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File No. 703743

WITHOUT PREJUDICE

March 9, 2021

By E-Mail Only to Alexander.Suriano@toronto.ca and Ben.Baena@toronto.ca

Alexander J. Suriano and Ben Baena
City of Toronto, Legal Services Division
26th Floor, Metro Hall
55 John Street
Toronto, Ontario M5V 3C6

Dear Mr. Suriano and Mr. Baena:

**Re: Without Prejudice Settlement Offer
Proposed Resolution of Section 37 Cash Contribution Amount
Appeals of Official Plan Amendment, Zoning By-law Amendment and Site
Plan Control Applications
Application Nos. 19 240160 STE 13 OZ and 19 240163 STE SA
20-26 Maitland Street, Toronto
LPAT Case No. PL200212**

As you know, we are counsel to Maitland Residences Corp. ("Maitland"), the owner of lands municipally known as 20-26 Maitland Street in the City of Toronto (the "Lands").

On February 26, 2021, we presented the City with a "without prejudice" offer to settle our client's Official Plan and Zoning By-law Amendment appeals to the Tribunal and establish a process to resolve the appeal of our client's Site Plan Control application (the "Settlement Offer"). However, the Settlement Offer did not resolve the issue of the quantum of Maitland's Section 37 cash contribution to the City, which was to be determined prior to the final Order of the Tribunal being issued.

Following subsequent discussions between Maitland and the City, Maitland is now prepared to settle the quantum of the Section 37 cash contribution with a payment in the amount of \$7,850,000.00, to be made prior to the first above-grade building permit for the proposed development on the Lands.

Maitland is not proposing to alter any other terms in the Settlement Offer, and confirms that a settlement on the terms outlined in the Settlement Offer is not dependent on the City's acceptance of Maitland's proposed Section 37 cash contribution of \$7,850,000.00.

We look forward to receiving confirmation of the City's endorsement of the Settlement Offer and Maitland's proposed Section 37 cash contribution following the City Council meeting on March 10, 2021. In the meantime, please do not hesitate to contact us if you have any questions regarding this letter, or if you require anything further in advance of presenting the Settlement Offer and Maitland's proposed Section 37 cash contribution of \$7,850,000.00 to City Council.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

MRF:ZF

copy: Client
Peter Smith and Mike Dror, Bousfields Inc.