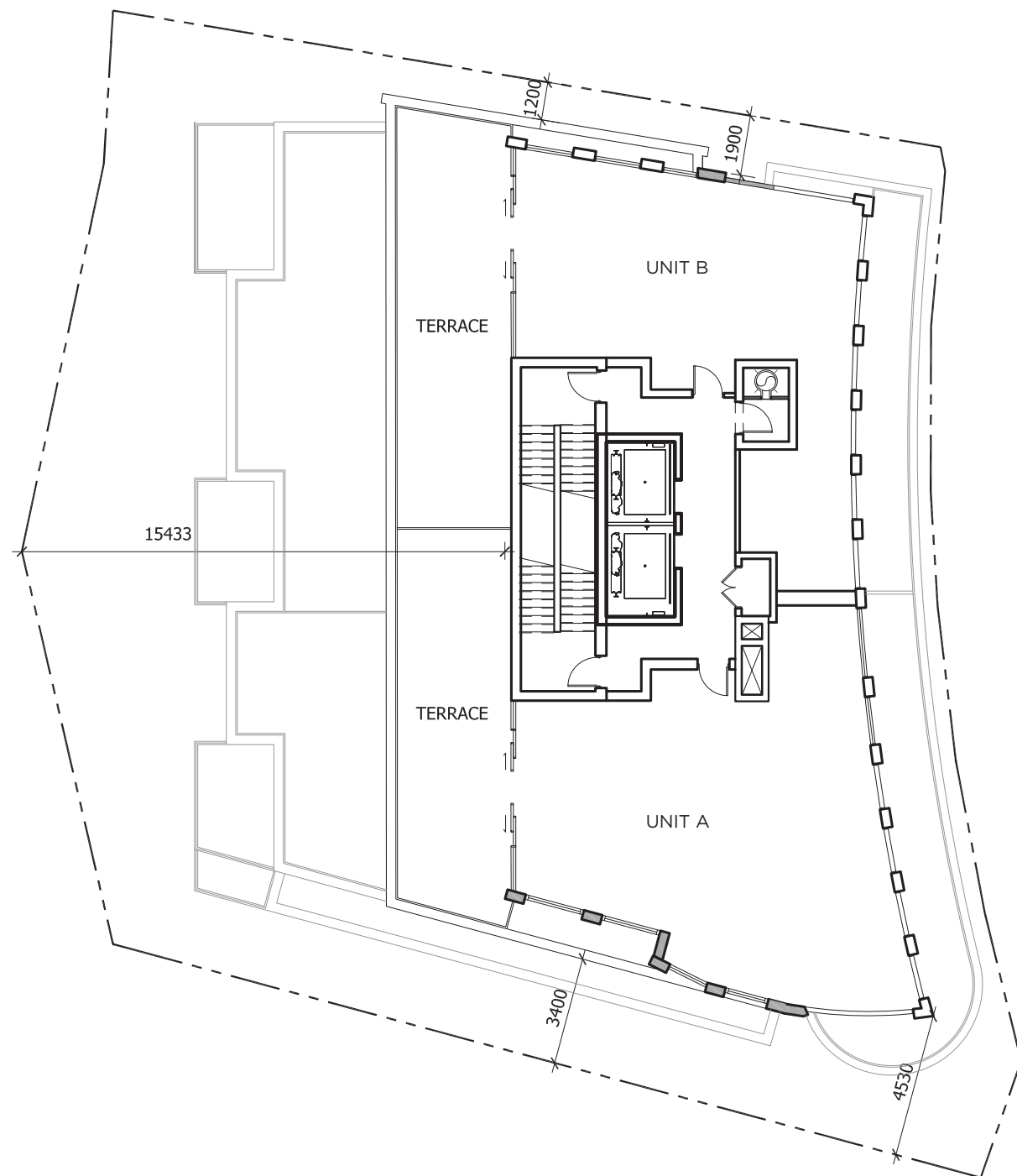


6TH FLOOR PLAN

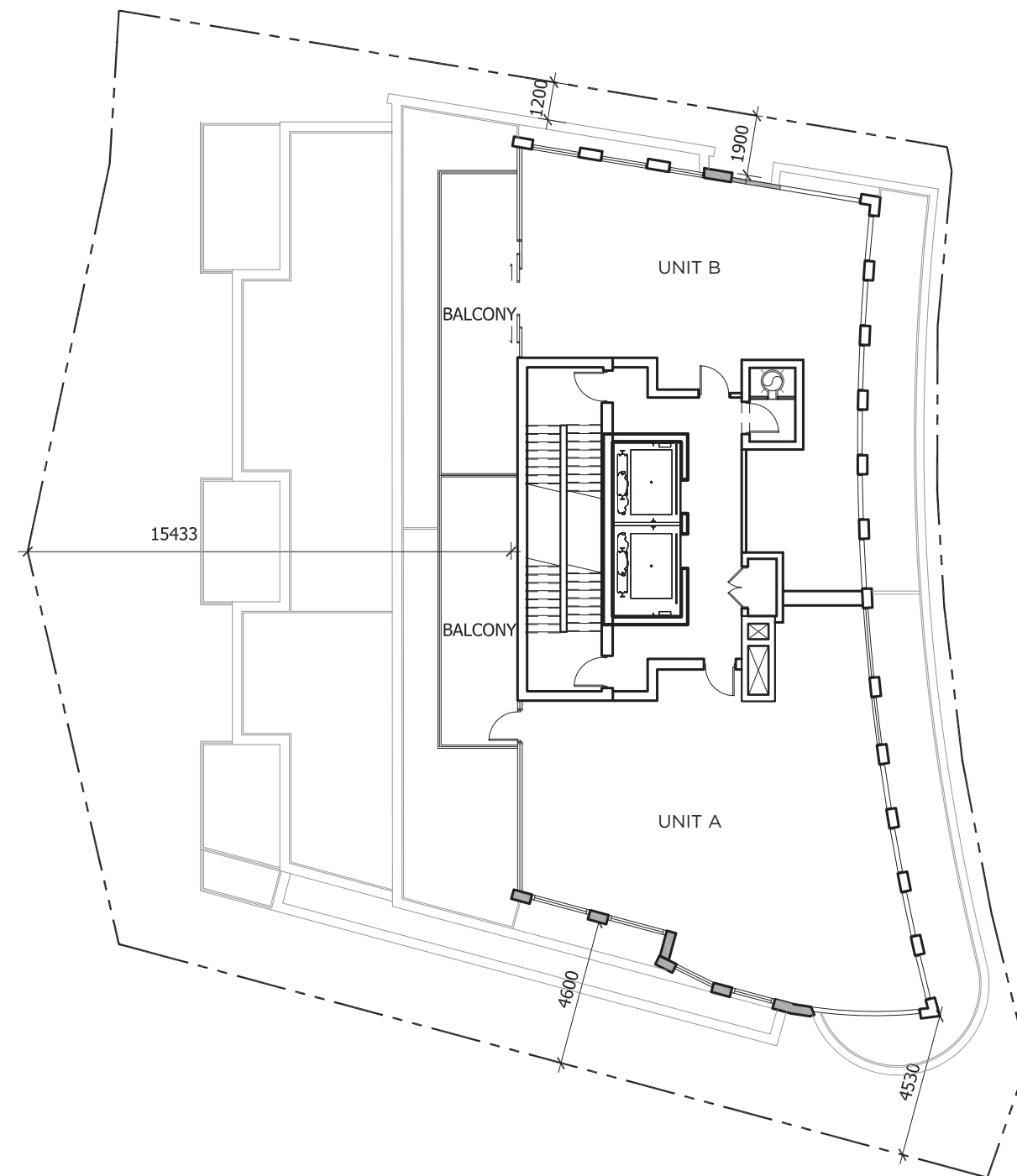


7TH FLOOR PLAN

Giannone Petricone Associates

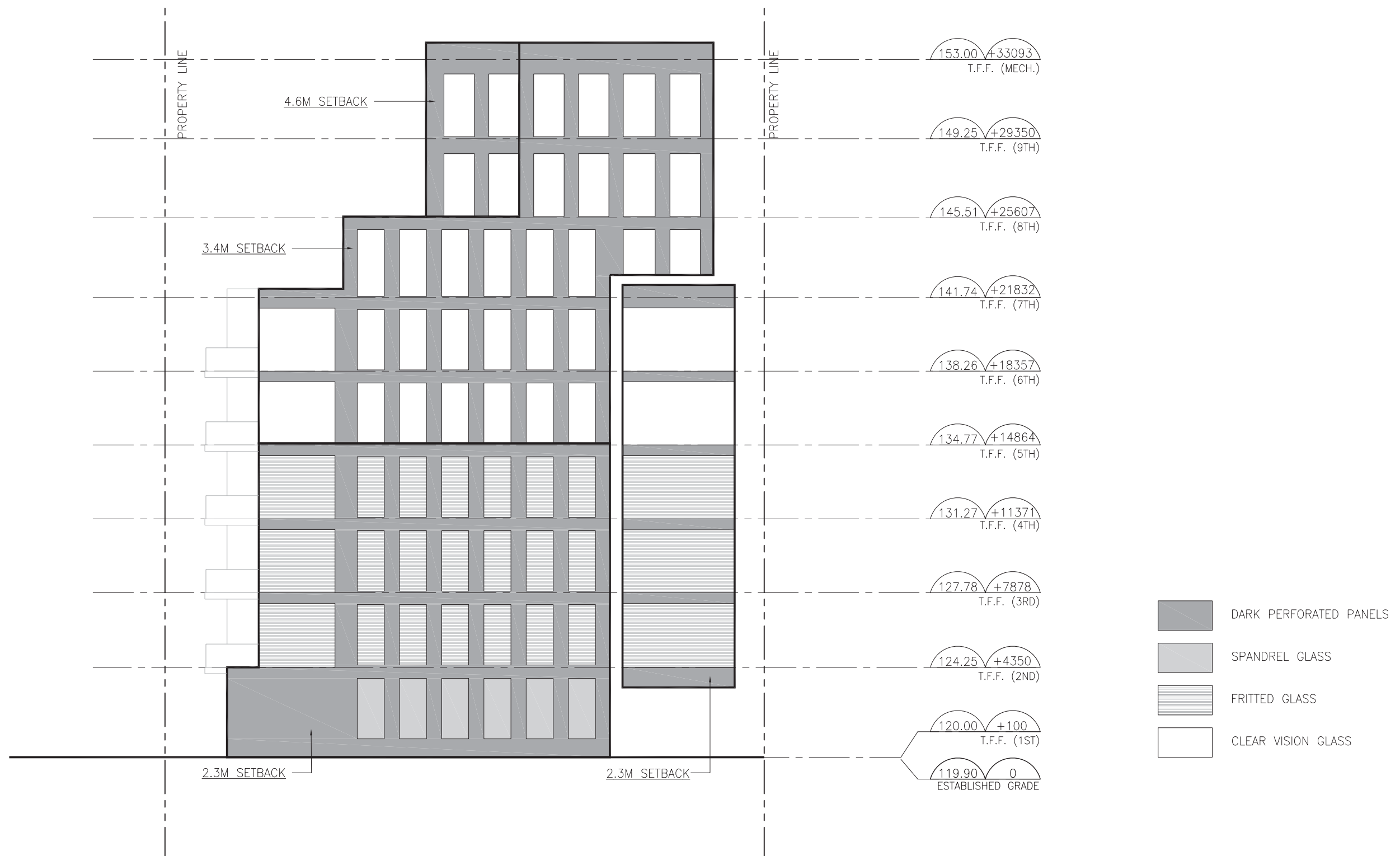


8TH FLOOR PLAN



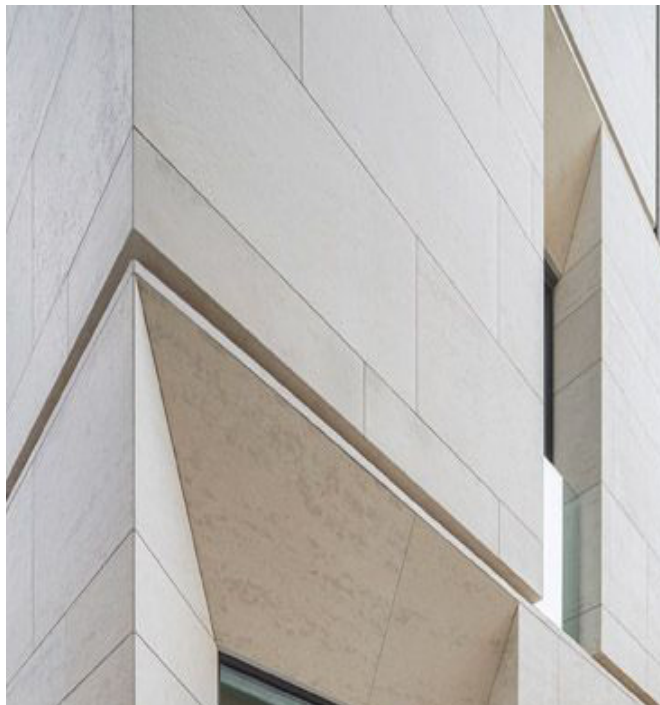
9TH FLOOR PLAN

Giannone Petricone Associates



NOTE: DIAGRAM DEMONSTRATES MATERIAL INTENT ONLY.

Giannone Petricone Associates



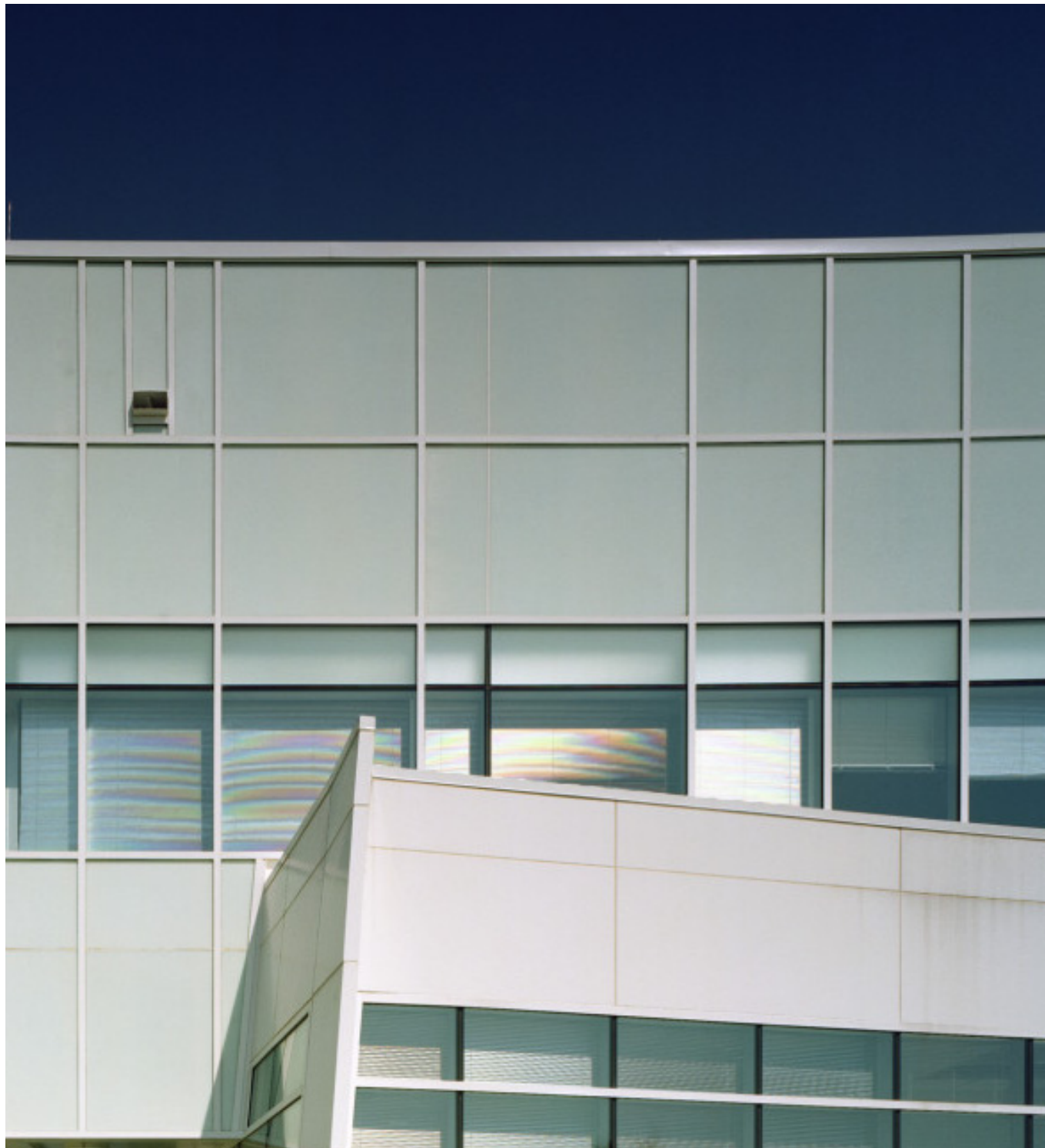
SOLID PANELS (METAL/STONE/BRICK/PRECAST)

NOTE: IMAGES DEMONSTRATE MATERIAL INTENT ONLY.

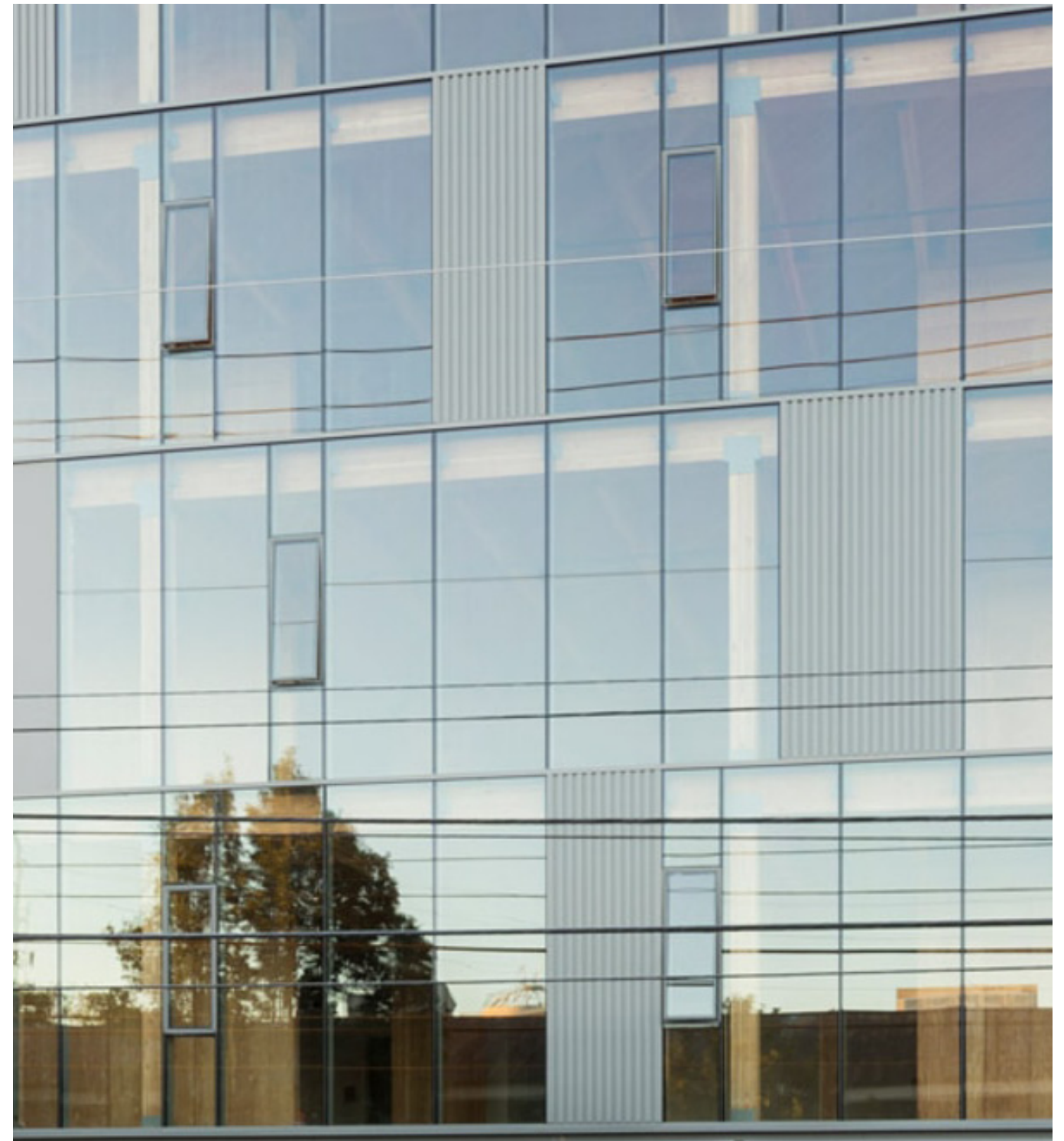


FRITTED GLASS

Giannone Petricone Associates



SPANDREL GLASS



CLEAR VISION GLASS

NOTE: IMAGES DEMONSTRATE MATERIAL INTENT ONLY.