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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: Without 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)**

We the solicitors for Alterra Finer – Corktown Ltd. ("**Alterra**"), being the applicant with respect to the proposed redevelopment of 18-32 Eastern Avenue, 1 Gilead Place & 2 Sackville Street (the "**Property**") which is the subject of appeal proceedings before the Local Planning Appeal Tribunal (the "**Appeal**").

With this letter, we have concurrently provided a With Prejudice Settlement Offer detailing the design changes that have been made to the proposed development of the Property (the "**Revised Proposal**").

At this time we are additionally taking the opportunity to provide a Without Prejudice Settlement Offer with respect to the Section 37 component of the proposed settlement of the Appeal. If our client's With Prejudice Settlement Offer results in a global settlement of the Appeal, such that the City would not be objecting to the Revised Proposal, then Alterra is prepared to make a Section 37 contribution of \$2.1 million, being the quantum recommended by City staff and communicated to our client through the City Solicitor. In the event our client's With Prejudice Settlement Offer is not accepted by Council and the City proceeds to engage in a contested hearing on the Revised Proposal, we reserve the right to argue the appropriateness and quantum of the Section 37 contribution.

We trust that you will forward the terms of this Without Prejudice Settlement Offer for City Council's review and consideration at its meeting on April 16, 2019. We look forward to receiving your response.

Yours truly,



Calvin Lantz

CL/KO
cc. R. Cooper, S. Wilson, M. MacCharles (Alterra)
K. Oksenberg (Stikeman Elliot LLP)