

## Stikeman Elliott

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September 13, 2019  
File No.: 139960.1001

**By E-mail**  
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City of Toronto, Legal Services  
Solicitor, Planning & Administrative Tribunal Law  
Metro Hall, 26th Flr  
55 John Street  
Toronto, ON, M5V 3C6

Attention: Ms. Sarah O'Connor

### **WITHOUT PREJUDICE**

Dear Ms. O'Connor:

**Re: Without Prejudice Settlement Offer  
3005 Bloor Street West and 14 Humbervale Blvd. – Zoning By-law  
Amendment Application (City File No. 17 267906 WET 05 OZ)  
LPAT Case No. PL180282**

On behalf of MonONE Bloor & Humbervale GP Inc (“**ONE**”), we write this letter to present our settlement offer with respect to the proposed redevelopment of 3005 Bloor St West and 14 Humbervale Blvd. (the “**Property**”) and related appeal proceedings before the Local Planning Appeal Tribunal (“**LPAT**”) bearing Case No. PL180282 (the “**Appeal**”).

We are making this without prejudice offer within the context of the Appeal. This letter and the attached drawings summarize the terms of our settlement offer to resolve the Appeal.

The settlement offer proposes a 7-storey mixed-use building and a 2-storey single-detached dwelling, as shown conceptually in the attached drawings (collectively referred to as the “**Settlement Offer**”). The features of the Settlement Offer are outlined below:

#### **1. Building Height**

As shown in the enclosed plans, the proposed mid-rise building will be reduced from 8 to 7 storeys, with a metric height of 27.65 metres inclusive of the mechanical penthouse (a reduction from 33.15 metres) measured from an elevation of 117.95 metres.

#### **2. Density and Unit Count of Mid-Rise Building**

The reconfiguration of the mid-rise building results in a reduction of density a reduction in the FSI for the 3005 Bloor St West portion of the Property from 4.28 to 3.47.

A total of 61 units are proposed (reduced from 83 units).

### **3. Site Organization**

The enclosed architectural drawings show that the proposed mid-rise building (including the underground parking garage and other elements mechanical elements) as wholly contained within the 3005 Bloor Street West property.

The revised siting of the building would result in the redundancy of the proposed Official Plan Amendment for the property which was required to accommodate a portion of the building on the *Neighbourhoods*-designated property at 14 Humbervale Boulevard.

### **4. Building Setbacks and Stepbacks**

The enclosed plans includes improved setback and stepback conditions.

Along the western property boundary the building steps back above the 5th floor, providing a setback of 3.42 metres to 4.0 metres. A further stepback is provided above the 6th floor, providing a minimum setback of 5.67 metres to the adjacent building (with the exception of an exit stairwell).

Along the eastern property boundary, the building steps back above the 4th floor, providing a setback of 2.85 metres. A further stepback is provided above the 7th floor to provide a setback of 9.84 metres to the eastern property line.

Along the Bloor Street frontage, the building steps back above the ground floor providing a setback of 1.2 metres to the northern property line, with the exception of the westernmost unit which is in-line with the façade of the existing building to the west. Above the 6th floor, a 2.7 metre setback is provided to the northern property line and an additional stepback of 3.4 metres is provided above the 7<sup>th</sup> floor (to the mechanical penthouse).

### **5. Streetscape Improvements**

The architectural drawings show that a number of streetscape and public realm improvements have been achieved including a minimum pedestrian clearway of 3.0 metres along Humbervale Boulevard, resulting in a total setback of 5.6 metres from the curb.

We trust that you will forward the terms of this Settlement Offer for City Council's review and consideration at its meeting on October 2, 2019. Please contact the undersigned if you wish to discuss further or in his absence Kelly Oksenberg at [koksenberg@stikeman.com](mailto:koksenberg@stikeman.com) or 416-869-5645.

Yours truly,

FOR   
Calvin Lantz

CL/ko

Enclosures:

Architectural Drawings, Statistics and Shadow Studies prepared by Turner Fleischer, dated September 13, 2019

cc. Client  
K. Oksenberg (*Stikeman Elliott LLP*)