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November 23, 2017
File No.: 138853.1003

Without Prejudice
By E-mail

Mr. Andrew Biggart
Ritchie Ketcheson Hart & Biggart LLP
1 Eva Road, Suite 206
Toronto, ON M9C 4Z5

Ms. Kelly Matsumoto
City of Toronto
Planning & Administrative Tribunal Law
Metro Hall, 26th Floor
55 John Street
Toronto, ON M5V 3C6

Dear Mr. Biggart & Ms. Matsumoto:

Re: PL140860 - Settlement Offer re: OPA 231 Appeal No. 82
2 Wickman Road and 2650 & 2672 St. Clair Ave W, Toronto

We are counsel to Dunpar Developments Holdings Inc. and 1386073 Ontario Inc. ("**Dunpar**"), the registered owner of the properties municipally known in the City of Toronto as 2 Wickman Road and 2650 & 2672 St. Clair Avenue West, respectively.

Arising from mediation with respect to our client's appeal of Official Plan Amendment No. 231 ("**OPA 231**"), the development of our client's property at 2650 & 2672 St. Clair Avenue West was subject to discussions.

We are writing to confirm that Dunpar is prepared to accept the Site and Area Specific Policy for lands including 2650 & 2672 St. Clair Avenue West, on the basis of the policy language in Schedule 1 attached to this letter (the "**SASP**"), and that our client will be entering into Minutes of Settlement with the City.

Following approval of the SASP by the Ontario Municipal Board and the execution of Minutes of Settlement referenced above, Dunpar will have no further interest in OPA 231 with respect to the properties at 2650 & 2672 St. Clair Avenue West.

We trust the City will find this acceptable, and we look forward to hearing from you.

Yours truly,



Calvin Lantz

CL/jsc
Attachment

cc. Kerri Voumvakis, *City of Toronto, Strategic Initiatives, Policy & Analysis*
Christina Heydorn, *City of Toronto, Strategic Initiatives, Policy & Analysis*
John Zanini, *Dunpar*

SCHEDULE 1

Final Draft SASP 540 – 2650-2672 St. Clair Ave W
November 17, 2017

1. Map 2, Urban Structure, is amended by deleting *Employment Areas* on the northern portion of the lands known municipally as 2650 and 2672 St. Clair Avenue West, identified as Area 'A' as shown on the attached Schedule A.
2. Map 14, Land Use Plans, is amended by re-designating the southern portion of the lands known municipally in 2017 as 2650 and 2672 St. Clair Avenue West from *Employment Areas* to *General Employment Areas* for lands identified as Area 'B' at the ground level and to *Core Employment Areas* for lands identified as Area 'B' on the second level (STRATIFIED DESIGNATION) and to *Neighbourhoods* for lands identified as Area 'A'; as shown on the attached Schedule A.
3. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding a planned but unbuilt road from St. Clair Avenue West to the public lane, identified as Area 'C' as shown on the attached Schedule A.
4. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 540 for the lands known municipally in 2017 as 2650 and 2672 St. Clair Avenue West, as follows:

'540. 2650-2672 St. Clair Avenue West

- i. On the lands shown as Area 'B' on Schedule A, only non-residential uses are permitted.
- ii. On the lands shown as Area 'A' on Schedule A:
 - a. Residential uses up to 4 storeys are permitted;
 - b. Underground parking for development on the lands shown as Area 'B' on Schedule A is permitted.
- iii. The renovation of the exterior of the building, inclusive of windows and doors, of Area 'B' shall be completed prior to the commencement of construction of the residential uses in Area 'A'.
- iv. The execution of an agreement to the satisfaction of the City to secure:
 - a. 3.44 metre widening required along St. Clair Avenue West to satisfy the requirement for a 27 metre ROW;
 - b. 1.3 metre lane widening required along the northwest property line to satisfy the requirement for a 6 metre lane.

Area 'A' Policies:

- v. The following development criteria within the *Neighbourhoods* designation will apply:

- a. Maximum building height of four storeys or 12 metres, whichever is lower, in the form of singles, semi-detached, townhouses, and/or back-to-back townhouse dwellings.
- b. Minimum facing distances between townhouse blocks shall be at a 1:1 ratio of main building face height to separation between buildings to provide sufficient setbacks and maximize sunlight into units.
- c. Sidewalks will be provided, where appropriate, to ensure safe and convenient pedestrian access and routes to local streets.
- vi. Publicly accessible open spaces will be consolidated to provide a central green space.

Area 'B' Policies:

- vii. A minimum of 3,250 square metres (35,000 square feet) of retail, service, and restaurant space will be provided on the ground level.
- viii. A minimum of 3,250 square metres (35,000 square feet) of office space will be provided on the second level.

Schedule A

