

Attachment 1

Stikeman Elliott

Stikeman Elliott LLP
Barristers & Solicitors
5300 Commerce Court West
199 Bay Street
Toronto, ON Canada M5L 1B9

Main: 416 869 5500
Fax: 416 947 0866
www.stikeman.com

Calvin Lantz
Direct: (416) 869-5669
clantz@stikeman.com

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File No.: 137187.1006

By E-mail
Matthew.longo@toronto.ca

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

Attention: Matthew Longo

Dear Mr. Longo:

**Re: With Prejudice Settlement Offer
18-32 Eastern Avenue, 1 Gilead Place & 2 Sackville Street – Official Plan
Amendment and Zoning By-law Amendment Applications
LPAT Case No. PL170624**

On behalf of Alterra Finer – Corktown Ltd. ("**Alterra**"), we write this letter to present our settlement offer with respect to the proposed redevelopment of 18-32 Eastern Avenue, 1 Gilead Place & 2 Sackville Street (the "**Property**") and related appeal proceedings before the Local Planning Appeal Tribunal ("**LPAT**") bearing Case No. PL170624 (the "**Appeal**").

Settlement discussions have resulted in resolving the issues of all the remaining parties to the Appeal, being Louise Lipman, Simon Schneiderman and Robin Pope, and York Condominium Corporation No. 389 ("**YCC 389**"), Catherine Bray and Alan Potts (collectively, the "**Residents**").

This letter summarizes the terms of our settlement offer, as supported by the Residents, as the basis for resolving the Appeal (the "**With Prejudice Settlement Offer**").

The With Prejudice Settlement Offer includes the following built form changes to the Architectural Drawings prepared by Teeple Architects, dated April 13, 2018 and recommended for approval by City Staff in the April 30, 2018 Request for Direction Report, as well as additional measures to limit impacts on neighbouring properties:

- the installation of frosted/opaque balcony glazing on all north-facing condominium balconies, terraces and green roof spaces;
- the reduction of the usable area of the 4th floor private terraces adjacent to the 4th floor green roof (see annotated Drawing A1.09 enclosed herewith);
- a restriction on resident and visitor access to the fifth floor green roof area to prevent overlook onto 465 King Street East;
- the configuration of the second floor outdoor common area into a "quiet area" and related restrictions on its use;

- incorporation of planting, ivy and/or designed pierced metal screening into the north façade (and collaboration with YCC 389 to achieve a satisfactory design concept);
- the addition of stepbacks at the northwest portion of the 3rd and 4th floors, and the relocation of the corresponding GFA to the rear of the 5th floor (see the a concept plan enclosed herewith);
- a commitment to work with YCC 389 to minimize the visibility of the mechanical penthouse;
- the enclosure of all driveways and loading, parking, garbage and recycling facilities to reduce pedestrian and vehicular noise;
- the minimization of construction-related disturbances to 465 King Street East and Gilead Place residents through best construction management practices, window cleaning, restrictions on the obstruction of Corktown Lane and Gilead Place, and other measures;
- the orientation of exterior light sources away from 465 King Street; and
- the planting of fifteen (15) trees adjacent to 465 King Street East.

We trust that you will forward the terms of this Settlement Offer for City Council's review and consideration at its meeting on April 16, 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:

Annotated Drawing A1.09
Concept Plan for 3rd and 4th floor stepbacks

cc. I. Tang (C. Bray, A. Potts and YCC 389)
A. Heisey (L. Lipman, R. Pope and S. Schneiderman)
R. Cooper, S. Wilson, M. MacCharles (Alterra)
K. Oksenberg (Stikeman Elliot LLP)