



Kagan | Shastri
DeMelo | Winer | Park
LAWYERS | LLP

JASON PARK
Direct: 416.645.4572
jpark@ksllp.ca

File No. 23076

May 29, 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, and following further negotiations with the City of Toronto, 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 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

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Yorkville Office:
188 Avenue Road,
Toronto, ON, M5R 2J1
P. 416.368.2100 | F. 416.368.8206 | ksllp.ca

Downtown Office:
250 Yonge Street, Ste 2302, P.O. Box 65
Toronto, ON, M5B 2L7
P. 416.645.4584 | F. 416.645.4569 | ksllp.ca

("TDSB") including the provision of an outdoor area for the exclusive use of the school during school-hours, which area may also contribute to a large open green space connected to the City Park and Building 3 outdoor amenity space, subject to the requirements of the TDSB; a realignment of the new public road along with increasing the width of the new public road to 23 metres to allow for cycling lanes; 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 increased tower separation distances by virtue of removing a tower, 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 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 does not receive Ministerial Approval for the proposed school;
 - (c) a minimum amount of 22,000 square feet of non-residential uses if the school is pursued. Buildings 1 and 4 will have the majority of retail/non-residential uses along Concorde Gate, and at the intersection of Concorde Gate and the new public road, but some of this minimum amount may 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, in addition to the minimum amount of non-residential space 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. Appendix A to this letter sets out our client's intended non-residential uses for the development. There would also be flexibility to move the additional 35,000 square feet of non-residential space 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 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, substantially in accordance with the City's Policy objectives regarding amenity space, 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. The Owner shall convey both Parks to the City with base park improvements. Further, the Owner agrees to design and construct above-base park improvements at the North Park in exchange for Development Charge Credits from the City. Specific upgrades and programming shall be determined in consultation with the local community and the local ward Councillor at the appropriate time in consideration of the development schedule, as per the normal process organized by Parks Planning staff. The north and south parks shall be completed and conveyed with all agreed to base and/or above base park improvements within 3 years from the date of the issuance of the first above grade building permit for the applicable Phase (i.e., Phase 2 for the North Park and Phase 4 for the South Park)
- (4) Additionally, to provide security for the City's Parkland interests:
- (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.
- (5) 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, as per paragraphs 2(c) and 2(d) above.
- (6) 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;
- (7) 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.
 - (8) Our client agrees to implement a Construction Management Plan to ensure that local residents are kept informed with respect to the development and may provide input as necessary. The requirements for the Construction Management Plan are included as Appendix B to this letter.
 - (9) Our client commits to study and to consider the provision of a private day-care space as a non-residential use within the development. Such study and consideration will occur at the appropriate time when determining non-residential uses, based on market feasibility. Should the provision of a private-day care space prove feasible at that time, a private day-care space shall be provided as part of the non-residential uses.

In support of settlement offer and further to the City's request, please find attached the following via a 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 9 day contested hearing scheduled to commence on June 19, 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

APPENDIX A

List of Intended Possible Non-Residential Uses

Art Gallery
Artist Studio
Automated Banking Machine
Community Centre
Education Use
Financial Institution
Massage Therapy
Medical Office
Museum
Office
Sales Centre
Performing Arts Studio
Personal Service Shop (Bike repair shop?)
Pet Services
Production Studio
Software Development and Processing
Veterinary Hospital
Wellness Centre
Amusement Arcade
Custom Workshop
Day Nursery
Eating Establishment
Entertainment Place of Assembly
Hotel
Outdoor Patio
Place of Assembly
School
Recreation Use
Retail Service
Retail Store
Service Shop
Sports Place of Assembly
Take-out Eating Establishment

APPENDIX B

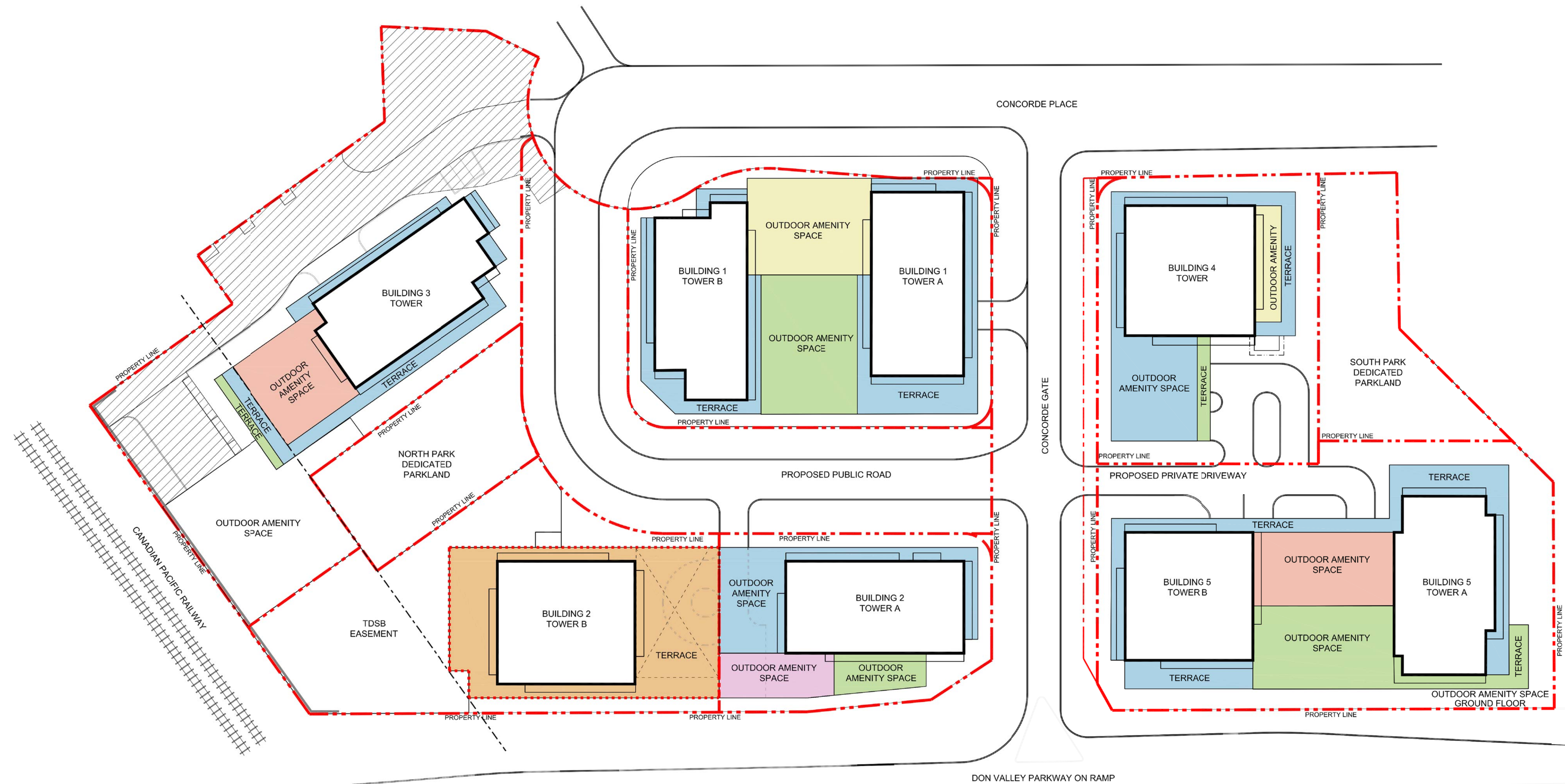
Terms and Conditions for Construction Management Plan

As part of the site plan application submitted for the Property pursuant to Section 114 of the City of Toronto Act, 2006, our client agrees to:

1. submit prior to the commencement of any shoring or excavation work, and thereafter implement, a Construction Management Plan to address such matters as noise, dust, street closures, parking and laneway uses and access, with such plan being to the satisfaction of the General Manager, Transportation Services and the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor (acting reasonably and expeditiously, without delaying the site plan approval process);
2. establish a Construction Liaison Committee made up of a maximum of ten local residents and businesses including a representative of the local Residents Associations to the satisfaction of the local Councillor, which Committee is to meet monthly at the beginning of construction with representatives of Fengate, with notes from the meetings to be shared with the members and the Councillor's office in a timely way following each meeting. Notwithstanding there will be up to ten representatives from the community on this Committee, one representative shall be designated to provide consolidated comments/requests to Fengate;
3. sweep the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe;
4. pressure wash adjacent sidewalks, laneways and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe;
5. ensure that the existing sidewalks and all pedestrian walkways adjacent to the construction site have proper lighting to ensure safety and visibility at all times of the day and night;
6. consult and communicate all construction, parking and road occupancy impacts with local businesses and residents in advance of any physical road modifications;
7. install appropriate signage and converging mirrors where necessary to ensure that pedestrians', cyclists' and motorists' safety is considered at all times; and
8. create a publicly accessible website with regular construction updates and post the website address on the Property.

LEGEND

- 1 STOREY
- 2 STOREY
- 4 STOREY
- 6 STOREY
- 8 STOREY
- 10 STOREY



ISSUED FOR 7BA	16 MAY 2023
NO. REVISIONS	DATE

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

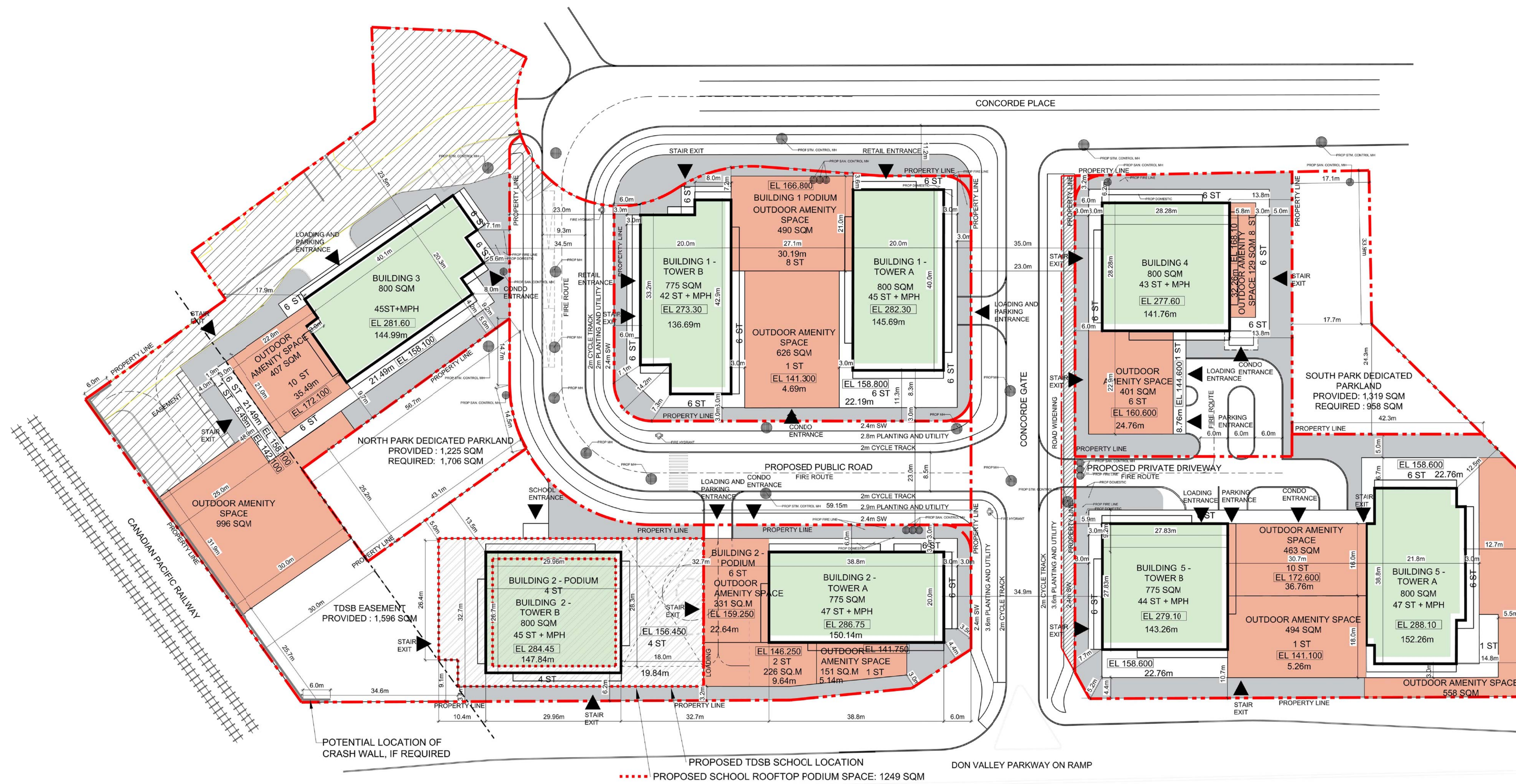
FENGATE CCC HOLDINGS LP

DRAWN AC, TU SCALE As indicated

CHECKED KQ DATE 4 Apr 2023

TITLE SITE PLAN - PODIUM HEIGHTS

PROJECT NO. 20-187 DRAWING NO. RZ102a



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

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

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TU, MK, AC, KE, EP

SCALE
1 : 500

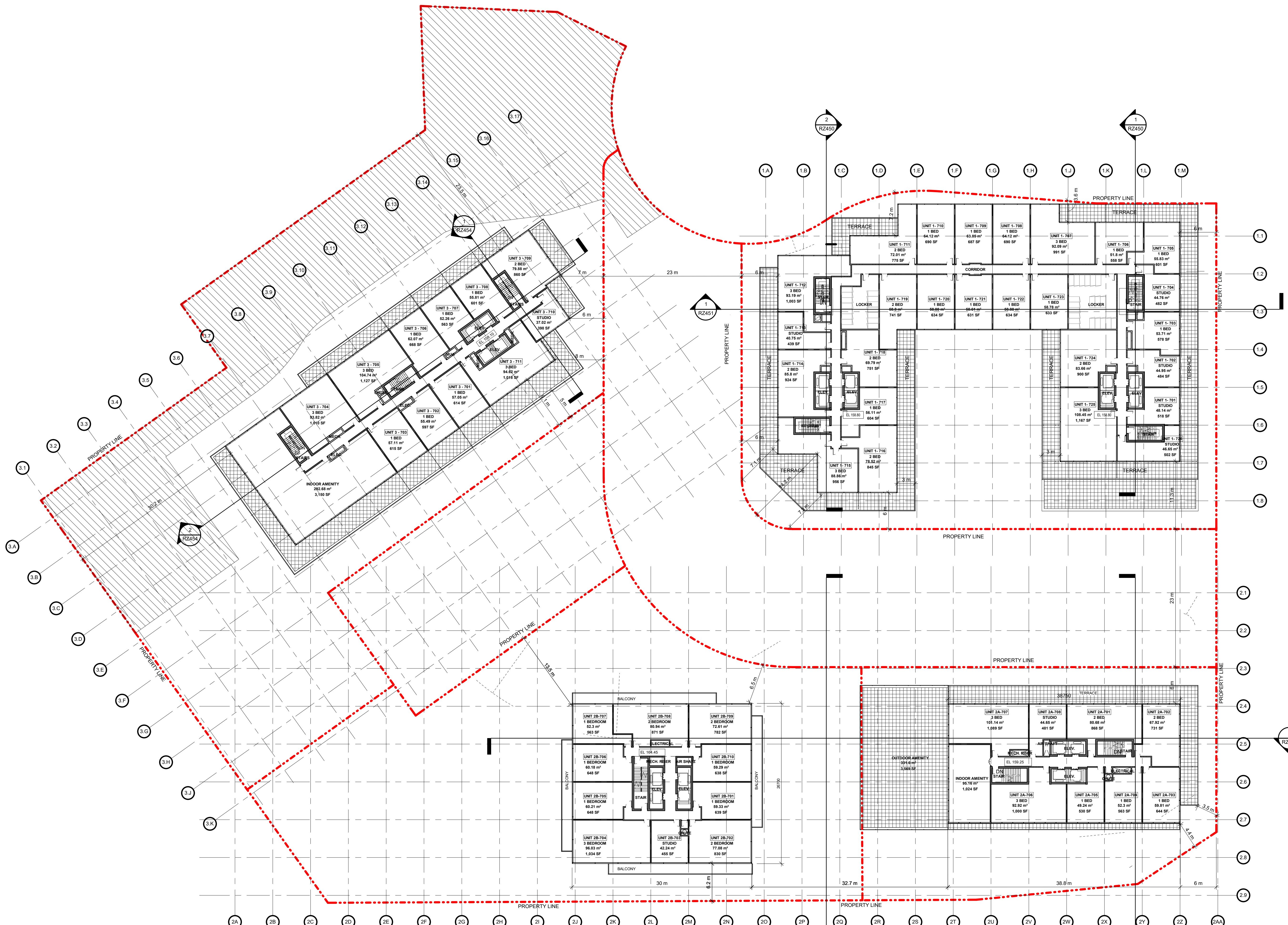
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DATE
3 MAY 2021

TITLE
SITE PLAN

PROJECT NO.
20-187

DRAWING NO.
RZ102



1	ISSUED FOR ZBA	23 FEBRUARY 2023
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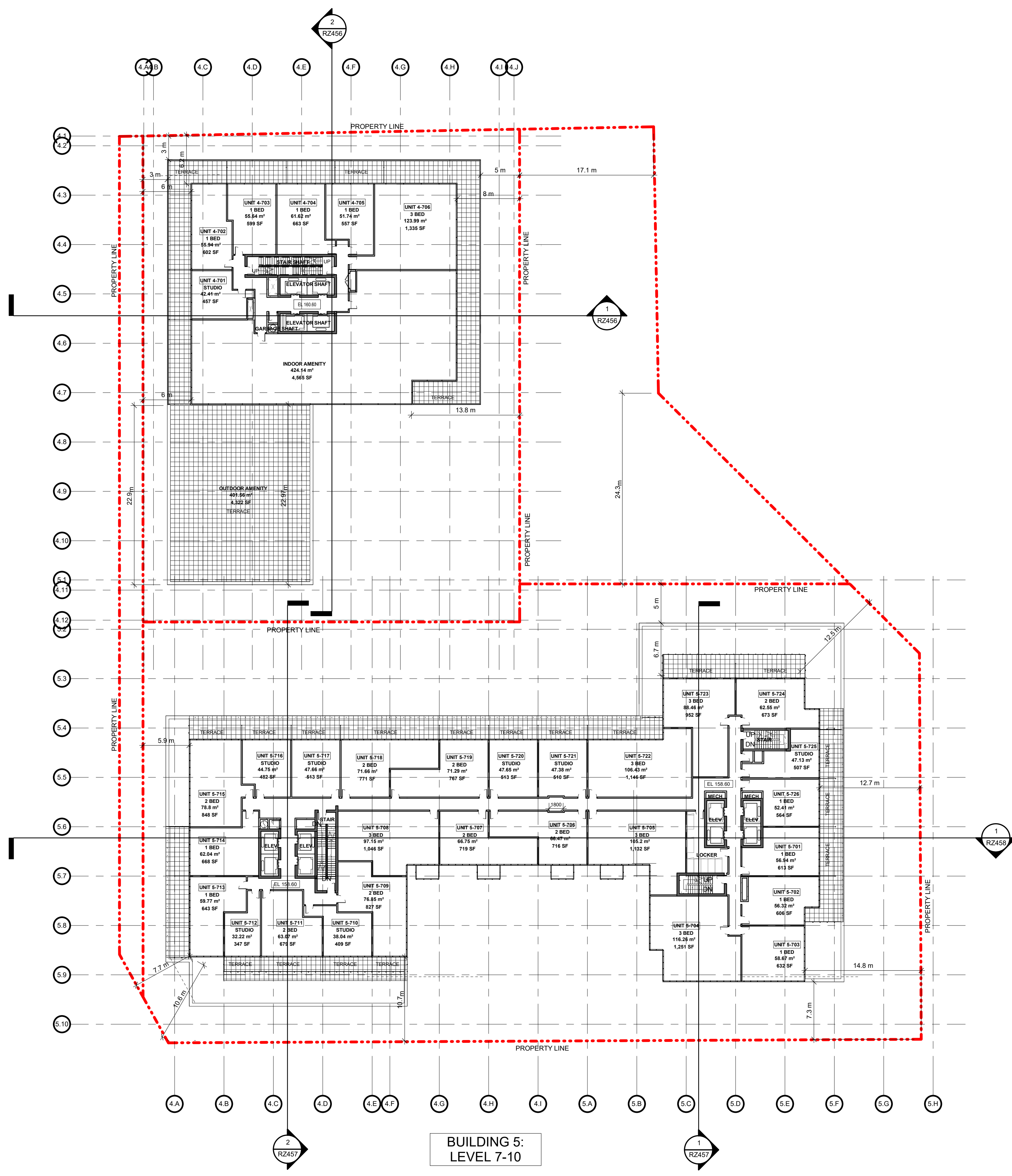
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CHECKED Checker	DATE 3 MAY 2021

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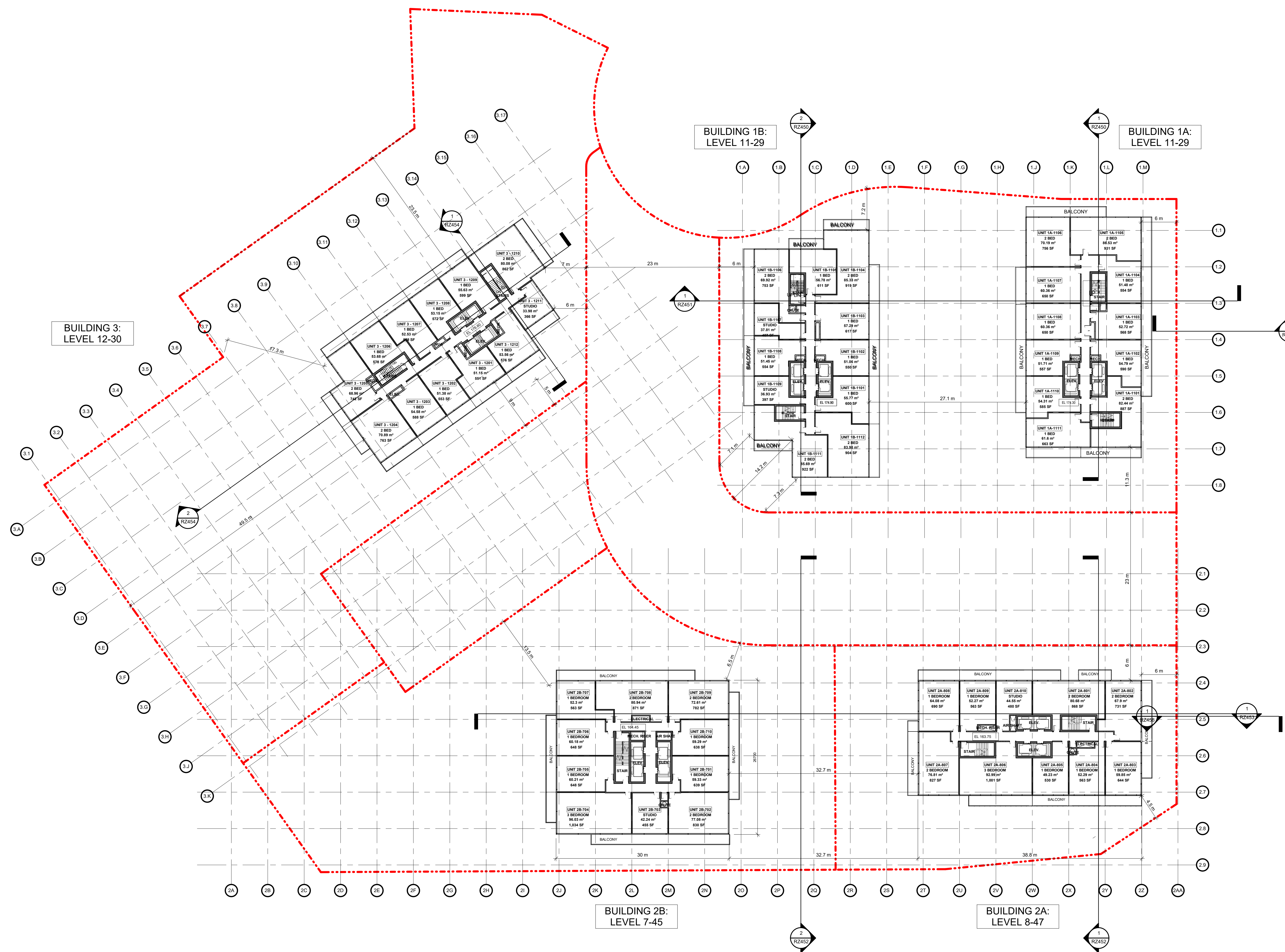
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CHECKED Checker	DATE 3 MAY 2021
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TITLE
LEVEL 7 (SOUTH)

PROJECT NO. 20-187	DRAWING NO. RZ212b
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DATE/TIME PRODUCED: 2023-02-23 16:52 PM



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SCALE
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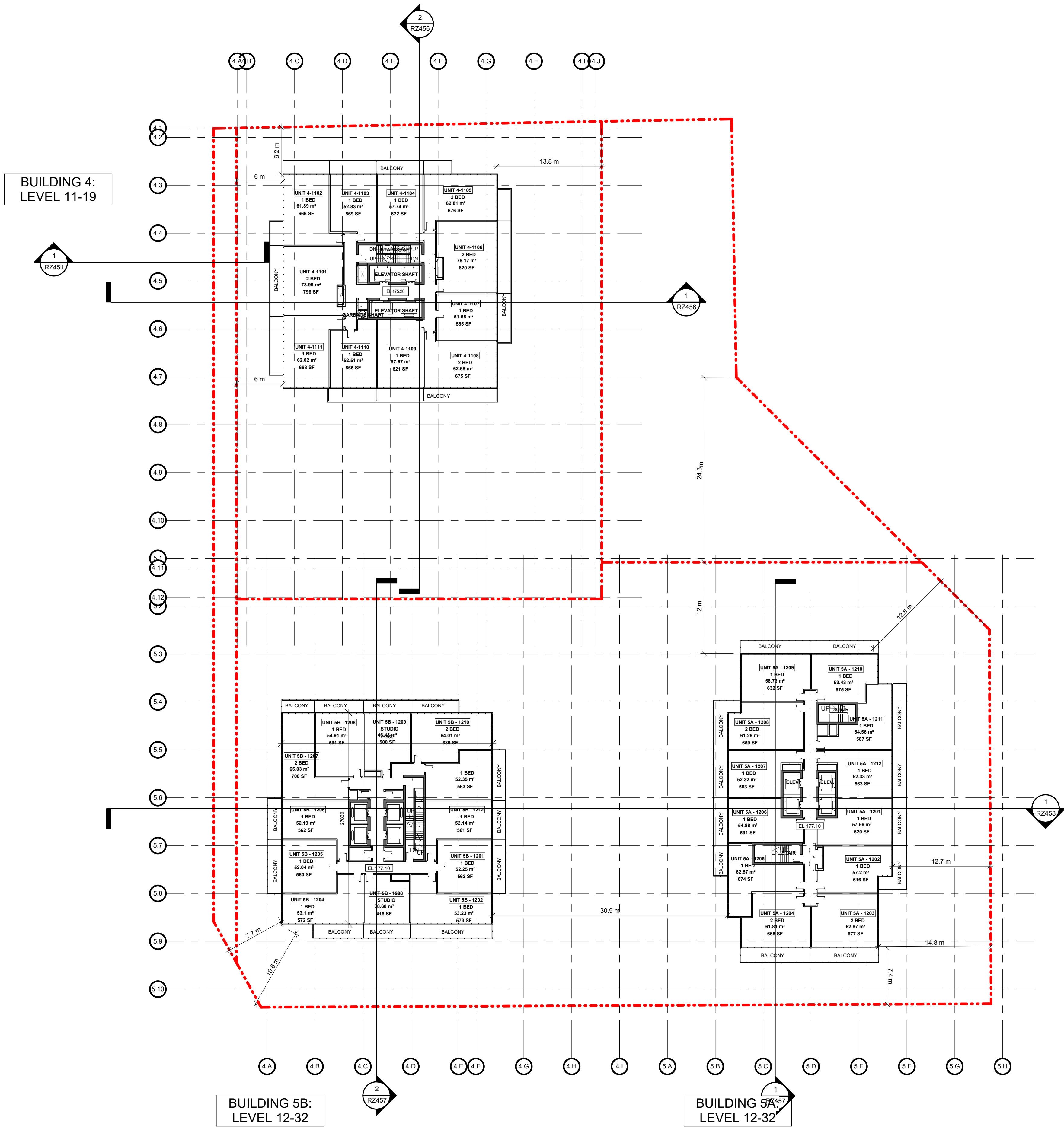
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DATE
 3 MAY 2021

TITLE
 TOWER TYPICAL UNIT LAYOUTS -
 TYPE 1 (NORTH)

PROJECT NO.
 20-187

DRAWING NO.
RZ217a



BUILDING 4:
LEVEL 11-19

BUILDING 5B:
LEVEL 12-32

BUILDING 5A:
LEVEL 12-32

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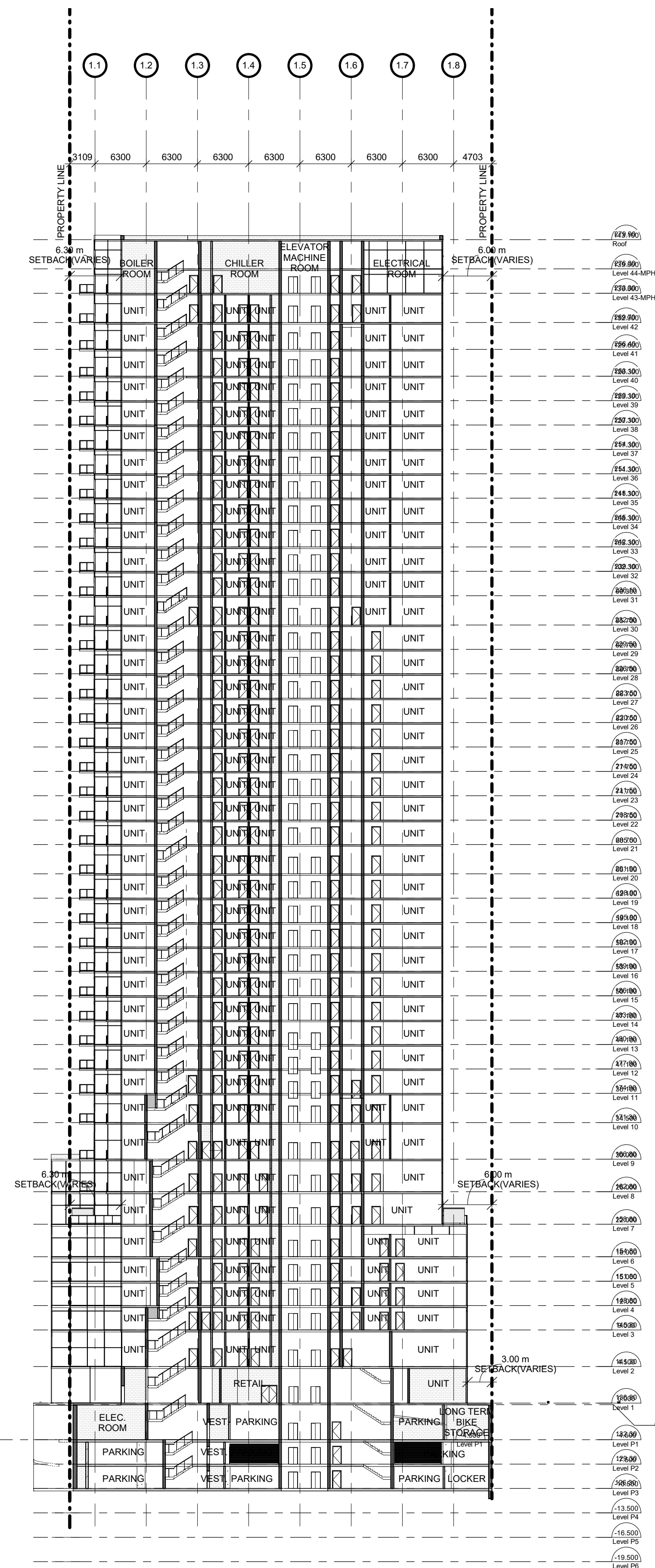


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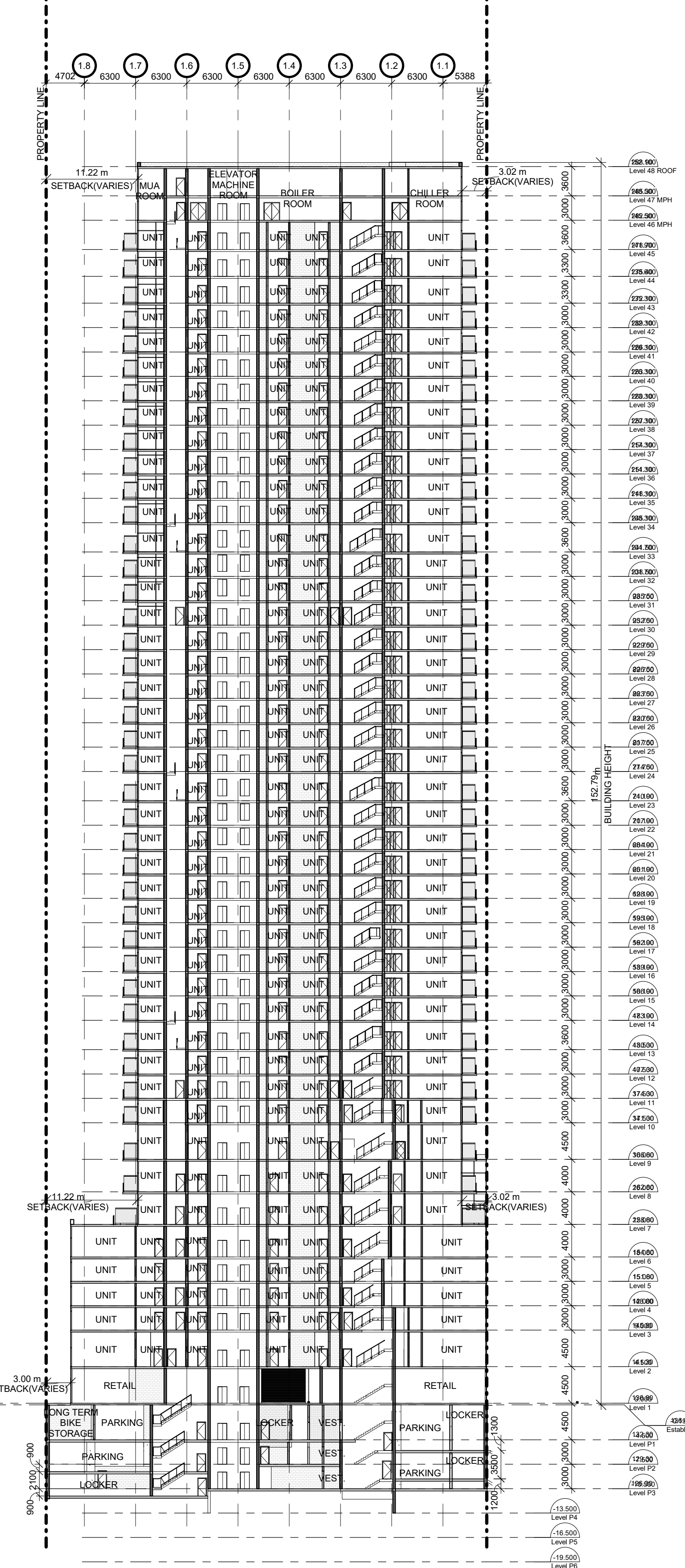
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TITLE TOWER TYPICAL UNIT LAYOUTS - TYPE 1 (SOUTH)

PROJECT NO. 20-187 DRAWING NO. RZ217b



2 Building 1B - Section 2
RZ450 REF. PAC001



1 Building 1A - Section 1
RZ450 REF. PAC001

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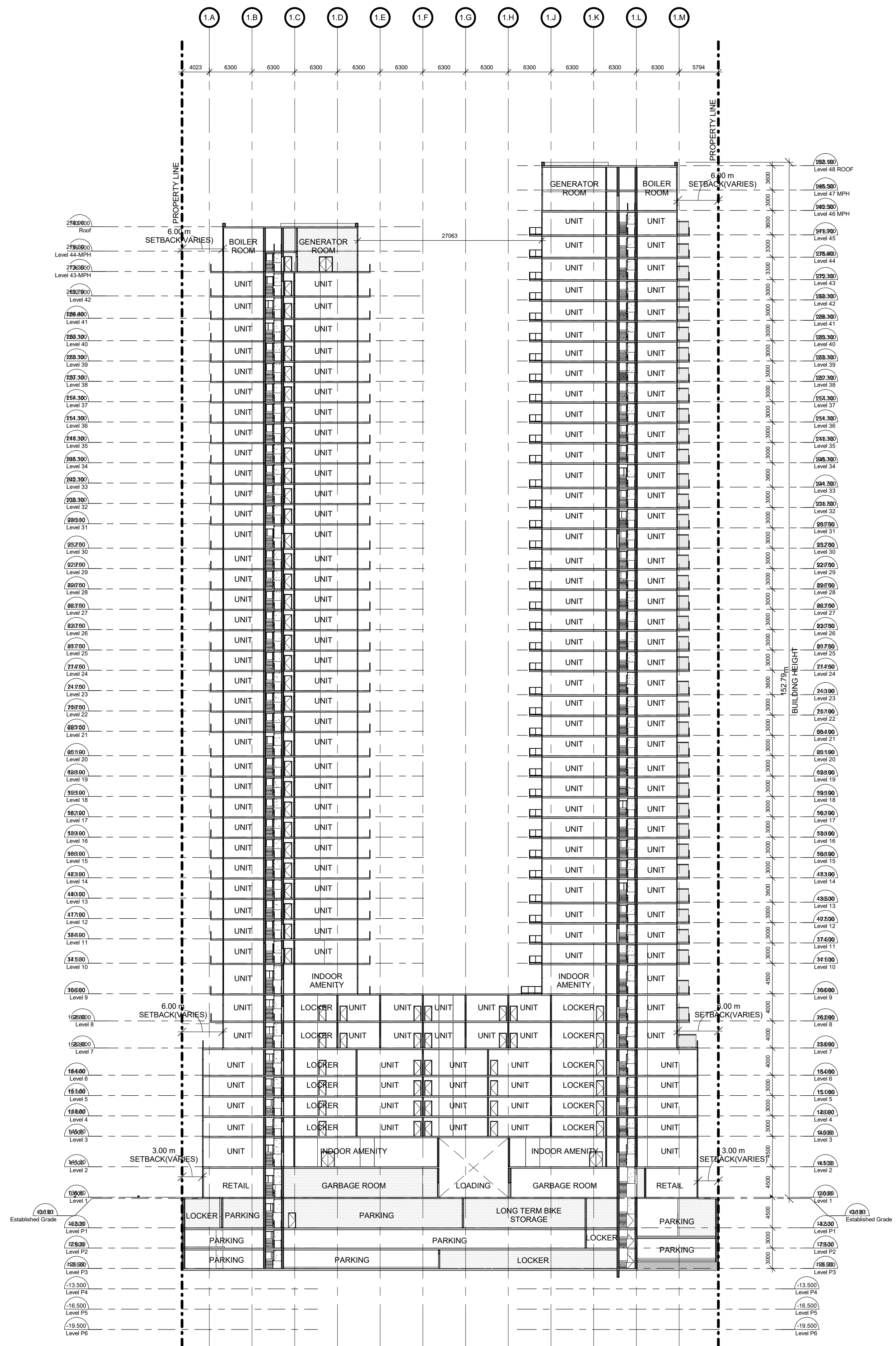
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CHECKED: KQ
SCALE: 1 : 400
DATE: 3 MAY 2021

TITLE: BUILDING 1 - SECTIONS 1 & 2

PROJECT NO. 20-187
DRAWING NO. RZ450



1 Building 1 - Section 3
 RZ451 REF. PAC001

DATE/TIME PRODUCED: 2023-02-23 15:17:38 PM

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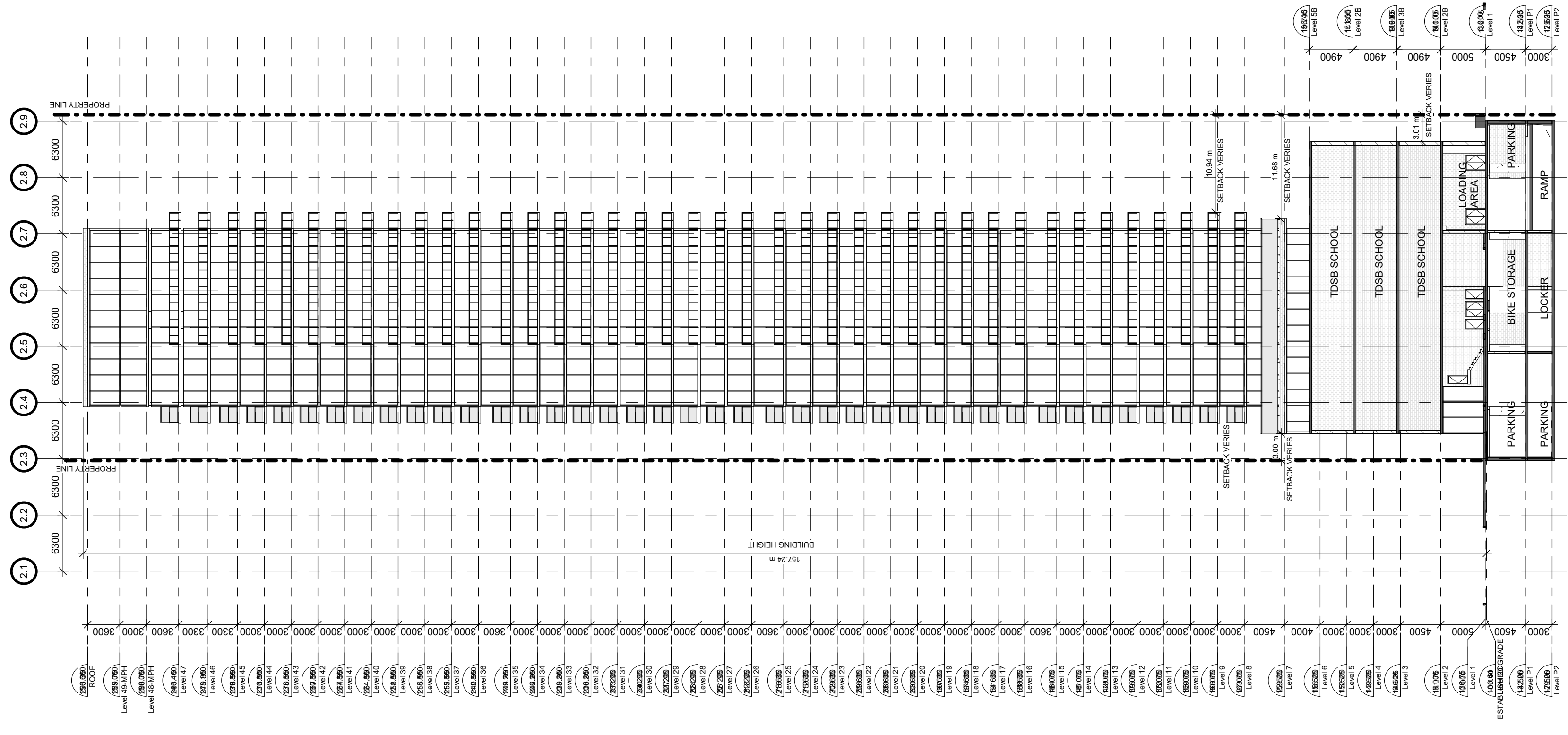


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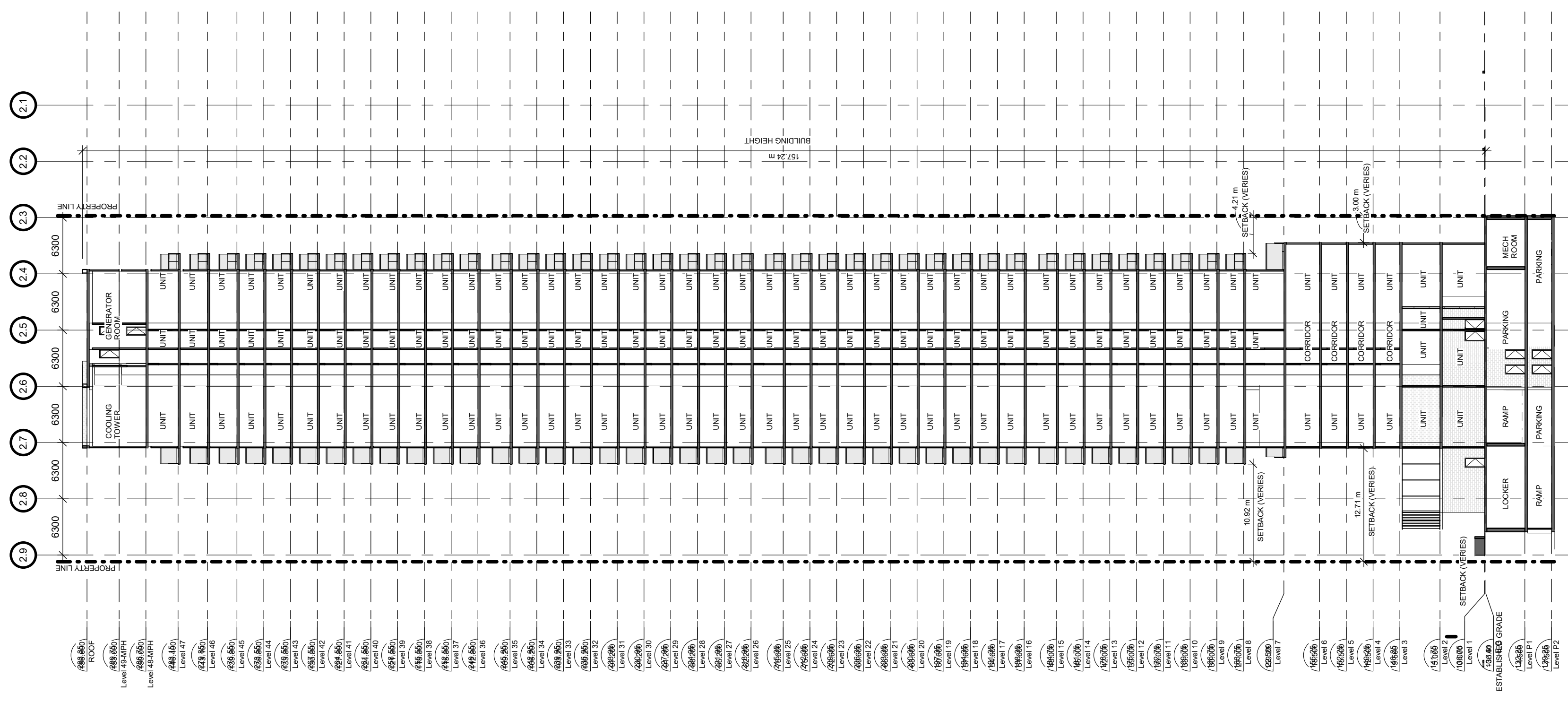
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TITLE
BUILDING 1 - SECTION 3

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

1	ISSUED FOR ZBA AND DRAFT PLAN OF SUBMISSION APPLICATION	23 FEBRUARY 2023
2	ISSUED FOR ZBA AND DRAFT PLAN OF SUBMISSION APPLICATION	28 MAY 2021
NO.	REVISIONS	DATE

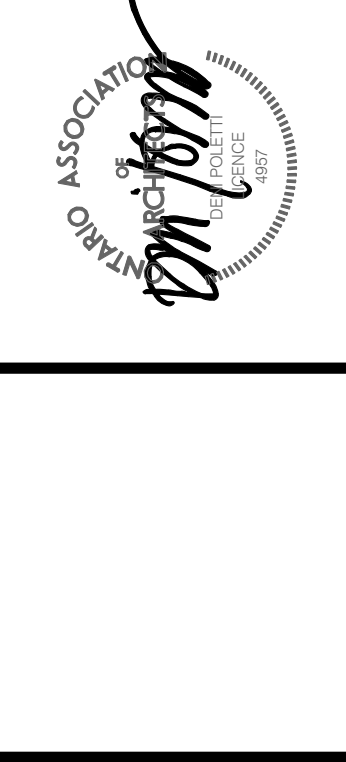
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10-12 CONCORDE PLACE

FENGATE CCC HOLDINGS LP

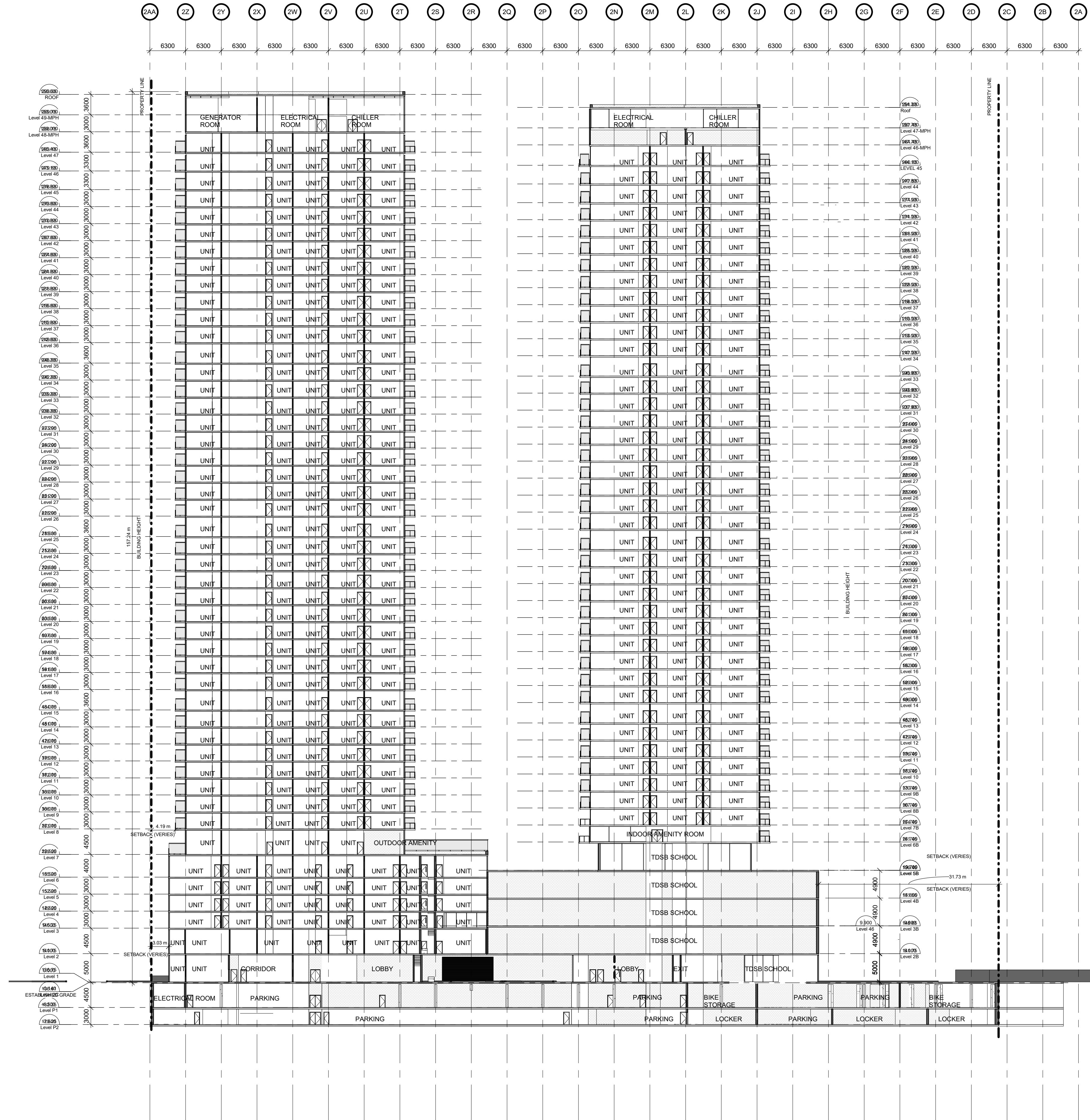


DRAWN	TU, MK, AC, KE, EP	SCALE	1 : 400
CHECKED	KO	DATE	3 MAY 2021

TITLE
BUILDING 2 - SECTIONS 1 & 2

PROJECT NO.
20-187

DRAWING NO.
RZ452



1 Building 2 Section 3
RZ453 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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1-3 CONCORDE GATE,
10-12 CONCORDE PLACE

FENGATE CCC HOLDINGS LP

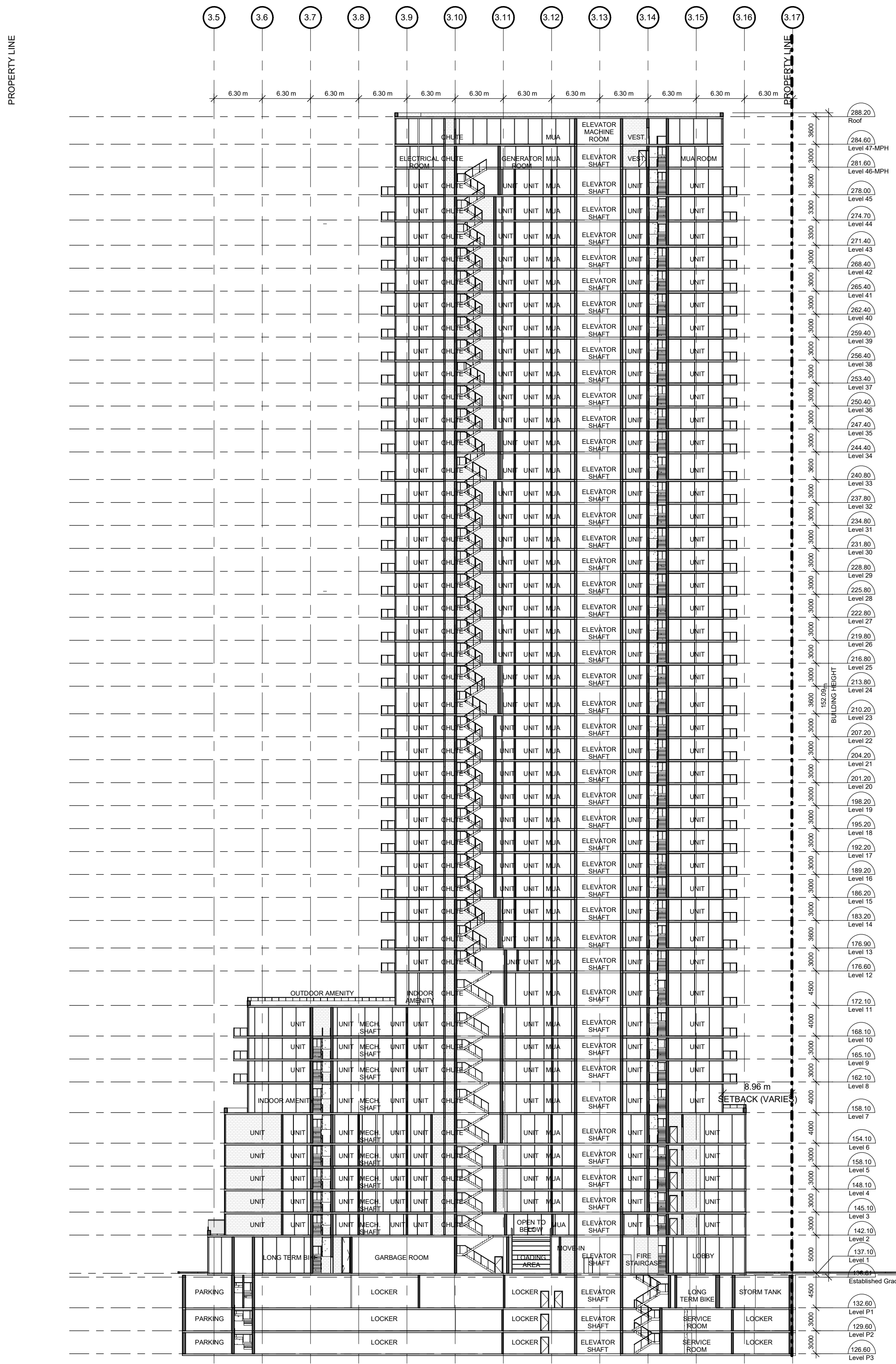


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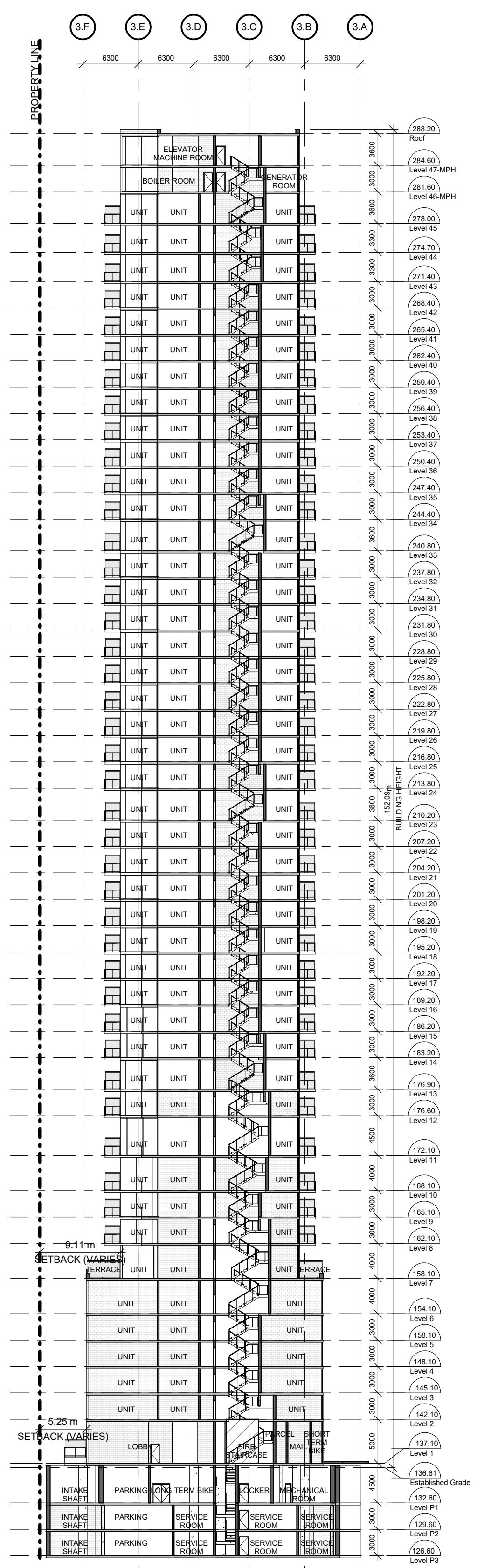
CHECKED KQ	DATE 3 MAY 2021
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TITLE
BUILDING 2- SECTION 3

PROJECT NO. 20-187	DRAWING NO. RZ453
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2 Building 3- Section 2
RZ454 REF. PAC001



1 Building 3 - Section 1
RZ454 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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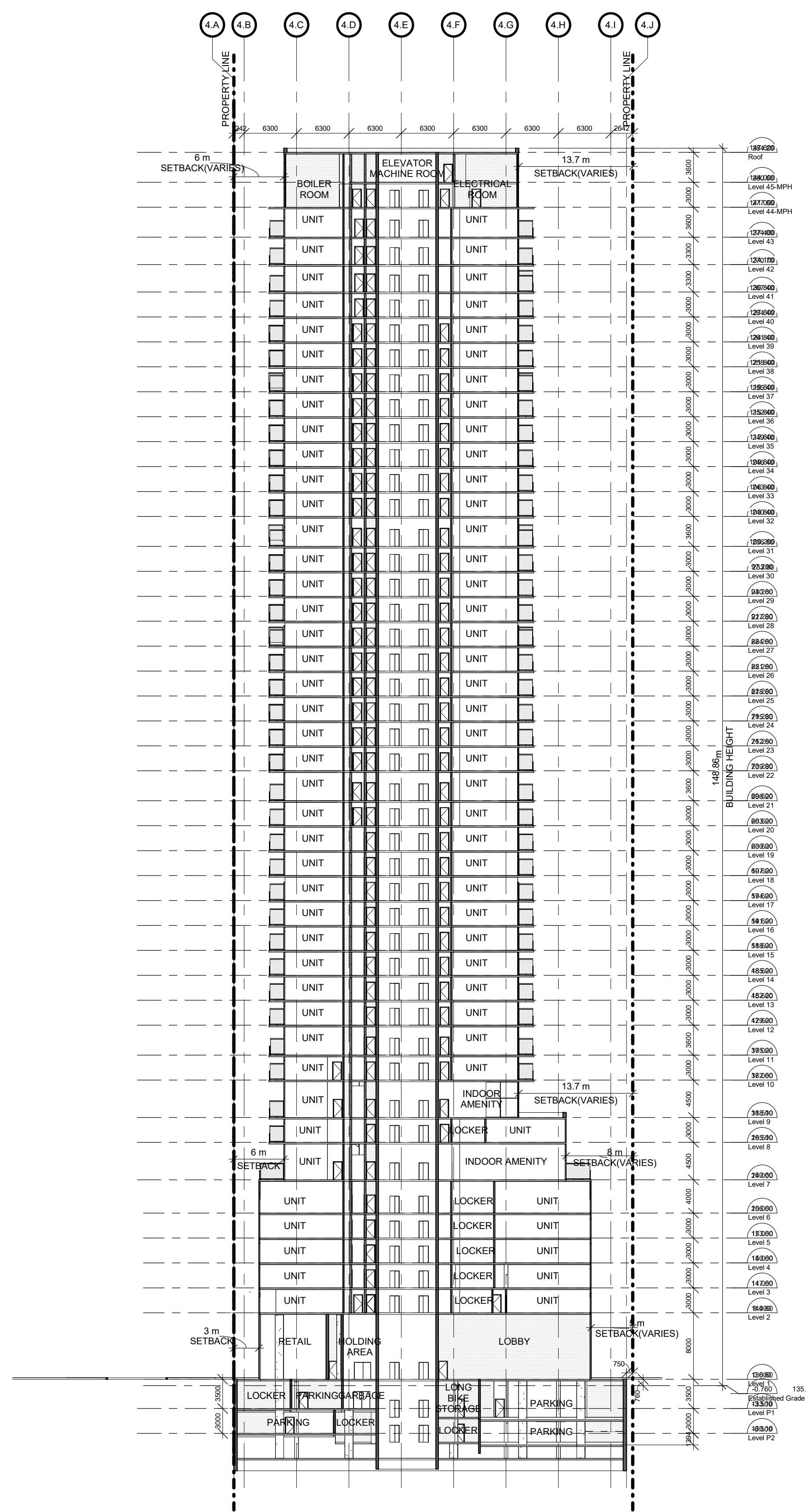


DRAWN TU, MK, AC, KE, EP	SCALE 1 : 400
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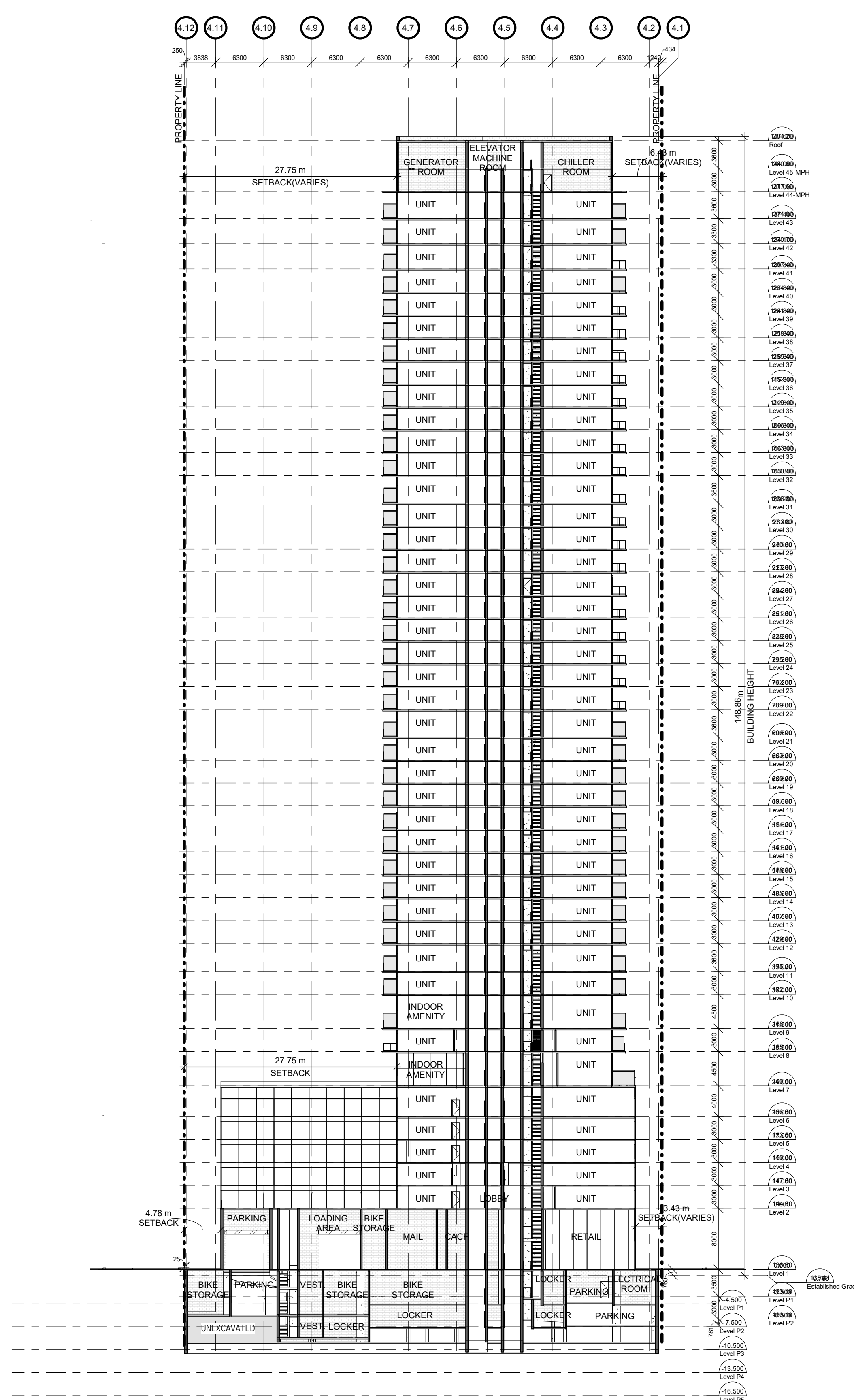
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TITLE
BUILDING 3 - SECTIONS 1 & 2

PROJECT NO. 20-187	DRAWING NO. RZ454
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1 Building 4 Section 2
RZ456 REF. PAC001



2 Building 4 - Section 1
RZ456 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

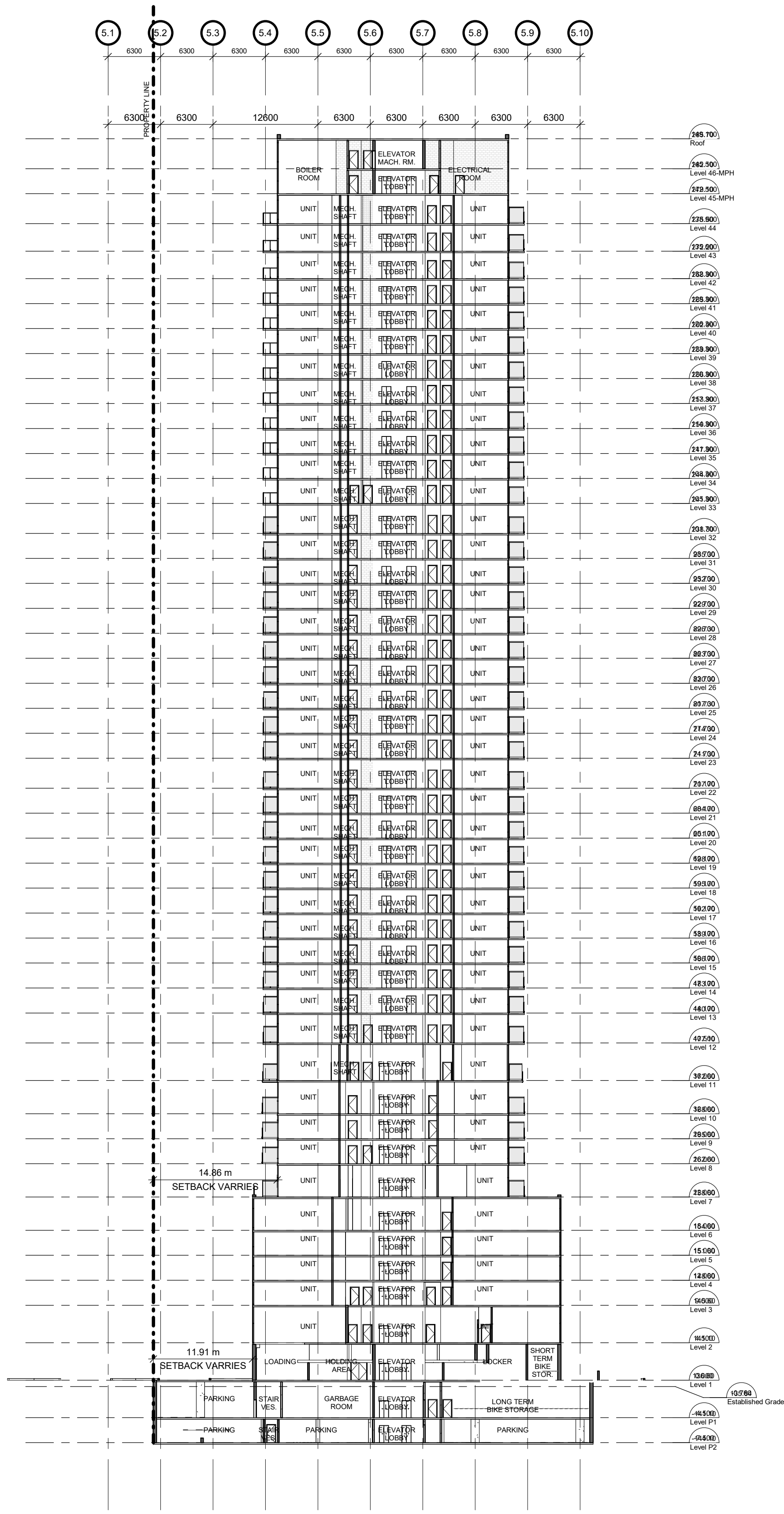


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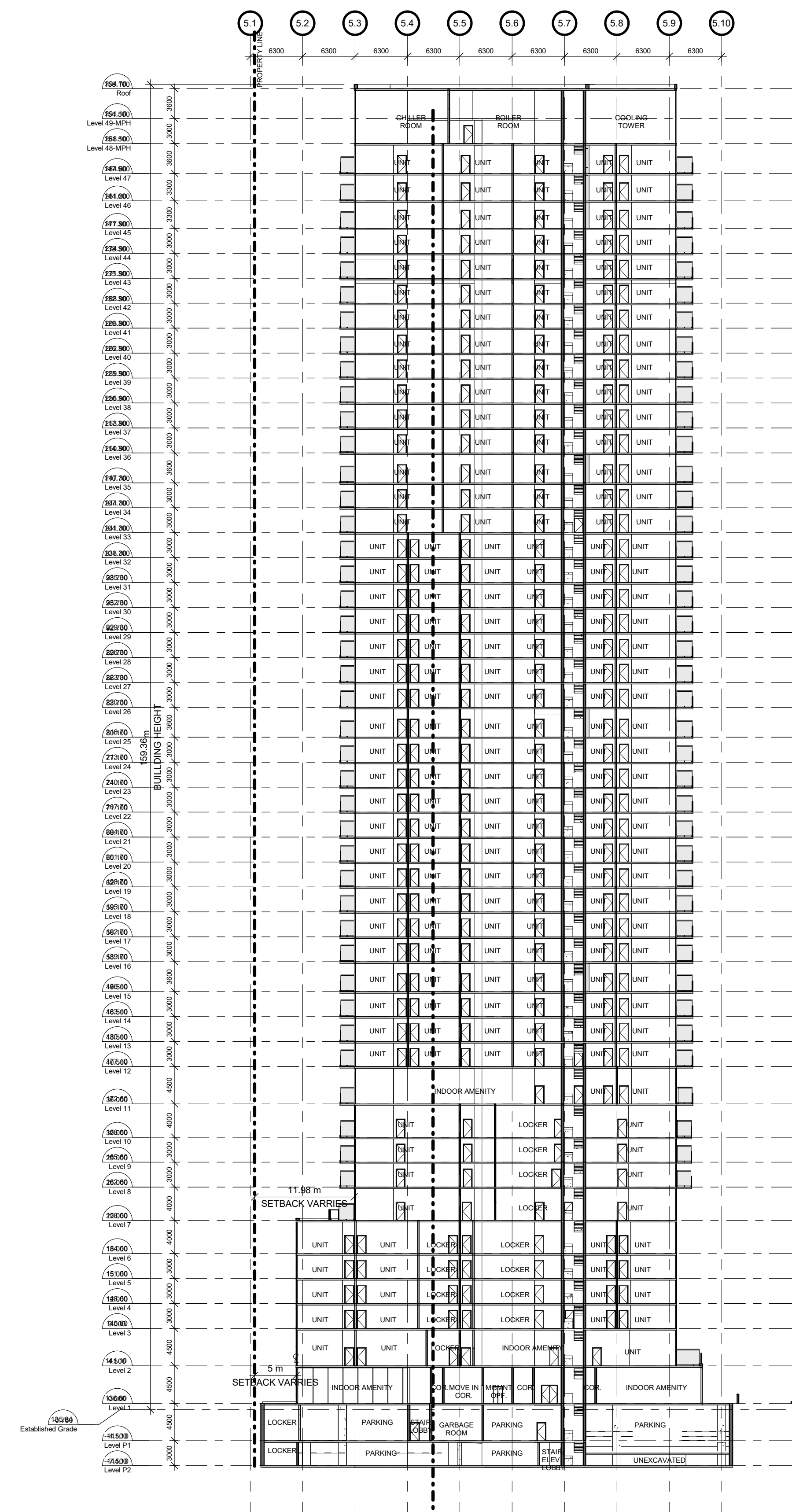
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TITLE
BUILDING 4 - SECTIONS 1 & 2

PROJECT NO. 20-187	DRAWING NO. RZ456
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2 Building 5B - Section 2
REF. PAC002



1 Building 5A - Section 1
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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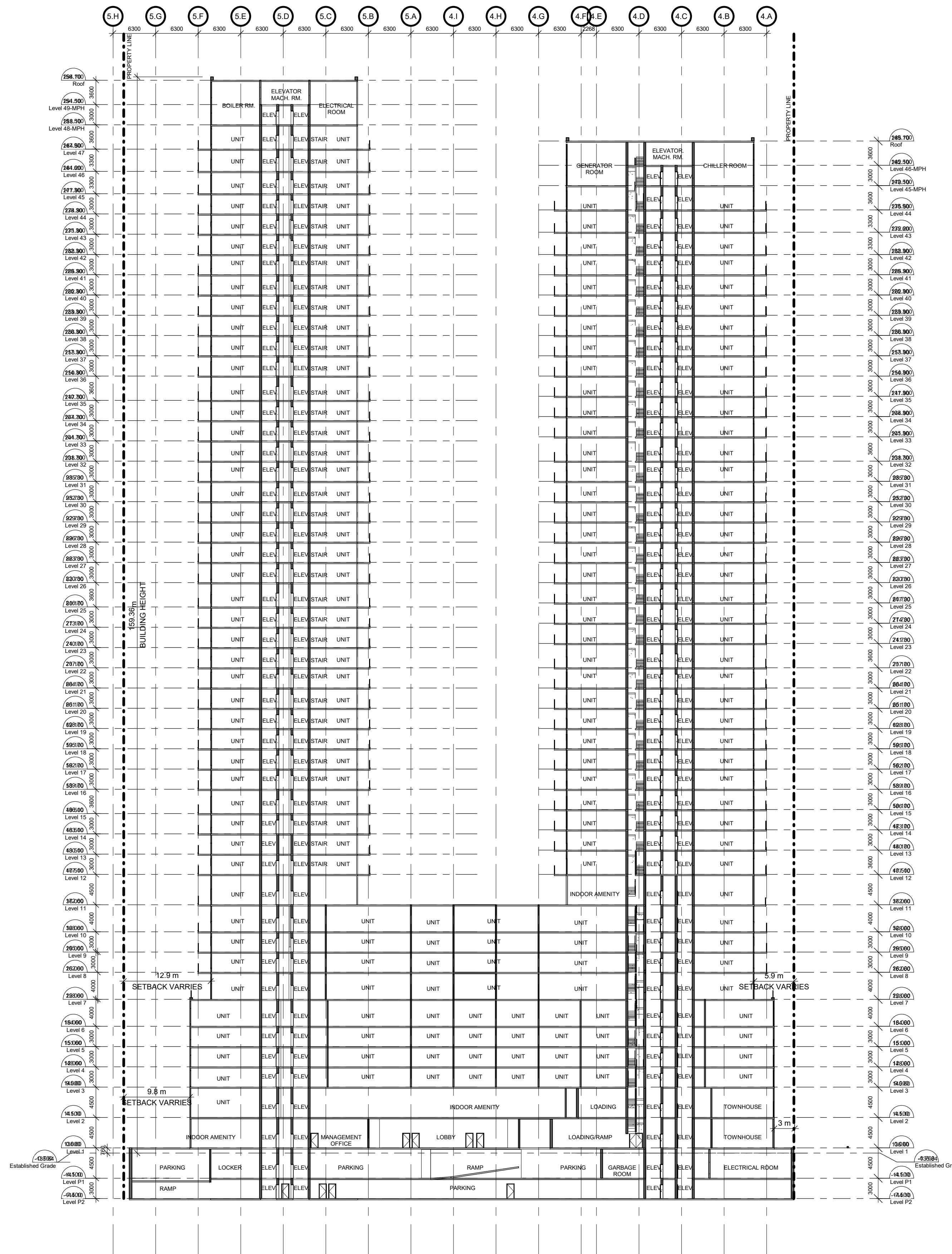


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TITLE
BUILDING 5 - SECTIONS 1 & 2

PROJECT NO. 20-187	DRAWING NO. RZ457
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1 Building 5 Section 3
 RZ458 REF. PAC001

DATE/TIME PRODUCED: 2023-02-23 15:18:09 PM

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

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FENGATE CCC
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DRAWN TU, MK, AC, KE, EP	SCALE 1 : 400
CHECKED KQ	DATE 3 MAY 2021

TITLE
BUILDING 5 - SECTION 3

PROJECT NO. 20-187	DRAWING NO. RZ458
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