

Stikeman Elliott

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June 8, 2022
File No.: 133293.1002

With Prejudice
By E-mail
ray.kallio@toronto.ca
michael.mahoney@toronto.ca

City of Toronto
Legal Services Division
Metro Hall, 26th Floor
55 John Street
Toronto ON M5V 3C6

Attention: Messrs. Ray Kallio and Michael Mahoney

Dear Messrs. Kallio and Mahoney:

Re: OLT-22-003289 (Legacy Case No. PL170622)
28 River Street & 550 Queen Street East
With Prejudice Settlement Offer

We are counsel to 1979351 Ontario Inc. and Queen River Limited Partnership by its general partner 1979351 Ontario Inc., the respective owners of the properties municipally known as 28 River Street and 550 Queen Street East, Toronto (collectively, the “**Owners**”).

Our client maintains an appeal at the Ontario Land Tribunal (the “**Tribunal**”) of the Zoning By-law Amendment application made in December 2016 for the property at 28 River Street (the “**Application**”), the appeal for which is currently proceeding under Case No. OLT-22-003289 (Legacy Case No. PL170622) (the “**Appeal**”). The next case management conference for the Appeal has been scheduled for July 13, 2022.

Over several years of without prejudice discussions with City staff, considerable efforts have been made by our client and the City in reaching a settlement.

In December 2021, our client filed a formal resubmission of the Application in support of a revised development scheme, which incorporated the lands at 550 Queen Street East and reflected the feedback that our client received from City staff over the course of the past several years. This revised development scheme was the subject of a community consultation meeting held by the City on May 2, 2022. On May 17, 2022, an additional scoped resubmission was filed by our client to address remaining staff comments.

Further to these settlement discussions and comments received from City staff, we are pleased to present our client's final with prejudice settlement offer with respect to the Appeal. This letter and the attached drawings summarize the terms of our final offer as the basis for resolving the Appeal (the "**Settlement Offer**"):

1. The City consents to the expansion of the development site within the context of the Appeal to include the lands municipally known as 28 River Street and 550 Queen Street East (the "**Property**").
2. The redevelopment of the Property will be substantially in accordance with the Revised Architectural Drawings, prepared by BDP Quadrangle, dated May 6, 2022, and attached as Appendix "A" to this letter (the "**Revised Scheme**"). The Revised Scheme shall feature the following:
 - (a) A total maximum building height of 60 metres above an established grade of 81.50 Canadian Geodetic Datum, exclusive of mechanical penthouses, elevator overruns, and other functional structures or screening;
 - (b) Balcony projections on the portion of the 18-storey component facing Queen Street East and River Street shall be:
 - (i) limited to a depth of approximately 1.5 metres;
 - (ii) limited to 30% of the area of each façade; and
 - (iii) limited from the 3rd through 6th storeys to inset balconies only;
 - (c) Office replacement to be provided across parts of the first 3 storeys to a total of approximately 1,405 m² (~15,123 ft²) in gross floor area;
 - (d) Approximately nine 2-storey live-work units to be provided, to a total of approximately 1,105 m² (~11,894 ft²) in gross floor area;
 - (e) A dwelling unit mix comprised of the following:
 - (i) a minimum of 15% of the total number of dwelling units shall be 2-bedroom units;
 - (ii) a minimum of 10% of the total number of dwelling units shall be 3-bedroom units; and
 - (iii) an additional 15% of the total number of units will be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2- and 3-bedroom units through the use of accessible or adaptable design measures;
3. The Owners and the City will seek the Tribunal's approval of a proposed zoning by-law amendment(s) to permit the Revised Scheme, with such instrument(s) being in a form satisfactory to the Owners and the City.
4. A cash contribution of \$2,500,000 shall be made to the City pursuant to Section 37 of the *Planning Act* for local improvements in the immediate vicinity of the Property.
5. The Owners will not contest or object to designation of 550 Queen Street East as a building of cultural heritage value or interest, pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the "**OHA**").

6. The owner of 550 Queen Street East will seek permission for heritage alterations in accordance with the Revised Scheme pursuant to section 33 of the *OHA*.
7. Should City Council accept the Settlement Offer, in the event that one or more of the following matters has not yet been completed by the time the Revised Scheme is considered by the Ontario Land Tribunal, the Owners and the City will request that the Tribunal approve the Zoning By-law Amendment to permit the Revised Scheme but subject to a holding (H) symbol, which will be lifted upon the satisfaction of the following pre-conditions:
 - (a) A Section 37 Agreement securing the cash contribution referenced in Paragraph 4 above has been executed and registered on title to the Property;
 - (b) A by-law under Part IV of the *OHA* has been enacted designating the property at 550 Queen Street East as being of cultural heritage value or interest;
 - (c) The owner of 550 Queen Street East has applied pursuant to section 33 of the *OHA* for heritage alterations to 550 Queen Street East to facilitate the Revised Scheme;
 - (d) The owner of 550 Queen Street East has entered into a Heritage Easement Agreement with the City for the property at 550 Queen Street East, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning, including execution and registration of such agreement on title to the satisfaction of the City Solicitor;
 - (e) The Owners have provided a satisfactory Functional Servicing Report(s) and resolved any remaining engineering issues, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water; and
 - (f) In the event it is determined that improvements or upgrades are required to support the development as may be identified in the accepted Functional Servicing Report, the Owners have entered into an agreement or have otherwise secured the design, construction, and provided financial securities for such upgrades to the existing municipal infrastructure to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water.

The Settlement Offer presented under this letter supersedes and replaces all prior offers, agreements, negotiations, and understandings in respect of these matters.

This Settlement Offer will remain open until the end of the City Council meeting scheduled to commence on June 15, 2022.

We trust that you will forward the terms of this final Settlement Offer for City Council's review and consideration at its meeting commencing on June 15, 2022. We look forward to receiving your response. Please contact the undersigned if you wish to discuss further.

Yours truly,



For: Calvin Lantz

CL/jsc

Enclosures

cc. Jonathan S. Cheng, *Stikeman Elliott LLP*



Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.bdpquadrangle.com



28 River Street & 550 Queen Street East

for
Queen River Limited Partnership

ARCHITECTURAL DRAWINGS

A200.S	Cover Page
A201.S	View
A101.S	Context Plan, Site Plan & TDS
A101.S	P1 Underground
A201.S	Statistics & Ground Floor Plan
A202.S	Office Floor 2 Plan / Upper Live-Work Unit Plan & Office Floor 3 Plan / Residential Floor 2 Plan
A203.S	Level 3-4 Floor Plans
A204.S	Level 5-6 & 7 Floor Plans
A205.S	Level 8-9 Floor Plan
A206.S	Level 10-11 Floor Plans
A207.S	Level 12-13 Floor Plans
A208.S	Level 14 & 15-18 Floor Plans
A401.S	Building Elevations
A402.S	Building Elevations
A401.S	Building Section

PLANNER

Bousfields Inc.
3 Church Street, Suite 200,
Toronto, ON

LANDSCAPE ARCHITECT

PMA Landscape Architects
Ltd. 359 Keele St. Toronto,
ON

TRAFFIC

LEA Group
425 University Avenue,
Suite 400, Toronto, ON

SITE SERVICING

Valdor Engineering Inc.
571 Chrislea Road, Unit 4
Woodbridge, ON

**BD .
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WITH PREJUDICE

28 River Street & 550 Queen Street East

for
Queen River Limited Partnership
Project No. 19067
Date 06 May 2022
Reissued for Rezoning



Date	No.	Description
2021-12-15	1	Issued for Rezoning

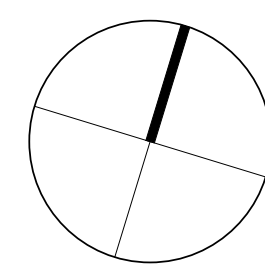
Date	No.	Description
2022-05-06	2	Reissued for Rezoning

REVISION RECORD

WITH PREJUDICE

2022-05-06	Reissued for Rezoning
2021-12-15	Issued for Rezoning

ISSUE RECORD



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28 River Street & 550 Queen
Street East

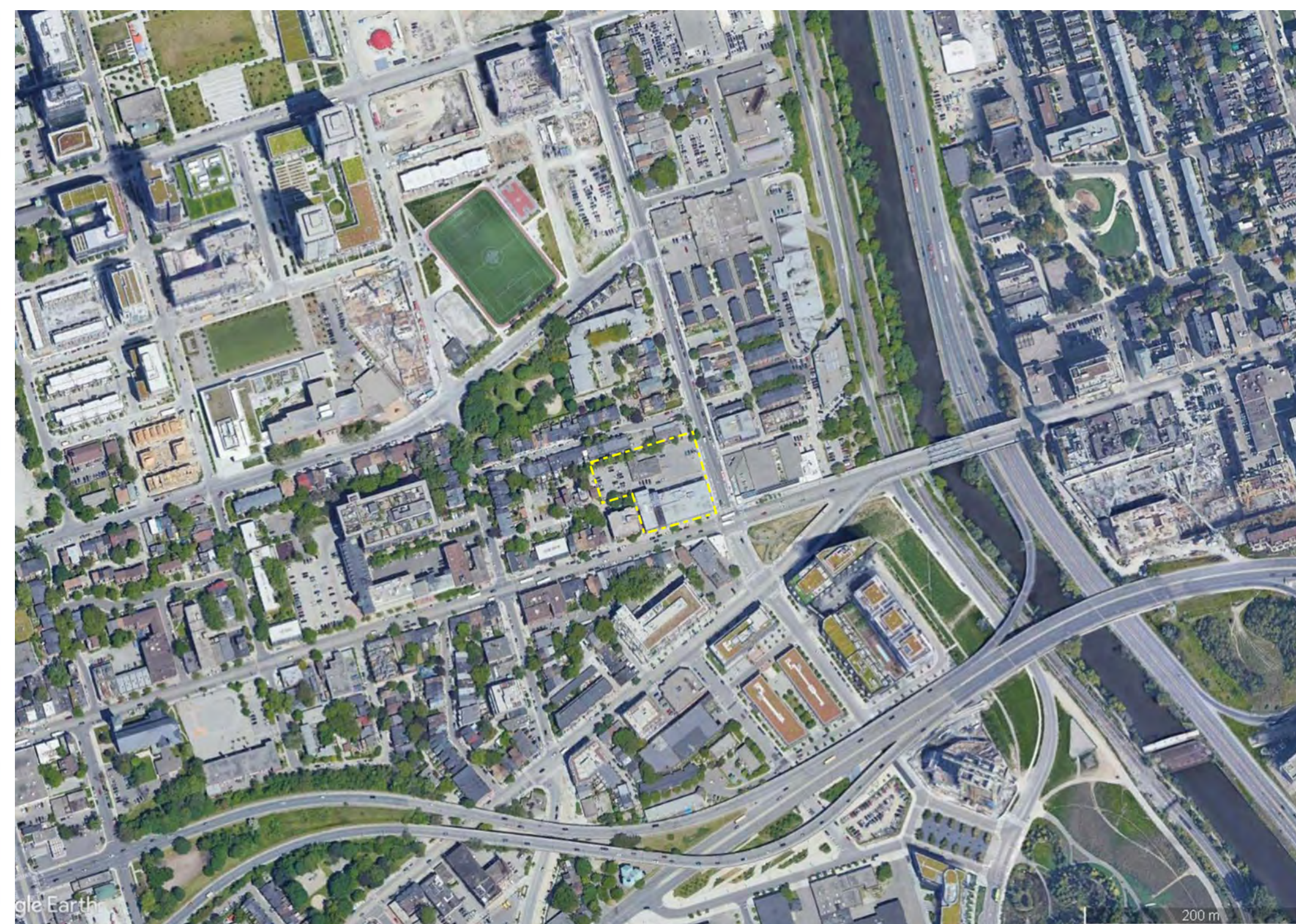
for
Queen River Limited Partnership

19067 PROJECT SCALE HL LRS
DRAWN REVIEWED

View

A001.S

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Green Roof Statistics		
Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (sm)		38,991
Total Roof Area (sm)		2,568
Area of Residential Private Terraces (sm)		2,110
Rooftop Outdoor Amenity Space, if in Residential Building (sm)		360
Area of Renewable Energy Devices (sm)		0
Tower(s) Roof Area with floor plants less than 750sm		0
Total Available Roof Space (sm)		1,118
Green Roof Coverage		Required
Coverage of Available Roof Space (sm)	60%	60%
Coverage of Available Roof Space (%)	671	671

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PROPERTY LINE	
	LINE OF UNDER GROUND GARAGE BELOW
	MAIN BUILDING ENTRANCE
	RETAIL ENTRANCE
	EXIT
	VEHICLE / LOADING ENTRANCE / EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	MANHOLE COVER
	AREA DRAIN
	CATCH BASIN
	FLOOR DRAIN (PARKING SLAB)
	FLOOR DRAIN (INTERIOR)
	EXISTING LIGHT
	TYPICAL PARKING SPACE
	TYPICAL B.F. PARKING SPACE
	FINISH FLOOR ELEVATION
	EXISTING ELEVATION
	PROPOSED ELEVATION
	TOP OF ROOF
	BUILDING ENVELOPE
	FIRE ACCESS ROUTE HEAVY DUTY PAVING. ASSEMBLY YARD TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
	GREEN ROOF
	TERRACE PAVERS

WITH PREJUDICE

BDP. Quadrangle

28 River Street & 550 Queen
Street East

L9067 As indicated HL LRS
 PROJECT SCALE DRAWN REVIEWED

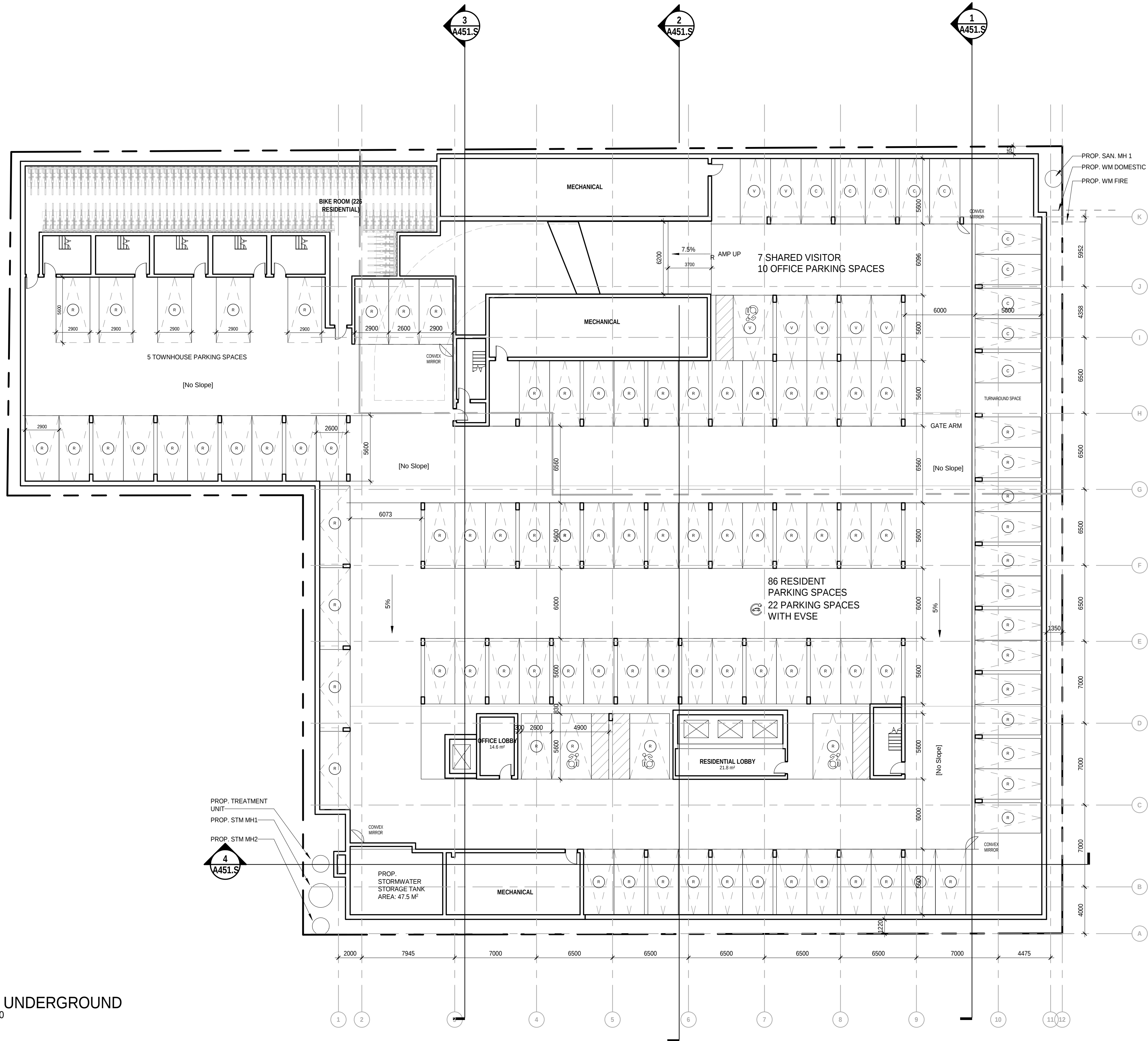
Context Plan, Site Plan & TGS

A101.S

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SITE PLAN
1:200

P1 UNDERGROUND
1:200



- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2000mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)
 - 2000mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)
 - 3000mm WIDE X 5000mm LONG (TWO SIDES OBSTRUCTED)
 2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

- PARKING LEGEND:**
- OFFICE PARKING SPACE
 - RESIDENTIAL PARKING SPACE
 - VISITOR PARKING SPACE
 - E BIKE LOCKER
 - BIKE PARKING (STACKED)
 - BIKE PARKING (VERTICAL)
 - CONVEX MIRROR
 - ELECTRIC VEHICLE
 - LIGHT STANDARD
 - PAINTED LINES
 - FIRE-RATED BULKHEAD
 - TYPICAL
 - ONE SIDE OBSTRUCTED
 - PARALLEL PARKING
 - ACCESSIBLE
 - ACCESSIBLE VISITOR - TYPE A
 - ACCESSIBLE VISITOR - TYPE B

Date	No.	Description
2022-05-06	1	Issued for Rezoning
2021-12-15	1	Issued for Rezoning

REVISION RECORD

WITH PREJUDICE

2022-05-06

2021-12-15

Issued for Rezoning

ISSUE RECORD

2022-05-06

2021-12-15

Issued for Rezoning

ISSUE RECORD

2022-05-06

2021-12-15

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ISSUE RECORD

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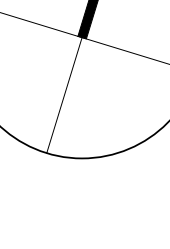
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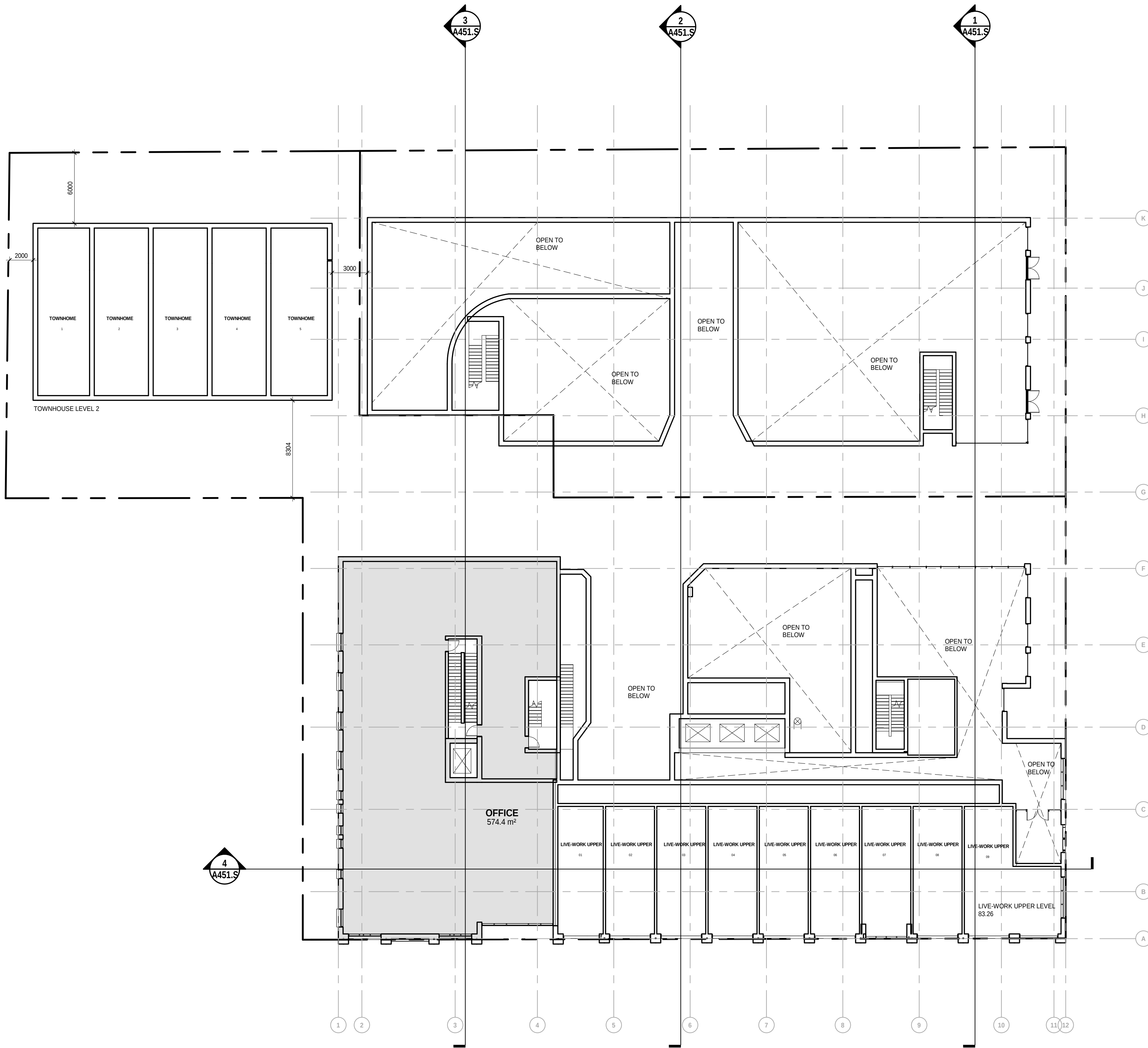
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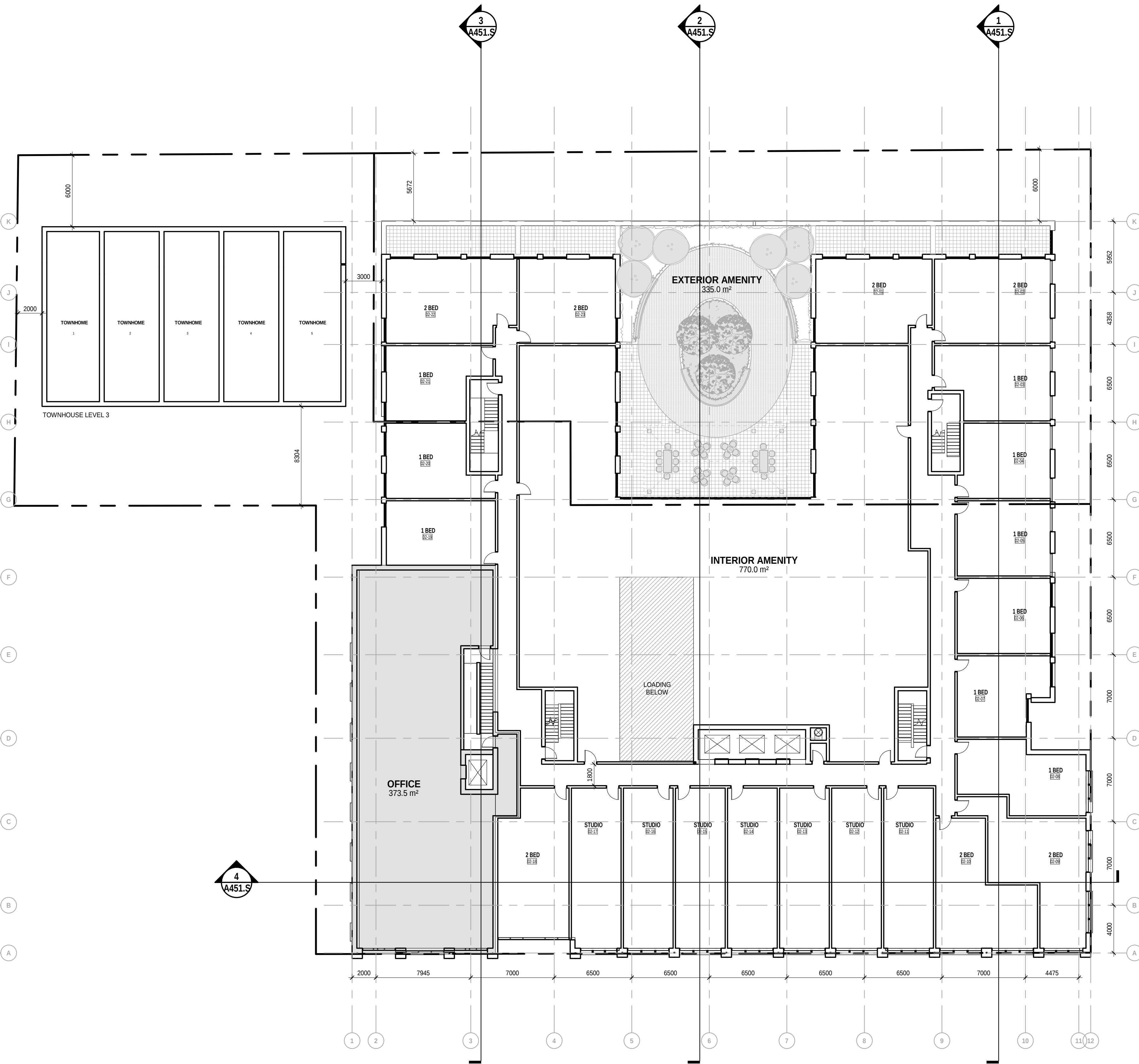
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| 2021-12-15 | Issued for Rezonig | |
| ISSUE RECORD | | |
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| BDP.
Quadrangle | | |
| Quadrangle Architects Limited
901 King Street West, Suite 703 Toronto, ON M5V 3H5
T 416 598 1240 www.bdpquadrangle.com | | |
| 28 River Street & 550 Queen Street East | | |
| for
Queen River Limited Partnership | | |
| 19067 | 1 : 200 | HL LRS |
| PROJECT | SCALE | DRAWN REVIEWED |
| Statistics & Ground Floor Plan | | |
| A201.S | | |
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OFFICE FLOOR 2 PLAN & UPPER LIVE-WORK UNIT PLAN



OFFICE FLOOR 3 PLAN & RESIDENTIAL FLOOR 2 PLAN

Date

No.

Description

Date

No.

Description

REVISION RECORD

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2021-12-15

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for Queen River Limited Partnership

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PROJECT

SCALE

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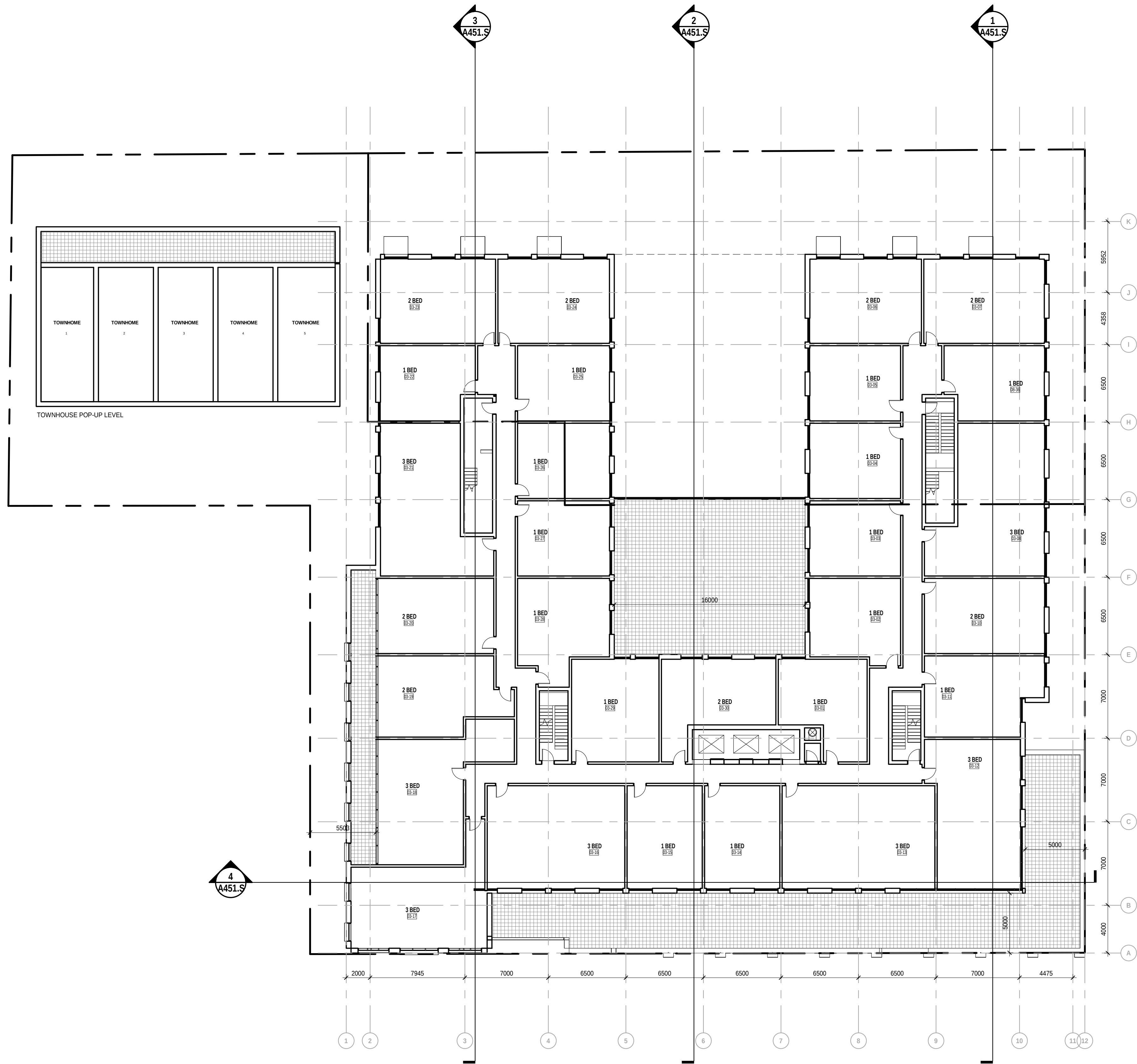
REVIEWED

Office Floor 2 Plan / Upper Live-Work Unit Plan & Office Floor 3 Plan / Residential Floor 2 Plan

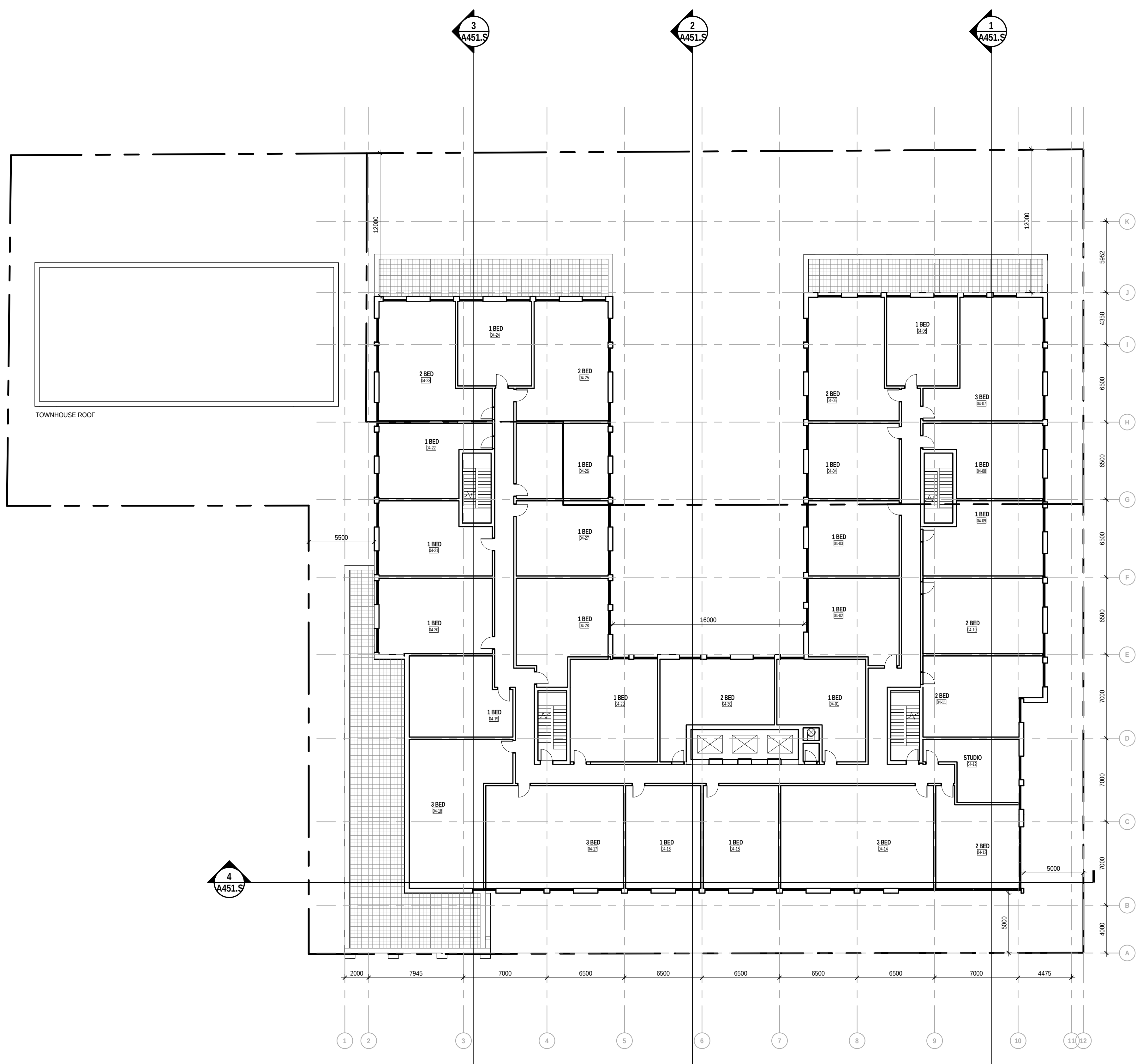
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FLOOR 3



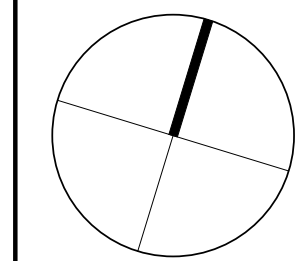
FLOOR 4

Date	No.	Description
2022-05-06	1	Issued for Rezoning
2021-12-15	2	Issued for Rezoning

REVISION RECORD

Date	No.	Description
2022-05-06	1	Issued for Rezoning
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28 River Street & 550 Queen
Street East

for
Queen River Limited Partnership

19067 1 : 200 HL LRS
PROJECT SCALE DRAWN REVIEWED

Level 3-4 Floor Plans

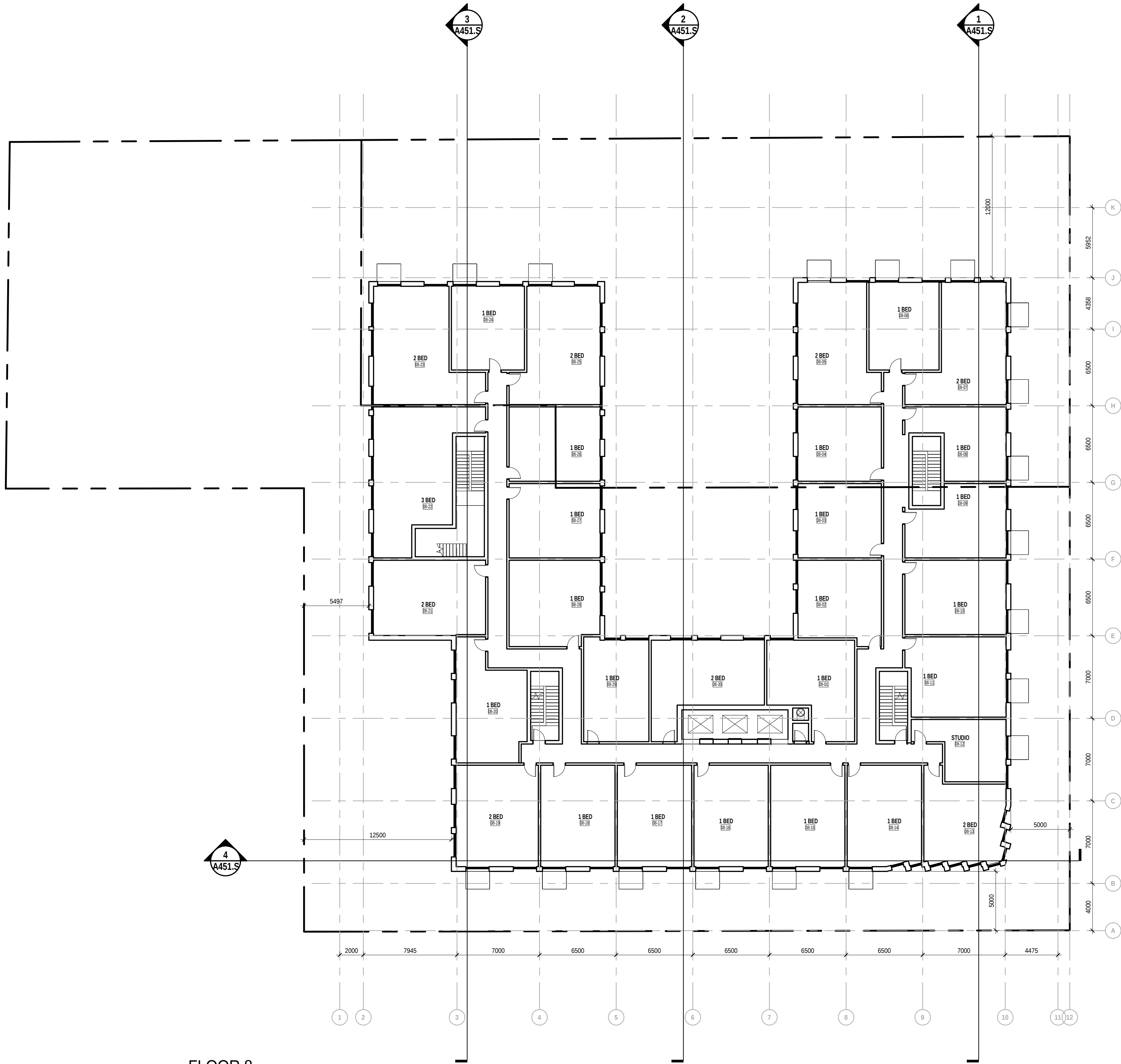
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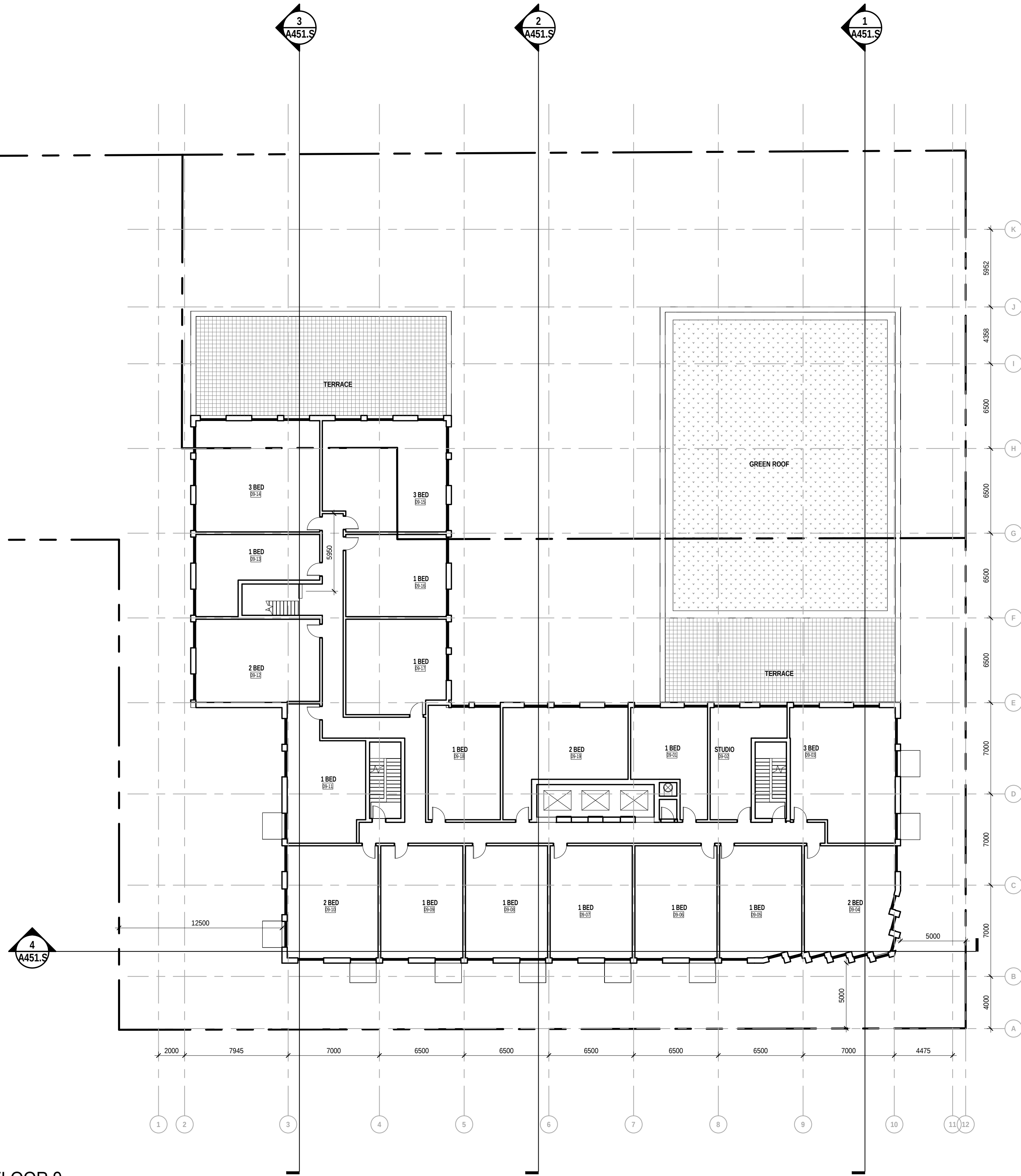
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FLOOR 8



FLOOR 9



Date

No.

Description

Date

No.

Description

REVISION RECORD

WITH PREJUDICE

2022-05-06

Reissued for Rezoning

2021-12-15

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28 River Street & 550 Queen Street East

for Queen River Limited Partnership

19067

1 : 200

HL

LRS

PROJECT SCALE

DRAWN REVIEWED

Level 8-9 Floor Plan

A205.S

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2022-05-06 3:15:59 AM

FLOOR 10



FLOOR 11



Date	No.	Description
2021-12-15	1	Issued for Rezoning
2022-05-06	2	Reissued for Rezoning

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28 River Street & 550 Queen
Street East

for
Queen River Limited Partnership

19067 1:200 HL LRS
PROJECT SCALE DRAWN REVIEWED

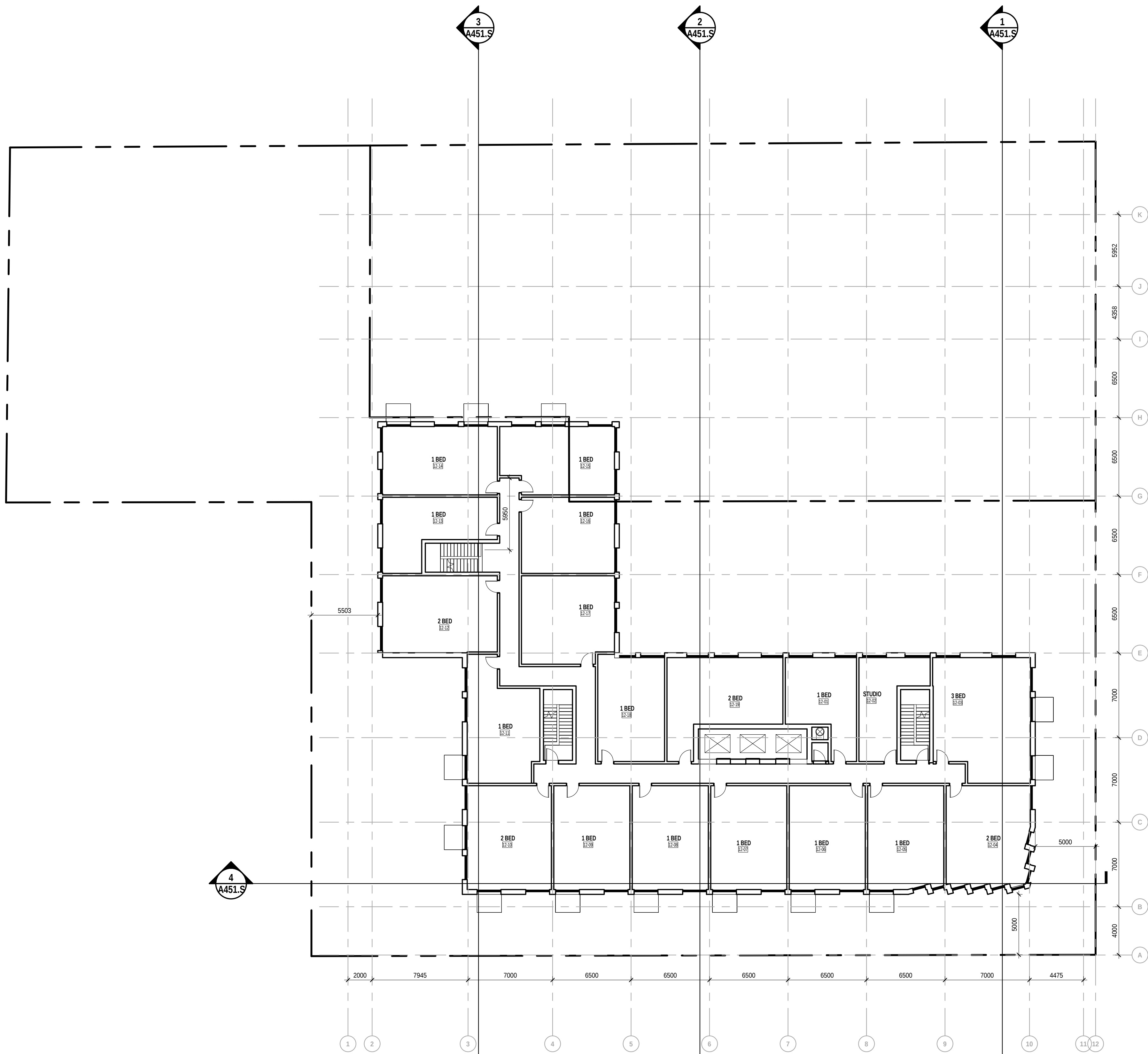
Level 10-11 Floor Plans

A206.S

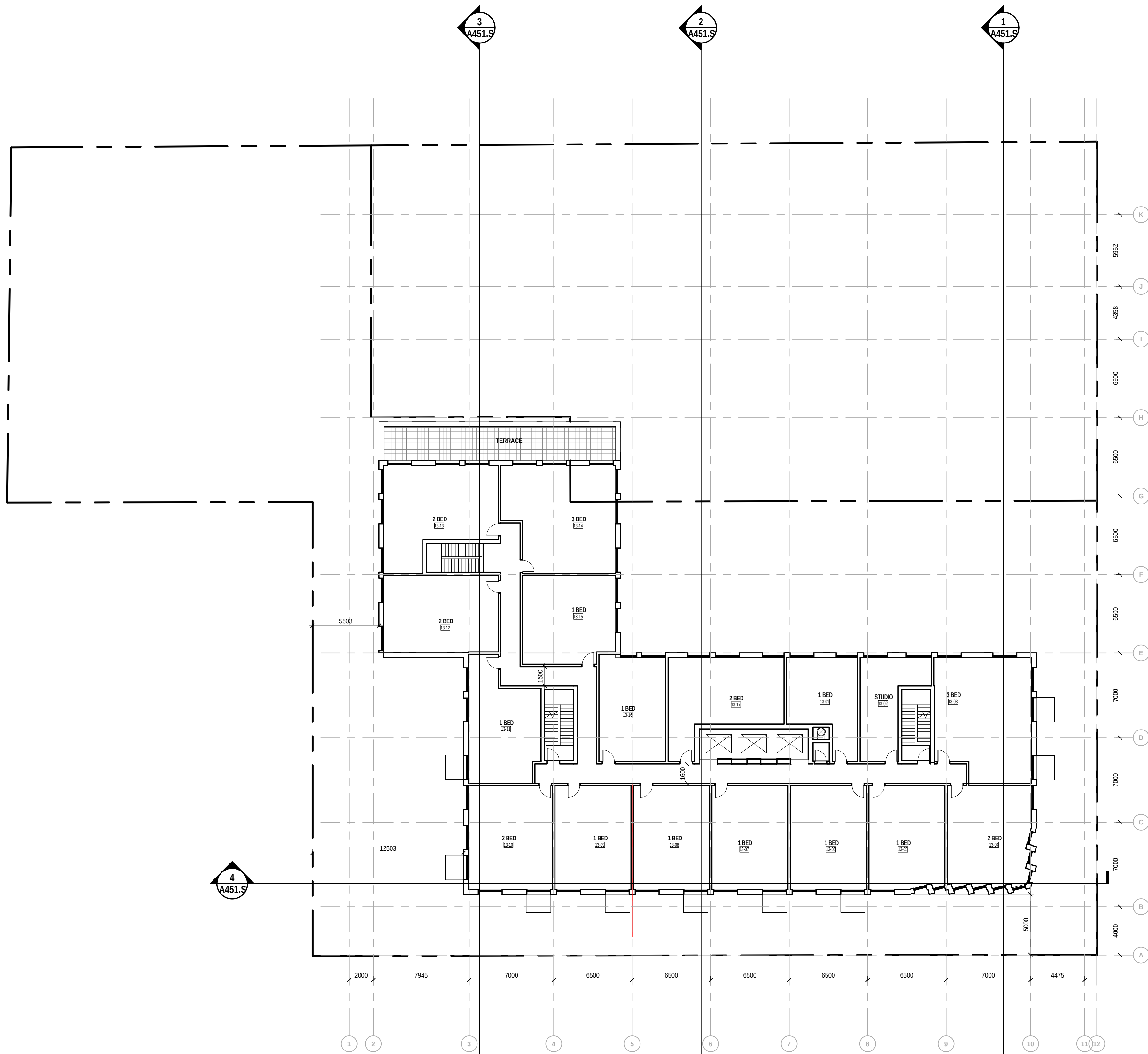
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2022-05-06 3:15:52 AM

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FLOOR 12



FLOOR 13

Date	No.	Description
2021-12-15	1	Issued for Rezoning
2022-05-06	2	Reissued for Rezoning

WITH PREJUDICE

28 River Street & 550 Queen Street East

for Queen River Limited Partnership

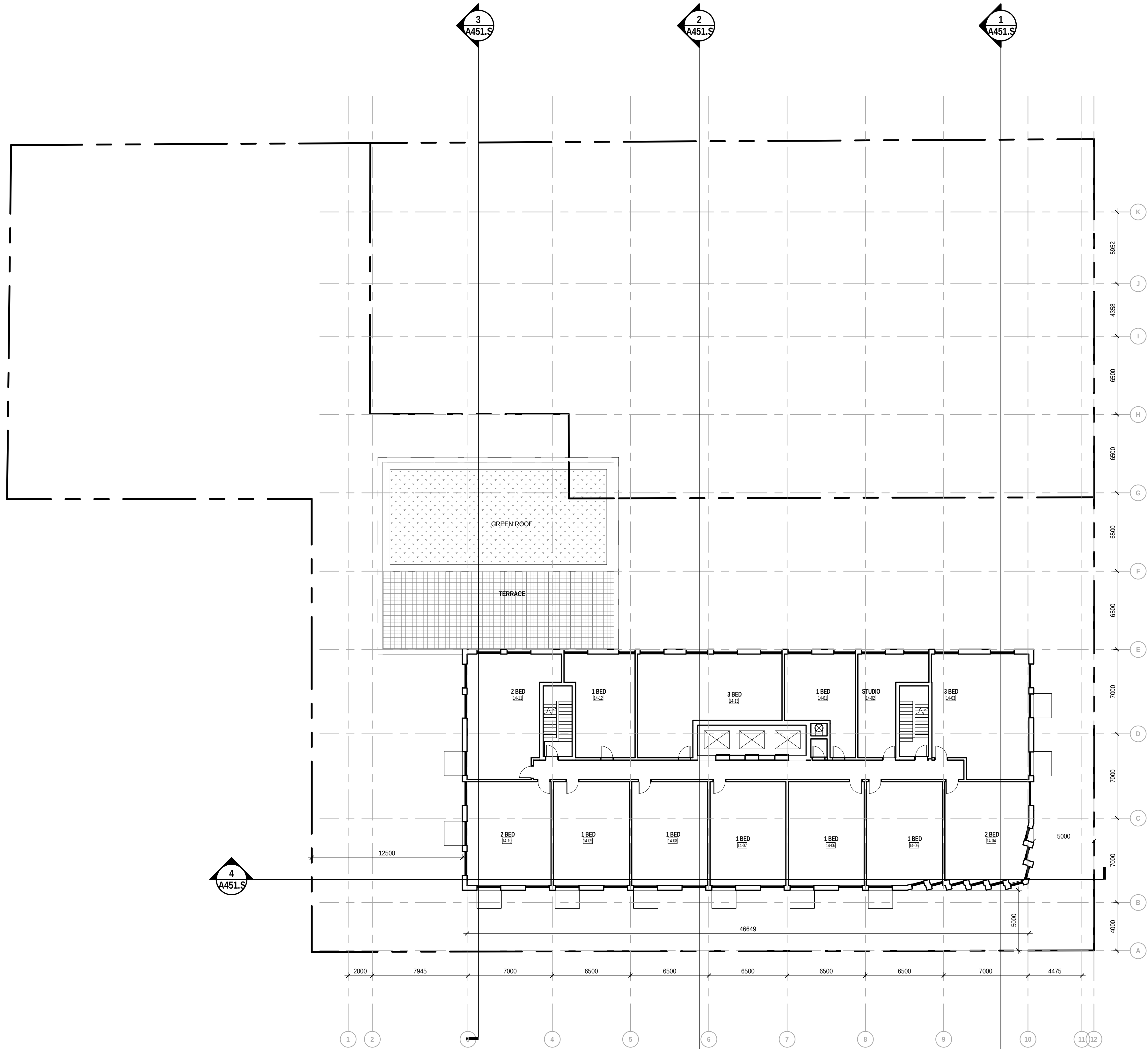
19067 1 : 200 HL LRS
PROJECT SCALE DRAWN REVIEWED

Level 12-13 Floor Plans

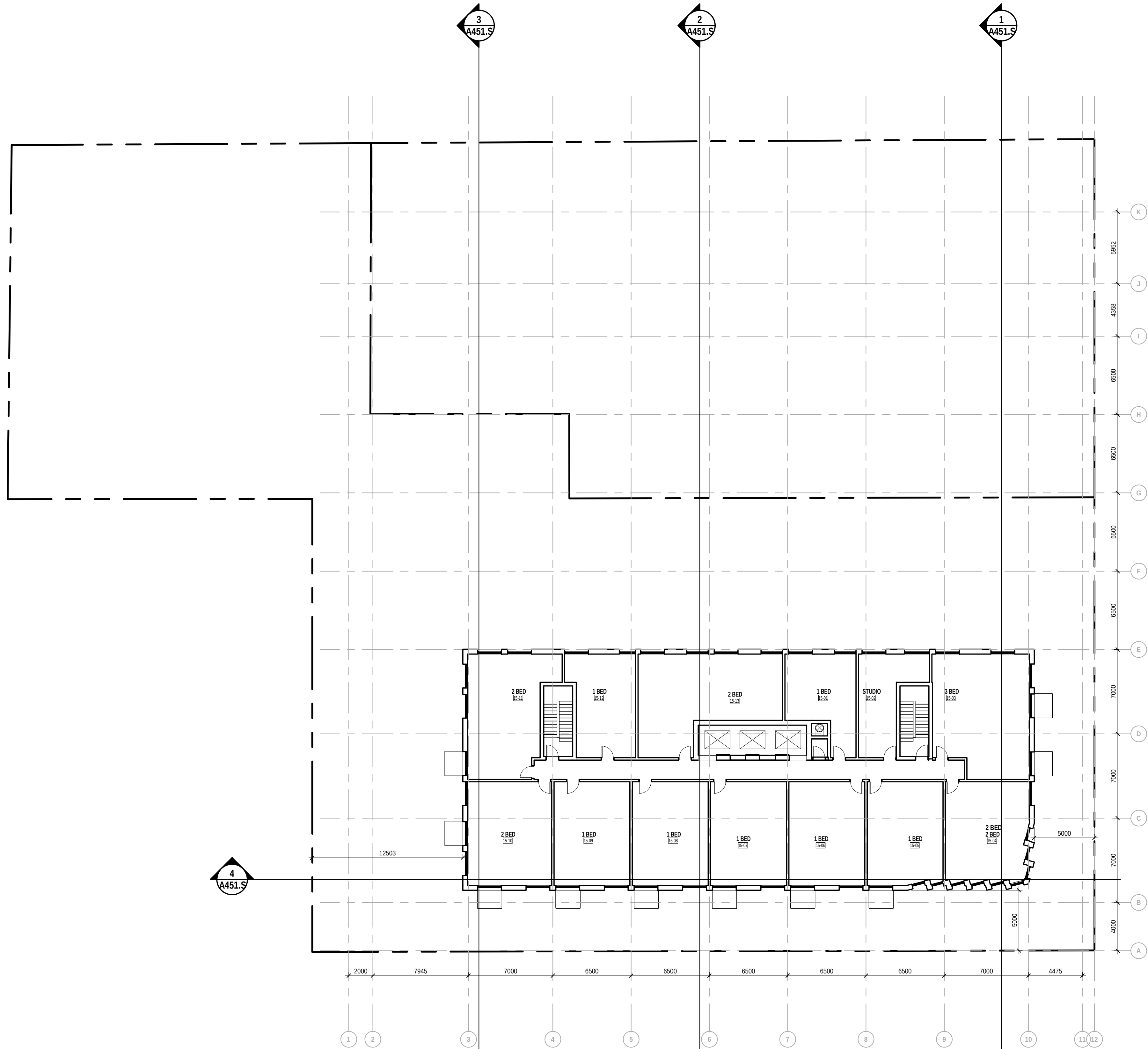
A207.S

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FLOOR 14



FLOOR 15-18

Date

No.

Description

Date

No.

Description

REVISION RECORD

WITH PREJUDICE

2022-05-06

Reissued for Rezoning

2021-12-15

Issued for Rezoning

ISSUE RECORD

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28 River Street & 550 Queen Street East

for

Queen River Limited Partnership

19067

1 : 200

HL

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PROJECT

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REVIEWED

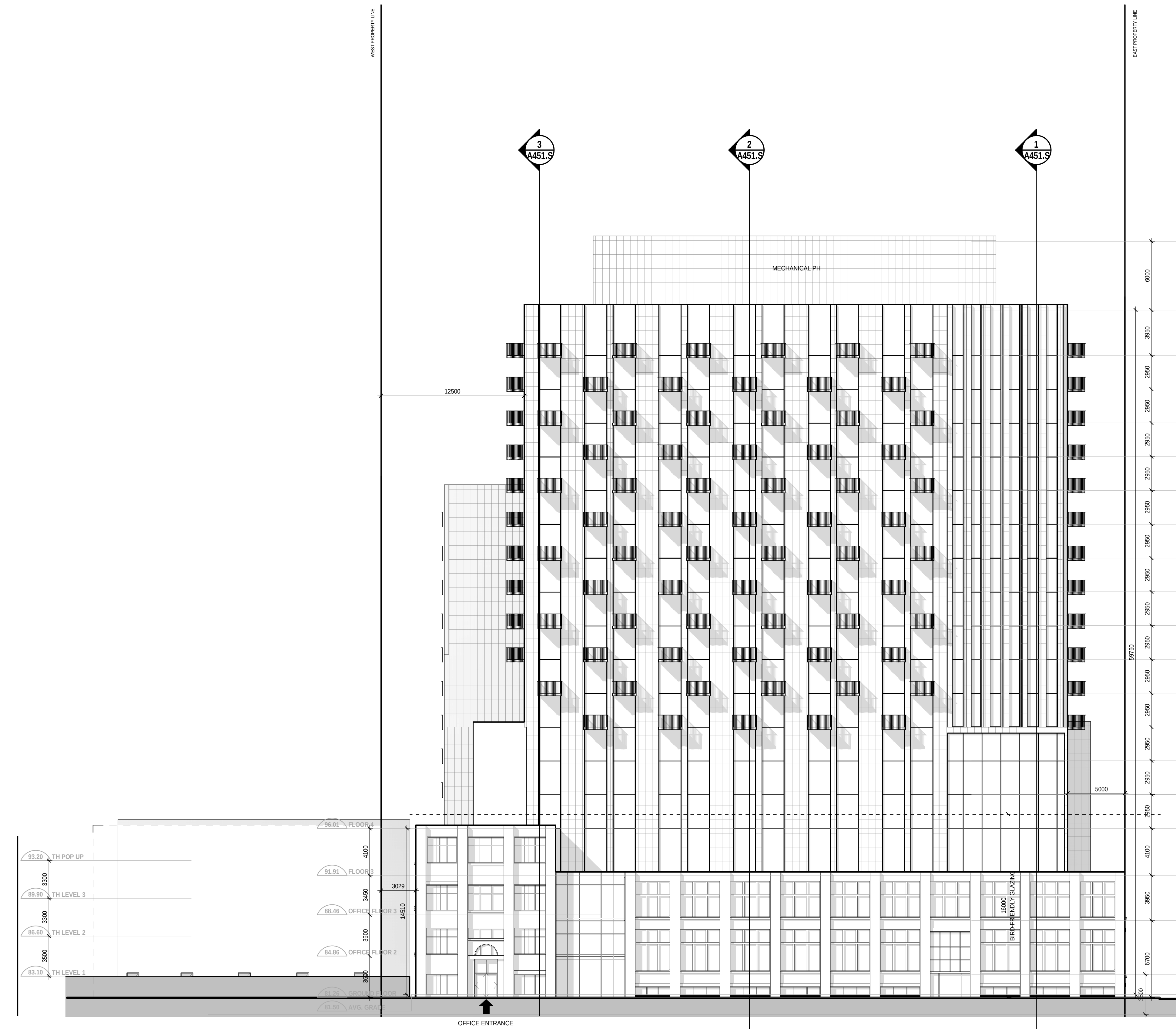
Floor 14 & 15-18 Floor Plans

A208.S

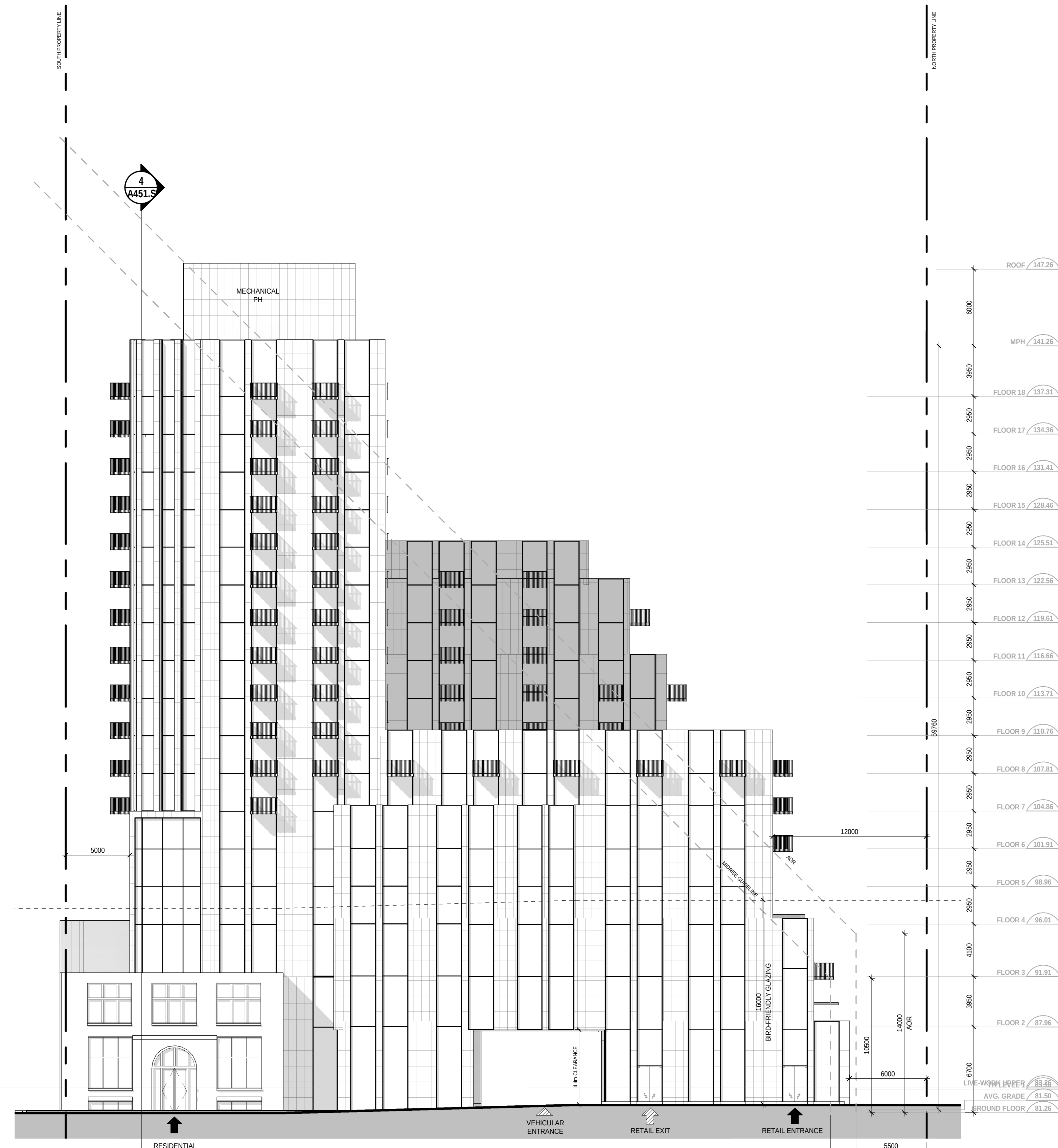
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2022-05-06 3:19:57 AM

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A403.S- SOUTH ELEVATION



A401.S - EAST ELEVATION

Date

No.

Description

Date

No.

Description

REVISION RECORD

2022-05-06

Reissued for Rezoning

2021-12-15

Issued for Rezoning

ISSUE RECORD

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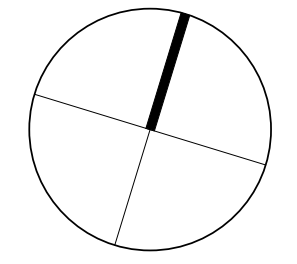
19067 1 : 200 HL LRS
PROJECT SCALE DRAWN REVIEWED

Building Elevations

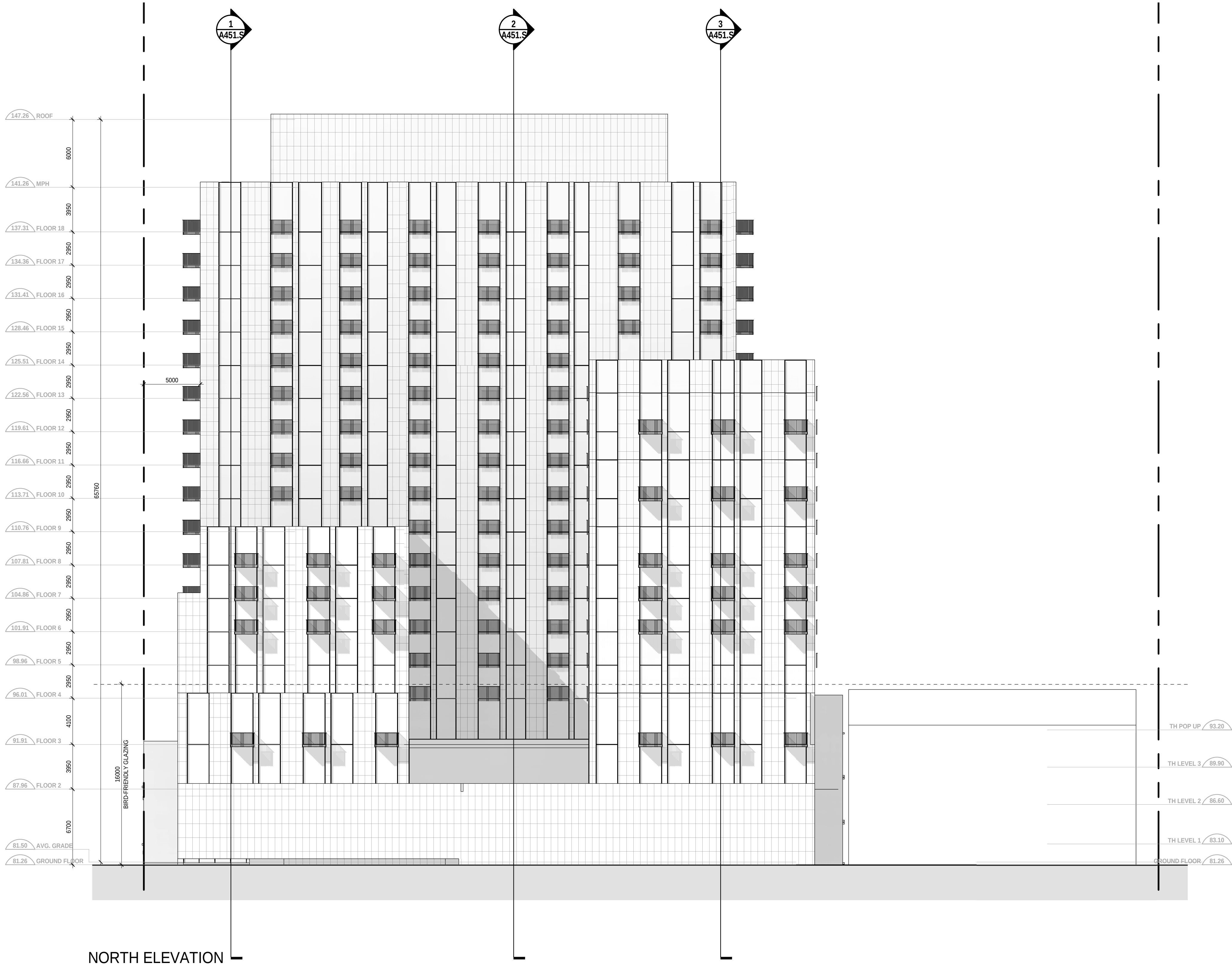
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NORTH ELEVATION



WEST ELEVATION

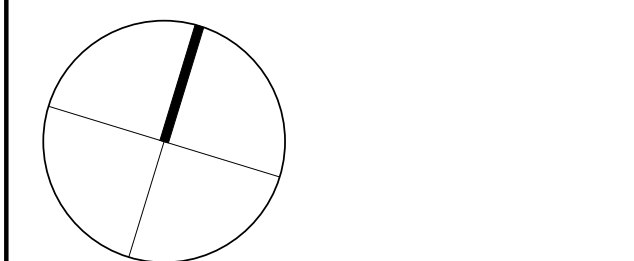
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2021-12-15	2	Issued for Rezoning

REVISION RECORD

WITH PREJUDICE

2022-05-06	Reissued for Rezoning
2021-12-15	Issued for Rezoning

ISSUE RECORD



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28 River Street & 550 Queen
Street East

for
Queen River Limited Partnership

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PROJECT SCALE DRAWN REVIEWED

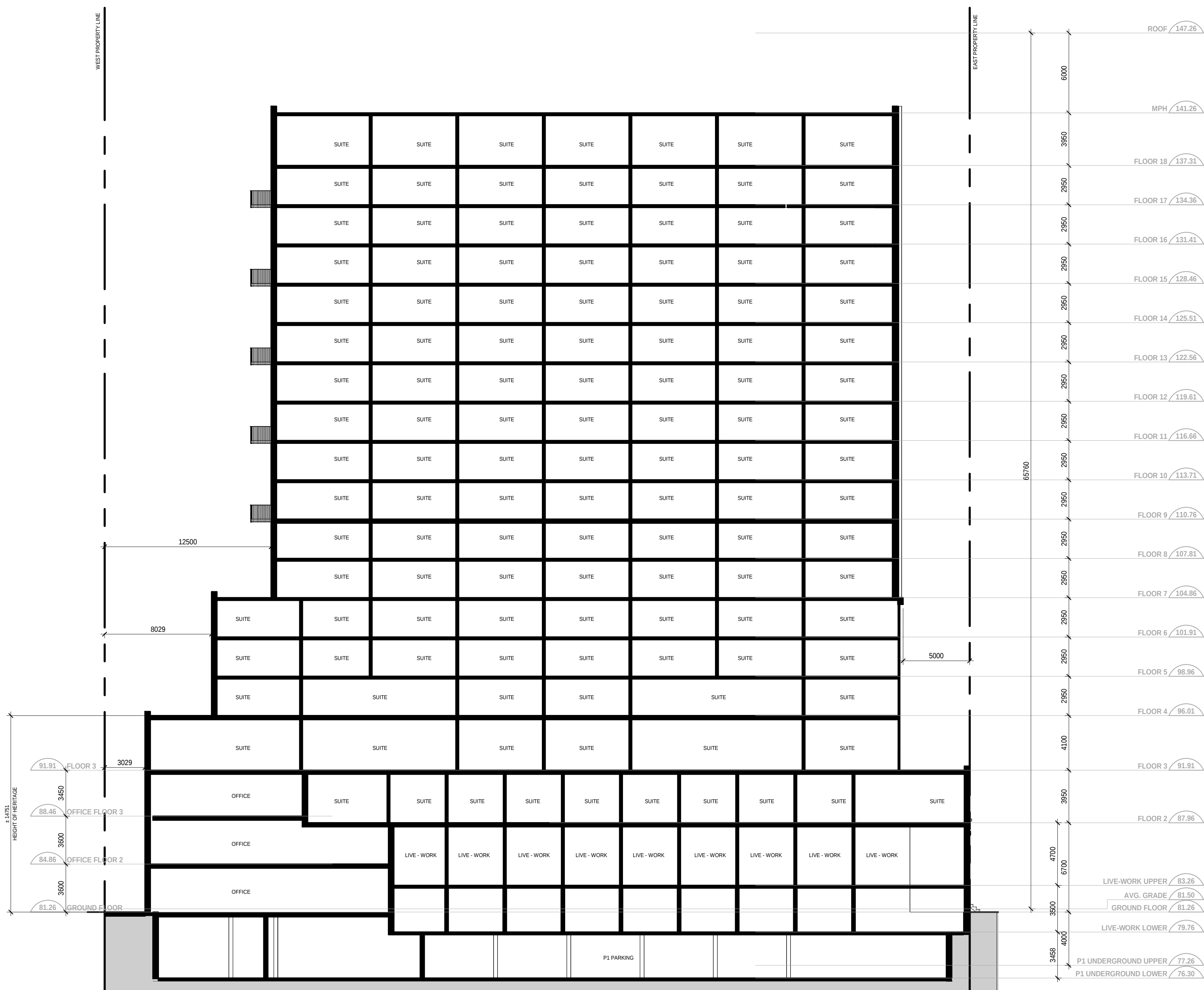
Building Elevations

A402.S

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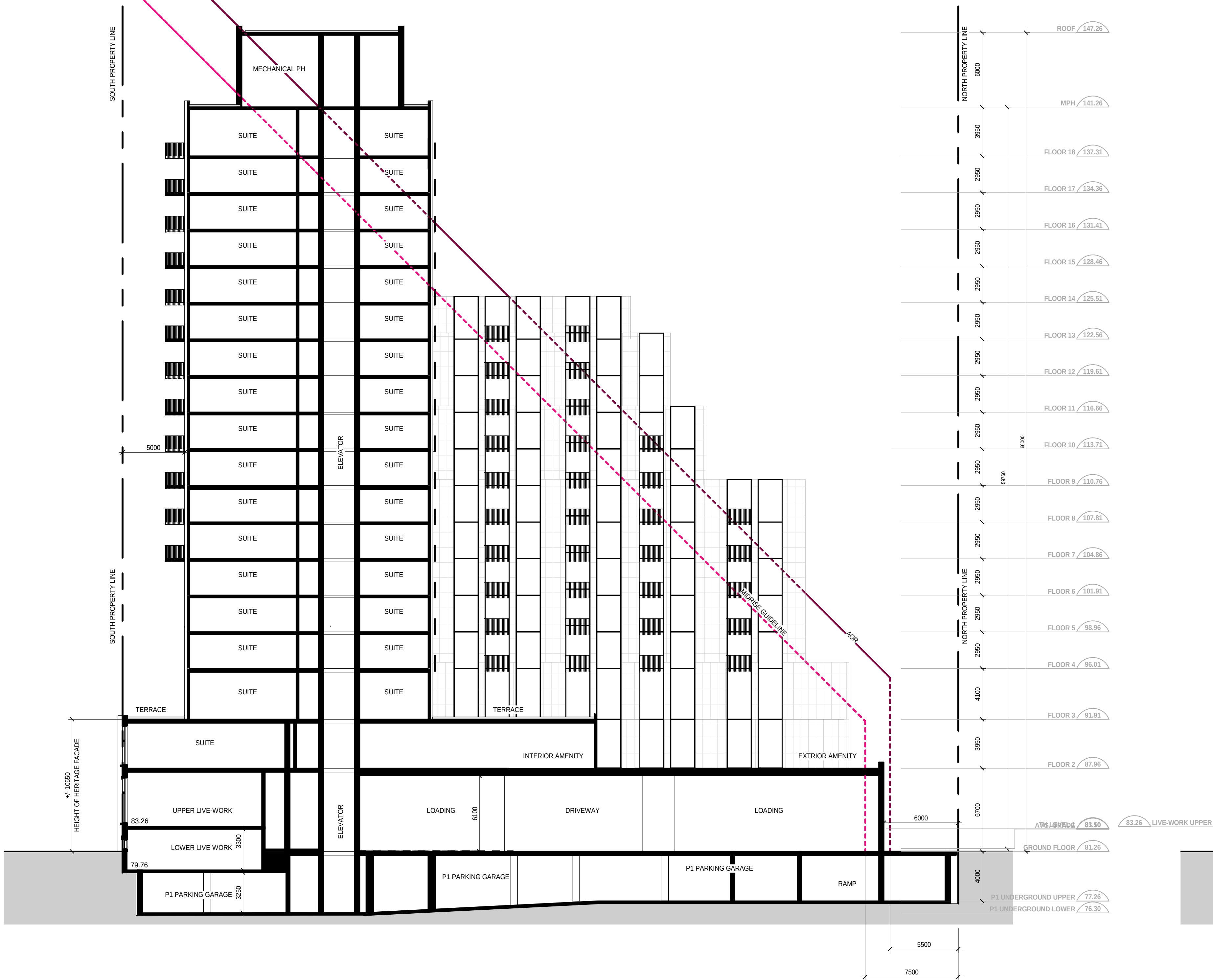
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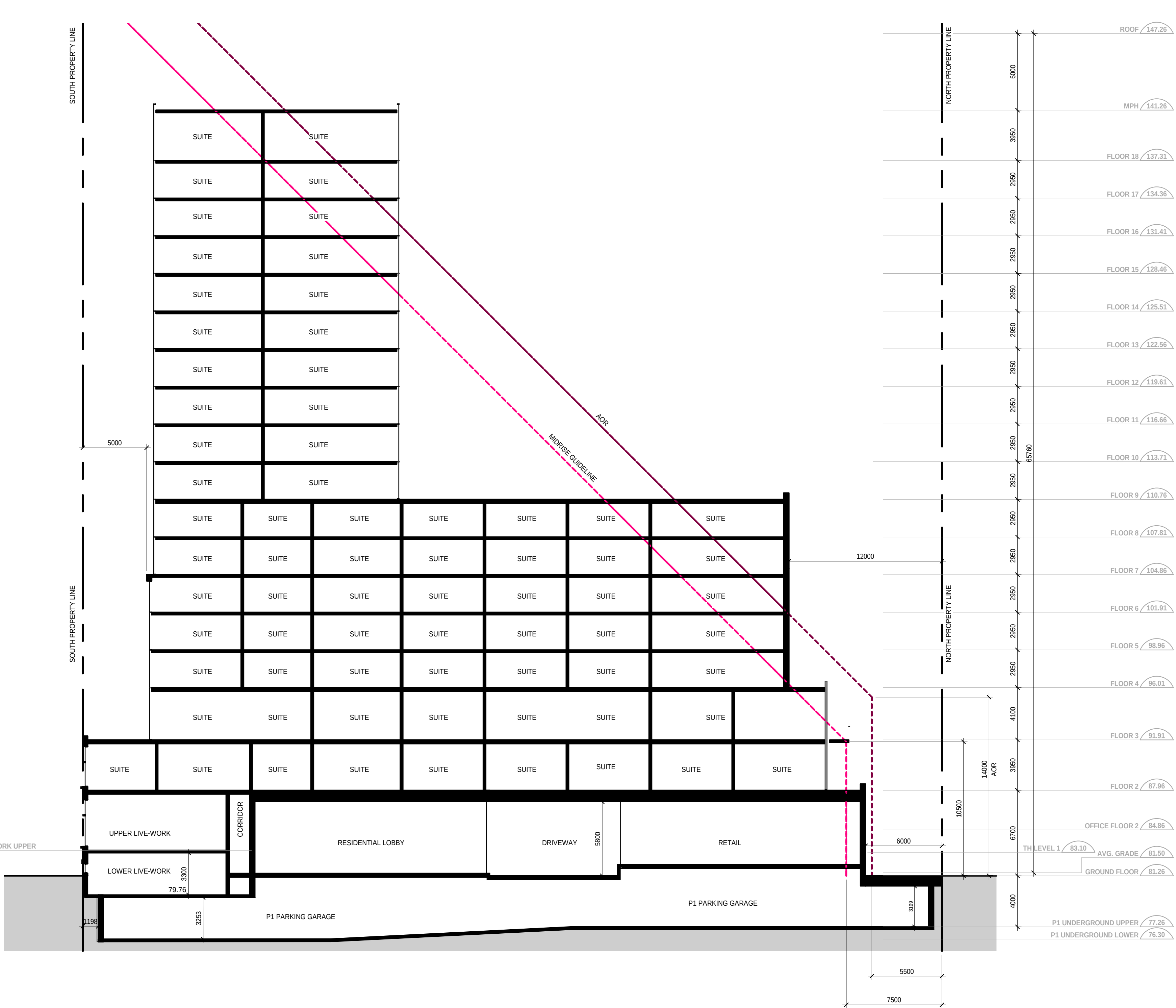
East-West Section



North-South Section - WEST WING



North-South Section - COURTYARD



North-South Section - EAST WING

Date	No.	Description
2022-05-06	1	Issued for Rezoning
2021-12-15	2	Issued for Rezoning

REVISION RECORD

ISSUE RECORD

2022-05-06

2021-12-15

2020-05-06

2019-05-06

2018-05-06

2017-05-06

2016-05-06

2015-05-06

2014-05-06

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