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File No. 23076

March 16, 2023

VIA EMAIL: Mark.Crawford@toronto.ca; Colin.Dougherty@toronto.ca

Messrs. Mark Crawford and Colin Dougherty
City of Toronto Legal Services
Planning & Administrative Tribunal Law
Metro Hall, 26th Floor
55 John Street
Toronto, ON M5V 3C6

Dear Sirs:

Re: 1-3 Concorde Gate and 10-12 Concorde Place, Toronto
Appeals to OLT of Rezoning and Draft Plan of Subdivision Applications
OLT Case Numbers: OLT-22-002185, OLT-22-002186
OLT Lead Case Number: OLT-22-002185
Planning Applications No.: 21 179555 NNY 16 OZ and 21 179556 NNY 16 SB
With-Prejudice Settlement Offer

As you know, we are the solicitors for Fengate CCC Holdings LP, the owner of lands known municipally as 1-3 Concorde Gate and 10-12 Concorde Place in the City of Toronto and the appellant with respect to the above-noted appeals.

As a follow up to the OLT mediation with respect to the above-noted appeals, we are pleased to provide the following settlement offer on a with-prejudice basis in full settlement of these appeals:

- (1) Our client would agree to formally revise its development proposal that is the subject of the above noted appeals before the OLT from a mixed use development consisting of 5 buildings with 9 towers ranging in height from 40 to 52 storeys to a mixed use development consisting of 5 buildings with 8 towers ranging in height from 42 to 47 storeys as set out in the attached architectural plans dated February 23, prepared by CORE Architects Inc. (the "Proposed

00342476-13

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Development”). The Proposed Development incorporates various changes including, but not limited to, incorporating a new public elementary school within Building 2 – Tower B at the request of the Toronto District School Board including the provision of an outdoor area for the exclusive use of the school, a realignment of the new public road along with increasing the width of the new public road to 23 metres, a reconfiguration of the 2 new public parks, a reduction of the tower floor plates to no greater than 800 square metres gross construction area, and tower separation distances substantially in accordance with those shown on the plans;

- (2) The final Zoning By-law Amendment for the Proposed Development will secure the following:
- (a) permission for the proposed elementary school in Building 2 – Tower B with a minimum GFA of 60,100 square feet and a maximum GFA of 75,000 square feet;
 - (b) since the TDSB has not received Ministerial Approval for the proposed elementary school, it is uncertain at this time whether the school will be actually constructed as part of the final development. As a result, there needs to be flexibility in the Zoning By-law Amendment to allow for dual zoning for these lands to allow for the school use and to allow for residential and non-residential uses in the situation that the TDSB ultimately decides not to pursue the school;
 - (c) a minimum amount of 22,000 square feet of non-residential uses if the school is pursued. Buildings 1 and 4 will likely have the majority of retail/non-residential uses, but some of this minimum amount will need to be included in another building (e.g., Building 2 – Tower A, Building 3 or Building 5);
 - (d) if the school is ultimately not pursued and in addition to the minimum amount outlined in item (3)(c) above, a further minimum amount of 35,000 square feet of non-residential uses will be provided, for a total minimum of 57,000 square feet. The additional 35,000 square feet of non-residential GFA could be used for office, medical office, hotel, community centre, private school, retail and any other non-residential uses that are permitted in a CR zone. There would also be flexibility to move the use to another building or phase (and not necessarily be required within Building 2 – Tower B), which will depend on the ultimate non-residential use and its specific requirements for access, visibility, parking and etc. The remaining amount of GFA that would have been otherwise allocated to the school use could be used for residential purposes

where the school is not pursued. Further, the outdoor area allocated to the school play yard would be permitted to be used as outdoor amenity area or POPS where once again the school is not pursued; and

- (e) revisions to indoor and outdoor amenity space requirements for the Proposed Development, which will be confirmed through further discussion between the City and the owner;
- (3) In terms of parkland, two large on-site parks (one on the north parcel and one on the south parcel) will be provided as set out in the Proposed Development and subject to the phasing as shown on the Phasing Plan. If there is any under-dedication of parkland based on the final uses and GFA for the Proposed Development and pursuant to the City's parkland dedication by-law as amended by Bill 23, such under-dedication will be addressed through a cash-in-lieu of parkland payment, to the satisfaction of the General Manager, Parks, Forestry and Recreation. Additionally:
- (a) Prior to issuance of the first above grade building permit for each building within Phase 1 of the development, the Owner shall provide to the City a Letter of Credit for the value of the parkland requirement for the subject building, to be held by the City until the park on the north parcel has been conveyed to the City as part of Phase 2; and
 - (b) Prior to the issuance of any building permit for Phase 1, the Owner shall register a s. 118 restriction on title for each of the future park blocks, therein prohibiting the transfer of such lands without the consent of the General Manager, Parks, Forestry and Recreation, for the City of Toronto. For the purposes of clarity, no consent will be required for financing or leasing purposes; and
 - (c) Prior to the issuance of the first above grade building permit on the site, the Owner shall make a cash-in-lieu payment for the residual 107 square metres of the parkland dedication requirement.
- (4) The Owner shall include a provision in any subdivision agreement stating that, prior to the issuance of Site Plan Approval for Phase 2 (Buildings 2B and 3) of the development, one of the following things will occur:
- (a) The TDSB will elect to proceed with a public school in Building 2B; or
 - (b) Should the TDSB not elect to proceed with the public school in building 2B, the Owner shall submit revised plans outlining the minimum gross floor area for non-residential uses to be deployed within the various phases of the development.

- (5) With respect to the issuance of the final Order for the Zoning By-law Amendment for the Proposed Development, our client is agreeable to the final Order being withheld subject to the following conditions being satisfied:
- (a) The OLT has been advised by the City Solicitor that the proposed Zoning By-law Amendment's form and content is satisfactory to the City;
 - (b) The Owner has submitted an updated Traffic Impact Study which includes Travel Demand Management measures to be provided, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (c) The Owner has submitted an updated Stormwater Management report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (d) The Owner has submitted an updated Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (e) The Owner has submitted an updated Hydrogeological Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (f) The Owner has submitted updated Functional Road Plans, including pavement marking and signage plans, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (g) The Owner has submitted a Phasing Plan to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the Chief Planner and Executive Director, City Planning. The Owner and the City have agreed that the new public road and public school (if TDSB ultimately decides to proceed with the school use within Building 2B) will be constructed as part of Phase 2 of the Proposed Development;
 - (h) The Owner has submitted an updated Rail Safety Report to the satisfaction of the Chief Planner and Executive Director, City Planning and further the Owner's solicitor has confirmed to the City Solicitor that the Owner agrees to a condition of draft plan of subdivision approval to incorporate the mitigation measures outlined in the Rail Safety Report as part of the final development;
- (6) In terms of the draft plan of subdivision appeal, our client agrees to hold this appeal in abeyance and work with City staff to resolve the remaining draft plan

of subdivision issues in order to finalize a set of draft plan of subdivision conditions following the approval in principle by the OLT of the Proposed Development.

In support of settlement offer and further to the City's request, please find attached the following via a Dropbox link:

- (1) Architectural Plans (including Site Statistics) dated February 23, 2023, prepared by CORE Architects Inc.;
- (2) Phasing Plan and Summary prepared by CORE Architects Inc.;
- (3) Shadow Study dated February 2023, prepared by Bousfields Inc.
- (4) Draft Zoning By-law Amendment; and
- (5) Pedestrian Level Wind Study dated February 17, 2023 from RWDI Inc.

We also confirm that we will be advising the Tribunal and the other parties shortly that we are formally revising the appeals to reflect the Proposed Development. If this settlement offer is not accepted by City Council, the Proposed Development will be the subject matter of the 14 day contested hearing scheduled to commence on June 12, 2023.

If you have any questions regarding the above, please do not hesitate to contact me at 416.645.4572 or via email at jpark@ksllp.ca.

Yours truly,

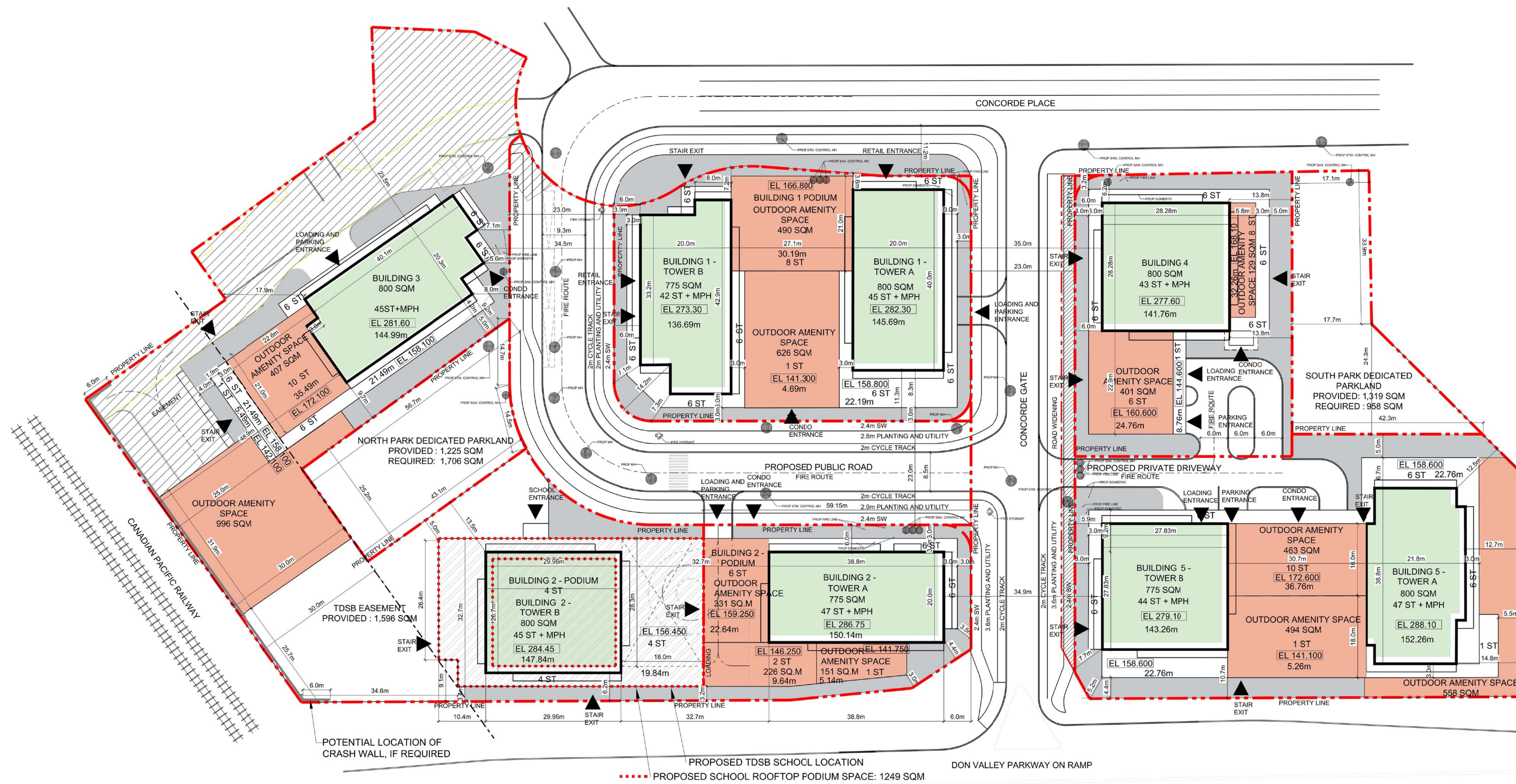
KAGAN SHASTRI DeMELO WINER PARK LLP



Jason Park
JIP/AGF/ss

Please reply to the: Downtown Office

cc: Fengate CCC Holdings LP



NOTE:
 TOTAL PARKLAND DEDICATION (SOUTH AND NORTH)
 PROVIDED: 2544 SQM
 REQUIRED: 2664 SQM

TOTAL SITE AREA (GROSS)* = 30,996 SQ.M
 TOTAL SITE AREA (NET)** = 27,305 SQ.M
 TOTAL AREA OF NEW PUBLIC RIGHT OF WAY = 3,370 SQ.M
 TOTAL AREA OF CONCORDE GATE ROAD WIDENING = 321 SQ.M

* INCLUDES ALL EASEMENTS AND PROPOSED PUBLIC RIGHT OF WAY
 ** EXCLUDES PROPOSED PUBLIC RIGHT OF WAY

ESTABLISHED GRADE NORTH BLOCK : 136.61
 ESTABLISHED GRADE SOUTH BLOCK : 135.84

2	ISSUED FOR ZBA	23 FEBRUARY 2023
1	ISSUED FOR ZBA AND DRAFT PLAN OF SUBDIVISION APPLICATION	28 MAY 2021

NO.	REVISIONS	DATE

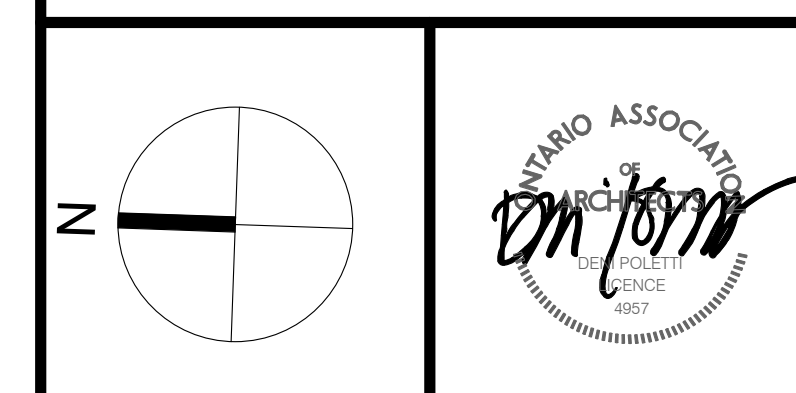
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CONCORDE CORPORATE CENTRE
 1-3 CONCORDE GATE,
 10-12 CONCORDE PLACE

FENGATE CCC
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DRAWN
TU, MK, AC, KE, EP

SCALE
1 : 500

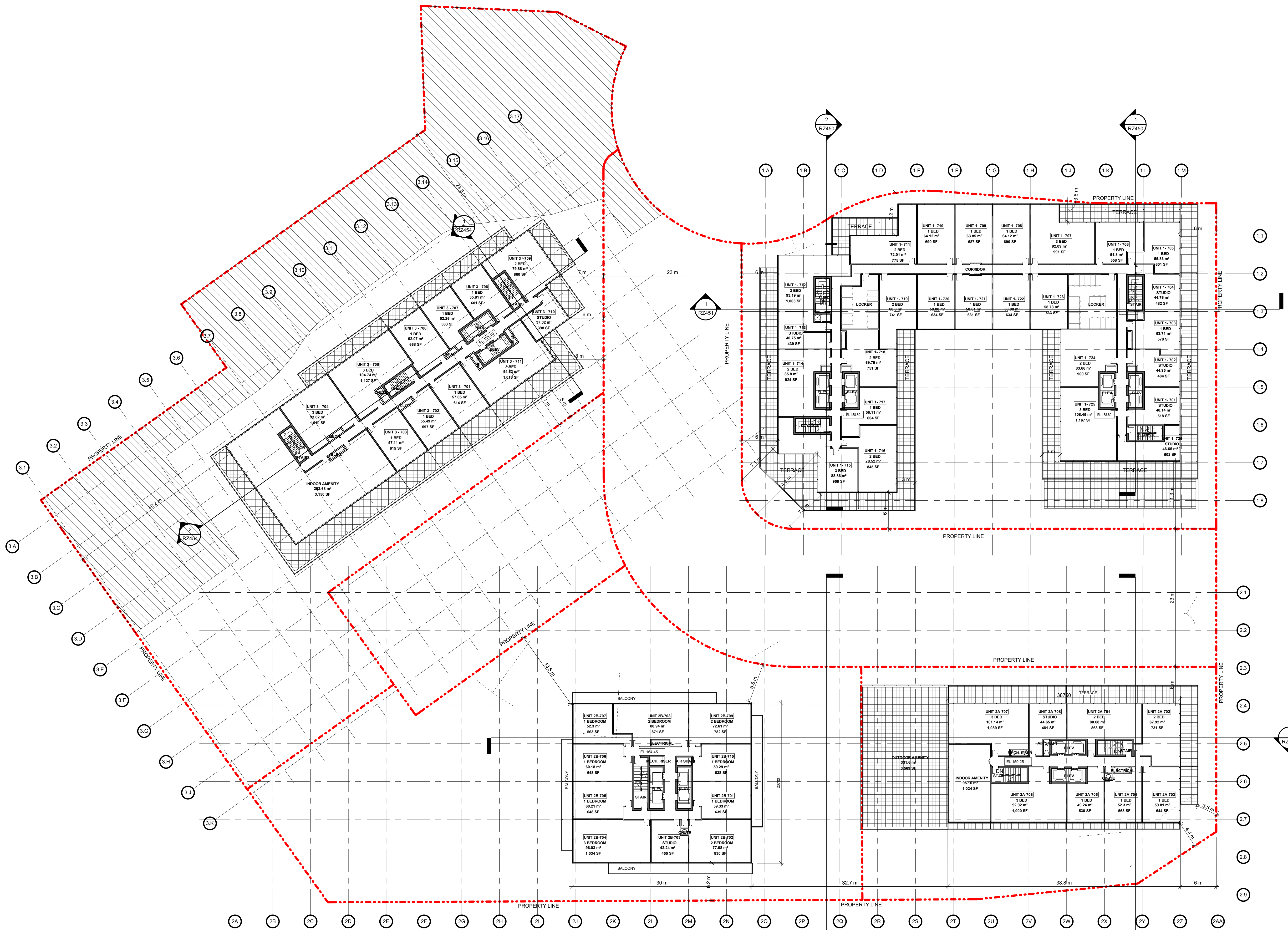
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DATE
3 MAY 2021

TITLE
SITE PLAN

PROJECT NO.
20-187

DRAWING NO.
RZ102



2	ISSUED FOR ZBA	23 FEBRUARY 2023
1	ISSUED FOR ZBA AND DRAFT PLAN OF SUBDIVISION APPLICATION	28 MAY 2021

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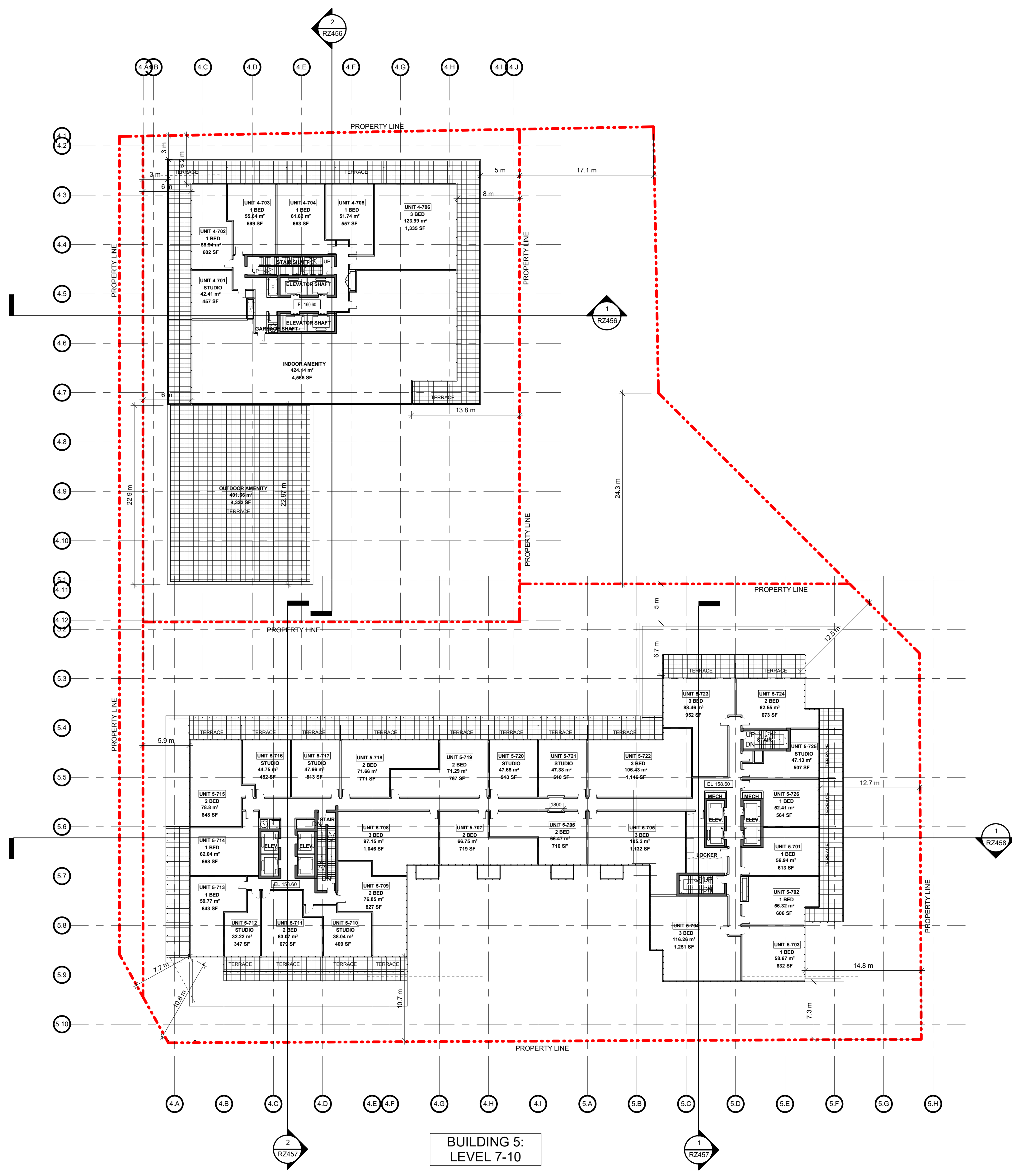


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CHECKED Checker	DATE 3 MAY 2021
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TITLE
LEVEL 7 (NORTH)

PROJECT NO. 20-187	DRAWING NO. RZ212a
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BUILDING 5:
LEVEL 7-10

2	ISSUED FOR ZBA	23 FEBRUARY 2023
1	ISSUED FOR ZBA AND DRAFT PLAN OF SUBDIVISION APPLICATION	28 MAY 2021

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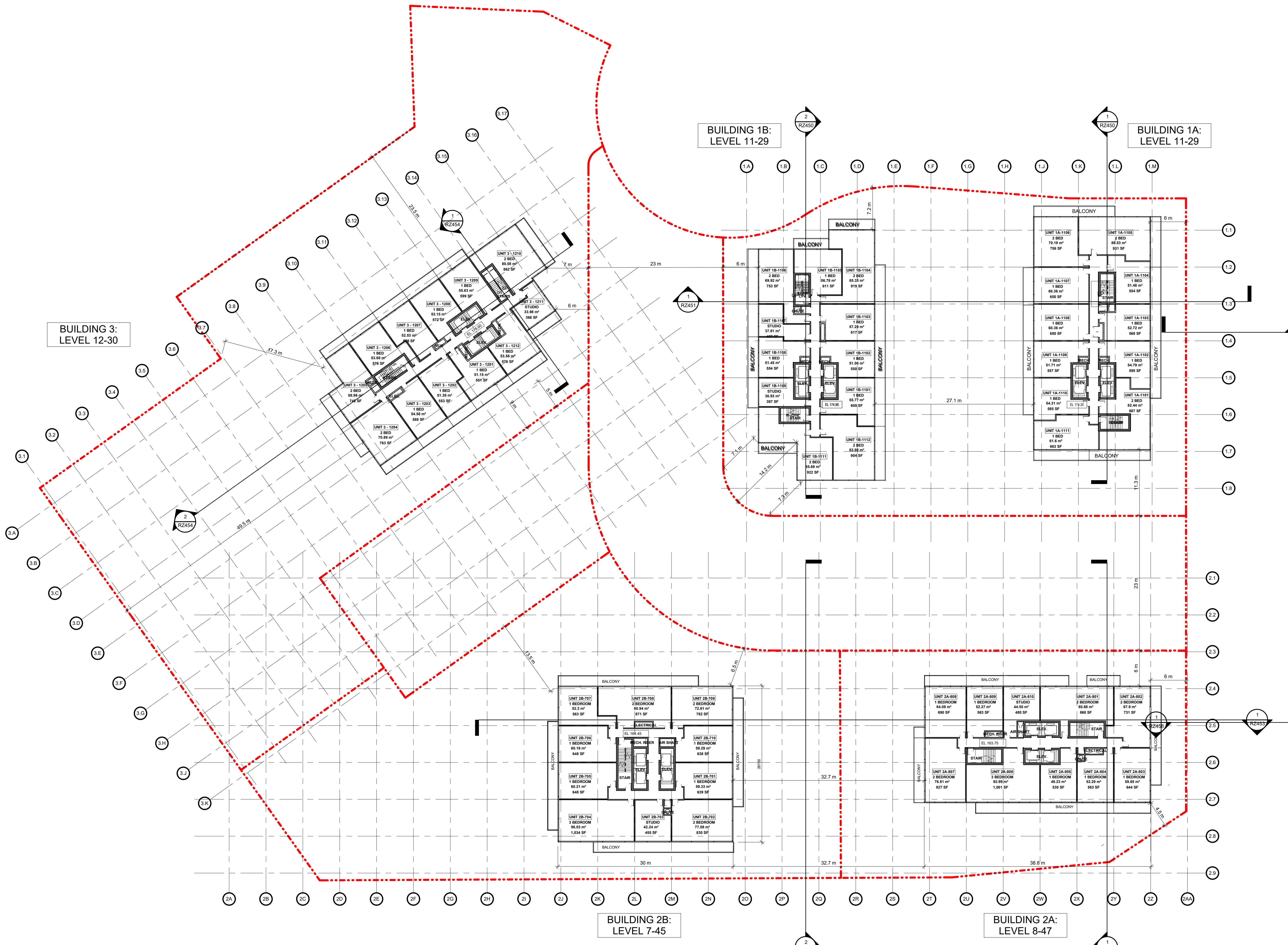


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TITLE
LEVEL 7 (SOUTH)

PROJECT NO. 20-187	DRAWING NO. RZ212b
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1	ISSUED FOR ZBA	23 FEBRUARY 2023
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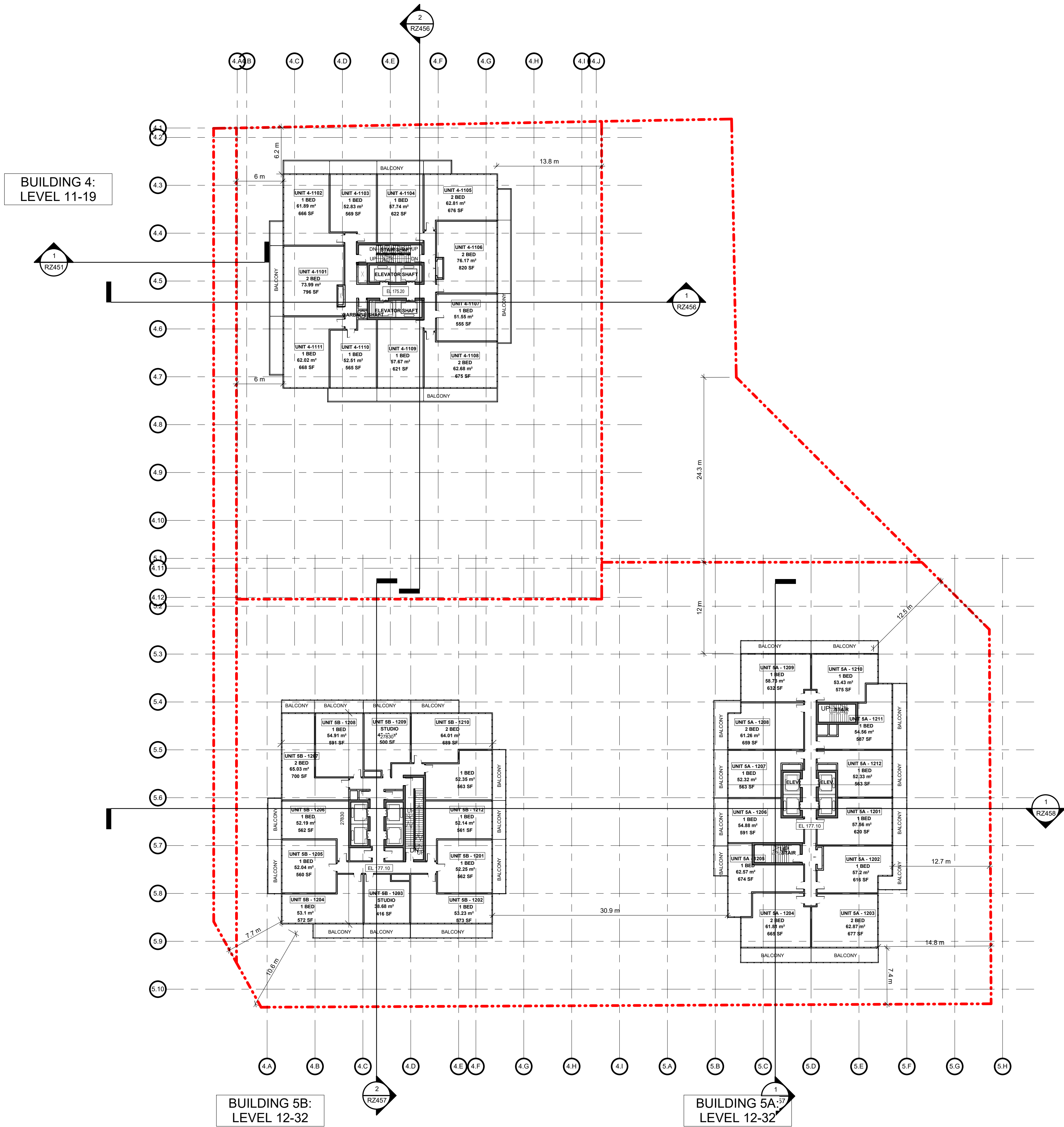


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 SCALE: 1 : 300

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 DATE: 3 MAY 2021

TITLE: TOWER TYPICAL UNIT LAYOUTS - TYPE 1 (NORTH)

PROJECT NO: 20-187
 DRAWING NO: RZ217a



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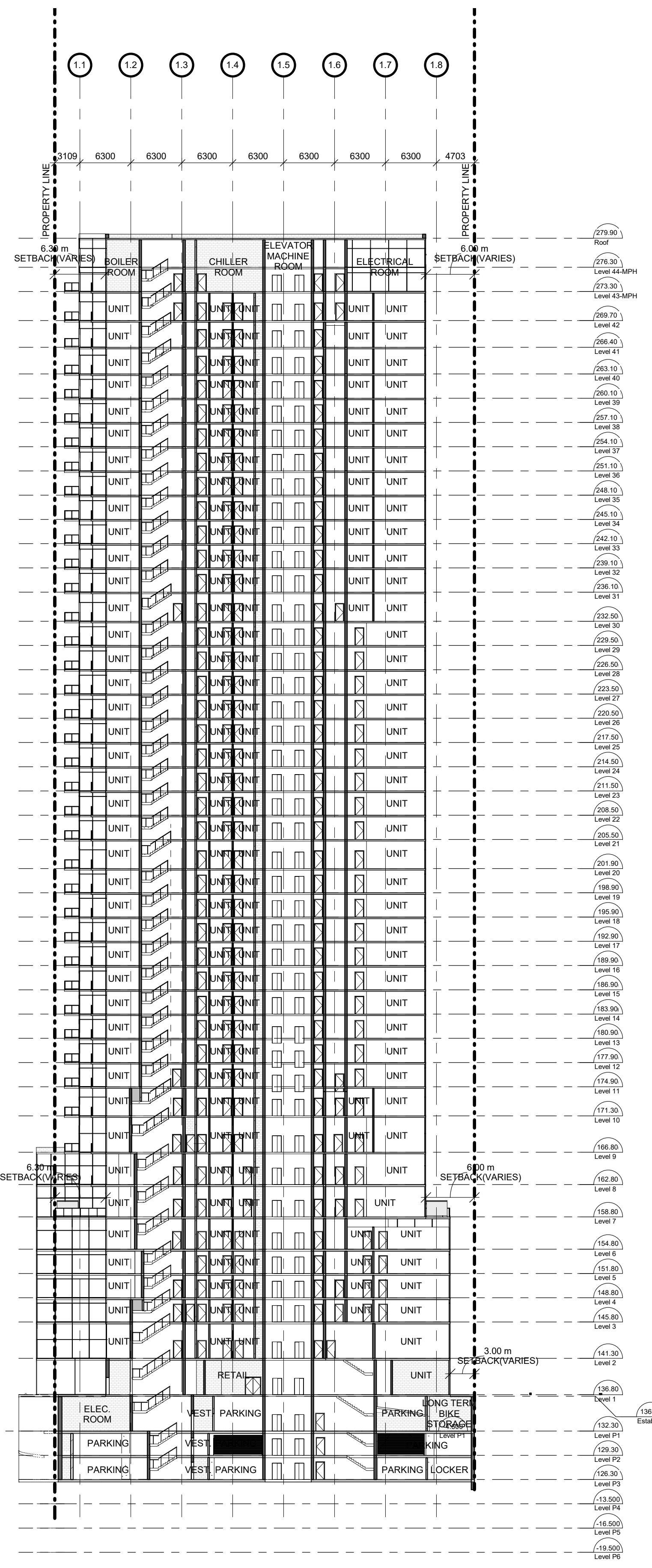


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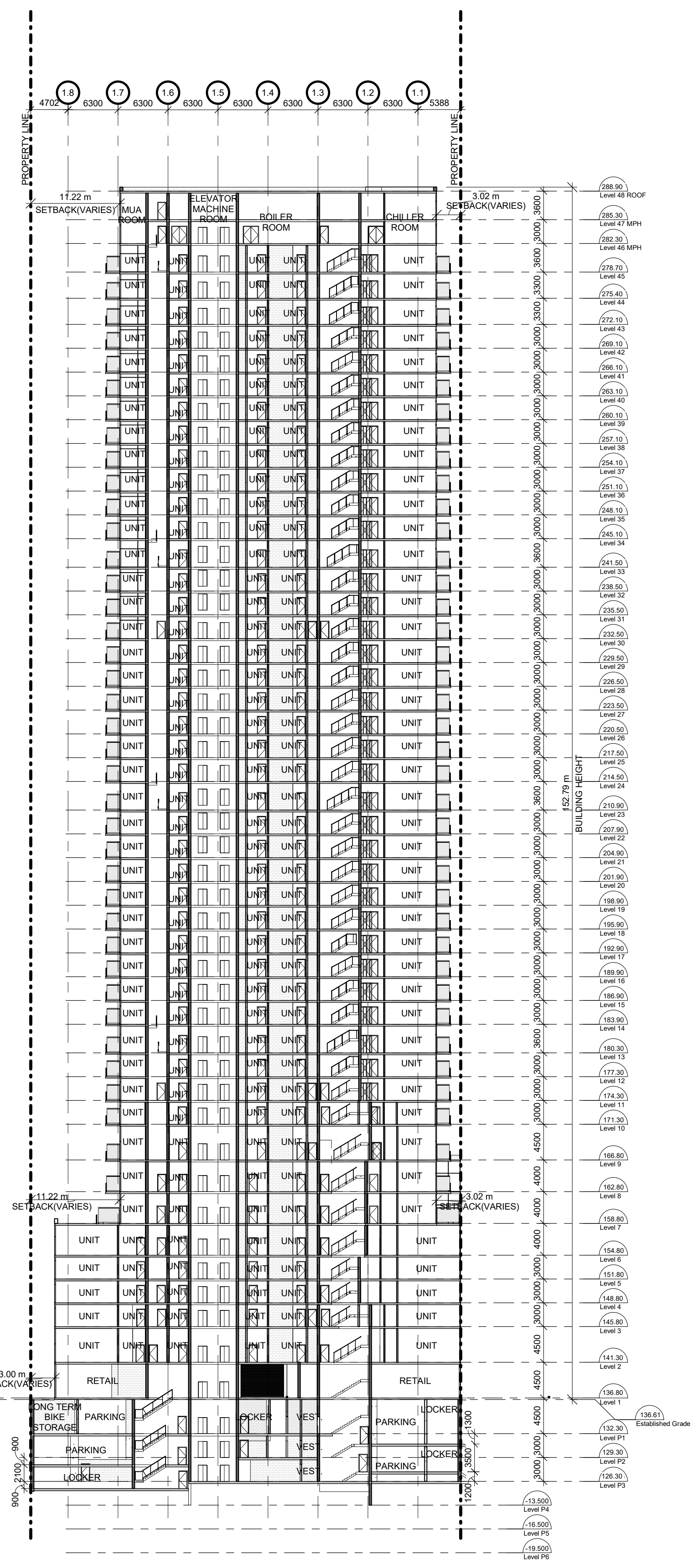
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TITLE: TOWER TYPICAL UNIT LAYOUTS - TYPE 1 (SOUTH)

PROJECT NO. 20-187 DRAWING NO. RZ217b



2 Building 1B - Section 2
RZ450 REF. PAC001



1 Building 1A - Section 1
RZ450 REF. PAC001

NO.	REVISIONS	DATE
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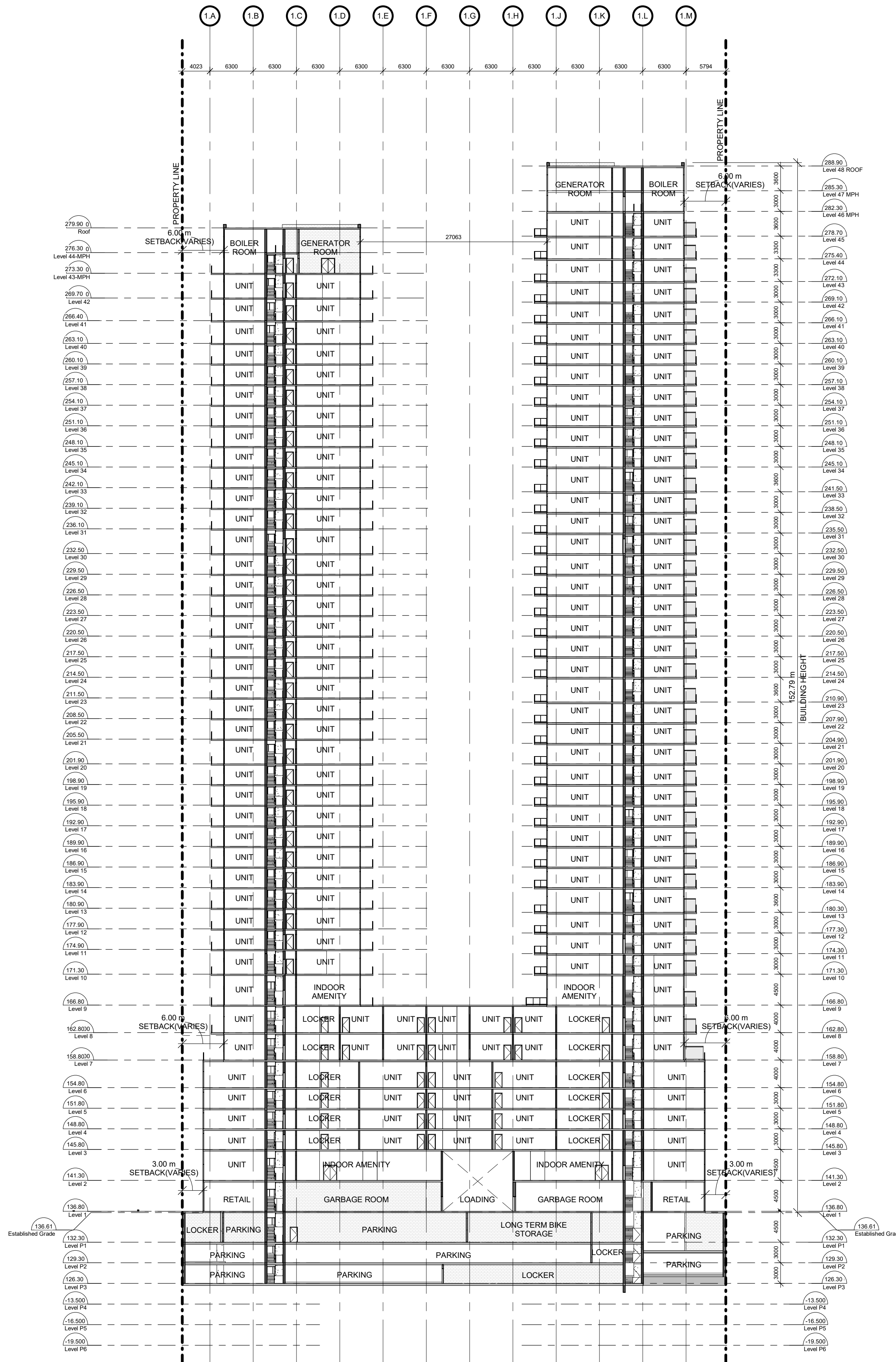


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TITLE
BUILDING 1 - SECTIONS 1 & 2

PROJECT NO. 20-187	DRAWING NO. RZ450
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1 Building 1 - Section 3
RZ451 REF. PAC001

2	ISSUED FOR ZBA	23 FEBRUARY 2023
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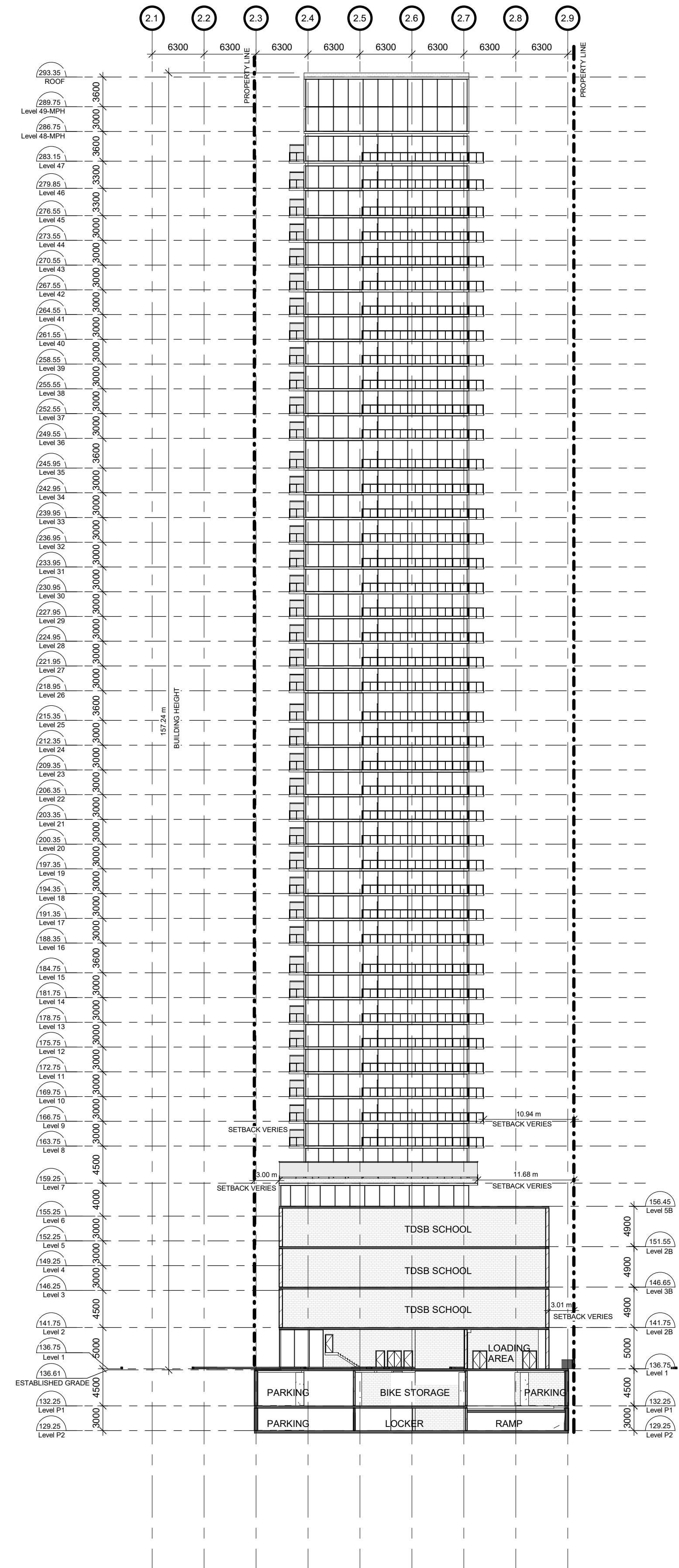


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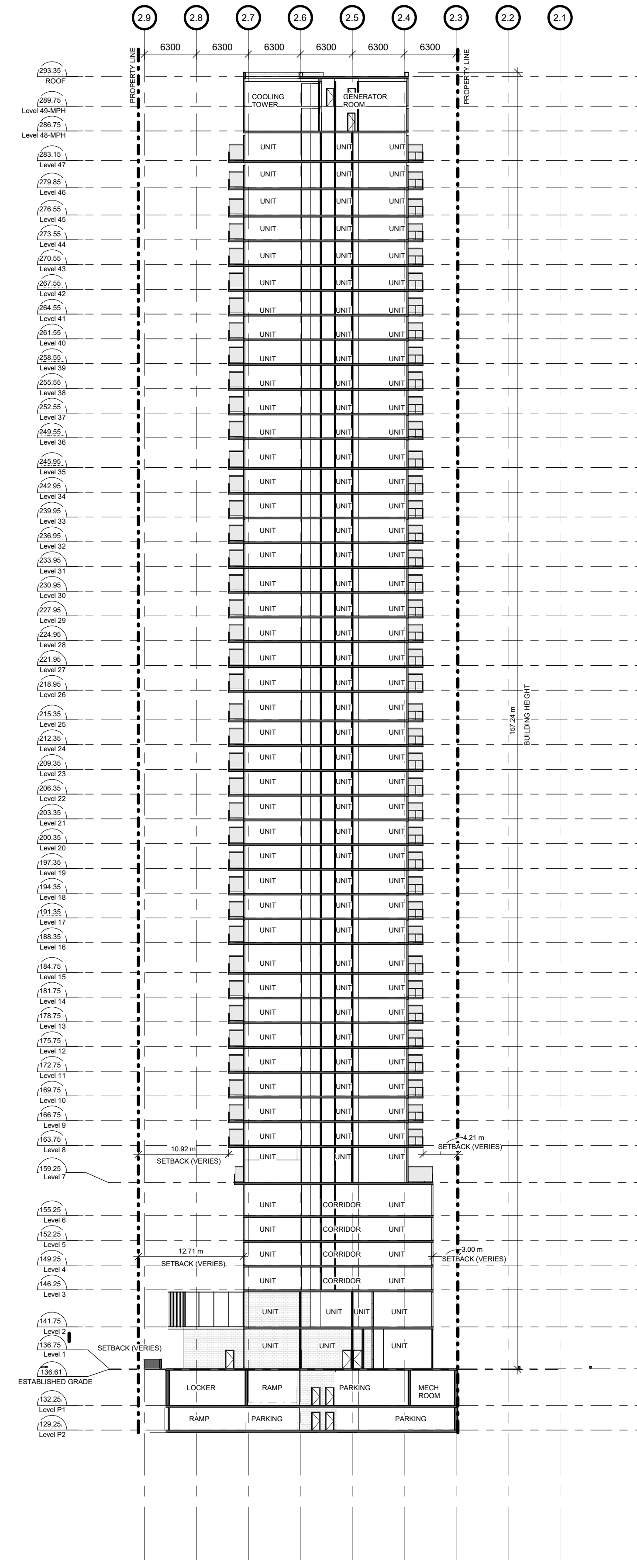
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TITLE
BUILDING 1 - SECTION 3

PROJECT NO. 20-187	DRAWING NO. RZ451
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2 Building 2B - Section 2
RZ452 REF. PAC001



1 Building 2A - Section 1
RZ452 REF. PAC001

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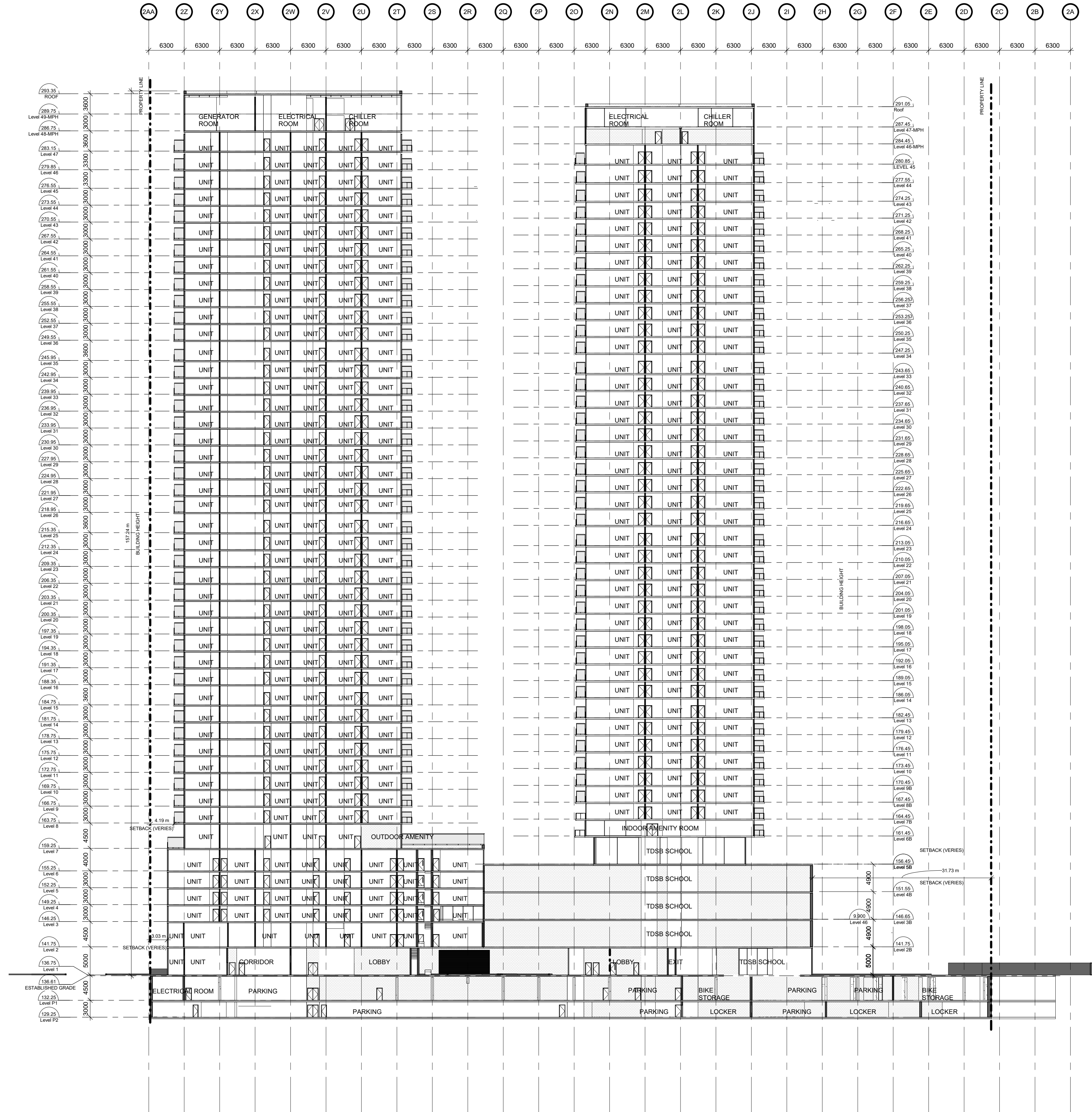


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TITLE
BUILDING 2 - SECTIONS 1 & 2

PROJECT NO. 20-187	DRAWING NO. RZ452
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1 Building 2 Section 3
RZ453 REF. PAC001

2	ISSUED FOR ZBA	23 FEBRUARY 2023
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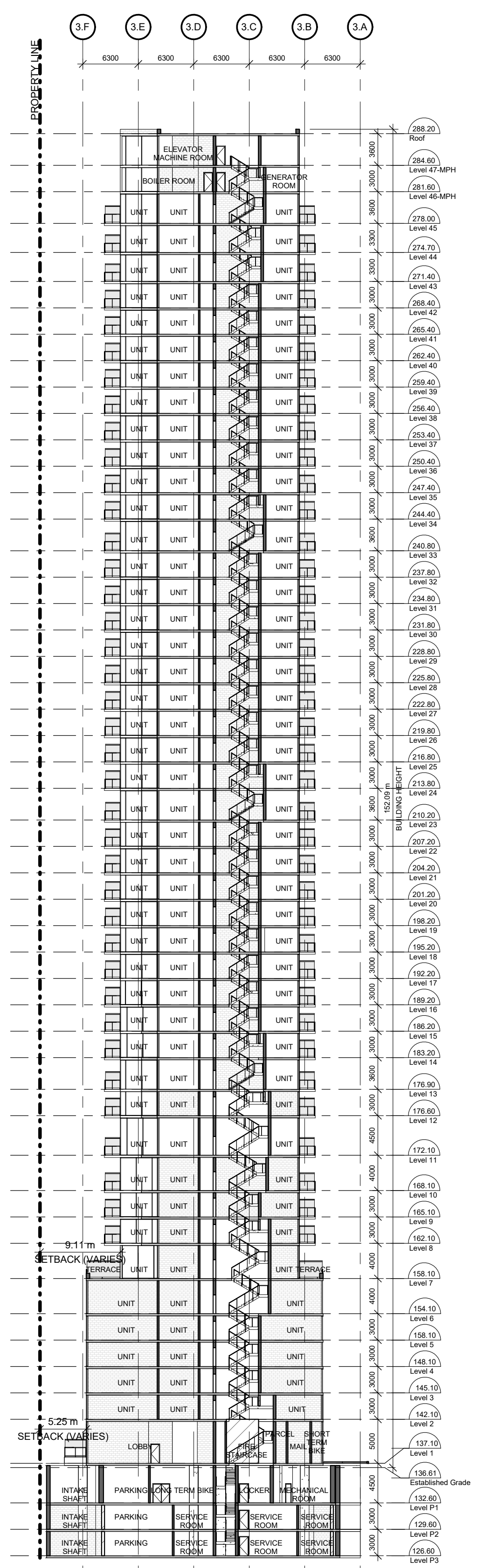
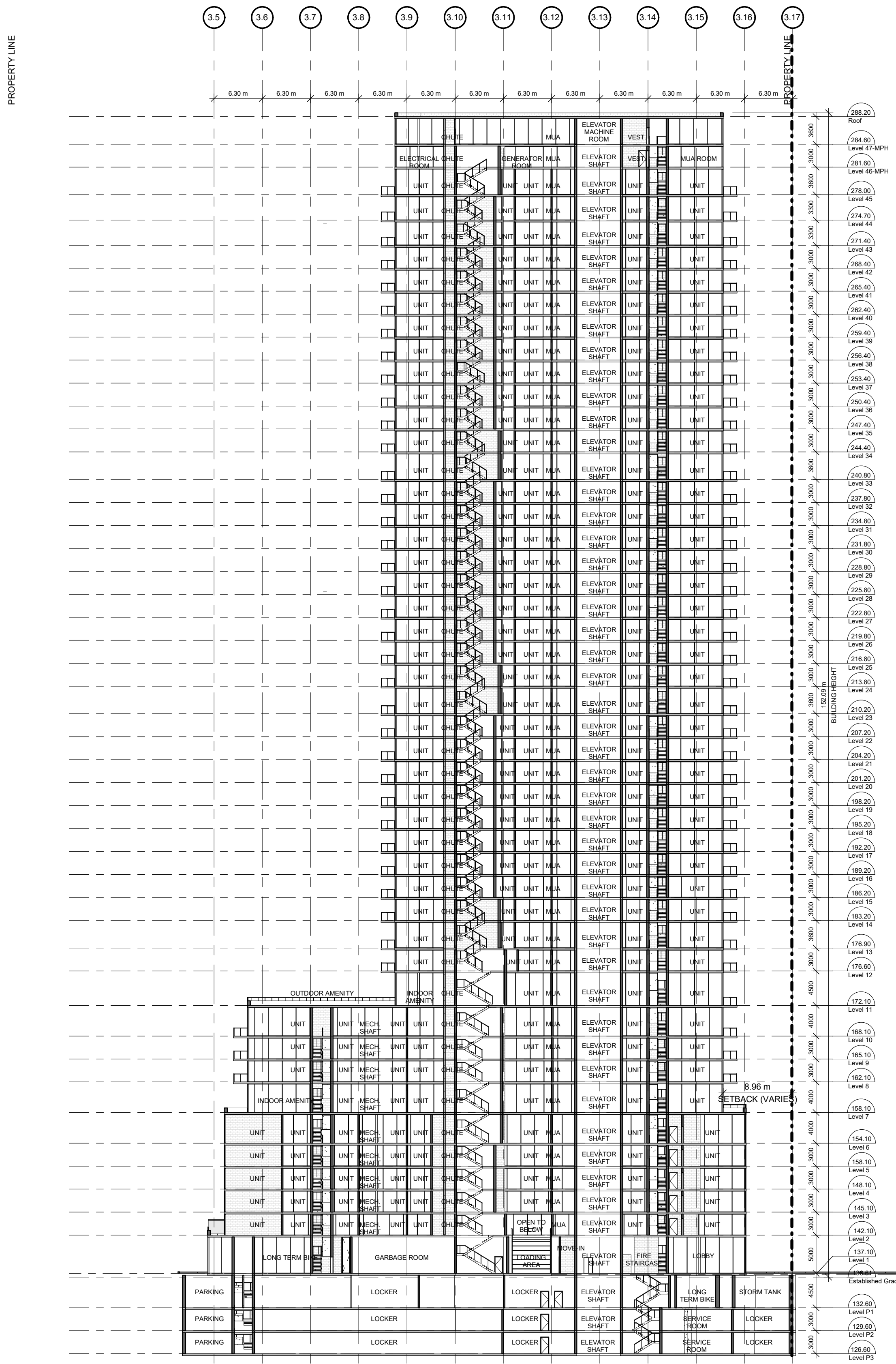


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TITLE
BUILDING 2- SECTION 3

PROJECT NO. 20-187	DRAWING NO. RZ453
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2	ISSUED FOR ZBA	23 FEBRUARY 2023
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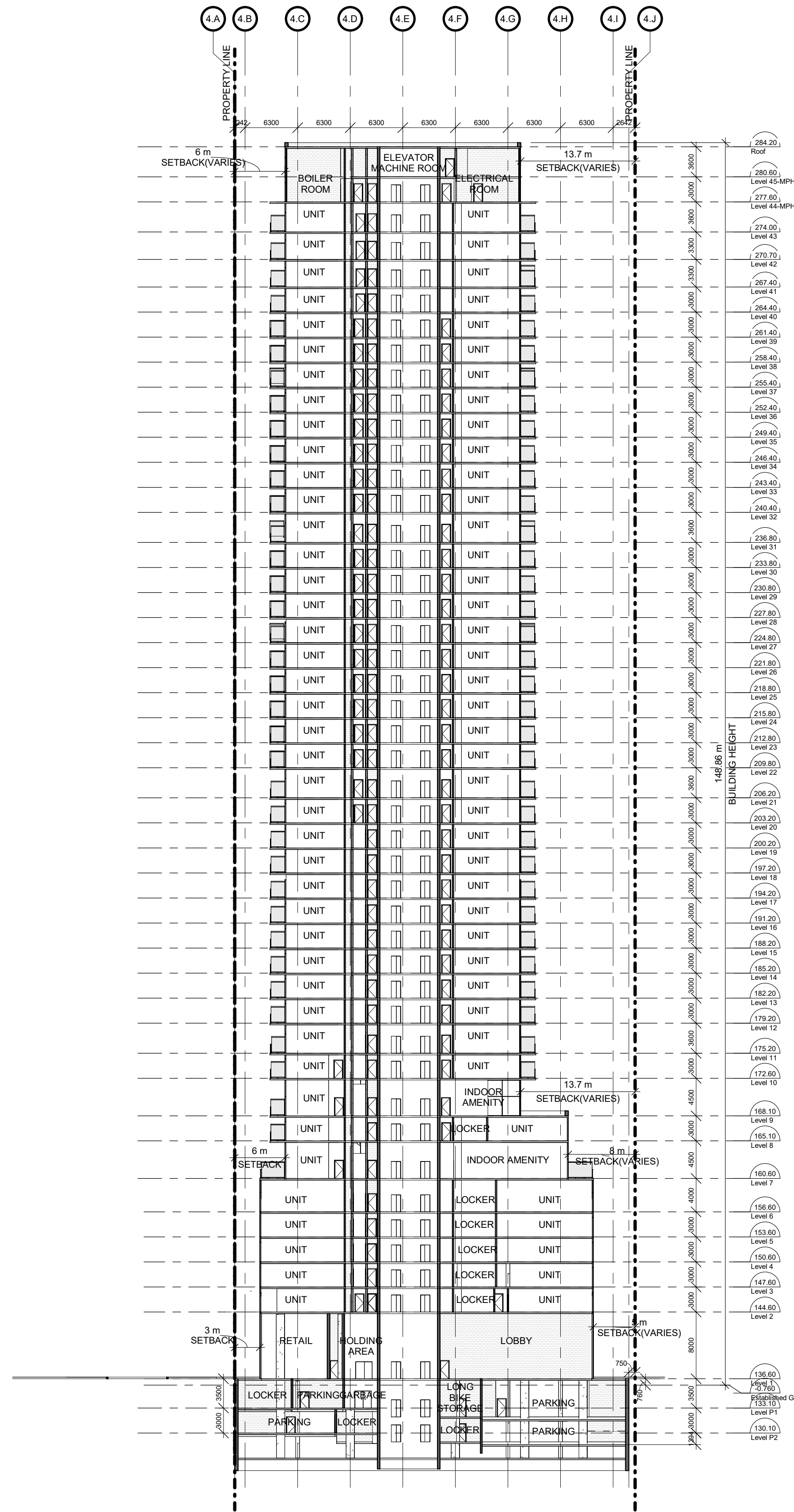


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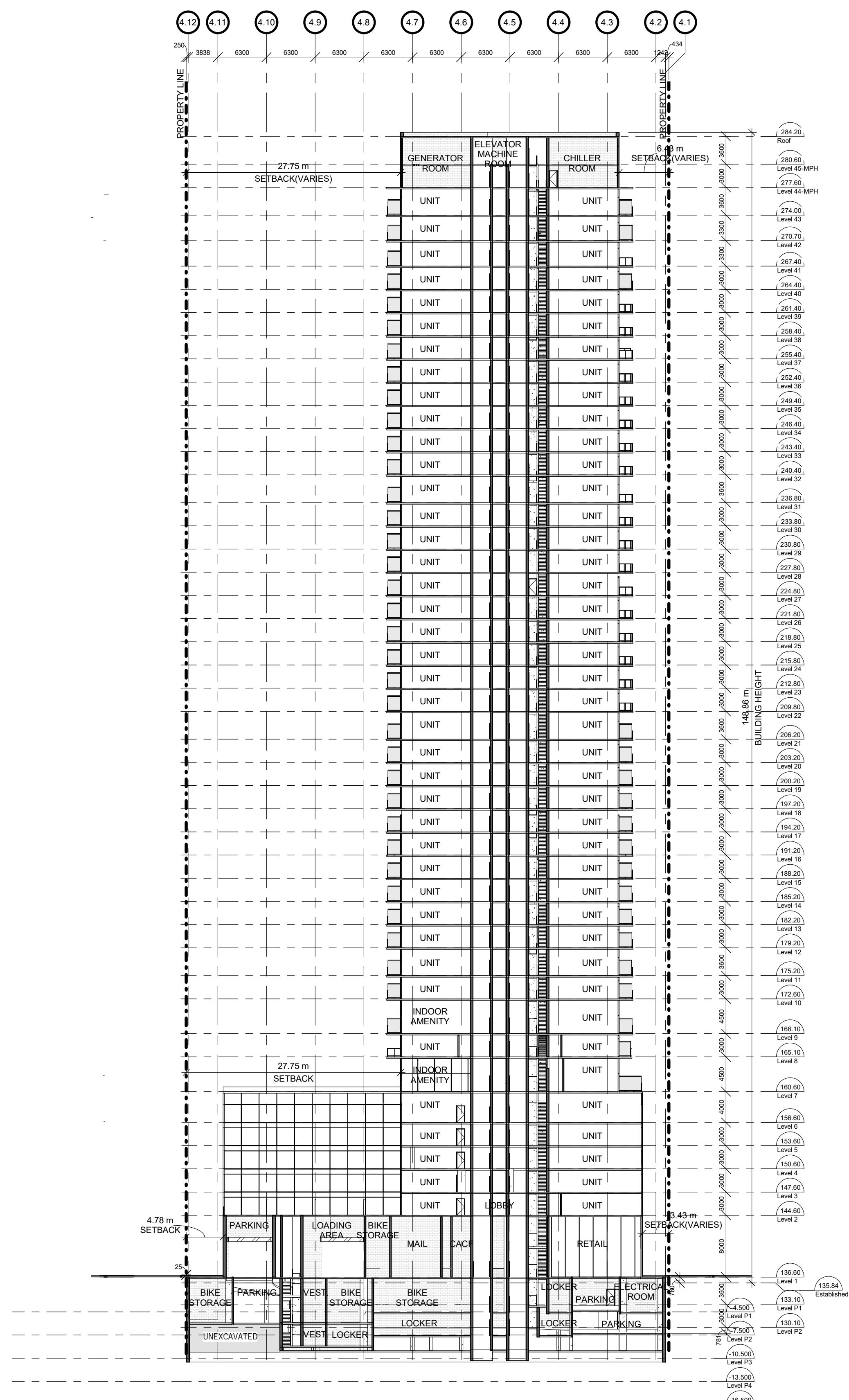
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TITLE BUILDING 3 - SECTIONS 1 & 2

PROJECT NO. 20-187 DRAWING NO. RZ454



1 Building 4 Section 2
RZ456 REF. PAC001



2 Building 4 - Section 1
RZ456 REF. PAC002

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10-12 CONCORDE PLACE

FENGATE CCC HOLDINGS LP

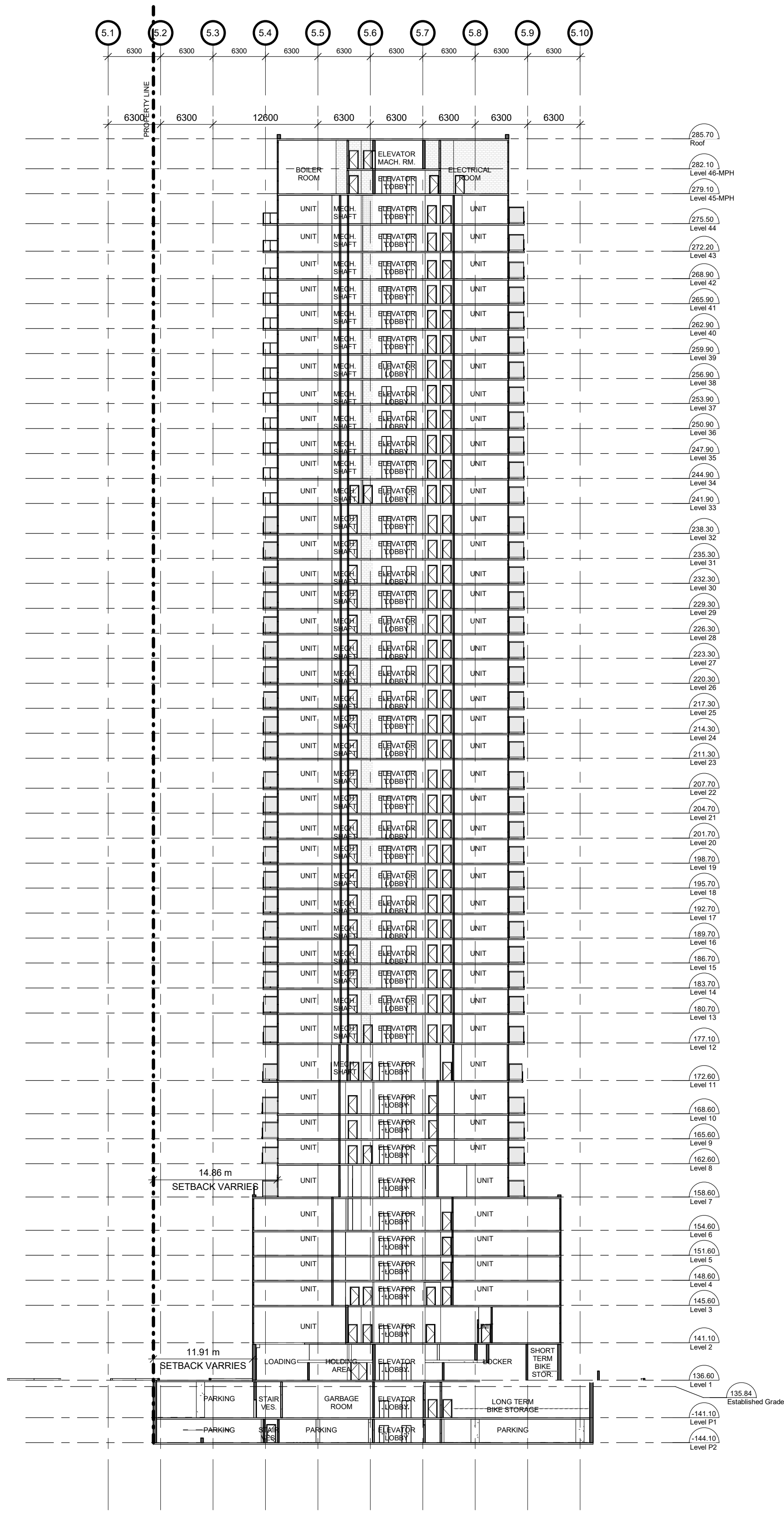


DRAWN TU, MK, AC, KE, EP SCALE 1 : 400

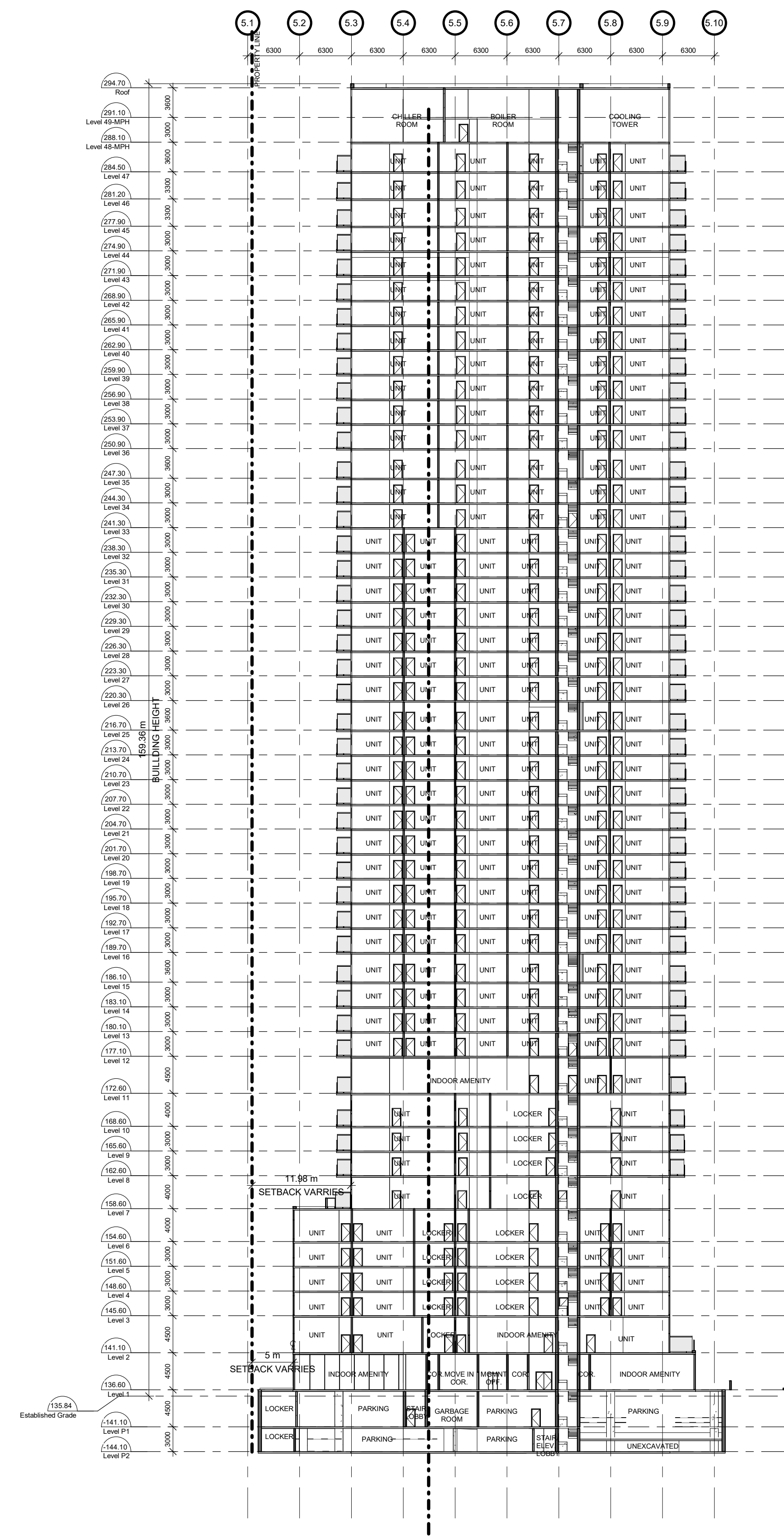
CHECKED KQ DATE 3 MAY 2021

TITLE BUILDING 4 - SECTIONS 1 & 2

PROJECT NO. 20-187 DRAWING NO. RZ456



2 Building 5B - Section 2
RZ457 REF. PAC002



1 Building 5A - Section 1
RZ457 REF. PAC002

2	ISSUED FOR ZBA	23 FEBRUARY 2023
1	ISSUED FOR ZBA AND DRAFT PLAN OF SUBDIVISION APPLICATION	28 MAY 2021

NO.	REVISIONS	DATE

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FENGATE CCC HOLDINGS LP

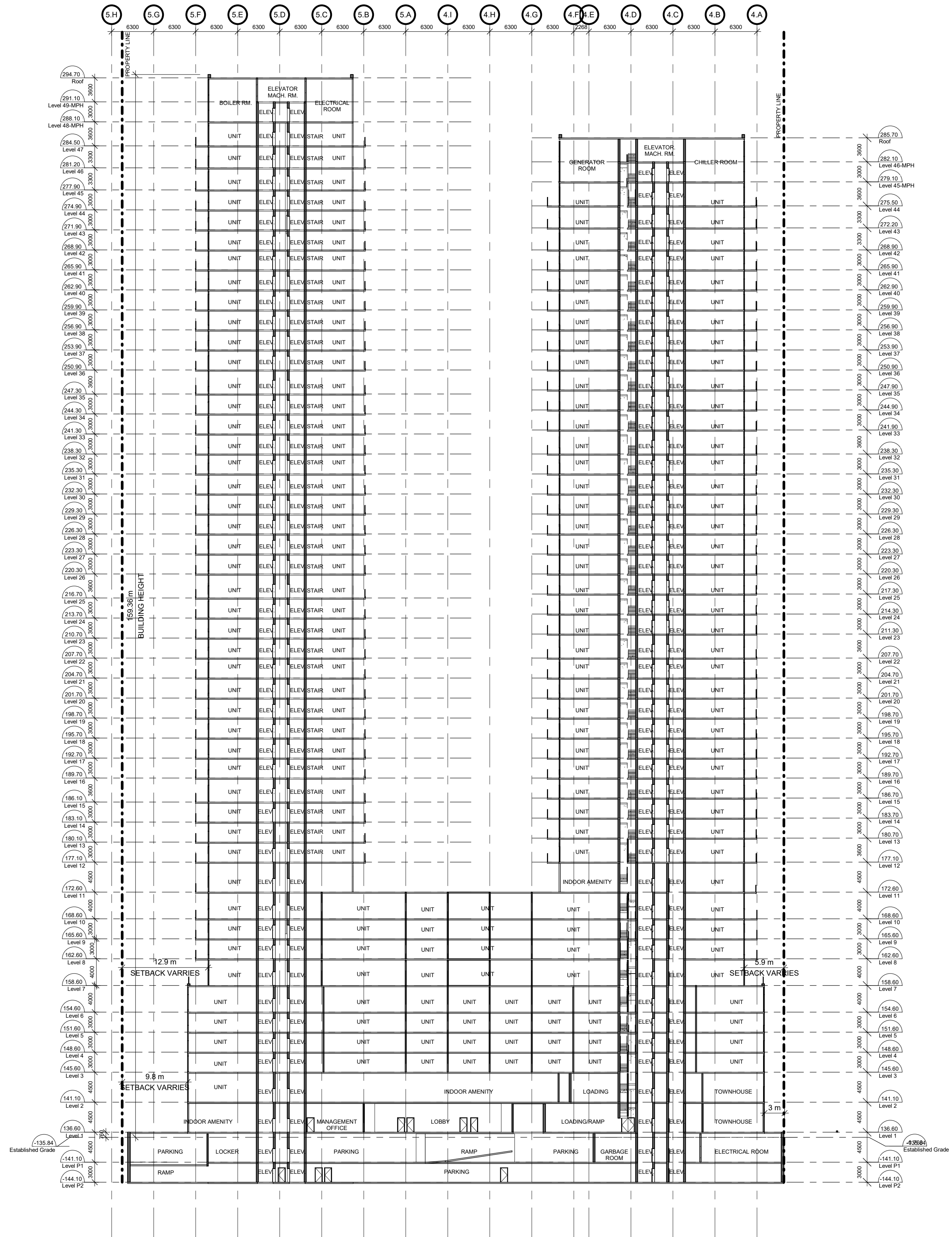


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CHECKED KQ DATE 3 MAY 2021

TITLE BUILDING 5 - SECTIONS 1 & 2

PROJECT NO. 20-187 DRAWING NO. RZ457



1 Building 5 Section 3
 RZ458 REF. PAC001

2 ISSUED FOR ZBA 23 FEBRUARY 2023
 1 ISSUED FOR ZBA AND DRAFT PLAN OF SUBDIVISION APPLICATION 28 MAY 2021

NO. REVISIONS DATE

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TITLE BUILDING 5 - SECTION 3

PROJECT NO. 20-187 DRAWING NO. RZ458