

GOLDBERG GROUP LAND USE PLANNING, AND DEVELOPMENT
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July 12, 2018

Mr. Alexander J. Suriano
Solicitor
City of Toronto- Legal Division
Planning and Administrative Tribunal Law
Metro Hall
55 John Street – 26th Floor
Toronto, ON
M5V 3C6

Dear Sir:

**RE: Zoning By-Law Amendment (ZBA) and Site Plan Control (SPA) Applications –
368-372 Briar Hill Avenue, City of Toronto
City Application Nos.: 17 235778 NNY 16 OZ and 17 235785 NNY 16 SA
LPAT File No.: MM180034**

We are the planning consultants for Stehel Corp. and Hillworth Corp., owners of the lands located on the northeast corner of Avenue Road and Briar Hill Avenue, municipally known as 368-372 Briar Hill Avenue (subject site), in the City of Toronto. We are writing on behalf of Amber Stewart, solicitor for the owners, since she is currently out of the country. This matter relates to an appeal that is currently before the Local Planning Appeal Tribunal (LPAT) and we are writing, on behalf of Ms Stewart and our clients, requesting that the City Solicitor seek direction from City Council concerning this appeal.

This offer to settle arises from many meetings and discussions with Community Planning. In support of our client's offer, we enclose the plans prepared by Richard Wengle Architect Inc., dated June 18, 2018 which we understand, are now satisfactory to Community Planning for Zoning By-law Amendment (ZBA) purposes. We understand that the Community Planning support is subject to the standard Site Plan application considerations.

The following plans are attached:

1. Seven (7) full-size copies of architectural plans prepared by Richard Wengle Architect Inc., Revision No. 5, dated June 18, 2018:
 - i) Title Page and List of Drawings, Drawing No. A0;
 - ii) Site Plan, Drawing No. A1.1;
 - iii) Site and Landscaping Statistics and TGS Template, Drawing No. A1.2;
 - iv) Basement Floor Plan, Drawing No. A2.0;
 - v) Ground Floor Plan, Drawing No. A2.1;
 - vi) Second Floor Plan, Drawing No. A2.2;
 - vii) Third Floor Plan, Drawing No. A2.3;
 - viii) Roof Plan, Drawing No. A2.4;
 - ix) Elevations (West and East), Drawing No. A3.1;
 - x) Elevations (North and South) Drawing No. A3.2; and
 - xi) Longitudinal and Transverse Section, Drawing No. A4.1 – A4.2;

2. One (1) DVD-RW of all of the above mentioned plans.

The notable revisions from the original proposal include:

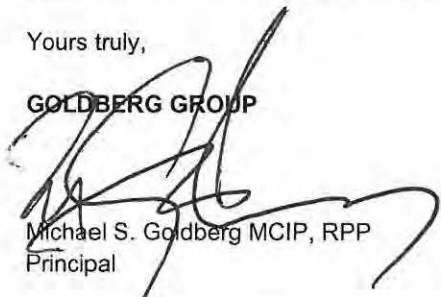
- Reduction in total GFA from 1,652.28 m² to 1,442.79 m²;
- The southerly unit facing Briar Hill Avenue has been split and turned into two units, with paired front doors facing Briar Hill Avenue;
- The unit facing Briar Hill was 7.485 m wide and the two units now facing Briar Hill are now 6.339 m wide;
- The units facing Avenue Road have increased in width from 4.8 m to 5.062 m., with the exception of Unit 1, which is 5.164 m wide;
- Rear yard setback has increased from 4.5 m to 6.5 m for all units;
- The rear angular plane has as a result of the increased rear yard setback improved;
- The unit depth has decreased from 16.475 m to 14.476 m deep.
- There has been added articulation and fenestration of the north facing wall to enhance southerly views from Avenue Road;
- The landscaped strip along rear property line has increased from 1.8 m to 2.0 m;
- The entrance to the parking garage was shifted northerly to better align with the front building line of the adjacent dwelling next door at 366 Briar Hill Avenue;

We ask that you please accept this letter as our client's formal offer to settle and request that you report and recommend this settlement to City Council on July 23, 2018.

Please do not hesitate to contact me at 416-322-6364, x 2100 should you require anything further.

Yours truly,

GOLDBERG GROUP



Michael S. Goldberg MCIP, RPP
Principal

Cc: Client
Amber Stewart – Amber Stewart Law
Ben DiRaimo – City of Toronto