

From: Peter Smith [<mailto:psmith@bousfields.ca>]
Sent: May-23-18 10:19 AM
To: Guy Matthew <Guy.Matthew@toronto.ca>
Cc: Mike Dror <mdror@bousfields.ca>; May Taverna <may@thecrowncommunities.com>; Adam Taverna <adam@thecrowncommunities.com>
Subject: Re: 260-264 Finch Avenue East

Hi Guy,

I confirm that you should treat my email below, sent this morning at 9:01 a.m. and marked "WITHOUT PREJUDICE", as "WITH PREJUDICE".

Peter

--

Peter Smith

Bousfields Inc.
3 Church Street, Suite 200
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Please Note that my office extension has changed.

Please consider the environment before printing this e-mail.

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From: Guy Matthew <Guy.Matthew@toronto.ca>
Date: Wednesday, May 23, 2018 at 10:06 AM
To: Peter Smith <psmith@bousfields.ca>
Cc: Mike Dror <mdror@bousfields.ca>
Subject: RE: 260-264 Finch Avenue East

Hi Peter,

Thanks for sending this. However, given that the settlement offer is with prejudice, are you able to resend the email "with prejudice"?

Thanks,
Guy

Guy Matthew RPP MCIP

City Planning, Community Planning
City of Toronto
North York Civic Centre, Ground Floor
5100 Yonge Street
Toronto, ON M2N 5V7

T: (416) 395-7102

E: Guy.Matthew@toronto.ca

www.toronto.ca/planning



Please consider the environment before printing this message!

From: Peter Smith [<mailto:psmith@bousfields.ca>]

Sent: May-23-18 9:01 AM

To: Guy Matthew <Guy.Matthew@toronto.ca>

Cc: May Taverna <may@thecrowncommunities.com>; Adam Taverna <adam@thecrowncommunities.com>; Mike Dror <mdror@bousfields.ca>

Subject: 260-264 Finch Avenue East

WITHOUT PREJUDICE

Hi Guy,

Further to our discussion yesterday evening, I have discussed the questions you asked with my clients and I am able to advise as follows:

1. The penthouse/mechanical room level will have no washers or dryers. It is solely for stair access to the rooftop and mechanical equipment (e.g. water heater). Its size is the minimum required to accommodate these functions.
2. By our calculation, the permitted gross floor area is 2,858.42 square metres under the Secondary Plan. We confirm that our client will agree to restrict the definition of gross floor area in accordance with the definition set out in the Secondary Plan. For zoning purposes, the translation of the Secondary Plan wording into zoning language would result in the following definition (or substantially the same definition) in the implementing zoning by-law (based on the recently approved zoning for 57-63 Finch Avenue West):

For the purpose of this exception, the "gross floor area" of a building shall consist of the total area of all of the floors in the building above or below grade measured from the outside of the exterior walls of the building but excluding motor vehicle areas within the building.

For greater certainty, but not so as to restrict generality:

the calculation of gross floor area shall apply to all areas in a building but not to any area within a non-habitable accessory structure;

the calculation of gross floor area may exclude – architectural features affixed to or extending beyond the exterior faces of exterior walls; floor slab openings and other voids, including pipe

spaces; parking ramps and aisles to or within a parking garage; accessory uses to parking areas within a parking garage, including a car lift and related machinery; exit stairs that lead directly from a parking garage to the exterior of the building without serving any other areas; curbs adjacent to parking areas; supporting columns, walls or other like structures in a parking garage; pedestrian walkways within a parking garage; motor vehicle loading spaces and access thereto; dead areas adjacent to parking spaces between columns, in corners and around curves or provided to facilitate vehicular turnaround; other spaces in a parking garage not accessible and/or usable due to structural design; and

the calculation of gross floor area shall include – bicycle parking spaces; storage spaces of any kind, including lockers; mechanical or electrical rooms; garbage and recycling rooms; stairs, landings and hallways other than those that lead directly from a parking garage to the exterior of the building without serving any other areas; indoor amenity spaces.

With the foregoing matters now agreed to by our clients, we understand that the Councillor will move approval of the staff recommendations. If there are any questions or comments, please contact me or Mike Dror.

Peter

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Peter Smith

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