
AIRD & BERLIS LLP

Barristers and Solicitors

Kim M. Kovar
Direct: 416.865.7769
E-mail: kkovar@airdberlis.com

April 10, 2015

Our File #101831

BY EMAIL

To all Participants:

1695895 Ontario Inc.
Michael Miller
Dickinson Wright LLP
199 Bay Street, Suite 2200
Commerce Court West
Toronto, ON M5L 1G4
mmiller@dickinsonwright.com

TSCC 2152
(James Cooper Mansion Condominium)
Attn: Noreen Ladha
28 Linden Street
Toronto, ON M4Y 0A4
lcm.pm@delcondo.com

Roland Naujoks
Trinity Evangelical Lutheran Church
619 Sherbourne Street
Toronto, ON M4X 1L7
nauroly@rogers.com

Bloor Street East Neighbourhood Association
Attn: Linda Brett
388 Bloor Street East, Suite 503
Toronto, ON M4W 3W9
info@blooreast.org

Board of Directors
Kensington Apartments Ltd.
21 Dale Avenue
Toronto, ON M4W 1K3
Attn: William Hanigsberg
whanigsberg@rogers.com

Dr. Francisco Portugal
33 Howard Street
Toronto, ON M4X 1J6
fsportugal@msn.com

Dr. Jorge Jose
35 Howard Street
Toronto, ON M4X 1J6
drjorge_jose@rogers.com

Dr. Gerald Aquintey
31 Howard Street
Toronto, ON M4X 1J6
gaquintey@yahoo.com

Philip Day
2A McKenzie Avenue
Toronto, ON M4W 1J9
philip.day@sympatico.ca

Richard Warner
1906 Howard Street, Suite 77
Toronto, ON M4X 1J9
artofseeingrichard@rocketmail.com

Susan Magee
4 McKenzie Avenue
Toronto, ON M4W 1J9
mageesusan@hotmail.com

Kathleen Hanly
41 Glen Road
Toronto, ON M4W 2V2
khanly@sympatico.ca

Dear Sirs/Mesdames:

**Re: Notice of Settlement
Bloor Parliament (Block A) Investments Limited, Bloor Parliament (Block B)
Investments Limited and Bloor Parliament (Block D) Investments Limited
6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62, 64, 76 and 100 Howard
Street, and 603, 605, 607, 609 and 611 Sherbourne Street
OMB Case No.: PL140174
OMB File No.: PL140175**

We are writing to advise that all of the parties to the above-noted Ontario Municipal Board appeals have reached a settlement of these appeals based on a revised proposal by the Applicant. At its meeting on March 31-April 2, 2015 City Council endorsed the revised proposal. Accordingly, at the upcoming OMB hearing on May 12th, the Applicant, the City of Toronto, The South Rosedale Residents' Association and St. James Town Family Literacy Services will jointly be asking the Board to allow the appeals amended in accordance with the settlement and revised proposal.

We enclose for your information a copy of a series of plans which depict the revised proposal embodied in the settlement. The key revisions approved by City Council last week, which modify the proposal originally approved by Council in December 2013, are as follows:

- (a) The area of the proposed public park on Howard Street will be increased from 713.07 m² to 1,305.00 m², representing an 83% increase.
- (b) The north-south driveway in Block 3 will be shifted 20 m to the east in order to accommodate the enlarged public park.
- (c) The portion of Block 3 located north of the enlarged public park and west of the relocated driveway will be used for a combination of public access to the park and a one story non-residential building to be used for retail/commercial purposes.
- (d) One of the three towers on Block 3 will be eliminated and the floor-plates of the remaining 37 and 45 storey towers will be increased to 775 m² and 696 m² respectively.
- (e) The number of dwelling units on Block 3 will be reduced from 821 to 806 and the parking will be reduced accordingly.
- (f) The podium linking the two remaining towers on Block 3 will be two storeys in height, and will include retail uses on the ground level and amenity space on the second floor.

- (g) On Block 3, a minimum distance of 40 m will be provided between the 37-storey tower and the closest Neighbourhoods designated lands to the west, and a minimum of 25 m will be provided between the two towers.
- (h) The amount of retail/commercial space on Block 3 will be increased from 861.28 m² to 1,379 m².
- (i) The publicly accessible outdoor amenity space provided for the combined use of the residents of Block 3 and members of the public is increased from 449 m² to approximately 623 m², and relocated so that it is no longer located between the buildings and is located at the east end of Block 3.
- (j) Five additional storeys will be added to the tower on Block 1, bringing the total tower height on Block 1 from 45 to 50 storeys and the tower floor plate will be increased from 758.74 m² to 782 m².
- (k) The total residential gross floor area across the 3 blocks is increased from 99,982.6 m² to 101,937.13 m² and the number of units across the 3 blocks is increased from 1,241 to 1,289.
- (l) The s. 37 cash contribution shall be increased by \$150,000.00, with the increased amount to be applied toward the cost of outdoor public realm and parkland improvements in the immediate vicinity of the North St. James Town community at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the local Councillor; and
- (m) Lanterra shall install above base park improvements in the public park subject to being provided with development charge credits for such work, to a maximum value of the Parks and Recreation component of the Development Charges Bylaw.

The other previously agreed to obligations of the Applicant relating to the retention and conservation of heritage resources, rental housing replacement and the other community contributions contemplated are maintained in this settlement.

Participants remain welcome to attend at the Ontario Municipal Board hearing on May 12, 2015 at 10:00 a.m. and to provide evidence to the Board concerning the settlement of these appeals should they remain interested in doing so. In light of the settlement, Witness Statements and Participant Witness Statements are no longer being required.

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Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar
KMK/SM/mn

cc: L. Forder, City of Toronto
B. Kussner, WeirFoulds LLP
J. Meader, WeirFoulds LLP
S. Chan, Ontario Municipal Board

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