

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**

**IN THE MATTER OF THE COMPANIES' CREDITORS  
ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED**

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR  
ARRANGEMENT OF URBANCORP (WOODBINE) INC.,  
URBANCORP (BRIDLEPATH) INC., THE TOWNHOUSES OF  
HOGG'S HOLLOW INC., KING TOWNS INC., NEWTOWNS AT  
KING TOWNS INC. AND DEAJA PARTNER (BAY) INC. (the  
"Applicants")**

**AND IN THE MATTER OF TCC/URBANCORP (BAY) LIMITED  
PARTNERSHIP**

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**MOTION RECORD  
(returnable October 22, 2018)**

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**CCAA PROCEEDINGS OF URBANCORP (WOODBINE) INC., URBANCORP  
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# INDEX

**ONTARIO  
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PARTNERSHIP**

**INDEX**

**TAB**

**DOCUMENT**

- |   |  |
|---|--|
| 1 | Notice of Motion returnable October 22, 2018 |
| 2 | Stay Extension Order                         |

# **TAB 1**

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
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**IN THE MATTER OF THE COMPANIES' CREDITORS  
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**AND IN THE MATTER OF TCC/URBANCORP (BAY) LIMITED  
PARTNERSHIP**

**NOTICE OF MOTION**

**THE APPLICANTS**, on their own behalf and on behalf of TCC/Urbancorp (Bay) LP ("Bay LP" and collectively with the Applicants, the "**Bay LP CCAA Entities**") will make a motion before Mr. Justice Myers sitting as a Judge of the Ontario Superior Court of Justice, Commercial List, on Monday, October 22, 2018 at 9:00 am, or as soon after that time as the motion can be heard, at 330 University Avenue, Toronto, Ontario.

**PROPOSED METHOD OF HEARING:** The motion is to be heard orally.

**THE MOTION IS FOR:**

1. an Order substantially in the form attached at Tab 2 of the Motion Record, *inter alia*:
  - (a) abridging the time for service of this Notice of Motion and the Motion Record so that the motion is properly returnable on October 22, 2018, and dispensing with service on any persons other than those served;
  - (b) extending the Stay Period (as defined in paragraph 13 of the Initial Order (as defined herein)) until and including January 31, 2019;

- (c) approving the eighteenth report of the Monitor dated October 16, 2018 and the Monitor's activities described therein (the "**Eighteenth Report**");
- (d) approving the fees and disbursements of the Monitor, for the period of July 1, 2018 to September 30, 2018, the Monitor's counsel, Davies Ward Phillips & Vineberg LLP, for the period of July 1, 2018 to September 30, 2018 and the Bay LP CCAA Entities' counsel, DLA Piper (Canada) LLP, for the period of March 1, 2018 to July 31, 2018; and
- (e) such other and further relief as counsel may request and this Honourable Court may allow.

**THE GROUNDS FOR THE MOTION ARE:**

- 2. capitalized terms not otherwise defined herein have the meaning given to them in the Initial Order (as defined herein);
- 3. the Urbancorp Group (as defined herein) was founded in 1991 and, through the use of single purpose project specific corporations, including certain of the Applicants, engaged in the development, construction and sale of residential properties in the Greater Toronto area;
- 4. the Urbancorp Group is essentially organised into two (2) branches – the corporations, like the Applicants, which are owned directly or indirectly by Alan Saskin or members of the Saskin family and those entities that, as of December 2015, became subsidiaries of Urbancorp Inc. (collectively, the "**Urbancorp Group**");
- 5. on April 21, 2016, in an effort to stabilize the businesses of Urbancorp (Woodbine) Inc. and Urbancorp (Bridlepath) Inc. (the "**Former NOI Entities**"), provide liquidity to their projects and to consider their restructuring options, each of the Former NOI Entities commenced Proposal Proceedings and KSV was appointed as proposal trustee;

6. as part of the Proposal Proceedings, the Court approved a sale process whereby the real properties owned by the Former NOI Entities were marketed and sold pursuant to agreements of purchase and sale approved by the Court pursuant to approval and vesting Orders dated September 15, 2016;
7. pursuant to the Order dated October 18, 2016, the Former NOI Entities, along with the remaining Applicants and Bay LP, the Proposal Proceedings were continued under the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. B-3, as amended (the "CCAA") (the "**Initial Order**");
8. KSV Kofman Inc. was appointed under the Initial Order as the Monitor (the "**Monitor**") in these CCAA proceedings;
9. the Stay Period was most recently extended to October 31, 2018 pursuant to the Order dated July 26, 2018;
10. extending the Stay Period will provide the Monitor with the time needed to, among other things, address outstanding issues arising from the Court-approved claims process, including but not limited to any additional distributions to creditors;
11. the cash-flow statements prepared by the Monitor indicate that the Bay LP CCAA Entities will have sufficient cash to fund these proceedings for the proposed extended Stay Period;
12. at all material times, the Bay LP CCAA Entities have been acting, and continue to act, in good faith and with due diligence in these CCAA proceedings;
13. it is just and convenient and in the interests of the Bay LP CCAA Entities and their respective stakeholders that the requested Order be granted and the Stay Period be extended;
14. the extension of the Stay Period is supported by the Monitor;

15. taking into account the overall value to date of the services provided by the Monitor, its counsel and counsel to the Bay LP CCAA Entities, the fees and disbursements of the Monitor, its counsel and counsel to the Bay LP CCAA Entities are fair and reasonable in the circumstances;
16. the Monitor has reviewed the bills of its counsel and counsel to the Bay LP CCAA Entities and is of the opinion that the services have been duly authorized and rendered and the charges are reasonable;
17. such further and other grounds as set out in the Eighteenth Report;
18. Section 11.2 of the CCAA and the inherent and equitable jurisdiction of this Honourable Court thereunder; and
19. Rules 1.04, 1.05, 2.01, 2.03, 16 and 37 of the *Rules of Civil Procedure*, R.R.O 1990, Reg. 194, as amended, and section 106 of the *Ontario Courts of Justice Act*, R.S.O 1990, c. C.43, as amended.

**AND FURTHER TAKE NOTICE** that the following materials will be filed in support of this application, namely:

- (a) the Eighteenth Report, to be filed; and
- (b) such further and other material as counsel may advise and this Honourable Court may allow.

October 16, 2018

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AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF URBANCORP (WOODBINE) INC., URBANCORP  
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DEAJA PARTNER (BAY) INC. (the "Applicants")  
AND IN THE MATTER OF TCC/URBANCORP (BAY) LIMITED PARTNERSHIP**

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**

PROCEEDINGS COMMENCED AT TORONTO

**NOTICE OF MOTION**  
(returnable October 22, 2018)

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# **TAB 2**



## **SERVICE**

1. **THIS COURT ORDERS** that the time for service and filing of the Notice of Motion and the Motion Record is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.

## **EXTENSION OF STAY PERIOD**

2. **THIS COURT ORDERS** that the Stay Period (as defined in paragraph 13 of the Initial Order) is hereby extended until and including January 31, 2019.

## **APPROVAL OF ACTIVITIES AND FEES**

3. **THIS COURT ORDERS** that the Eighteenth Report and the activities of the Monitor set out therein are hereby approved.

4. **THIS COURT ORDERS** that the fees and disbursements of the Monitor, the Monitor's counsel and counsel to the Bay LP CCAA Entities, as set out in the Eighteenth Report are hereby approved.

## **GENERAL**

6. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or elsewhere to give effect to this Order and to assist the Bay LP CCAA Entities, the Monitor and their respective agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Bay LP CCAA Entities and to the Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Monitor in any foreign proceeding, or to assist the Bay LP CCAA Entities and the Monitor and their respective agents in carrying out the terms of this Order.

7. **THIS COURT ORDERS** that each of the Bay LP CCAA Entities and the Monitor shall be at liberty and are hereby authorized and empowered to apply to any court, tribunal, regulatory

or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order.

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**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**

PROCEEDINGS COMMENCED AT TORONTO

**ORDER  
(STAY EXTENSION)**

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**AND IN THE MATTER OF TCC/URBANCORP (BAY) LIMITED PARTNERSHIP**

**ONTARIO  
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**Proceedings commenced at Toronto**

**MOTION RECORD  
(returnable October 22, 2018)**

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