

February 28, 2019

VIA E-MAIL

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File 16061.00003

WITHOUT PREJUDICE

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Dear Mr. Longo and Ms. O'Connor:

**Re: PL170765 - Antorisa Investments Ltd.
280-290 Jarvis Street, 102, 103, 110 Gerrard Street, 189, 191, 193 Mutual Street
Site Specific Official Plan Amendment and Zoning By-Law Amendment**

We are the solicitors for Antorisa Investments Ltd. and the related owners being Ralph Chiodo, Rose Chiodo, 2391958 Ontario Limited and 2382497 Ontario Limited (collectively "Antorisa"), the owners of lands municipally known as 280-290 Jarvis Street, 102, 104 and 110 Gerrard Street, Toronto ("the Property").

Further to our mediation sessions which were held with the Local Planning Appeal Tribunal ("LPAT"), please find enclosed our settlement offer arising from those discussions, which we hope will result in a comprehensive settlement of our client's outstanding LPAT appeals.

As you are aware, our original proposal contemplated a development which is generally summarized as follows:

- 25 storey building with a total height including the mechanical penthouse of 85.65 metres;

- 306 units
- Overall GFA of 26,831.9 m²
- Relocation of the Mutual Street heritage buildings south
- Relocated Jarvis Street buildings east on the Property
- Net new shadow on Allan Gardens after 3:18 in March/September

Settlement Offer

Following our mediation sessions, we are pleased to propose an alternative concept that we believe resolves the City's concerns with the proposed development. The below settlement offer has three components, being the amendments to the built form aspects of the proposal, the heritage aspects of the proposal and section 37 contribution.

Built Form Aspects:

With respect to the revisions to the built form aspects of the settlement offer, please also see the attached package of drawings for reference

- Reduction in height to 22 storeys;
- Reduction in units to 256;
- Minimum of 10% of units as 3 bedroom units;
- Reduction in overall GFA to a maximum of 20,000 m²;
- No net new shadow on Allan Gardens before 5:00pm in March/September;
- 1040 m² of total amenity area;
- tower separation distance of 34.5 metres to 18 storey building to the north;
- tower separation distance of 39.5 metres to 13 storey building to the south;
- 12.5 metre separation distance to the centreline of Mutual Street to the proposed tower;
- Maximum 750m² Gross Construction Area including all built area within the building, but excluding balconies;
- On the west elevation of the building, and the north and east elevations of the podium, no projecting balconies will be constructed; rather only inset balconies may be constructed these locations. Balconies will be permitted on the other elevations.
- Reorganization of the podium units at the north-east corner adjacent to the existing condominium building to the north to allow east west facing windows and no windows looking into the habitable spaces next door.

Heritage Aspects

Jarvis Street Houses

- Retention in situ;
- Removal of rear additions;

- Adaptation for commercial use;
- Integration with the proposed podium building through sympathetic and compatible openings in the existing building fabric;
- Addition of a contemporary two-storey infill structure between 280 and 288-290 Jarvis Street, set back 1.5m from the streetwall;
- A glass guard above the contemporary infill structure will be set back at the roof terrace along a 45 degree angular plane, to ensure it is not visible from the public realm; and
- Sympathetic integration of infill with side-walls of 280 and 288-290 Jarvis Street, allowing for buildings to be “read” on the interior of the contemporary structure.
- The residential landscape character on Jarvis Street will be retained with details to be determined and secured through the site plan process;
- The preparation of a Conservation Plan which includes a description of how the exteriors of the heritage buildings will be preserved and restored following their alteration

Mutual Street Townhouses

- Relocation 7m to the south;
- Removal of rear extensions; and
- Integration with the proposed podium building.

Additionally we recognize that a Heritage Easement Agreement will be required to be entered into as well as the requirements for permits under the *Ontario Heritage Act* for the alterations to the Jarvis Street Houses and the Mutual Street Townhouses.

Section 37

In consideration of the section 37 amounts secured by the City in the relative vicinity of the Property, we are offering a section 37 cash contribution of \$1,000,000. We recognize that a section 37 Agreement will be required to be entered into.

We look forward to you receiving the necessary instructions so that we can bring this forward to the LPAT as a settlement during the currently proposed hearing time of April 1-12, 2019.

Please do not hesitate to contact the undersigned if you have any questions regarding the foregoing.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink, appearing to read "DBaker", with a stylized flourish at the end.

Denise Baker

DB/mw

.cc: Client

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