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March 21, 2019

Our File No.: 153301

VIA EMAIL

CONFIDENTIAL AND WITHOUT PREJUDICE

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

Attention: Laura Bisset, City Legal Services

Dear Ms. Bisset:

**Re: LPAT File PL160073
Without Prejudice Settlement Proposal
Dufferin 401 Properties Limited ("Dufferin 401")**

We are solicitors for Dufferin 401 in respect of the above noted Local Planning Appeal Tribunal ("LPAT") matter. As you know, Dufferin 401 appealed Official Plan Amendment No. 294 ("OPA 294") and has been involved as a party in the LPAT proceedings.

We are writing to provide the City with our client's without prejudice offer to settle its appeal of OPA 294 and we ask that you submit this offer to City Council for consideration. The settlement offer is attached as Schedule A to this letter.

As noted in your discussions yesterday with Tom Friedland, the language in policy 12.2.9 will require a modest further adjustment, so as to ensure that ingress access from Dufferin Street to 3450 Dufferin is maintained throughout the various possible future construction phases at 3400 Dufferin.

If the offer is accepted by City Council then Dufferin 401 and the City would jointly support the settlement at an LPAT hearing.

Please feel free to contact me or Mr. Friedland if you have any questions.

Yours truly,

Goodmans LLP



Catherine A. Lyons

CAL/rv

cc: Tom Friedland
Robert Stein

SCHEDULE A

Process

1. The City and Dufferin 401 agree to jointly support the settlement offer contained in Schedule A and to seek approval of OPA 294 as amended by the OPA attached hereto at a hearing event before LPAT. In furtherance of this commitment, either the City or Dufferin 401 may file this document with LPAT.
2. The City and Dufferin 401 agree that Dufferin 401's appeal of OPA 294 will continue on a site specific basis for the sole purpose of ensuring that any changes made to OPA 294 through the resolution of any remaining appeals of OPA 294, in the event such changes impact Dufferin 401's settlement offer, are acceptable to Dufferin 401.