

Appendix A



January 25, 2019

By Email

City of Toronto – Legal Division
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Toronto ON M5V 3C6
Attention: Cigdem Iltan

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file #46647-4

Dear Ms. Iltan:

**Re: 276-294 Main Street
Application Nos. 17 190765 STE 32 OZ and 17 190775 STE 32 SA
LPAT Case No. PL171473
Settlement Offer**

On behalf of Tribute (Danforth) Limited (“Tribute”), I am writing with an offer to settle the above noted matter.

In order to resolve the appeals, Tribute is prepared to revise its application to be substantially in accordance with the revised plans dated January 24, 2019, and attached hereto. In particular, this offer to settle provides the following, as shown on the revised plans:

- The acquisition of the adjacent lands to the south, increasing the site area by 80%;
- A reduction in height from 30 to 27 storeys (93.3 metres reduced to 83.9 metres, excluding mechanical penthouse);
- Relocation of the tower further away from the Neighbourhood to the west, and significantly increasing tower setbacks;
- Approximately 30% reduction in density from 12.57 to 8.7;
- Parking to be provided at the following minimum rates: residential units – 0.30 spaces per dwelling unit and shared residential visitors/non-residential – 0.06 spaces per dwelling unit;
- A minimum indoor amenity space of 1.5 m²/unit, and a minimum outdoor amenity space of 1.5 m²/unit;
- A minimum of 10% three bedroom units and 25% two bedroom units, without further restriction on unit number, size or type;
- The continued provision of office replacement;

- An increased setback to the east of 6 metres, at grade, from the curb of Stephenson Avenue to the building;
- On site parkland dedication of approximately 365m² of parkland on Stephenson Avenue in full satisfaction of all parkland dedication requirements; and
- The retention and relocation of the existing house form building at 292 Main Street at the north-east corner of the site, substantially in accordance with the attached plans. In particular,
 1. The development will include a transparent connection to the relocated house form building, such that its southern facade will be visible from the interior of the adjacent building; and
 2. A conservation strategy will be determined between the City and Tribute prior to any order being issued by the Local Planning Appeal Tribunal (the “LPAT”), through the submission of a Heritage Impact Assessment and Conservation Plan, all to the satisfaction of the Senior Manager, Heritage Preservation Services and the Chief Planner.

In addition to the significant cost of relocating and retaining 292 Main Street, Tribute is prepared to offer a s. 37 contribution of \$1,500,000, which will be the largest s. 37 cash contribution received in the area.

The site is situated in a prime location for this scale of development and provides appropriate transition to the planned mid-rise form of Danforth Avenue to the north, the existing high rise character to the east, and the low rise Neighbourhood to the West. With a typical mid scale podium and a 749 m² tower floorplate, the building has been sculpted to ensure no new net shadows on Harris Avenue over the planned as of right permissions. The proposed redevelopment responds to the existing context and the adjacent 2547 Danforth Avenue (Hakim Optical). It will also retain and incorporate the existing house form building currently located at 292 Main Street within the development.

The mobility hub created by the convergence of TTC bus, streetcar, and subway lines with the Danforth GO station is both unique and ideal for tall buildings and intensification. The site is located within a transit-oriented, walkable community which is flanked by two major streets. Moreover, the Main Street / Danforth Avenue community is classified as a “*Gateway Mobility Hub*”, as outlined in Metrolinx’s report, “*The Big Move*”. Given the designation and proximity to local and higher order transit, and the site location within a gateway mobility hub, this community is planned to grow into a sustainable and walkable community with a wide variety of retail and significant transit connectivity to the remainder of the City and other parts of the region. Indeed the Growth Plan for the Greater Golden Horseshoe (2017) (“**Growth Plan**”) and the Provincial Policy Statement, 2014 both direct density to such mobility hubs. Beyond the

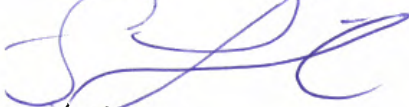
fact that the site is located in close proximity to a myriad of rapid transit options, it is also located within a *mixed use* area, the designation in the City intended for growth. The revised proposal provides for uses, building typology, and built form that conform to the City's Official Plan policies. It is our opinion that the revised proposal is consistent with the Provincial Policy Statement, 2014, conforms to and implements the policies of the Growth Plan, and conforms to the City of Toronto Official Plan.

Please find enclosed:

1. Comparison Chart;
2. Architectural Drawing Set; and
3. Onsite Parkland Landscape Concept.

Yours truly,

Cassels Brock & Blackwell LLP



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Encls.