

Confidential Attachment 2



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January 25, 2017

Without Prejudice and Confidential

Our File No.: 152352

Via E-mail

Legal Services, City of Toronto
Metro Hall, 55 John Street, 26th Floor
Toronto, ON
M5V 3C6

Attention: Abbie Moscovich, City Solicitor

Dear Sirs/Mesdames:

**Re: OMB Case No. PL160416
3049-3051 Bayview Avenue and 2 Blithfield Avenue**

As you know, we are solicitors for the owners of the property known municipally in the City of Toronto as 3049-3051 Bayview Avenue and 2 Blithfield Avenue (the "Subject Property"). We are writing on a without prejudice basis to propose a settlement of our client's appeal. This settlement offer is open until the conclusion of the City Council meeting scheduled to commence on January 31, 2017, after which it should be considered as withdrawn.

Without Prejudice Settlement Offer

The settlement offer is based on the attached without prejudice plans dated January 25, 2017. In particular, we note the following aspects of the revised without prejudice plans:

- Significant revisions have been made to the upper levels of certain units to enable the proposed townhouses to achieve significant compliance with an angular plane of 35% drawn from the property line.
- The height of the townhouses has been reduced from 4 storeys to 3 storeys in height.
- Further, the revised without prejudice plans now show the townhouse units being a height of 10.7 metres from established grade to the top of the roof, plus the projection of parapet.

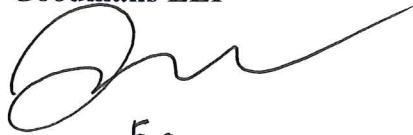
- The south side yard setback has been revised to achieve an average of 3.0 metres and the north side yard setback has been revised to achieve a setback of 1.2 metres.
- The front yard setback is 3.0 metres, with some projections for certain units as shown on the attached without prejudice plans.
- The east rear yard setback was increased to 9.7 metres at the “pinch point”.
- The proposed visitor parking has been shifted north to enable additional space for landscaping fronting on Blithfield Avenue, with generous space for landscaping and planting remaining along the east side yard setback.
- Additional plantings and streetscape improvements have been provided for on Bayview Avenue.
- The southernmost townhouse (TH11) has been oriented to have its “address” located on Blithfield Avenue and to address design concerns raised at our meeting.
- Planters have been added to the third floor terraces to mitigate privacy concerns. A tall row of trees is now also proposed to improve privacy for the immediately adjacent neighbours to the east. Our client would also be open to further privacy screening on the third floor terraces, if desirable.
- The plans now divide the proposed 11 townhouses into two blocks, divided by a break that is 2.0 metres in width, which can be used as a walkway as necessary.
- The front elevations have been updated to address design concerns raised at our meeting, including the symmetrical pairing of units through the articulation of facades and rooflines.

Overall, we believe that the proposed development meets the desired guidelines for townhouses. Our client is hopeful that this without prejudice proposal will be accepted by City Council. As noted above, however, if City Council does not accept this settlement offer at its meeting on January 31, 2017, this settlement offer should be considered as withdrawn.

Please let us know if any additional information is required.

Yours truly,

Goodmans LLP

A handwritten signature in black ink, appearing to be 'David Bronskill', written in a cursive style.

For

David Bronskill

DJB/ jbh

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