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Assistant: Chiu, Stephanie Ying Hui
Direct Line: (416) 601-7863



July 4, 2018

VIA EMAIL

City of Toronto
c/o Chair and Members of Etobicoke York Community Council
399 The West Mall, Main Floor
Etobicoke, Ontario
M9C 2Y2

Dear Sirs/Mesdames:

**Re: Agenda Item EY32.17
Planning Application No. 16 269597 WET 13 OZ**

**And Re: Case No. 170866 (originally before the Ontario Municipal Board, now the
Local Planning Appeal Tribunal)**

We are the solicitors for Minto Properties Inc. ("Minto") with respect to the above-captioned matters. On June 15, 2018 on behalf of our client, we submitted a settlement offer (the "Settlement Offer") to the City relating to these matters, in respect of which we explicitly indicated therein that our client was waiving its privilege and that it welcomed Council's consideration of such in a public forum.

However we now note that Agenda Item EY32.17 (the "Directions Report") includes no reference to the Settlement Offer. Accordingly, accompanying this letter (delivered via email), we attach the aforementioned email of June 15, 2018 (with its attachments), which constitutes the electronic transmission of the Settlement Offer to the City.

With respect to the Directions Report, Minto disagrees with the characterizations and analysis therein, and submits that the City ought to support the approval of the application as an appropriately balanced and well-designed infill intensification proposal. Without limiting the generality of the foregoing, in particular, our reading of the Directions Report suggests that the proposed Official Plan No. 419 is being utilized in the analysis as if it was approved policy, which we submit is inappropriate. Notwithstanding the foregoing, we would note that the proposed settlement referred to herein further responds to a number of topics addressed in the proposed OPA 419.

As a final matter, as you would have been advised, the City has an a obligation to provide issues and to be prepared to finalize a procedural order in the hearing of the appeals identified as Case No. 170866 at a prehearing conference in September, 2018. In this regard, the City long ago advised Minto that its application was complete. However, the Directions Report

recommends an inappropriate approach to the City's responsibilities to provide issues by specifically recommending that the City position should be that no Tribunal decision should issue until "reports" respecting each of Natural Heritage, Functional Servicing, Community Services and Facilities, Sun/Shadow, Wind, Traffic and Noise are provided to the City to the satisfaction of a named official. We submit that the appropriate and fair approach is to identify what it takes to satisfy the staff concern, as opposed to effectively just saying that undisclosed staff concerns should be satisfied. We would respectfully suggest that Community Council should provide direction to staff forthwith to ensure that the City's responsibility to provide issues is fulfilled.

As is evident from the submission of the Settlement Offer, Minto remains willing to engage with the City with a view towards a consensual resolution. Should you wish to discuss the Settlement Offer, any of the foregoing, or these matters generally, please contact the undersigned.

Please notify us of any further consideration of these matters by Council or Community Council.

Thank you for your attention in this regard.

Yours truly,



John A.R. Dawson

JARD/sc



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Direct Fax: (416) 868-0673
Email: jdawson@mccarthy.ca

*Assistant: Chiu, Stephanie Ying Hui
Direct Line: (416) 601-7863*

June 15, 2018

VIA EMAIL AND RUSH COURIER

City of Toronto
c/o Raymond Kallio
City of Toronto Legal Department
Metro Hall
26th Floor, 55 John Street
Toronto ON M5V 3C6

Dear Sirs/Mesdames:

**Re: OMB (now LPAT) Case Nos. PL170866
111 Pacific Avenue, 255 Glenlake Avenue and 66 Oakmount Road**

We are solicitors for Minto Properties Inc. ("Minto") in respect of the above-captioned matter. On behalf of Minto we set out below an offer to settle, without prejudice to its ability to pursue the approval of its existing applications should the City not accept the offer. However, Minto hereby waives its privilege in respect of this offer. Accordingly, Minto will disclose the offer herein to interested third parties and welcomes the City's consideration thereof in a public forum.

Minto hereby offers to settle on the basis that the City agrees with Minto to jointly request the Local Planning Appeals Tribunal ("LPAT": formerly the Ontario Municipal Board) to approve zoning by-law amendments which permit the development described below, subject to conditions also set out below.

The development to be permitted by the zoning by-law amendments to be approved is described by the following drawings and the enclosed site statistics:

1. Drawing A07. Site Plan Ground Floor, prepared by Hariri Pontarini Architects stamped "Without Prejudice June 2018".
2. Massing Comparison, Glenlake and Oakmount, prepared by Hariri Pontarini Architects, dated June 14th, 2018, and including:
 - (a) 2017 submission massing, view from the South;
 - (b) June 2018 massing, view from the South;
 - (c) 2017 submission massing, view from the SE;
 - (d) June 2018 massing, view from the SE;

- (e) 2017 submission massing, view from the SW;
 - (f) June 2018 massing, view from the SW;
 - (g) 2017 submission massing, view from the NE;
 - (h) June 2018 massing, view from the NE;
 - (i) 2017 submission massing, view from the NW;
 - (j) June 2018 massing, view from the NW;
3. Shadow Impact Analysis, Glenlake + Oakmount, Massing Comparison 2017 Submission – June 2018, prepared by Hariri Pontarini Architects (inclusive of adjacent development), dated June 14th, 2018 (sheets 1 to 23 inclusive).

For clarity, this offer includes the matters set out in Drawing D07, in particular the location and amount of driveways, pedestrian walkways, surface parking, outdoor amenity space, and the distribution between private and publicly-accessible areas.

This offer is conditional on arrangements respecting any request that the City may make in respect of:

- (a) Section 37 of the *Planning Act*;
- (b) Parkland dedication;
- (c) Residential unit number, size and mix (i.e. by number of bedrooms); and
- (d) Below-grade parking space numbers and location.

being acceptable to Minto in its sole, unfettered and subjective discretion, and any such arrangements being appropriately secured.

The foregoing is also conditional on the City supporting the settlement in any hearing before the LPAT, including without limitation a hearing resulting from a third-party objector.

We look forward to hearing from you.

Yours truly,



John A.R. Dawson

JARD/sc
Encls.

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MT DOCS 17970699v3

- June 15, 2018

Shadow Impact Analysis
Glenlake + Oakmount
Massing Comparison: 2017 Submission - June 2018

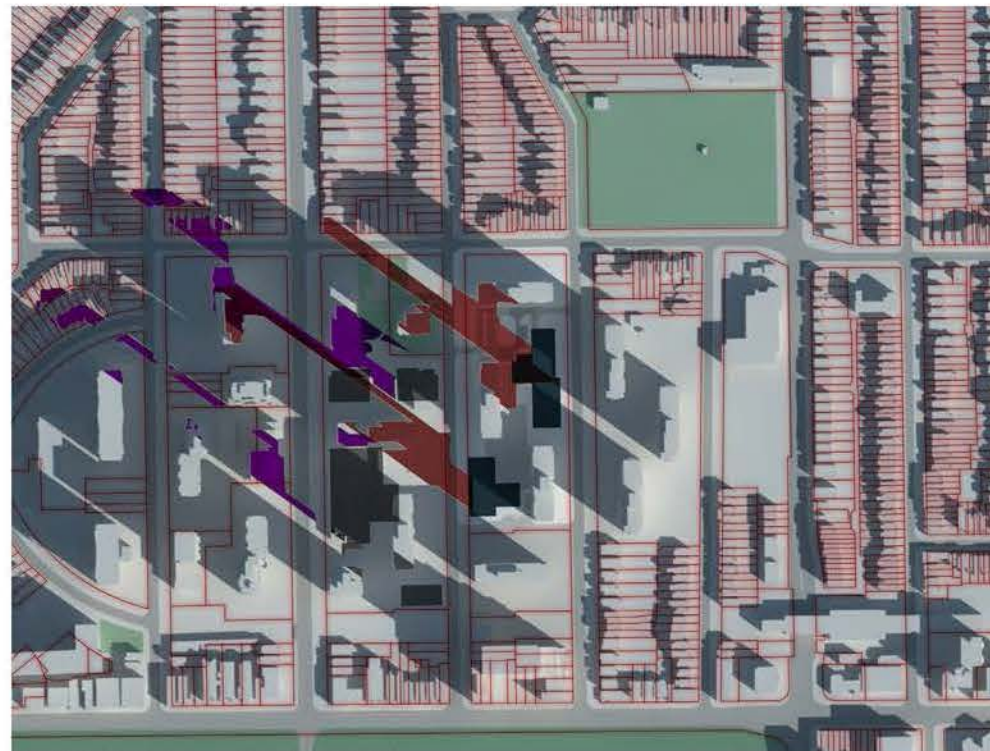
HARIRI PONTARINI ARCHITECTS
Inclusive of adjacent development
WITHOUT PREJUDICE

June 14th, 2018

June 2018 Massing



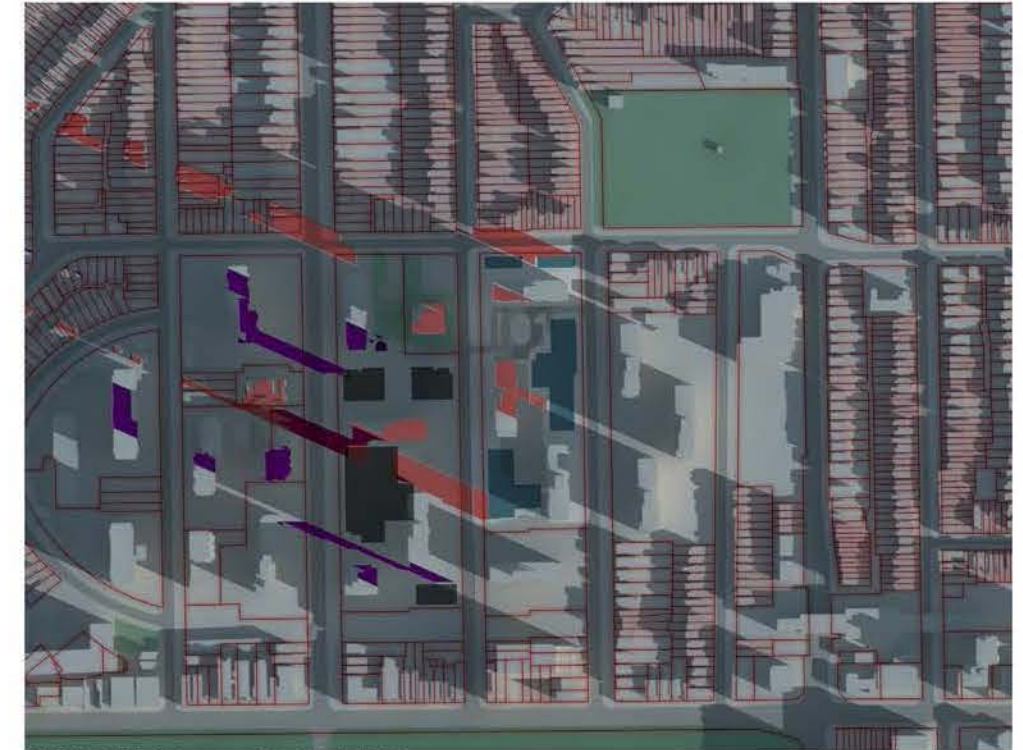
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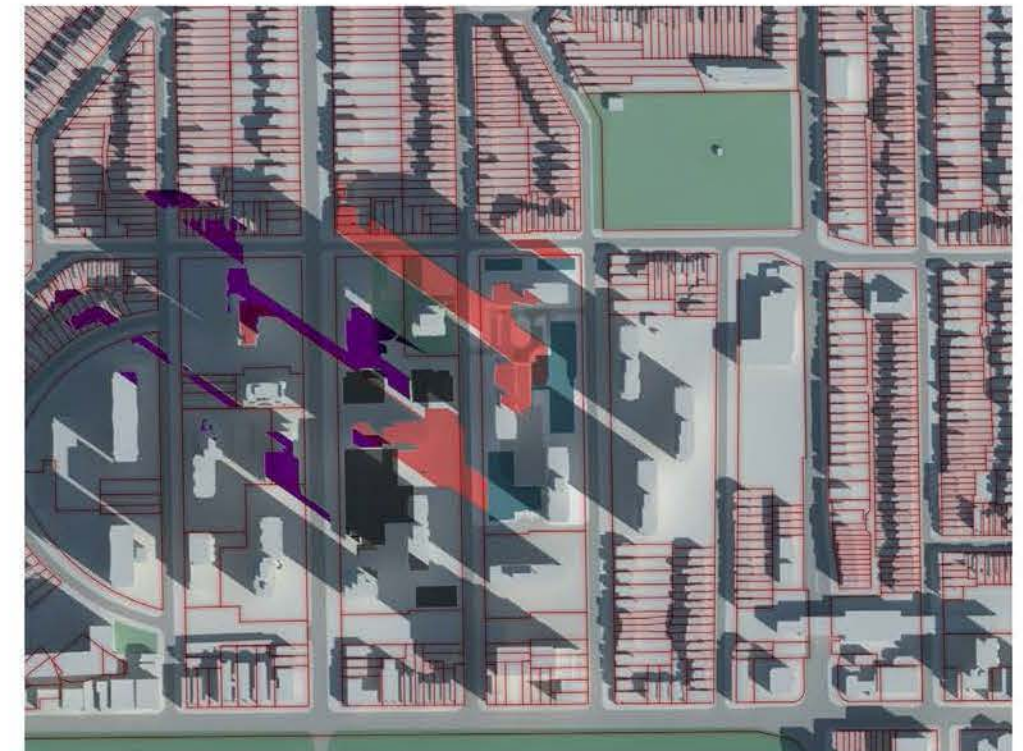
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2017 Submission Massing



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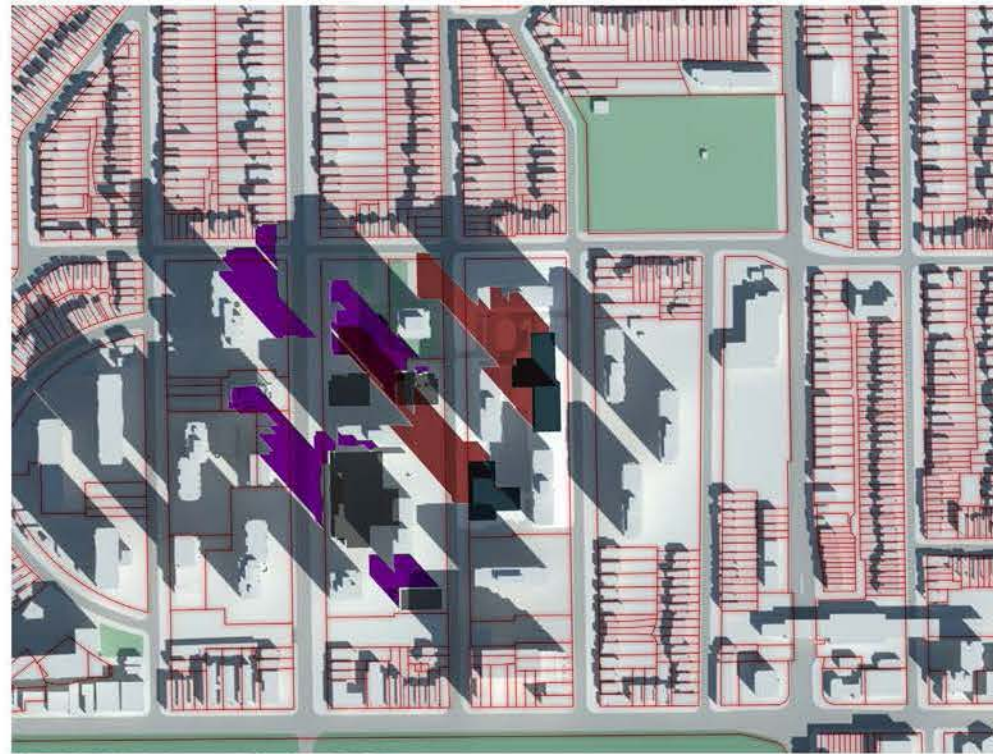


Shadow Impact Analysis
Glenlake + Oakmount

HARIRI PONTARINI ARCHITECTS

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The PURPLE area denotes shadow impact of adjacent development.

June 2018 Massing



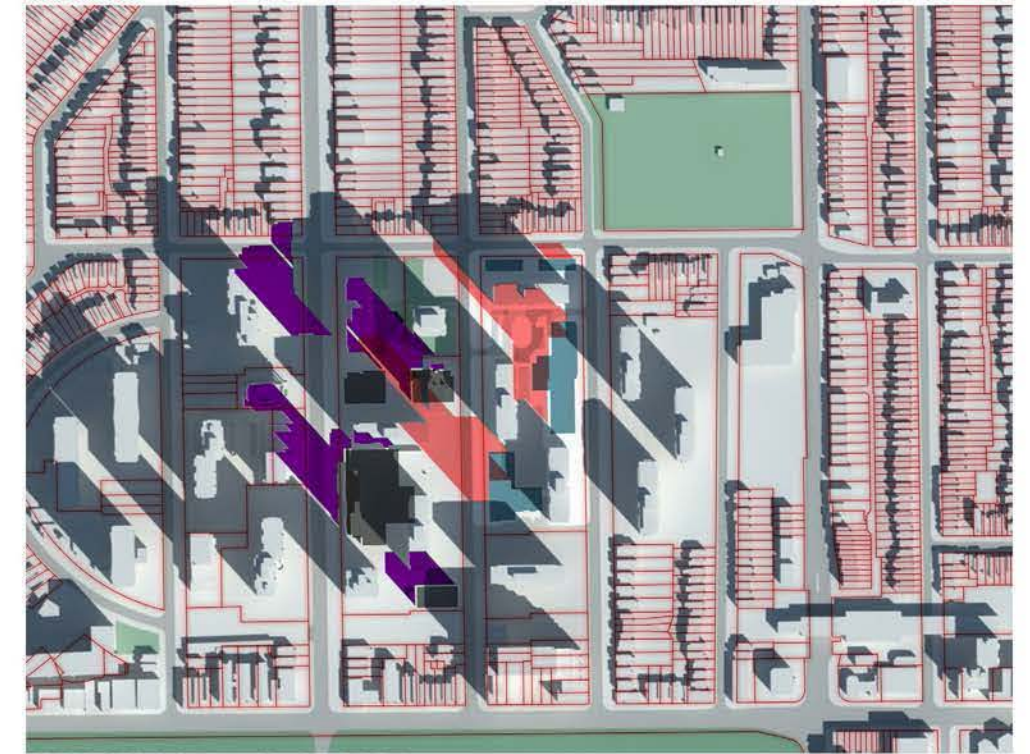
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Shadow Impact Analysis
Glenlake + Oakmount

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MARCH 21 12:18 EDT



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Glenlake + Oakmount

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2017 Submission Massing



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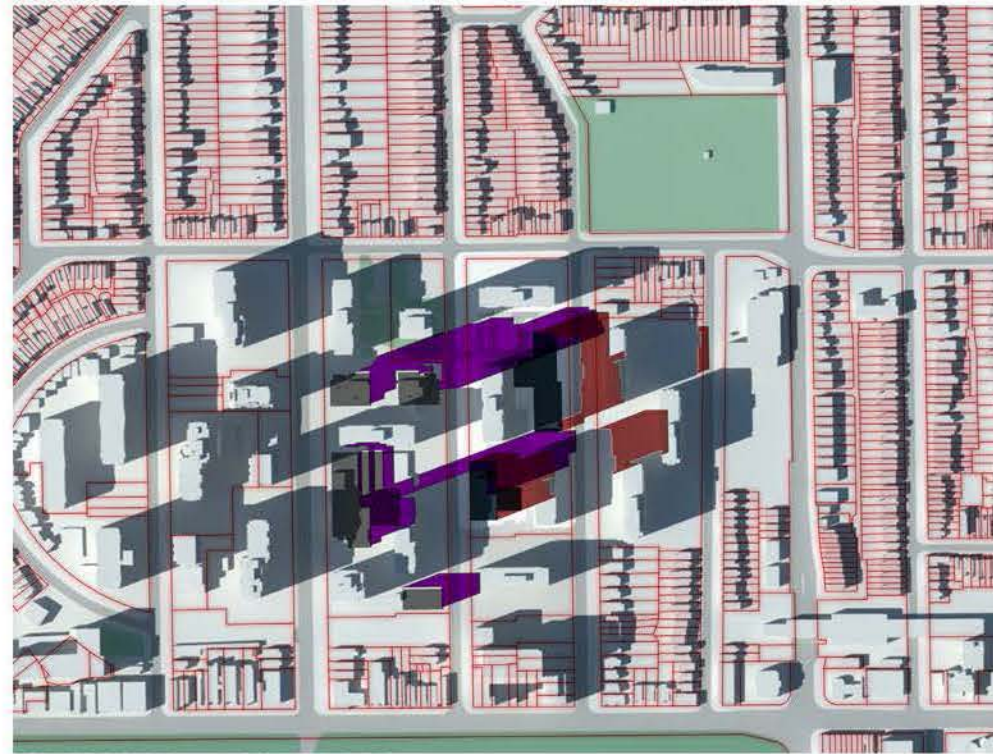


Shadow Impact Analysis
Glenlake + Oakmount

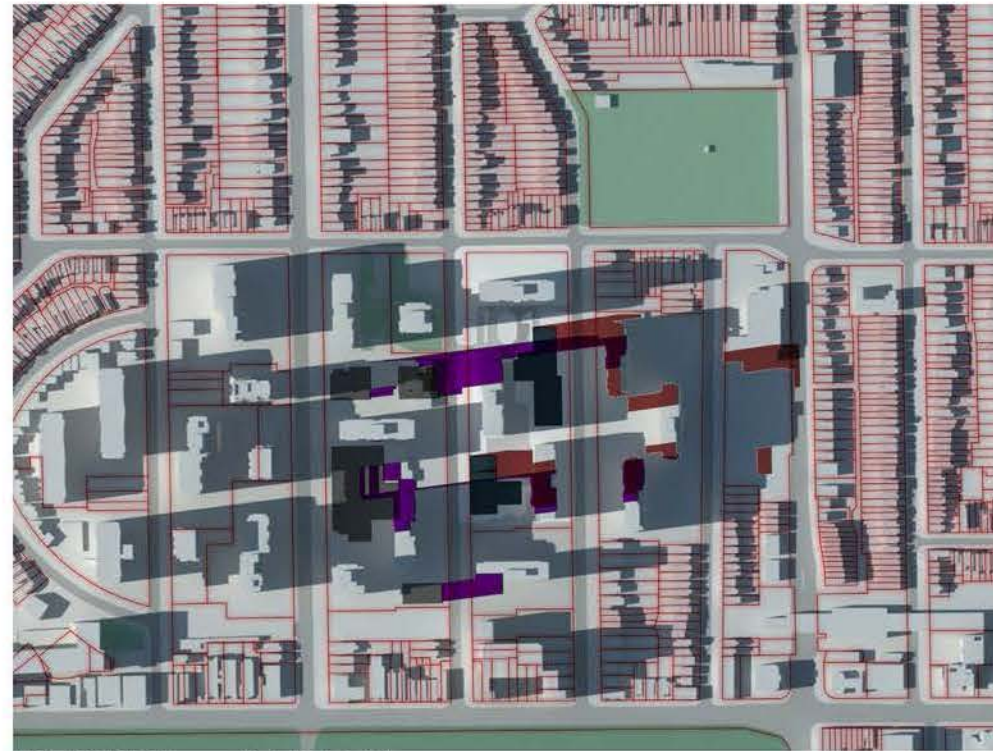
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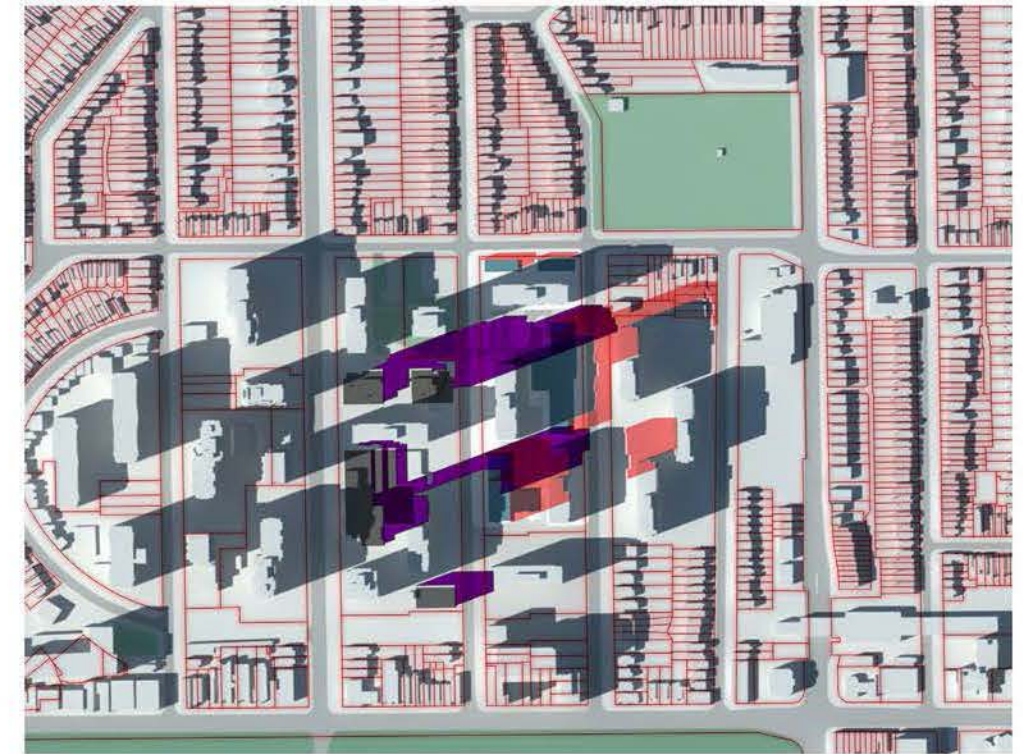
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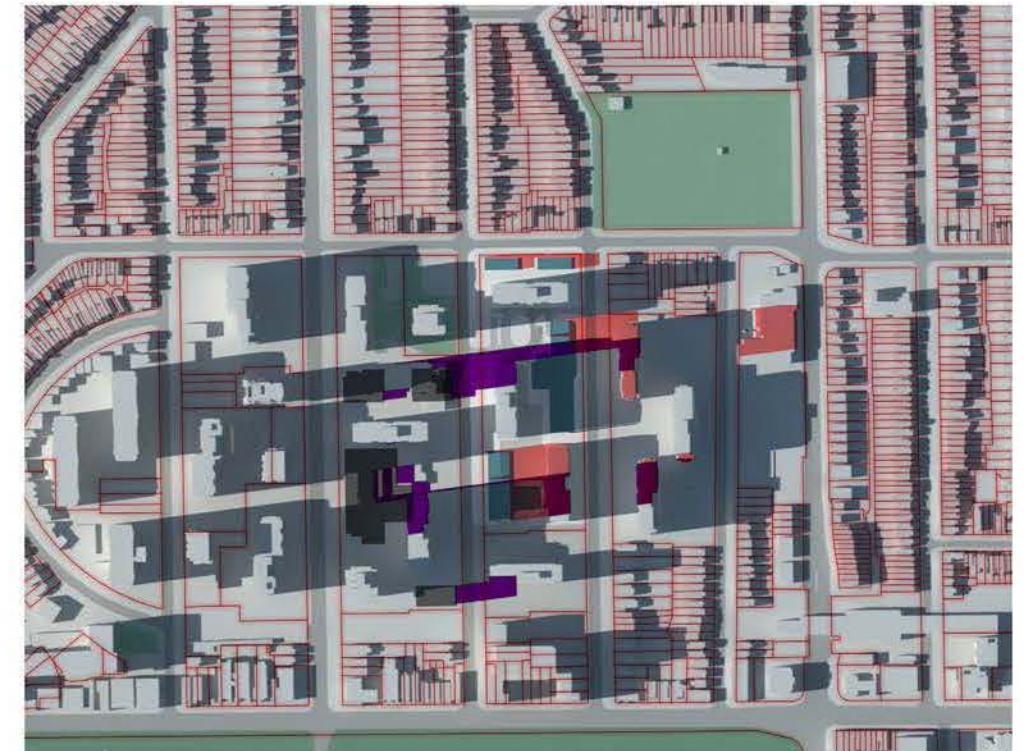
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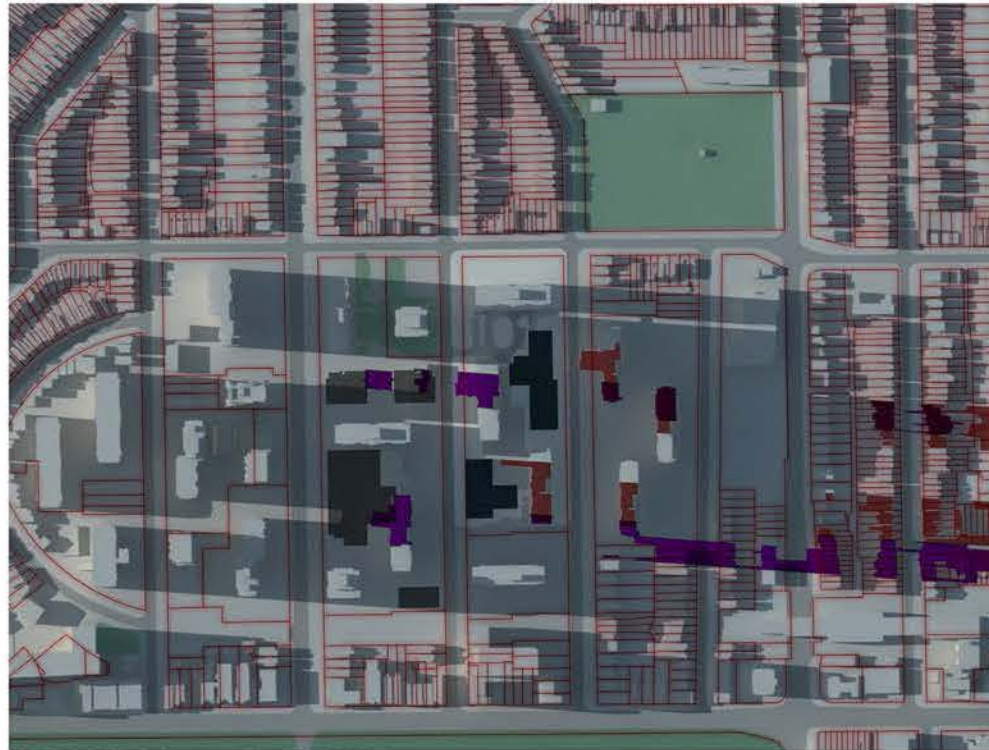


Shadow Impact Analysis
Glenlake + Oakmount

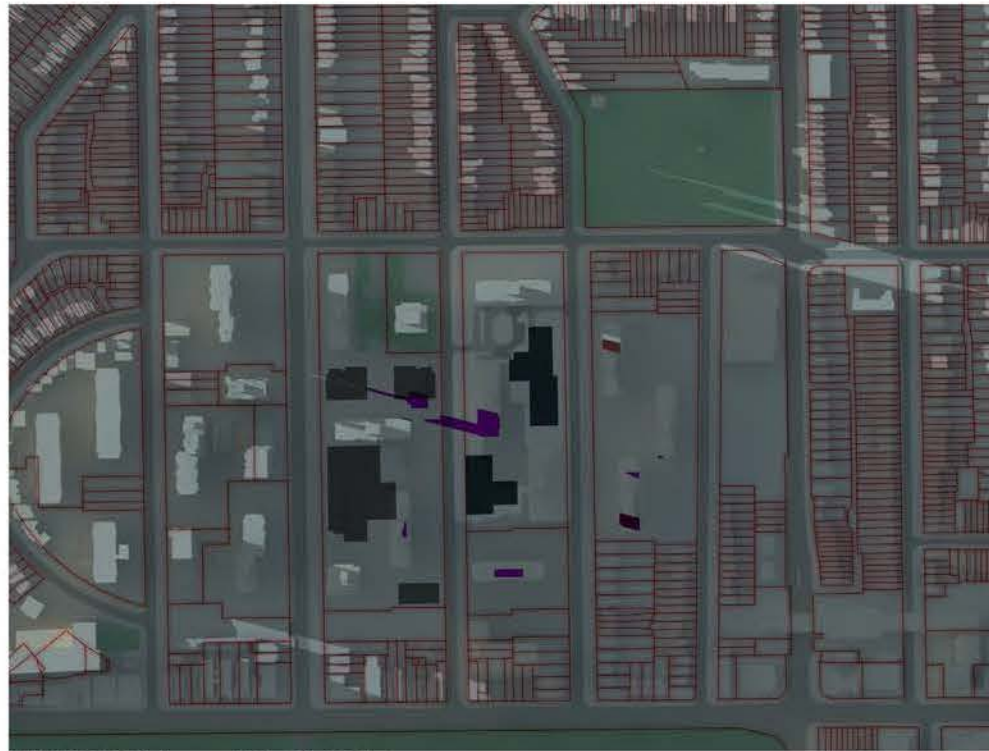
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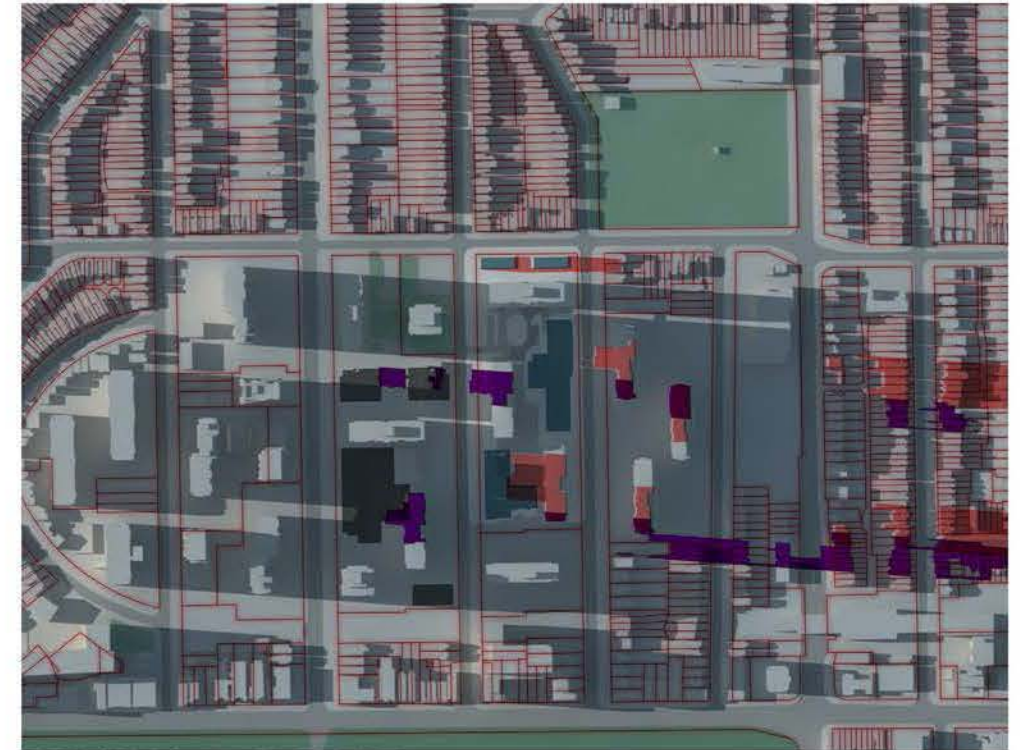
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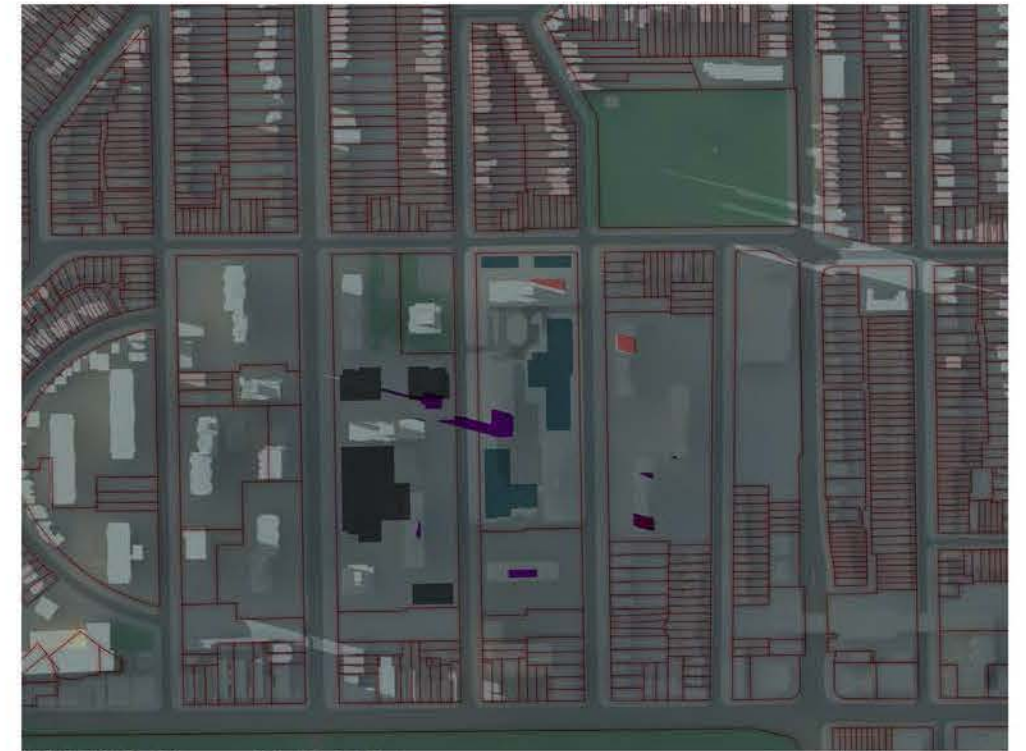
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2017 Submission Massing



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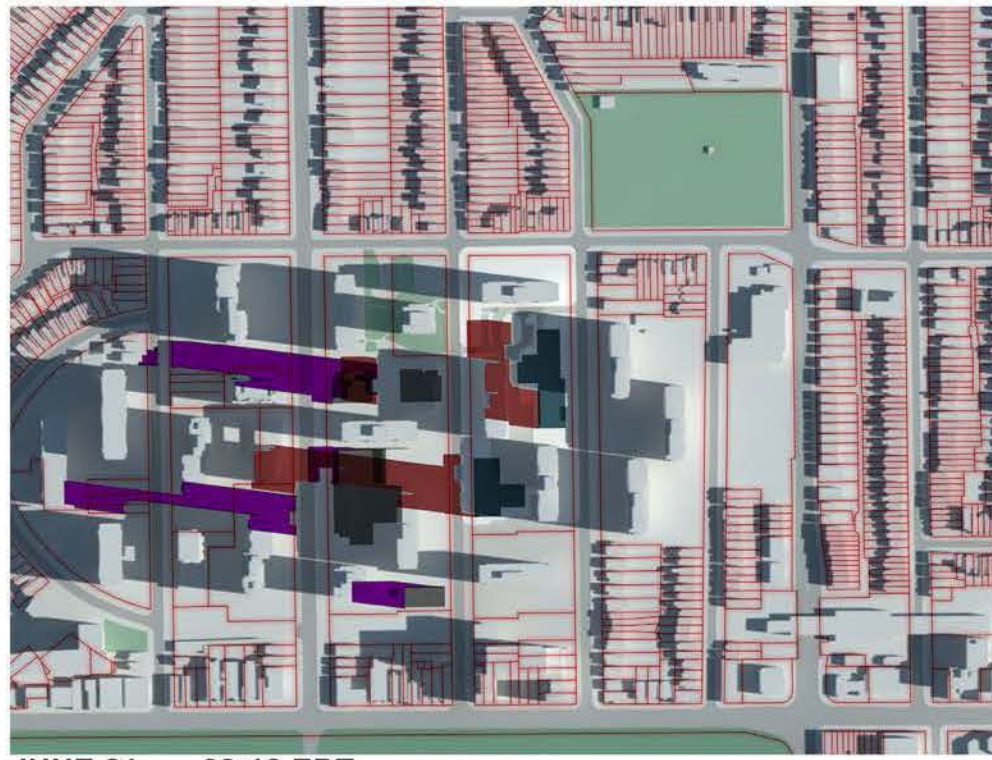


Shadow Impact Analysis
Glenlake + Oakmount

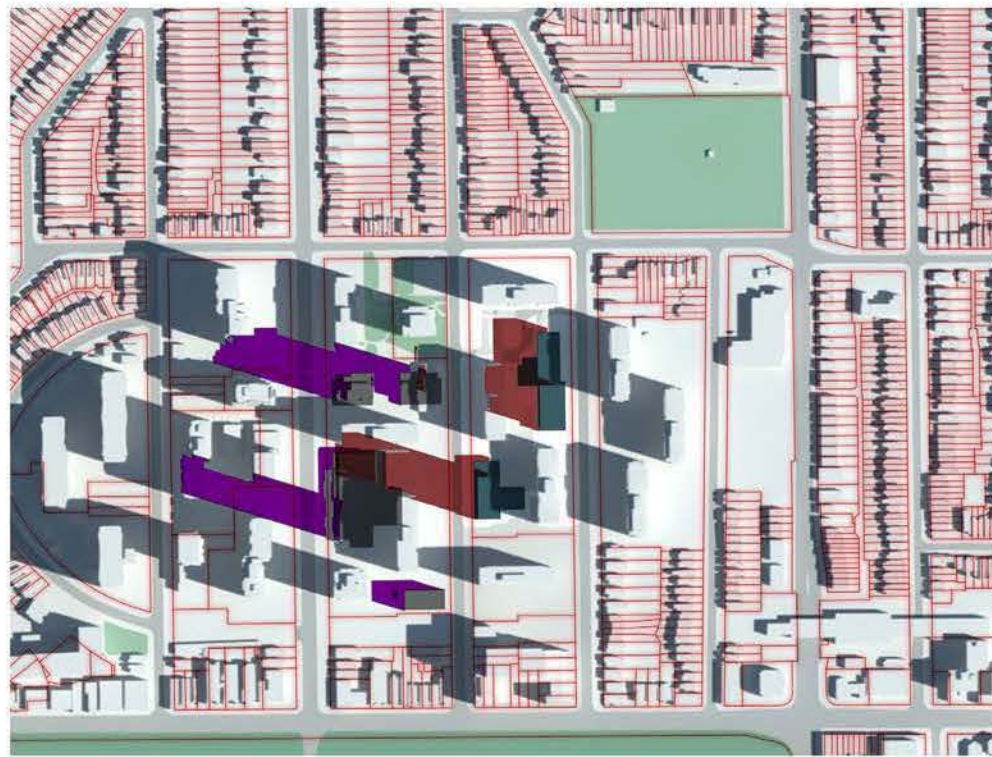
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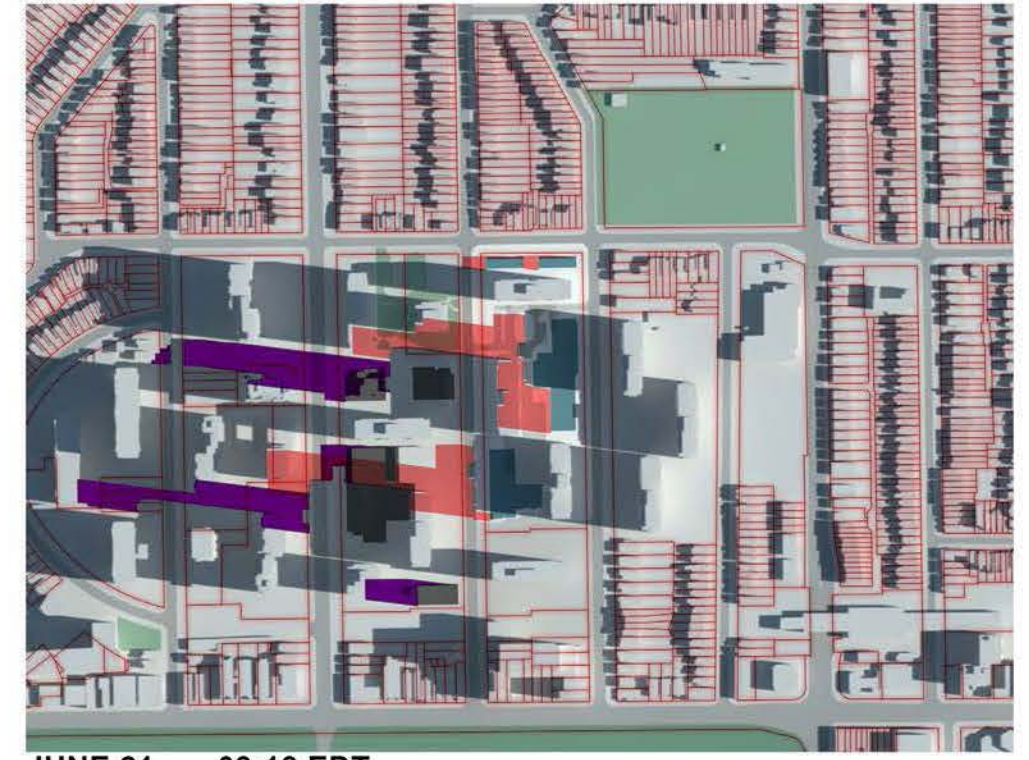
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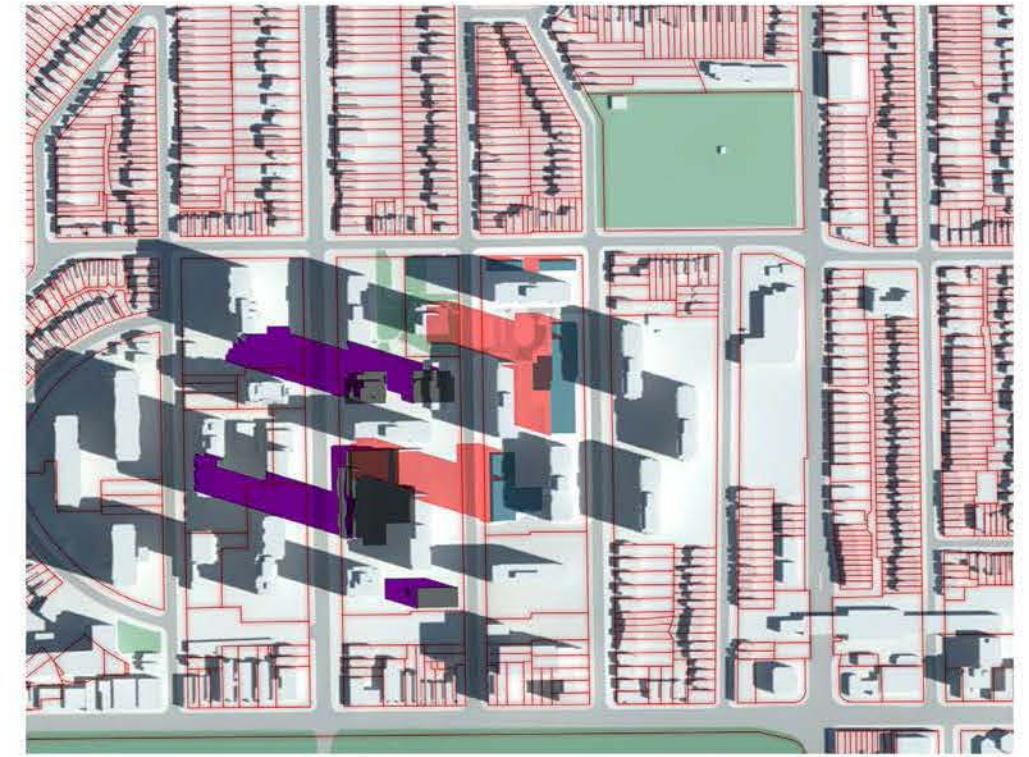
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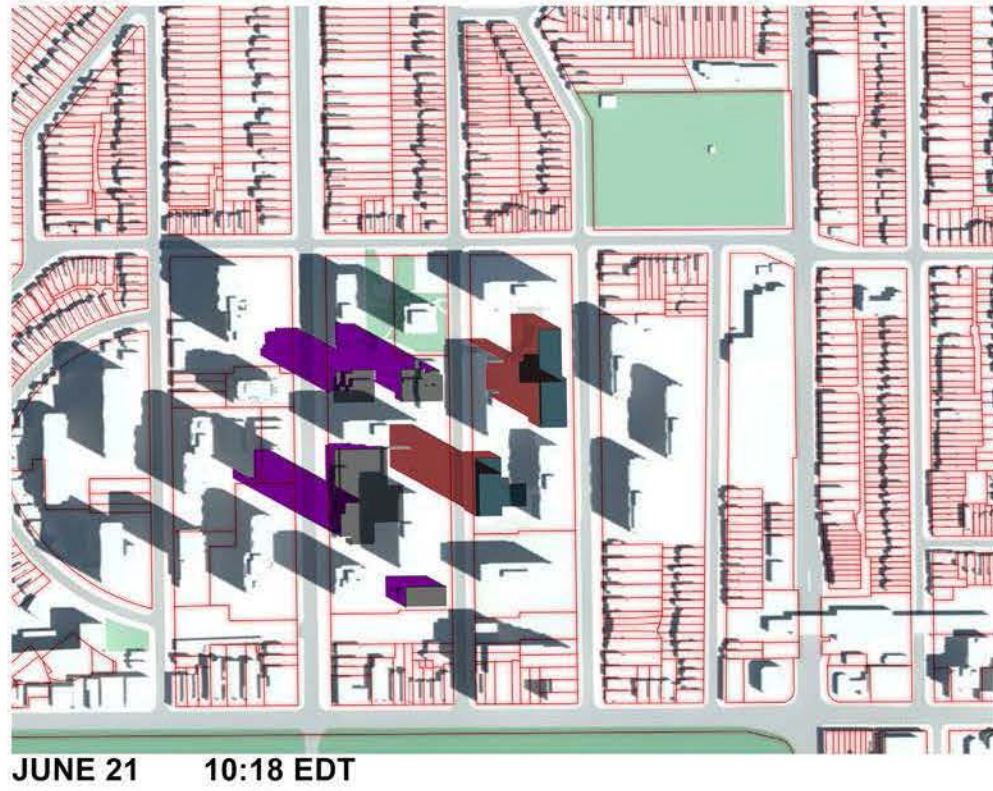


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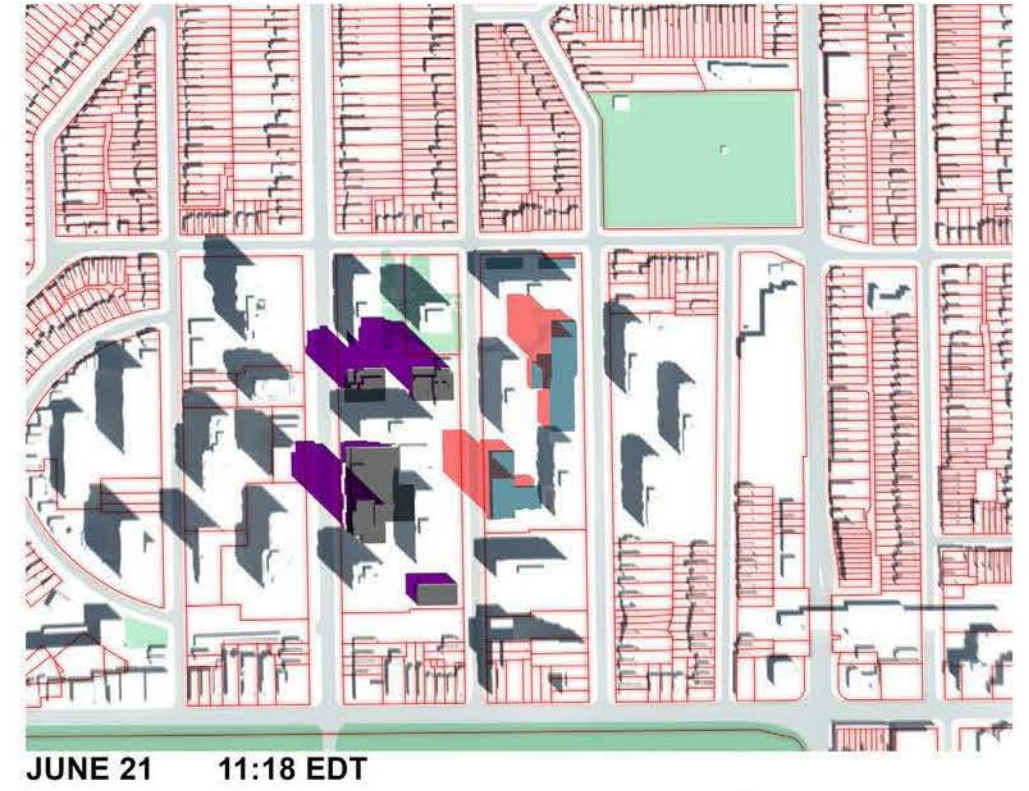
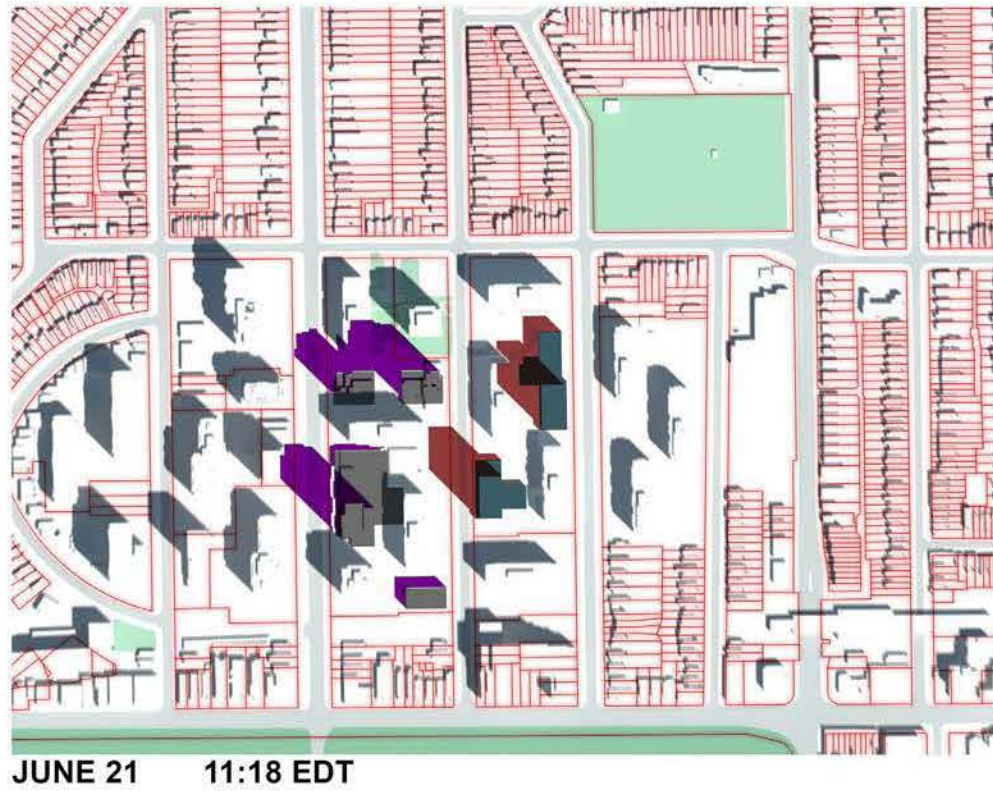
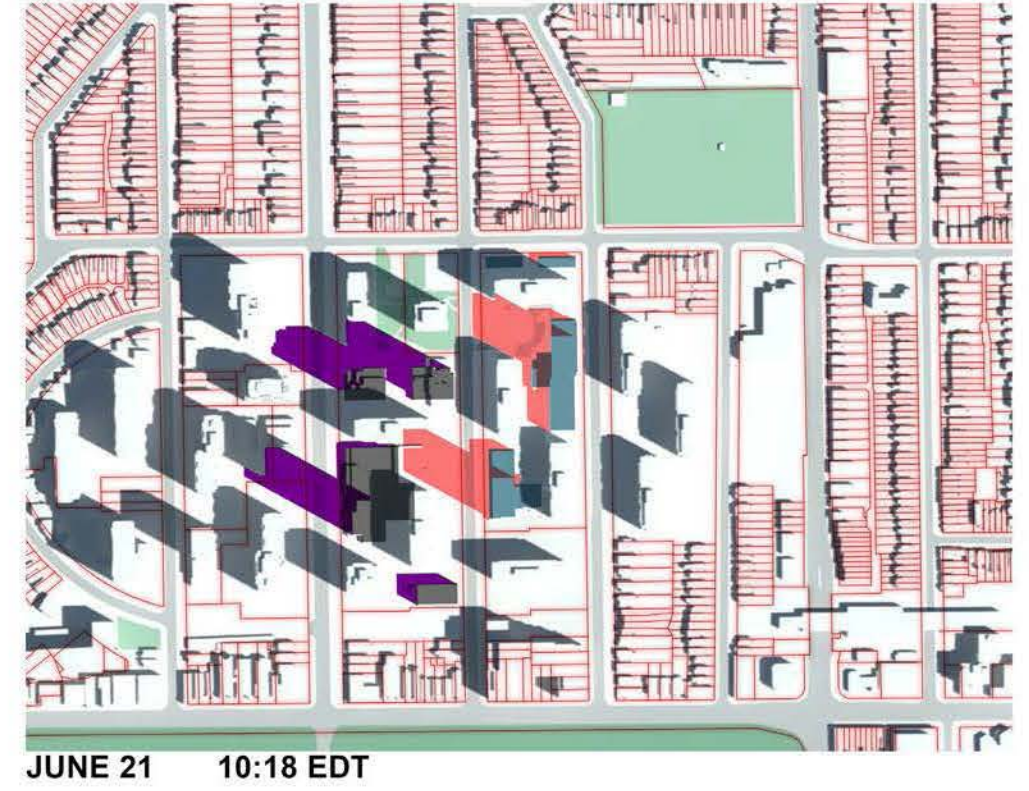
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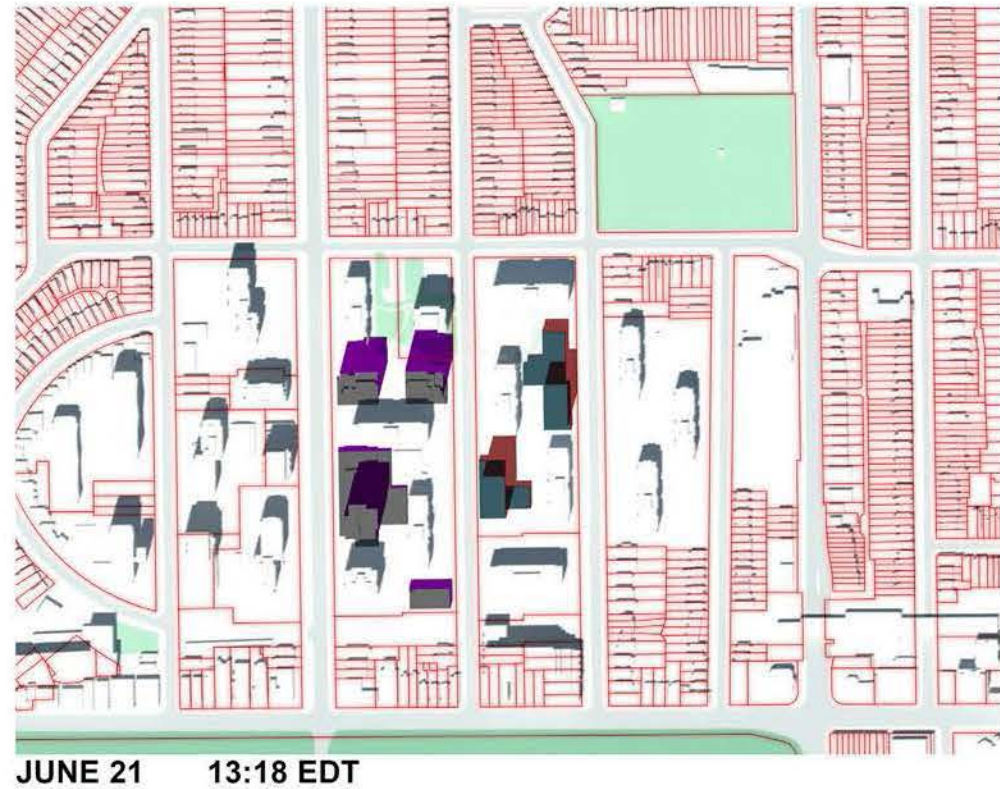


Shadow Impact Analysis
Glenlake + Oakmount

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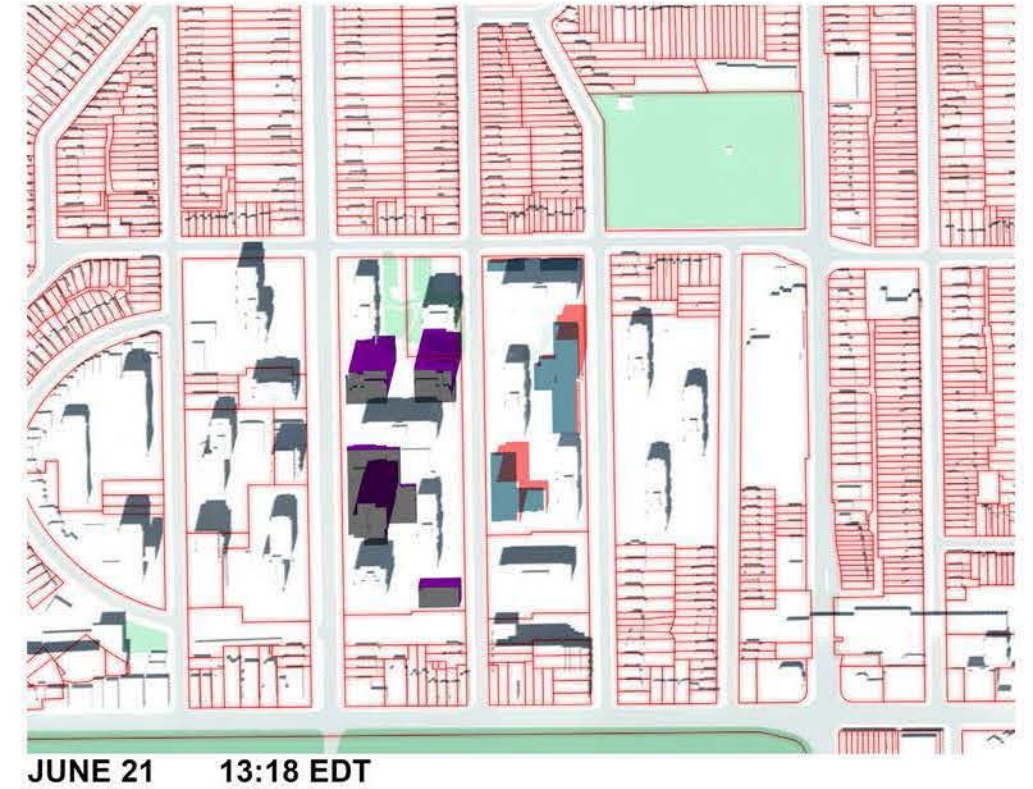
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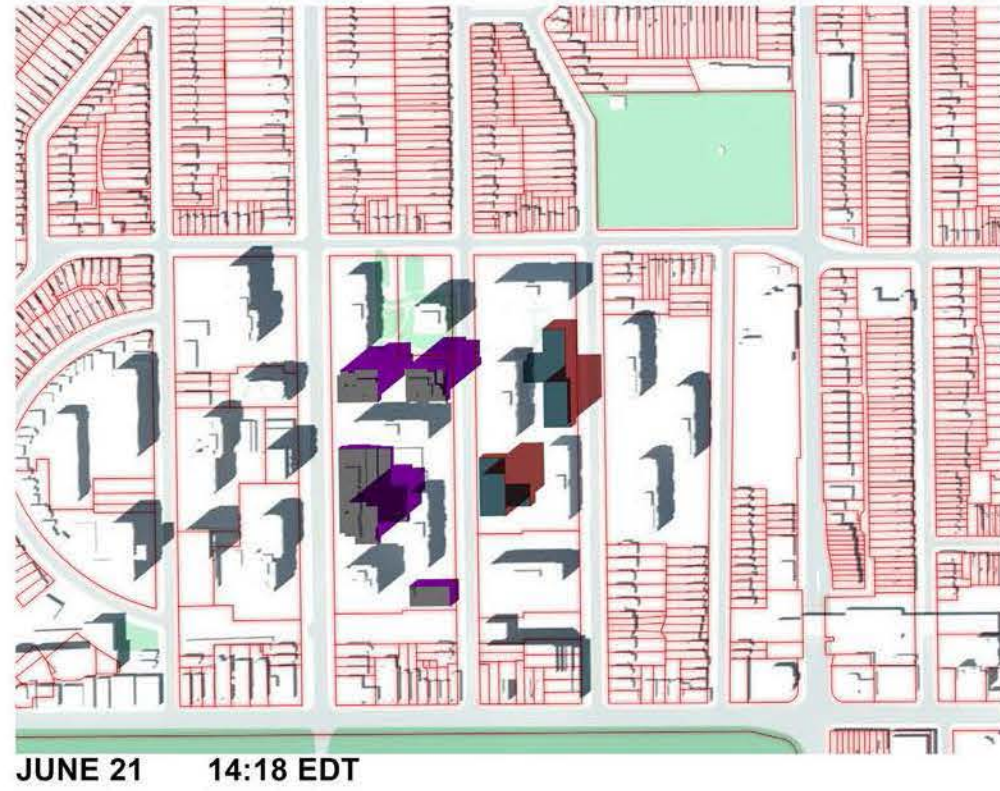


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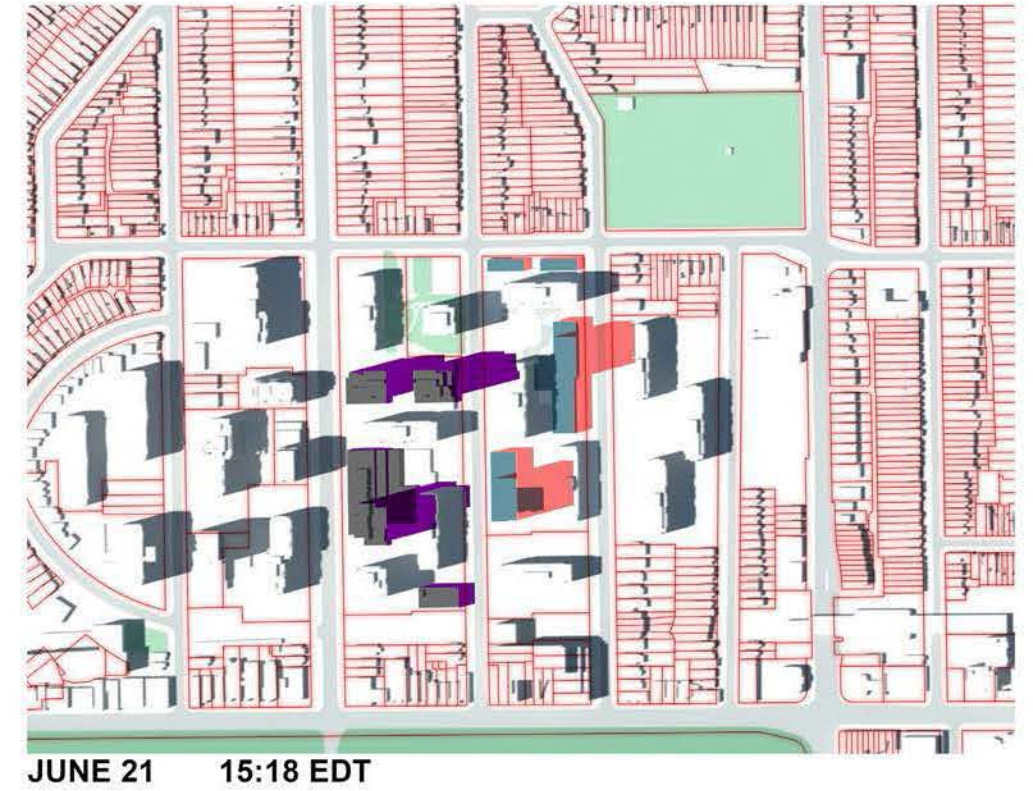
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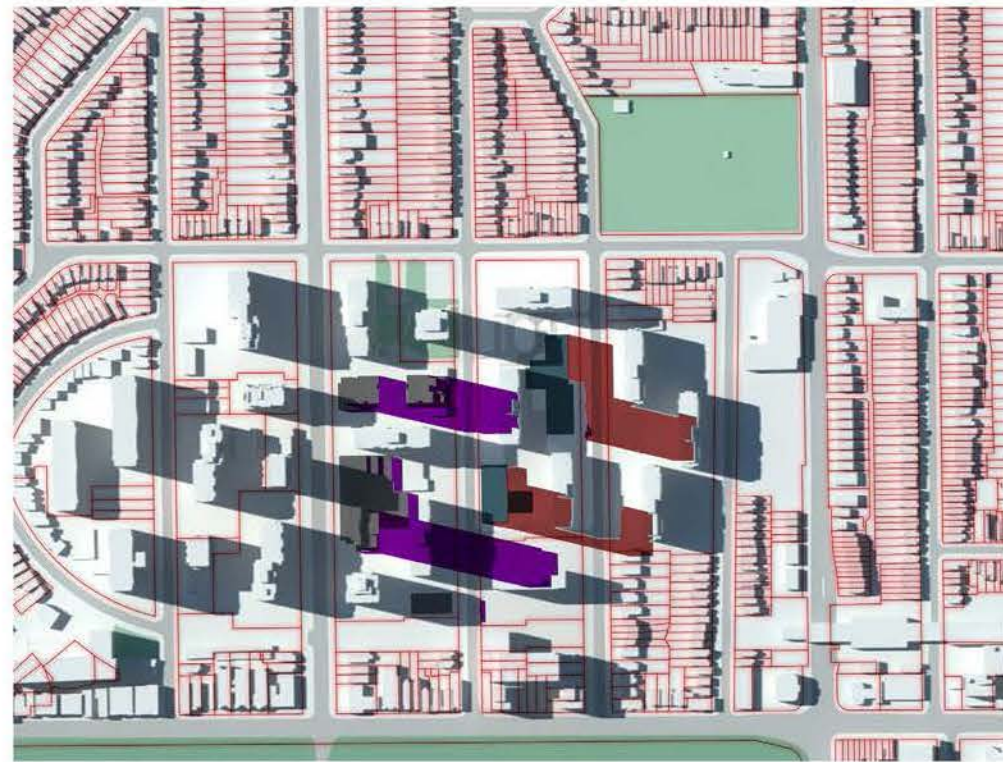
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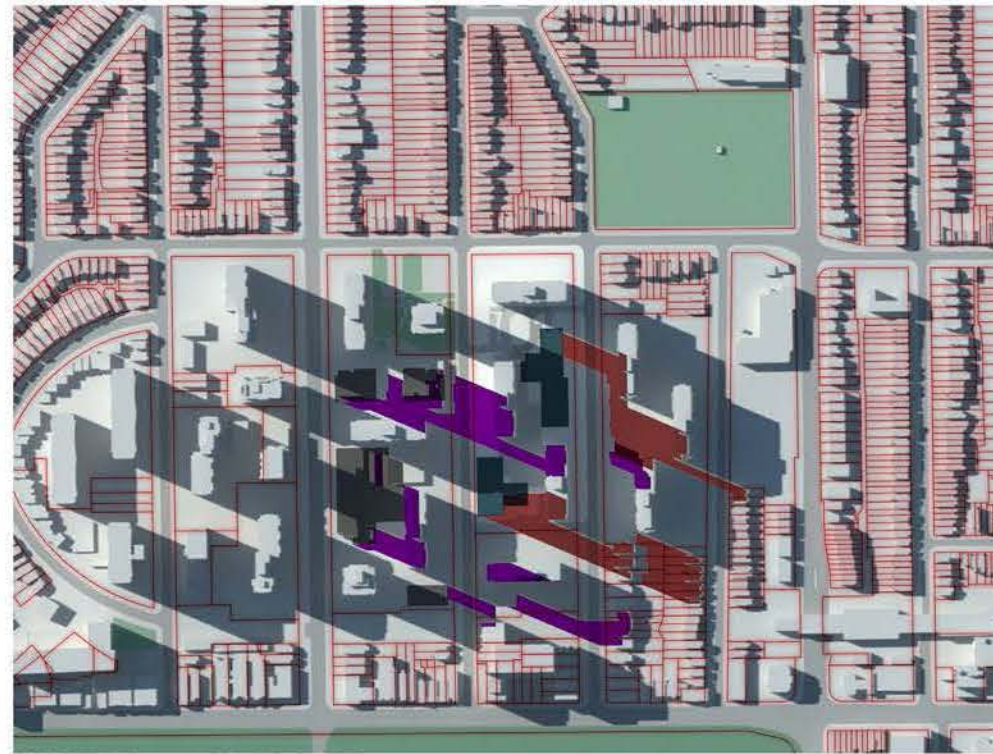


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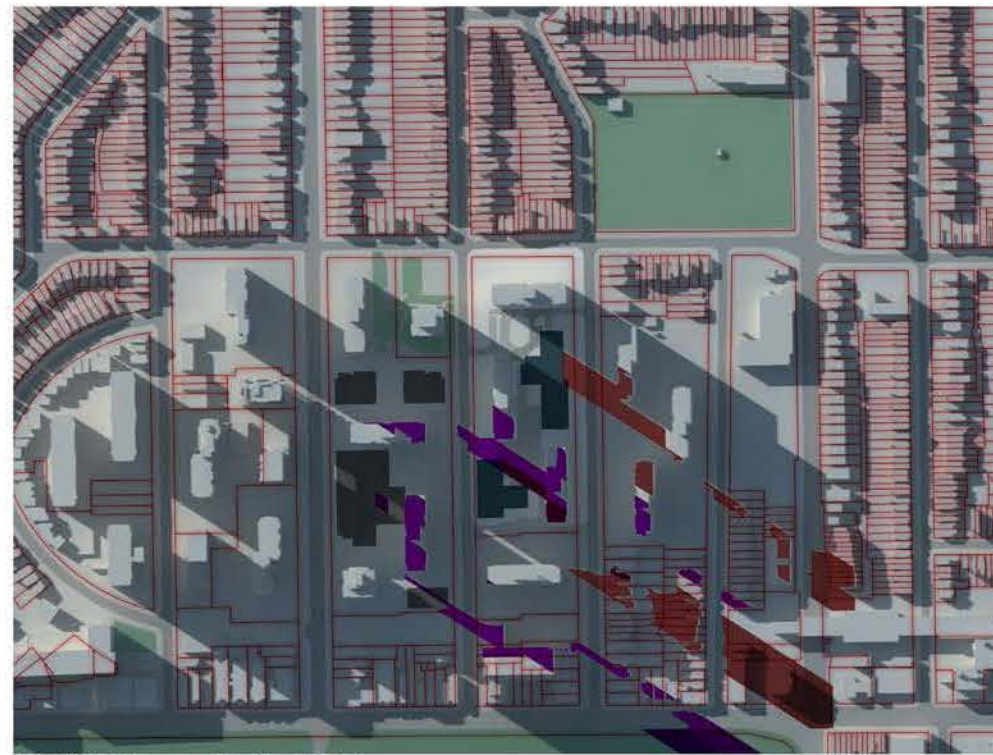
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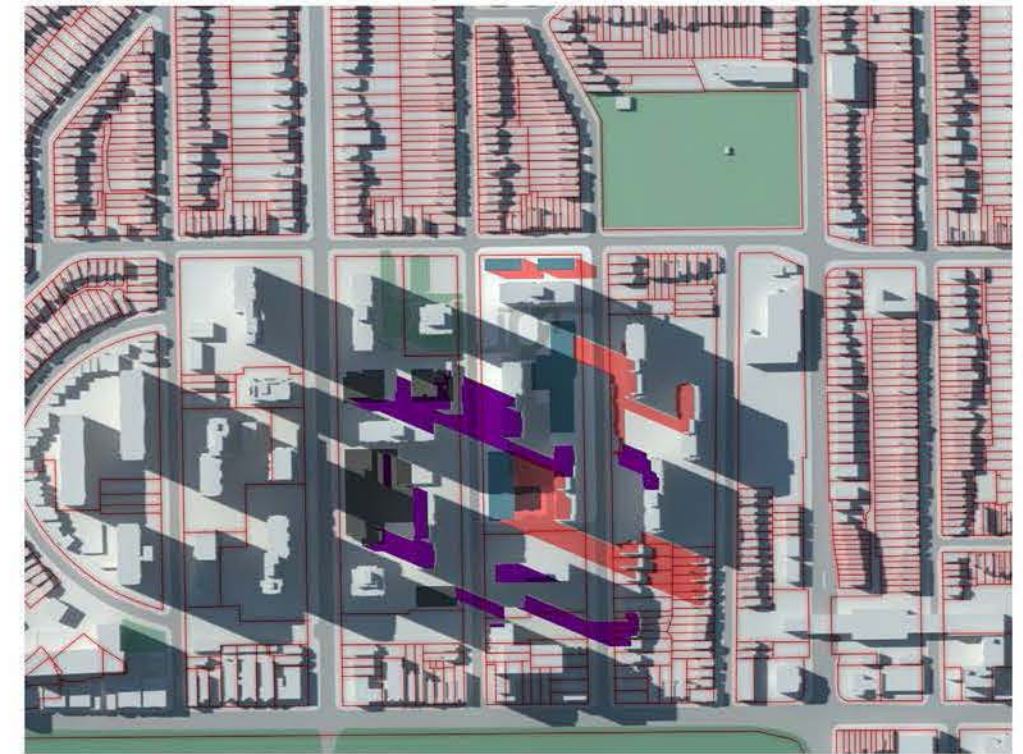
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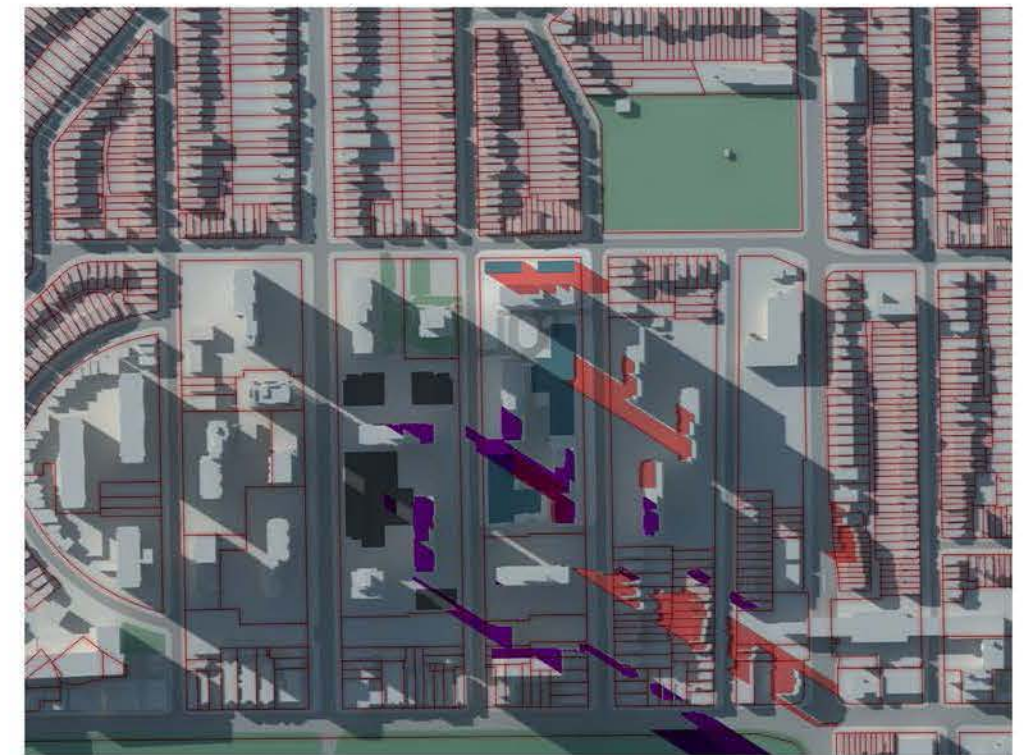
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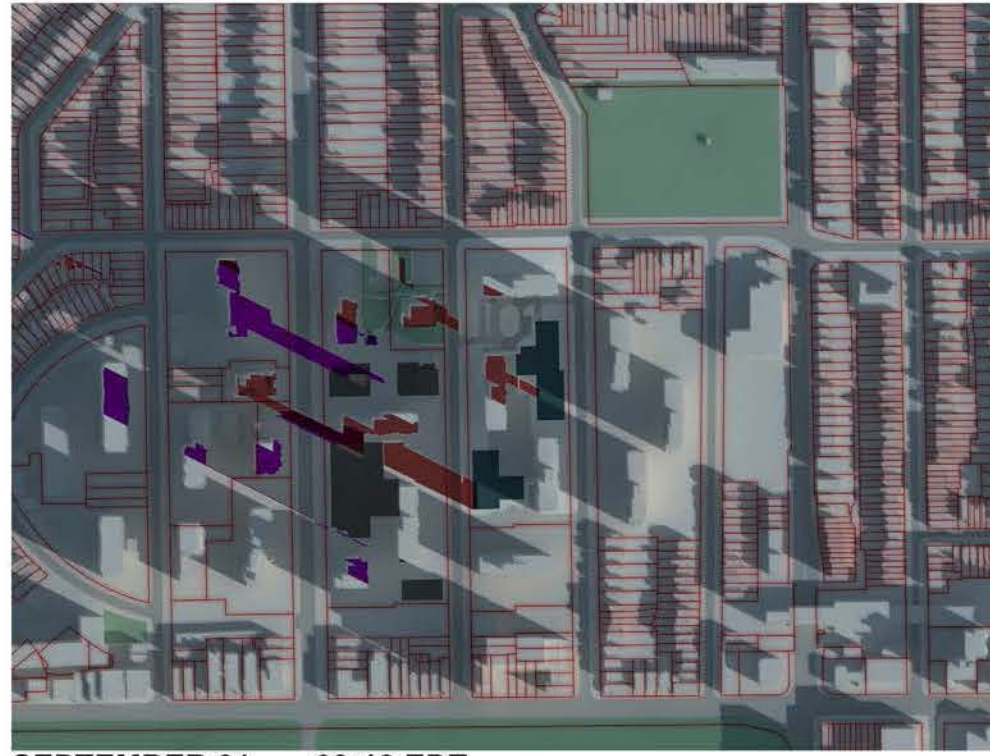


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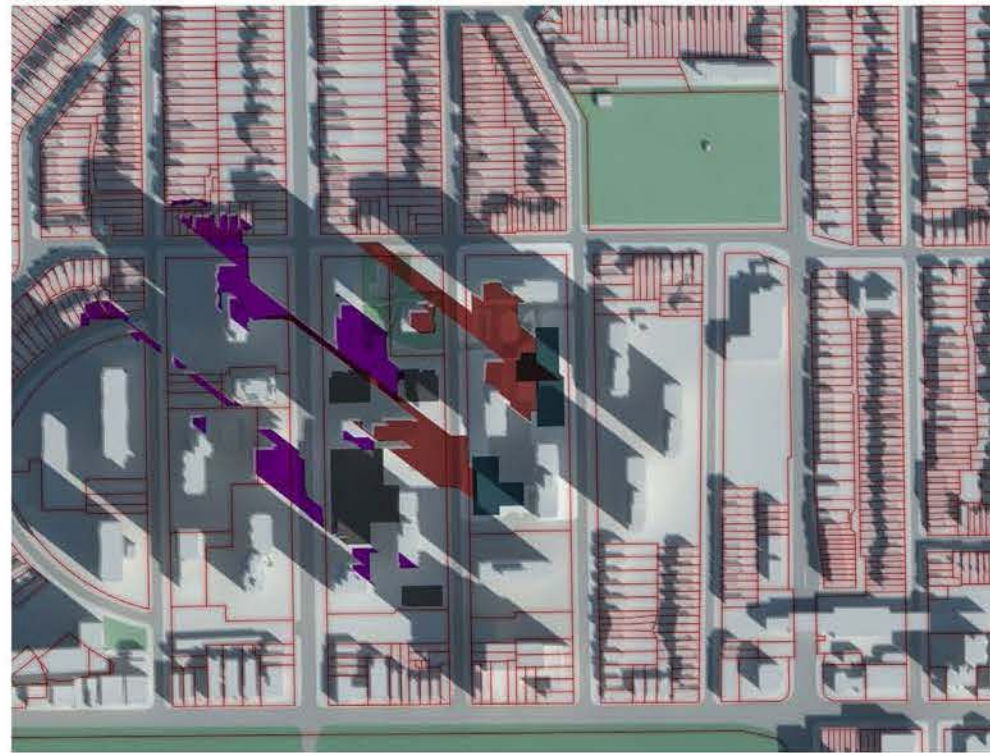
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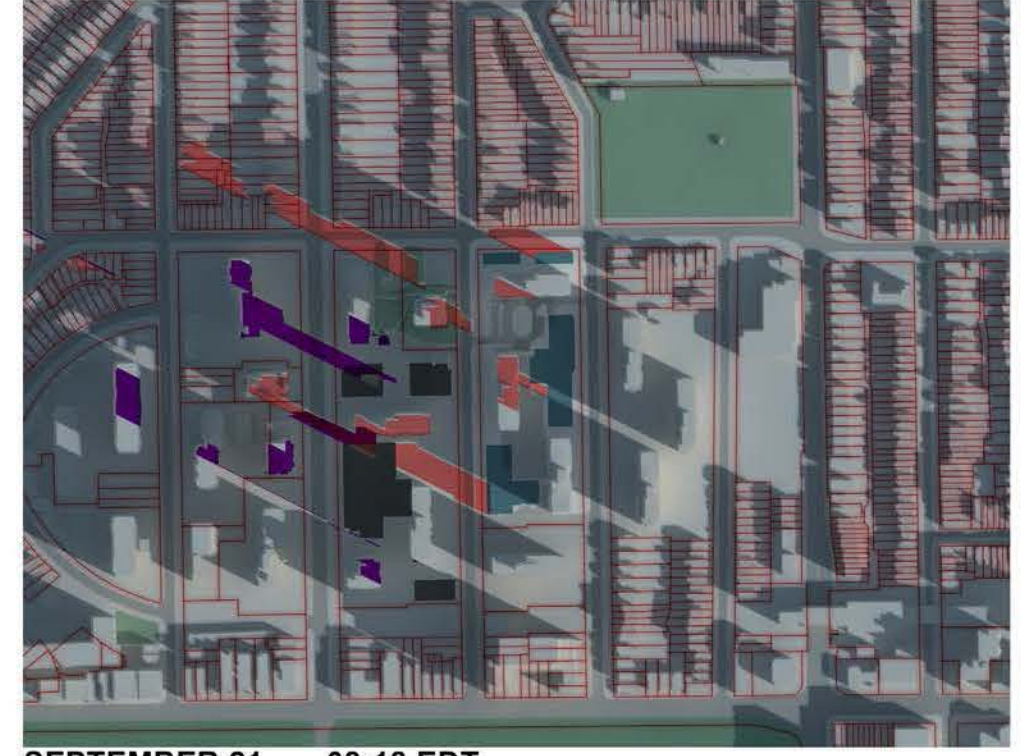
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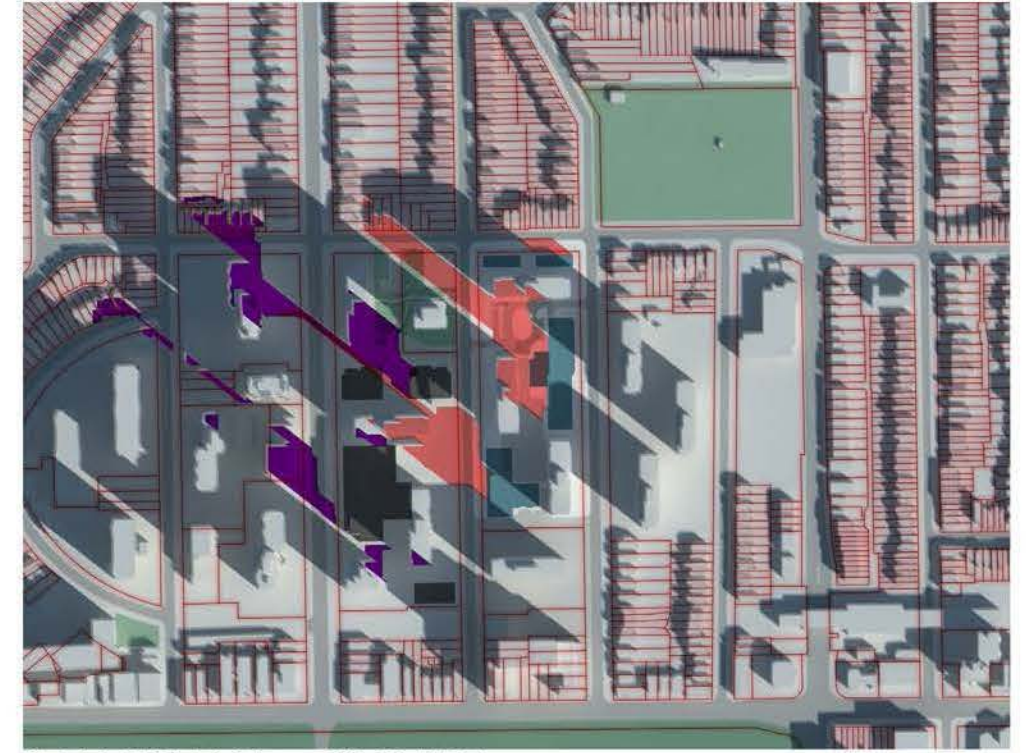
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Glentake + Oakmount

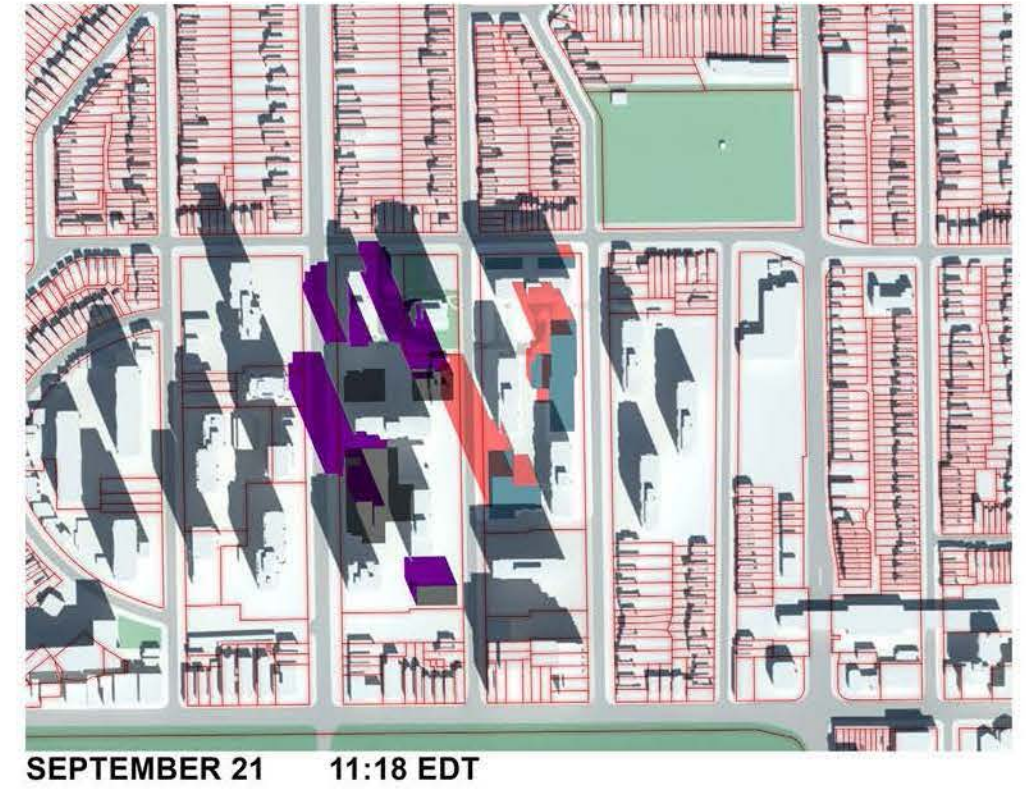
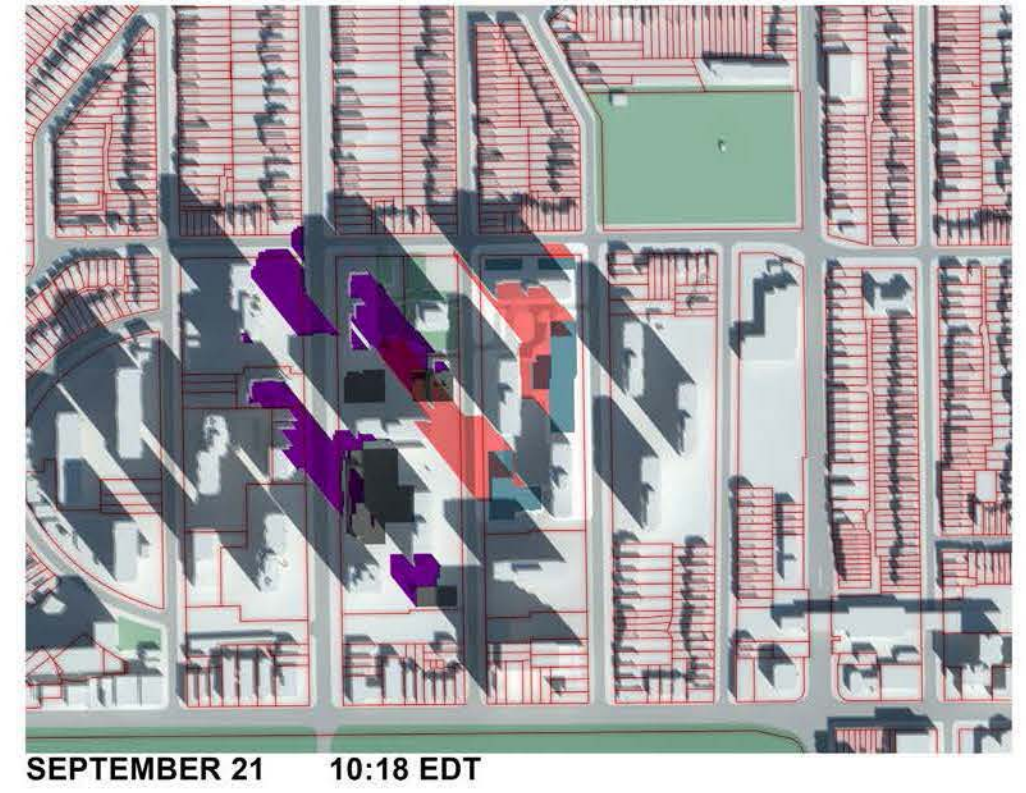
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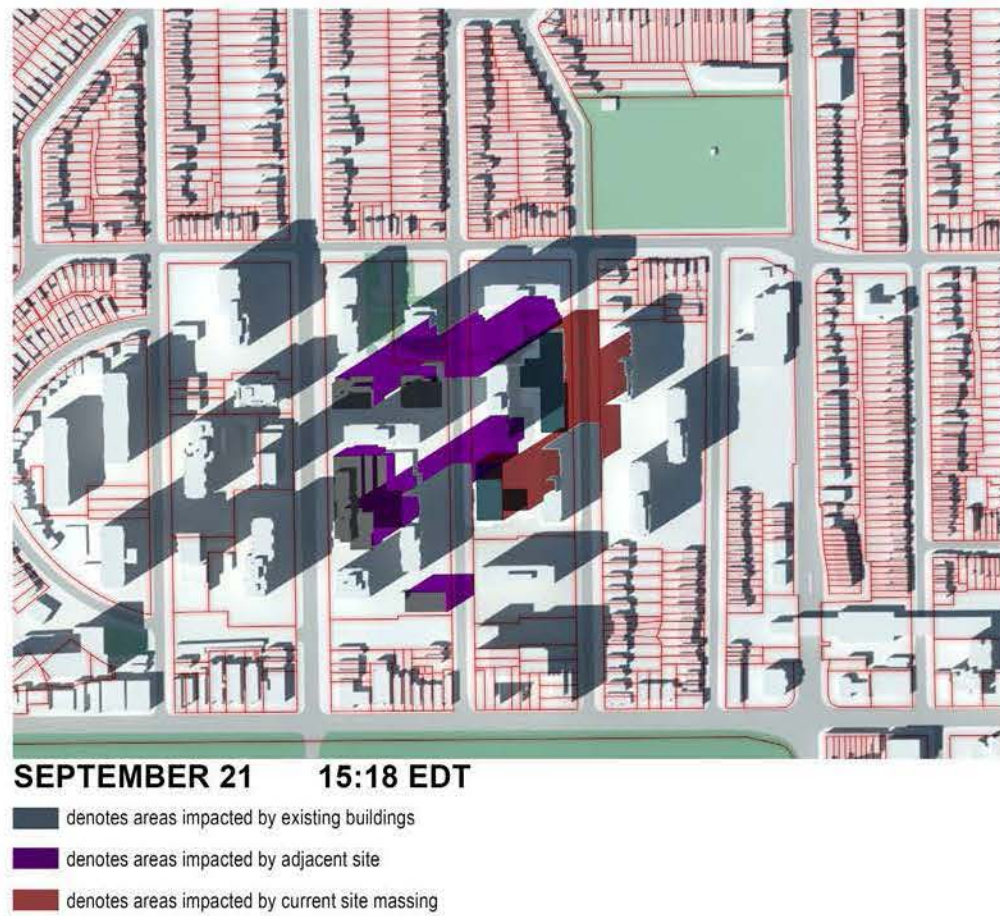
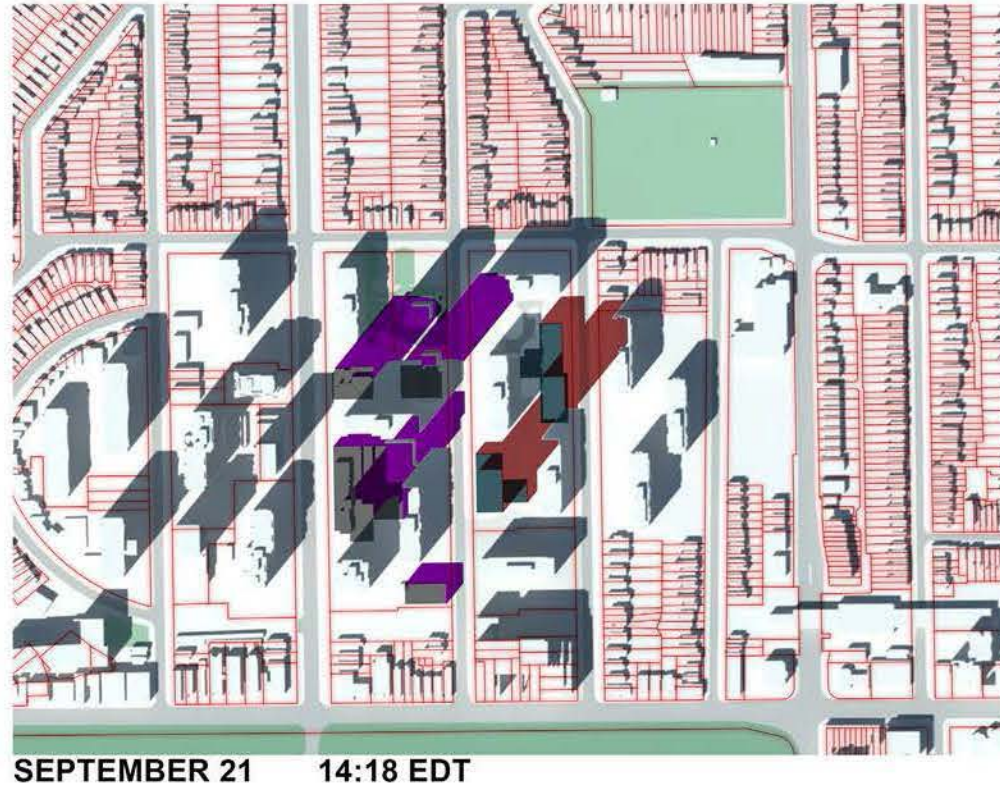


Shadow Impact Analysis
Glenlake + Oakmount

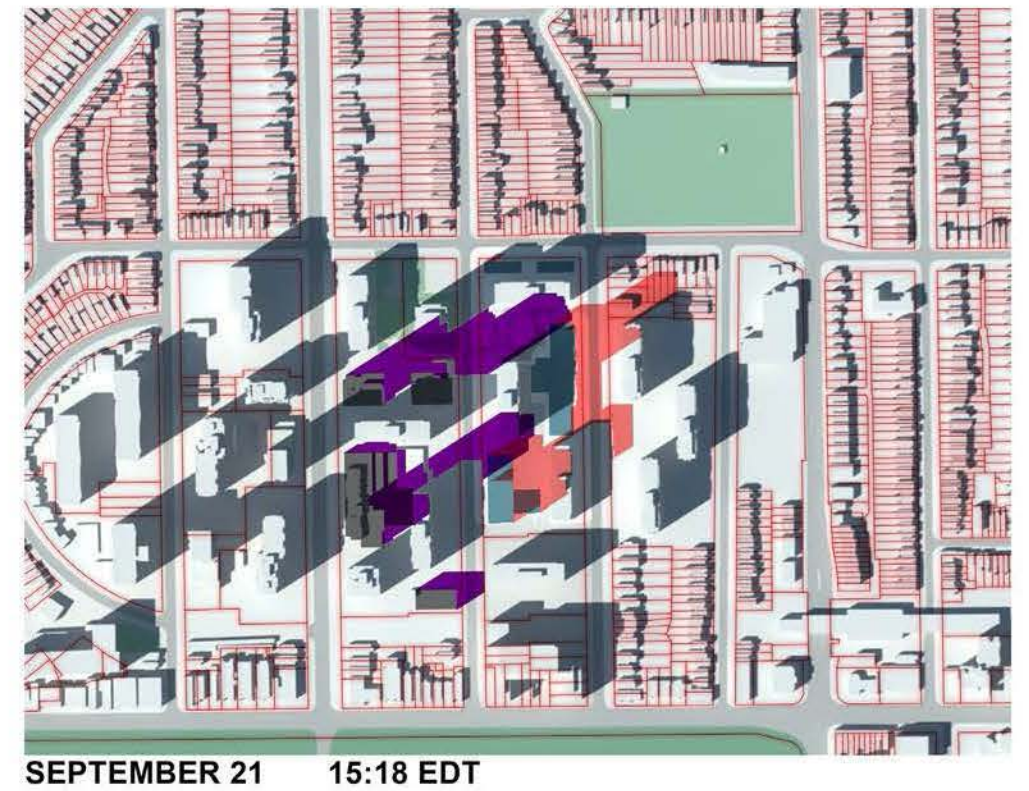
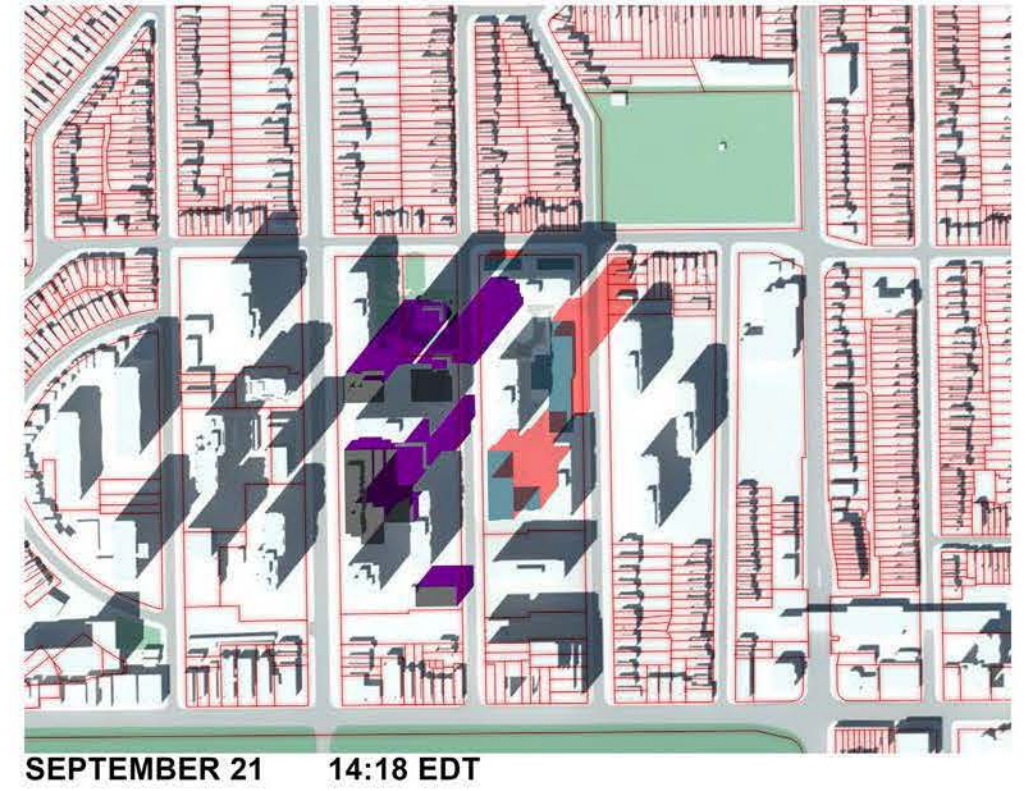
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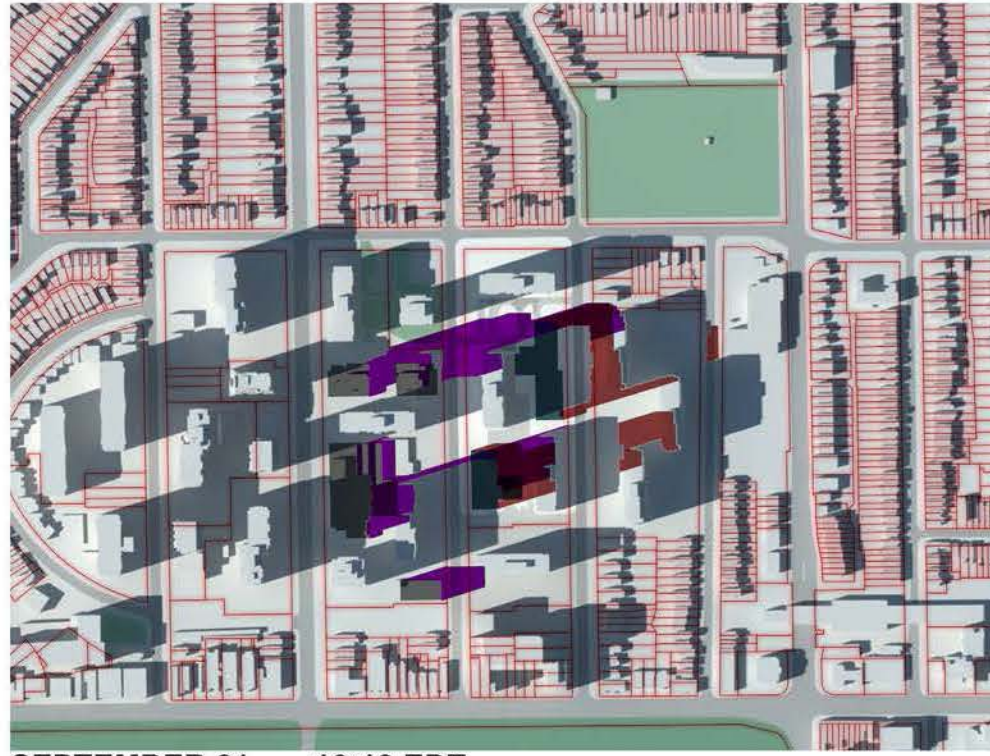


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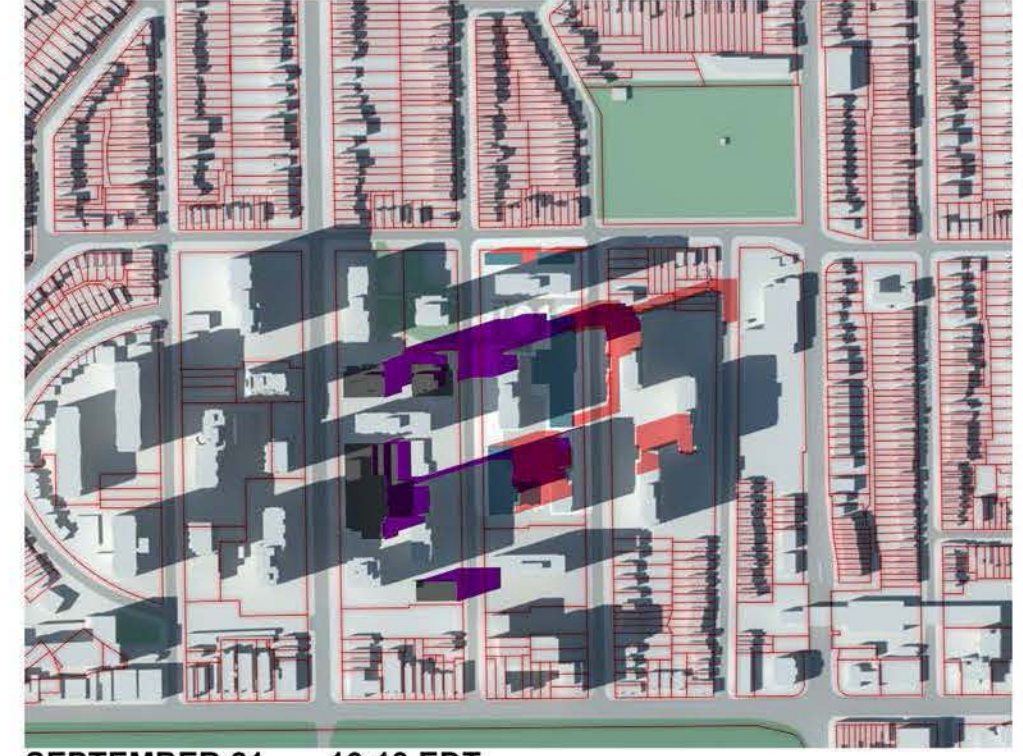
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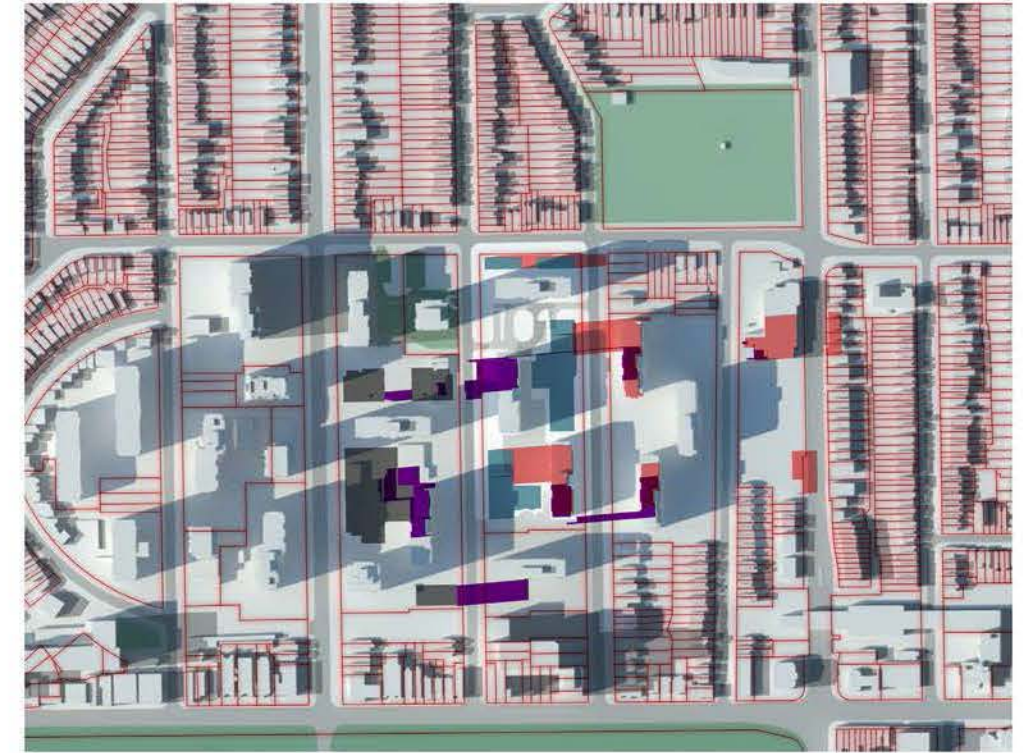
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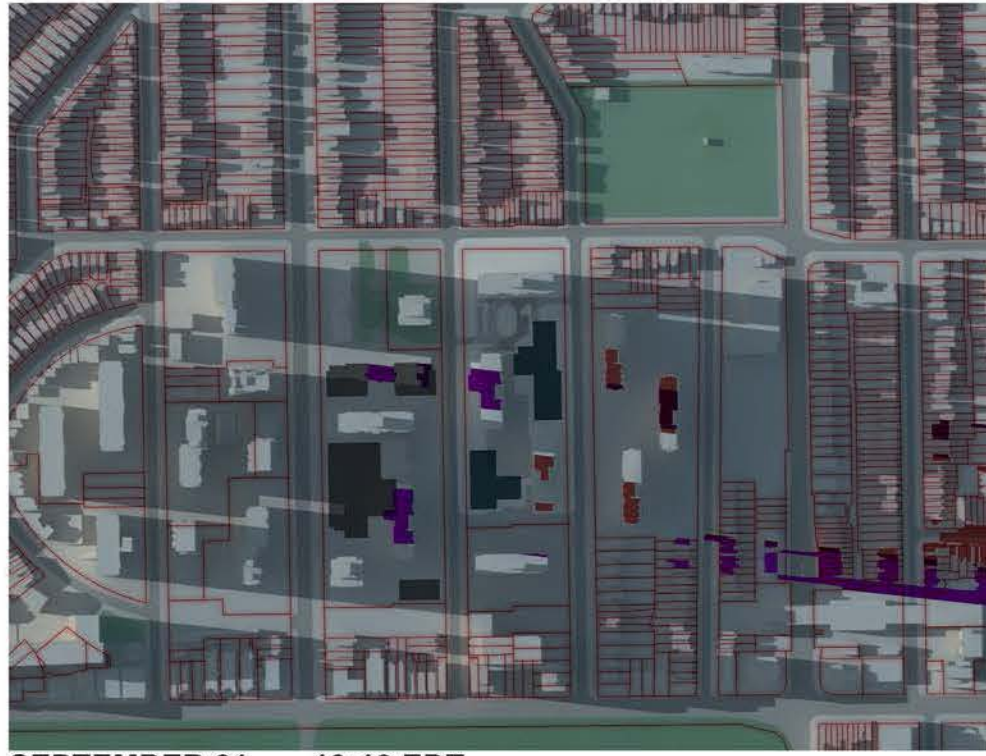


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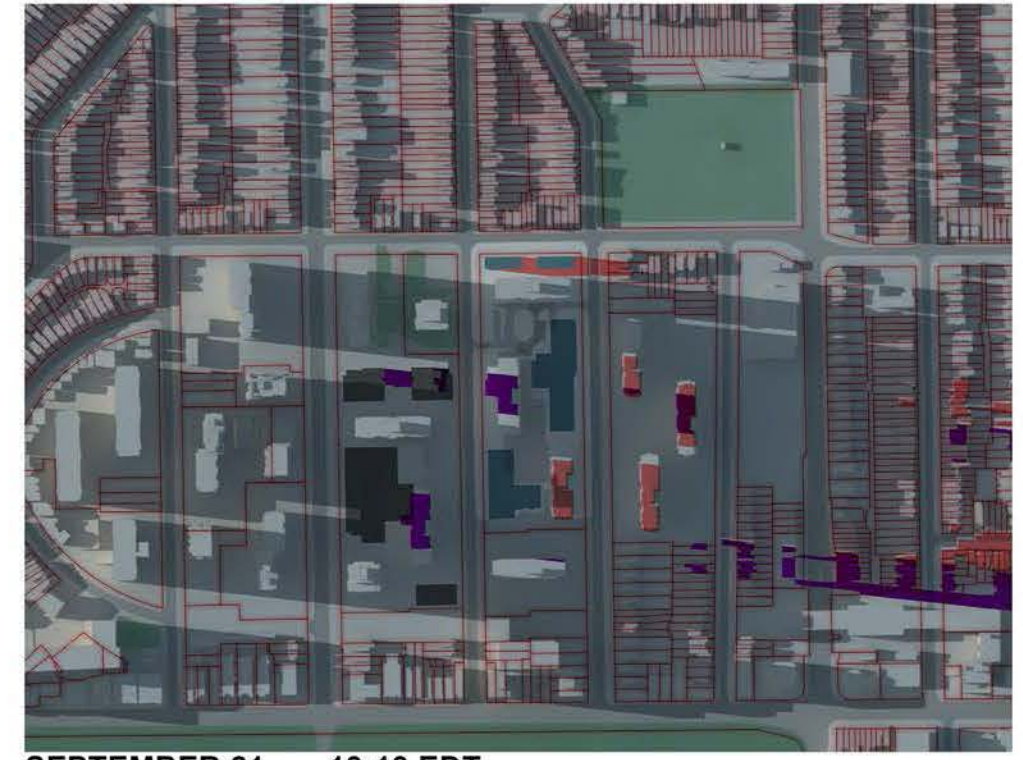
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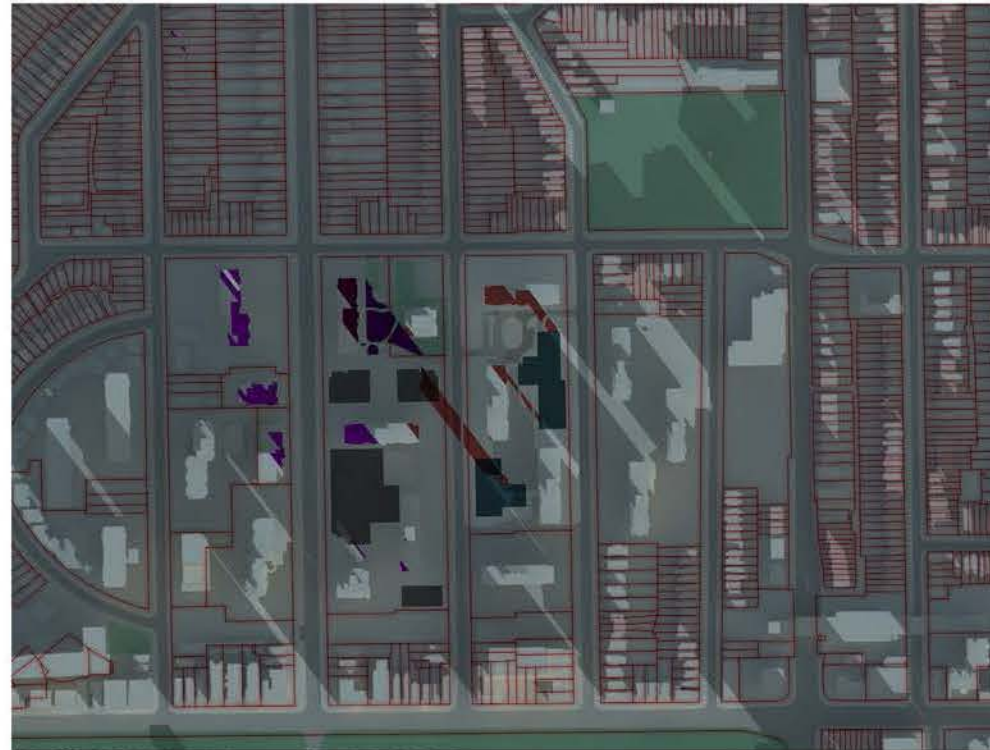


Shadow Impact Analysis
Glenlake + Oakmount

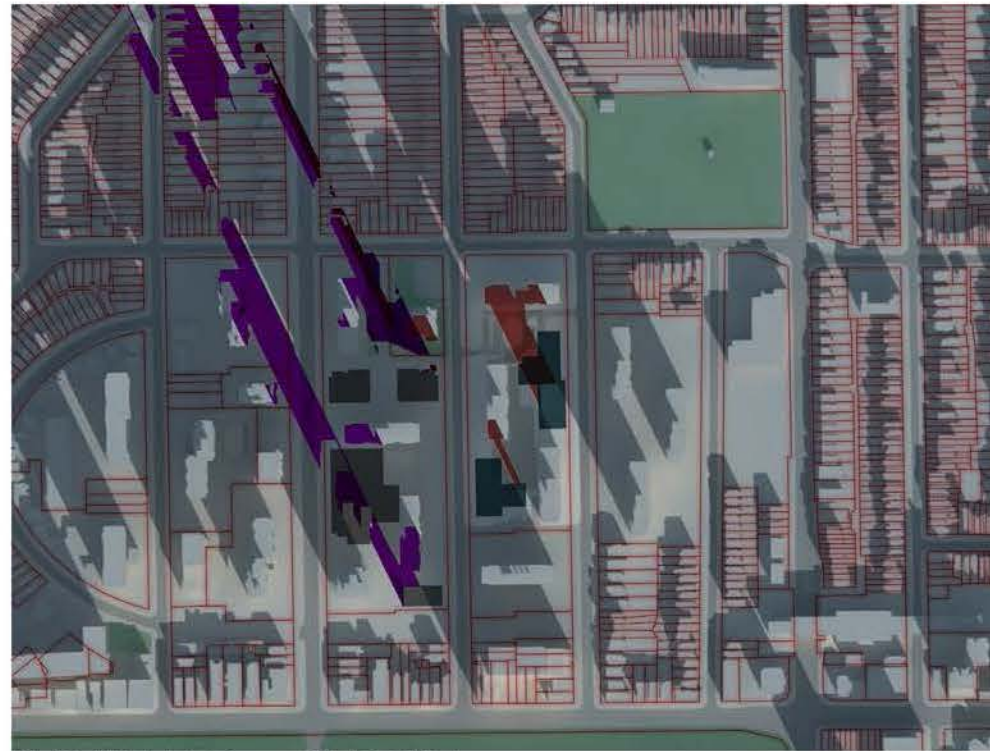
HARIRI PONTARINI ARCHITECTS

*NOTE: omitted hours occur before or after sunrise/set on given date.
The PURPLE area denotes shadow impact of adjacent developments.

June 2018 Massing



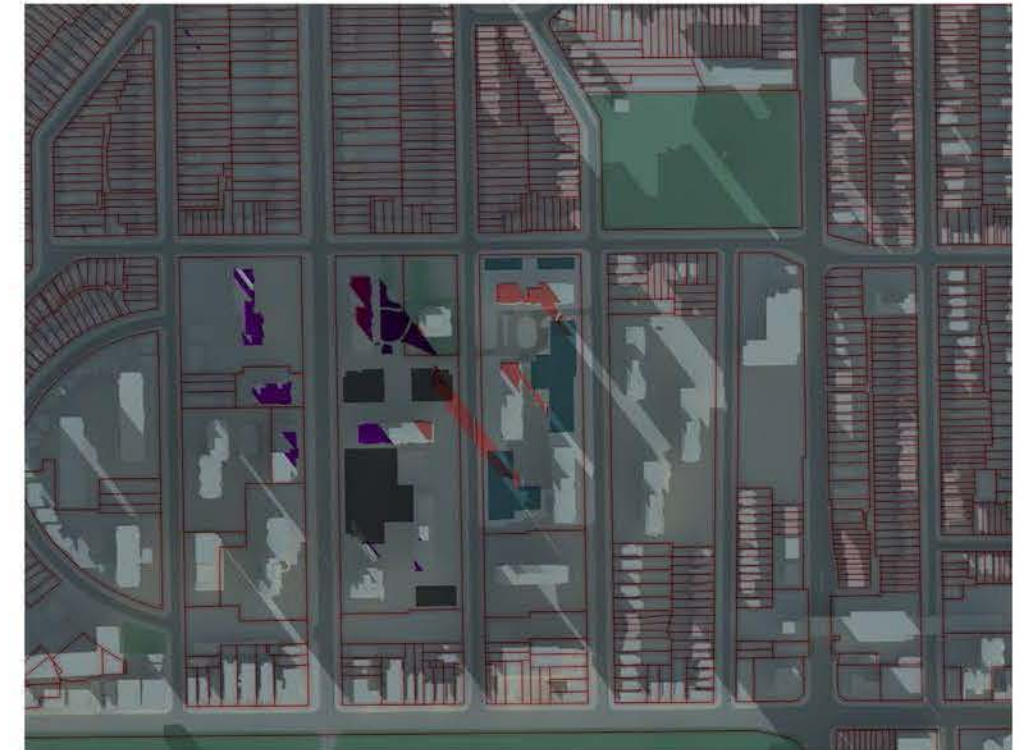
DECEMBER 21 09:18 EDT



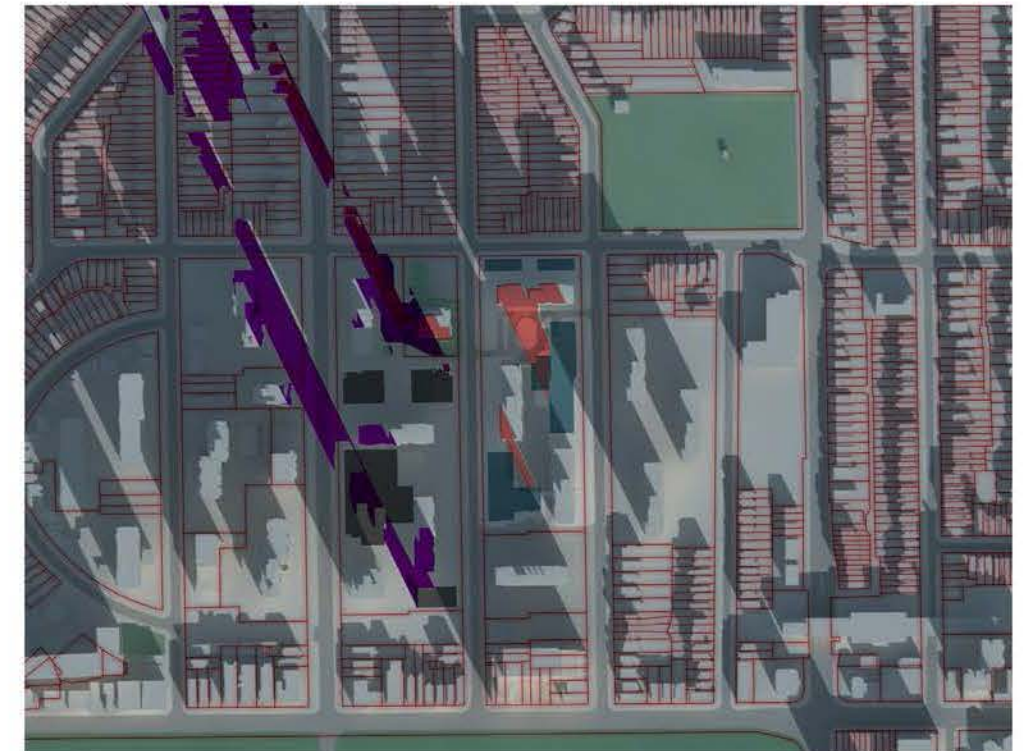
DECEMBER 21 10:18 EDT

- denotes areas impacted by existing buildings
- denotes areas impacted by adjacent site
- denotes areas impacted by current site massing

2017 Submission Massing



DECEMBER 21 09:18 EDT



DECEMBER 21 10:18 EDT



Shadow Impact Analysis
Glenlake + Oakmount

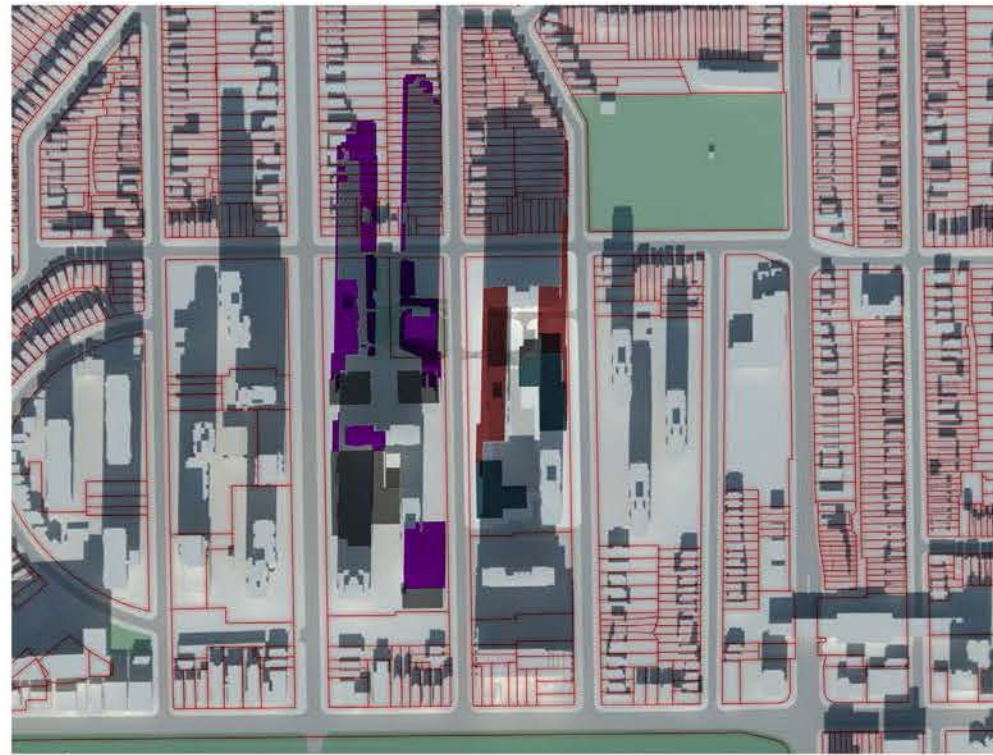
HARIRI PONTARINI ARCHITECTS

*NOTE: omitted hours occur before or after sunrise/set on given date.
The PURPLE area denotes shadow impact of adjacent development.

June 2018 Massing



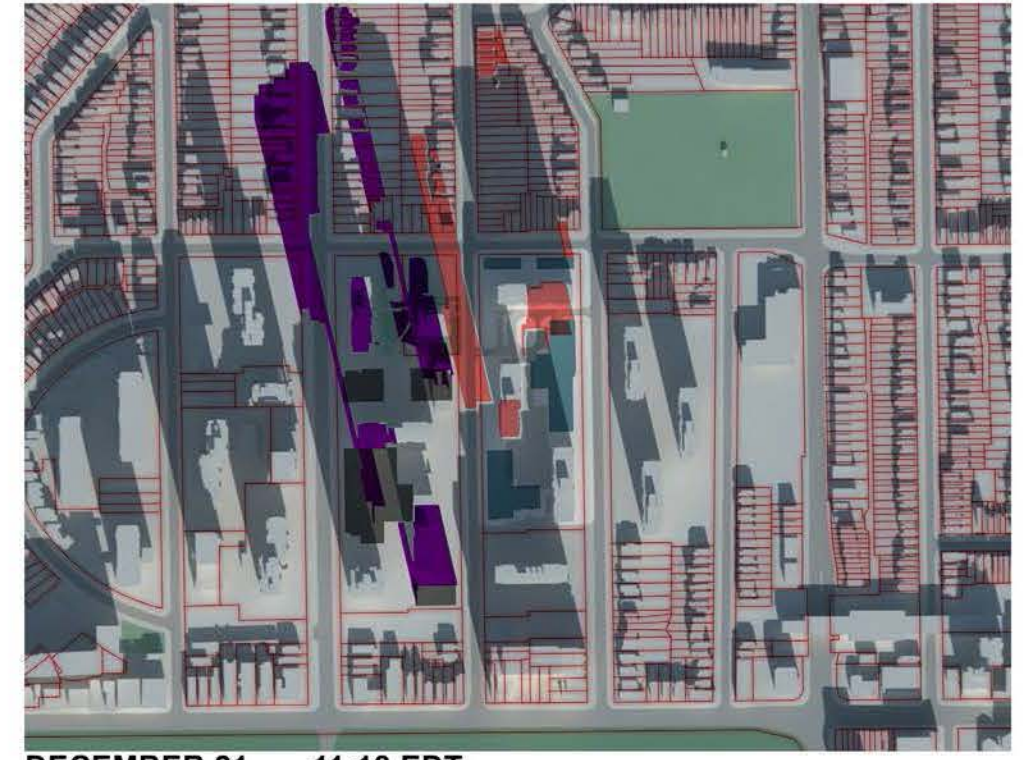
DECEMBER 21 11:18 EDT



DECEMBER 21 12:18 EDT

- denotes areas impacted by existing buildings
- denotes areas impacted by adjacent site
- denotes areas impacted by current site massing

2017 Submission Massing



DECEMBER 21 11:18 EDT



DECEMBER 21 12:18 EDT

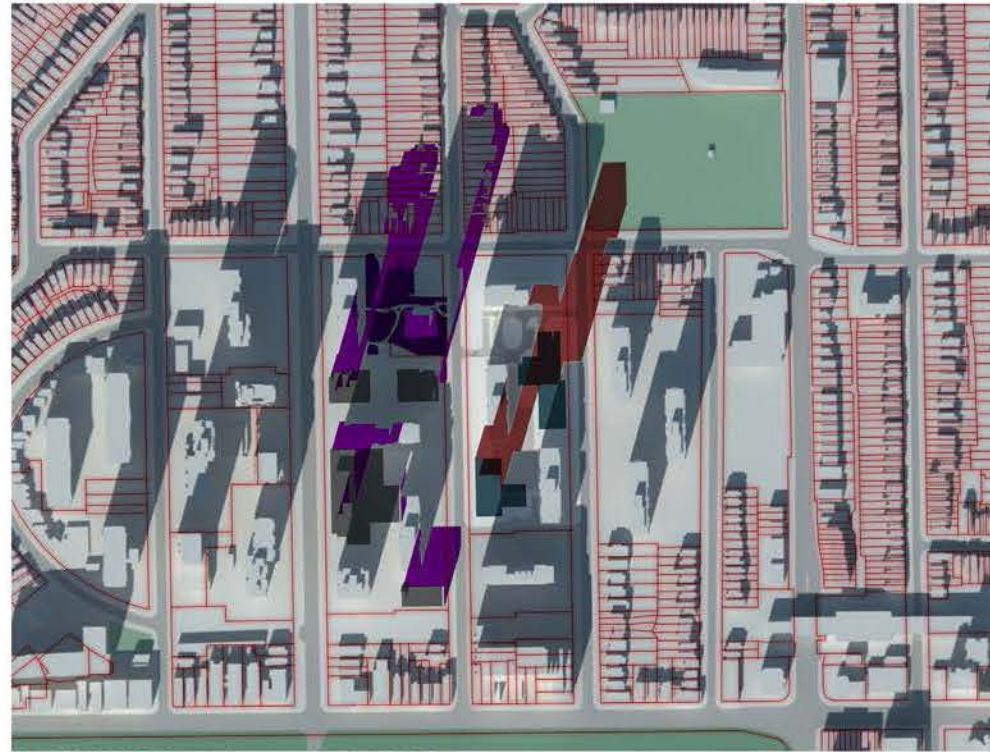


Shadow Impact Analysis
Glenlake + Oakmount

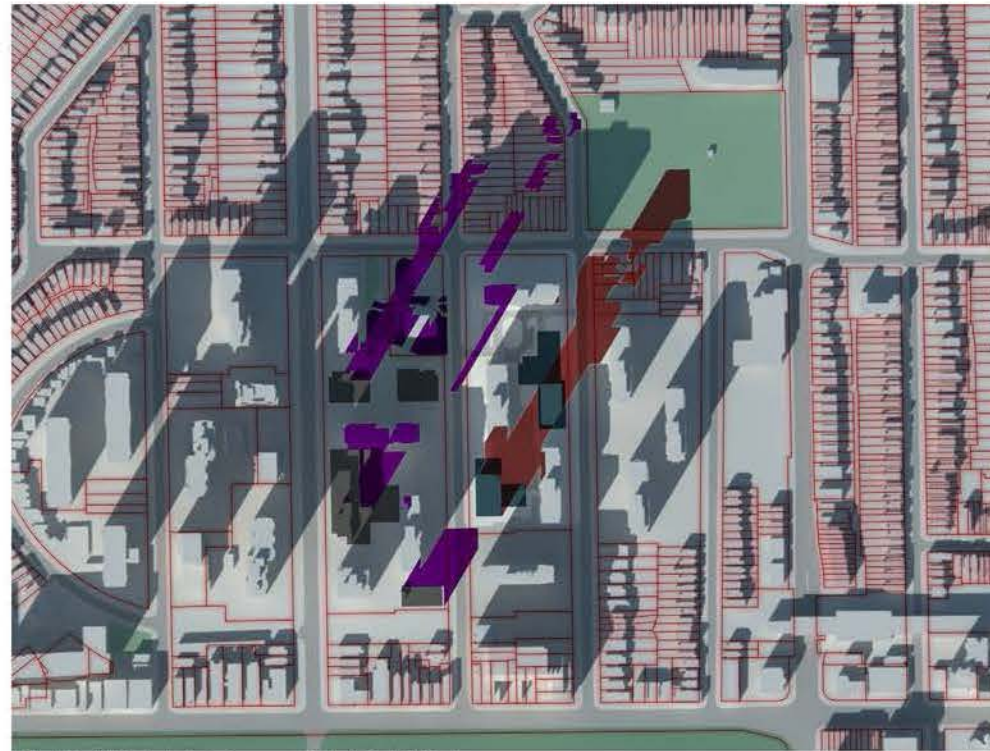
HARIRI PONTARINI ARCHITECTS

*NOTE: omitted hours occur before or after sunrise/set on given date
The PURPLE area denotes shadow impact of adjacent development

June 2018 Massing



DECEMBER 21 13:18 EDT



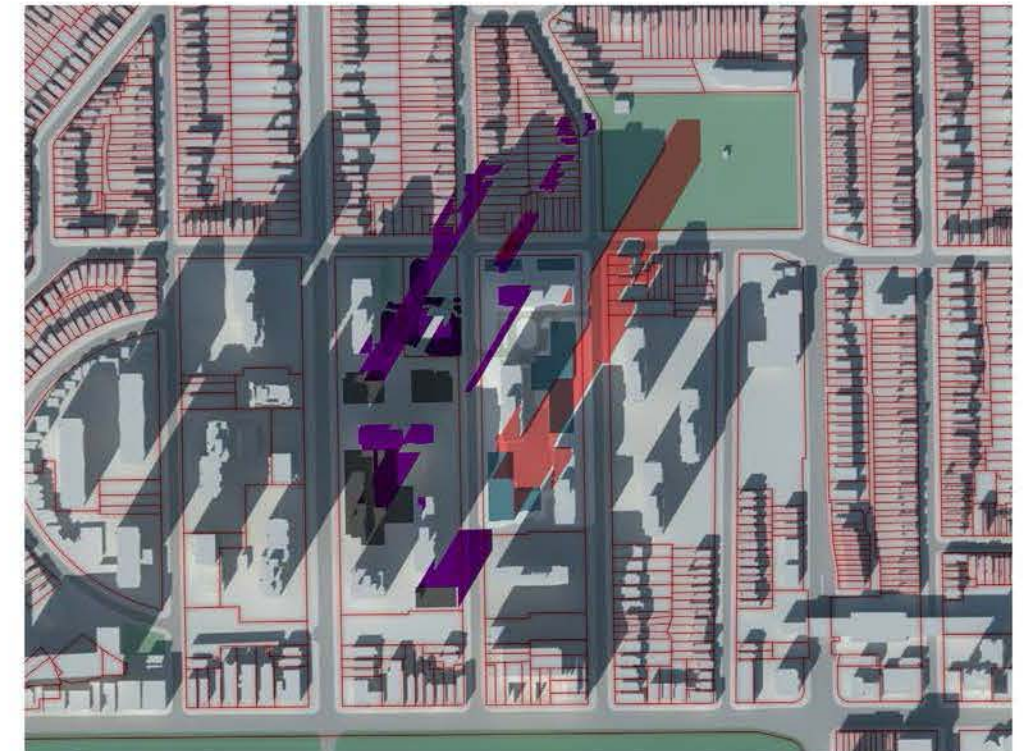
DECEMBER 21 14:18 EDT

- denotes areas impacted by existing buildings
- denotes areas impacted by adjacent site
- denotes areas impacted by current site massing

2017 Submission Massing



DECEMBER 21 13:18 EDT



DECEMBER 21 14:18 EDT

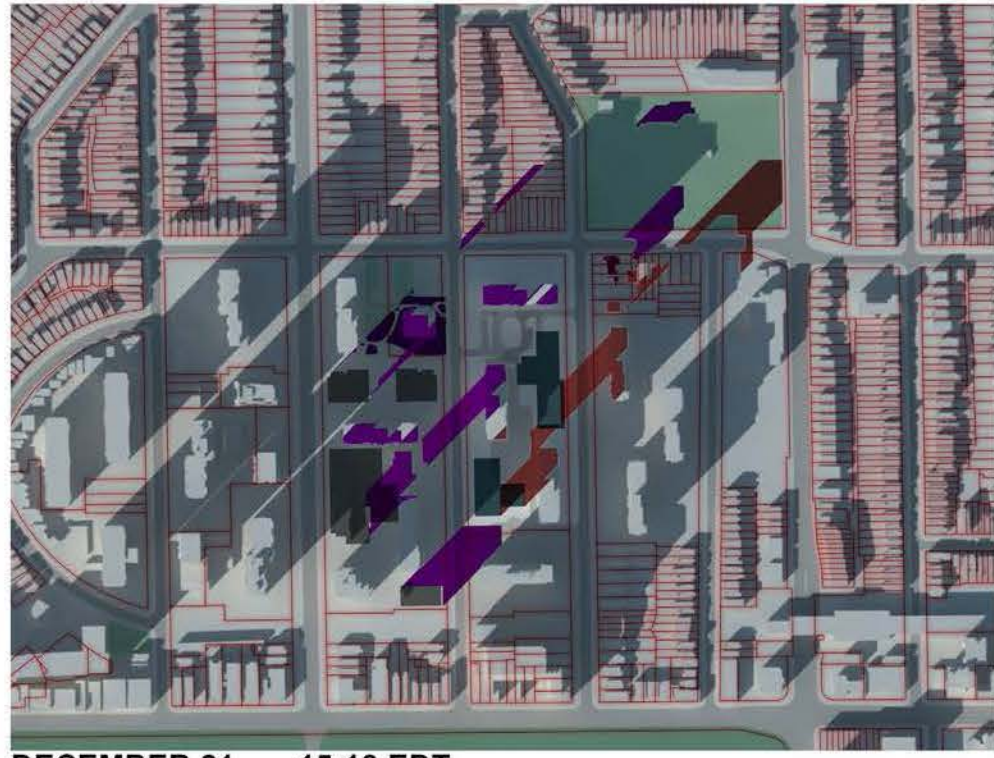


Shadow Impact Analysis
Glenlake + Oakmount

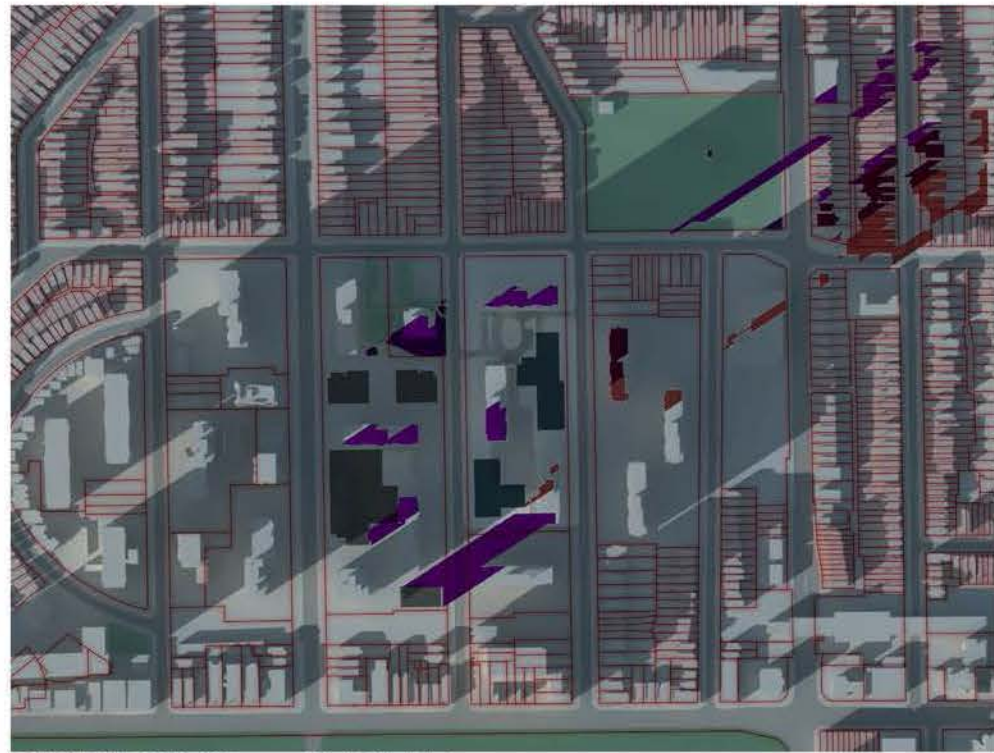
HARIRI PONTARINI ARCHITECTS

*NOTE: omitted hours occur before or after sunrise/set on given date
The PURPLE area denotes shadow impact of adjacent development

June 2018 Massing



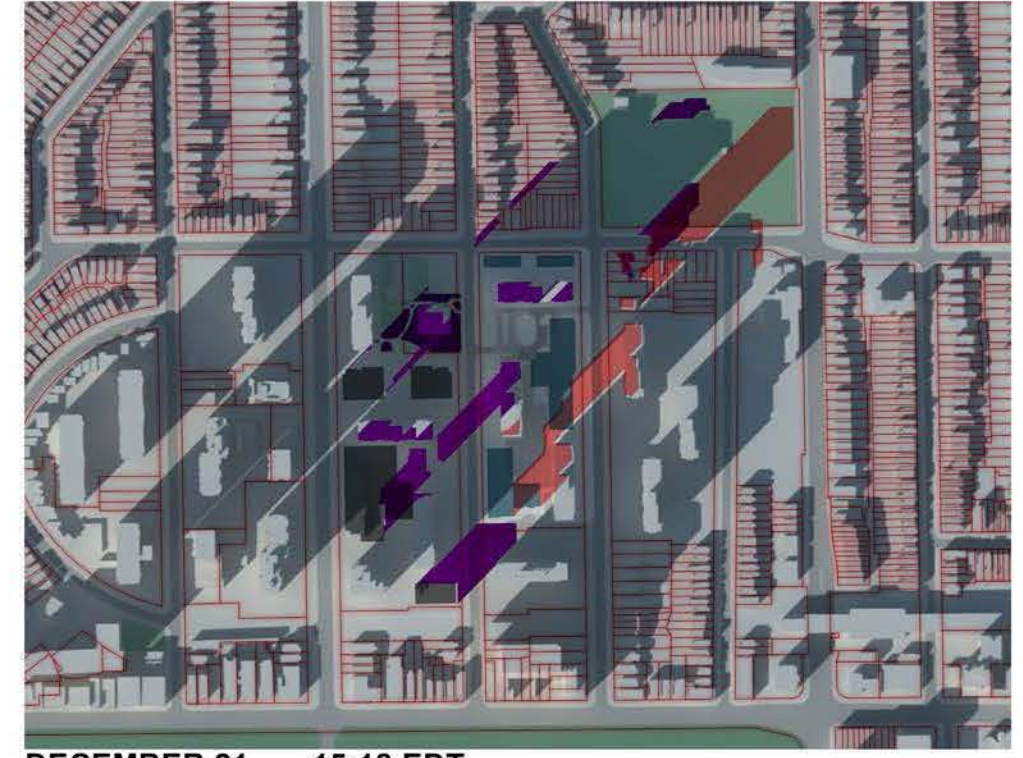
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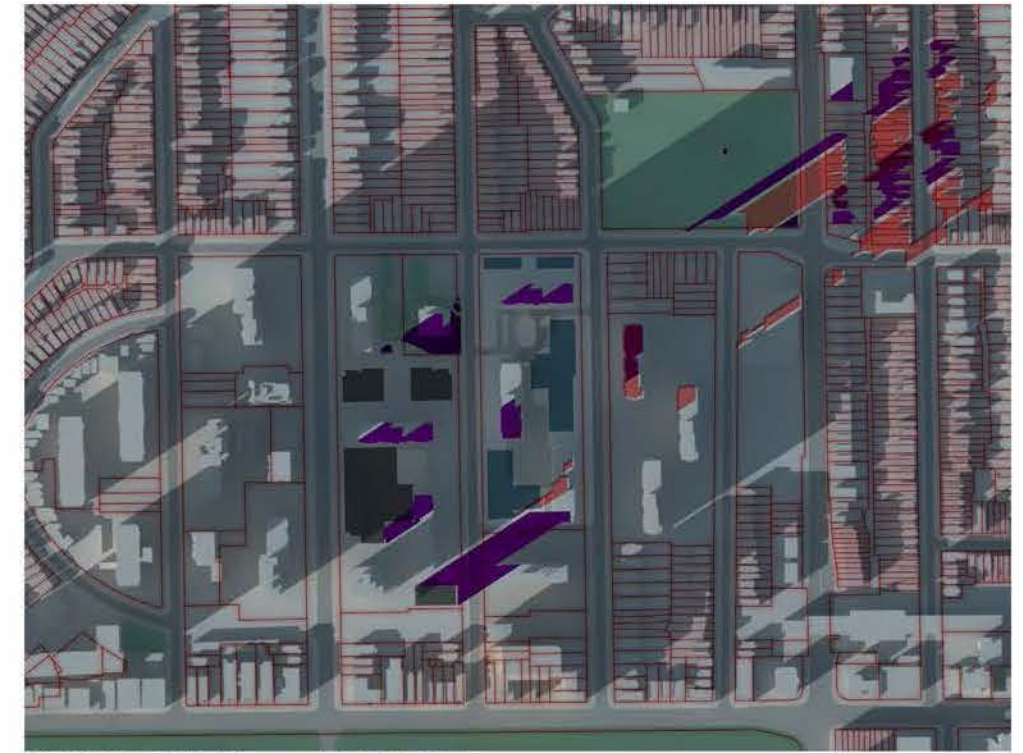
DECEMBER 21 16:18 EDT

- denotes areas impacted by existing buildings
- denotes areas impacted by adjacent site
- denotes areas impacted by current site massing

2017 Submission Massing



DECEMBER 21 15:18 EDT



DECEMBER 21 16:18 EDT



Shadow Impact Analysis
Glenlake + Oakmount

HARIRI PONTARINI ARCHITECTS

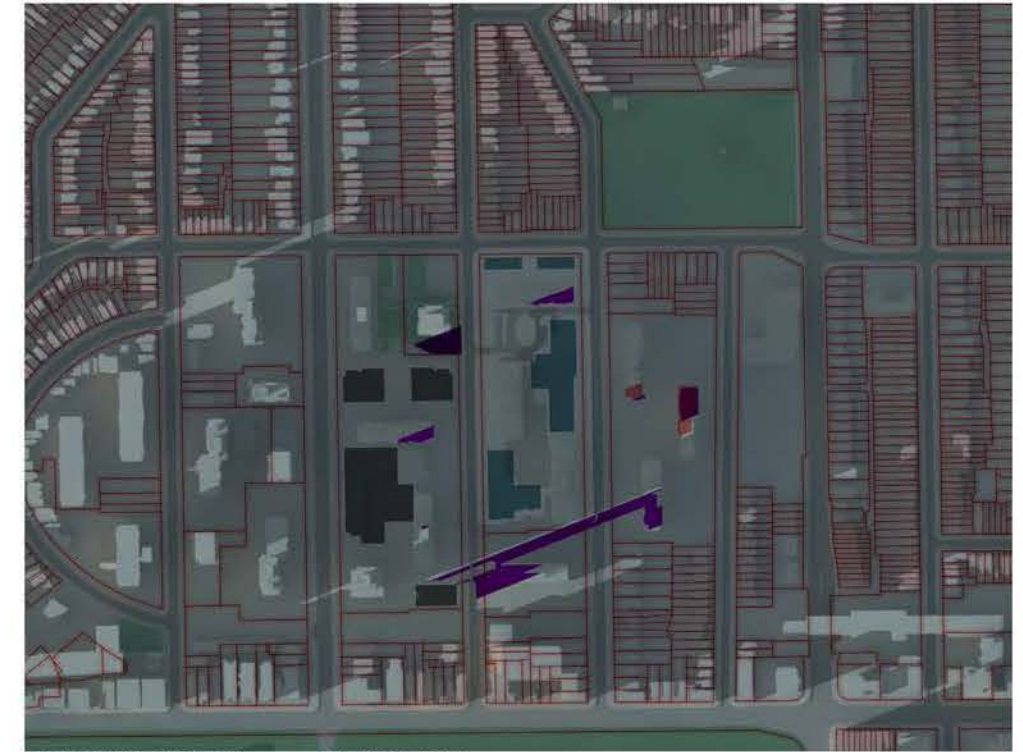
*NOTE: omitted hours occur before or after sunrise/set on given date
The PURPLE area denotes shadow impact of adjacent development

June 2018 Massing



DECEMBER 21 17:18 EDT

2017 Submission Massing



DECEMBER 21 17:18 EDT

- denotes areas impacted by existing buildings
- denotes areas impacted by adjacent site
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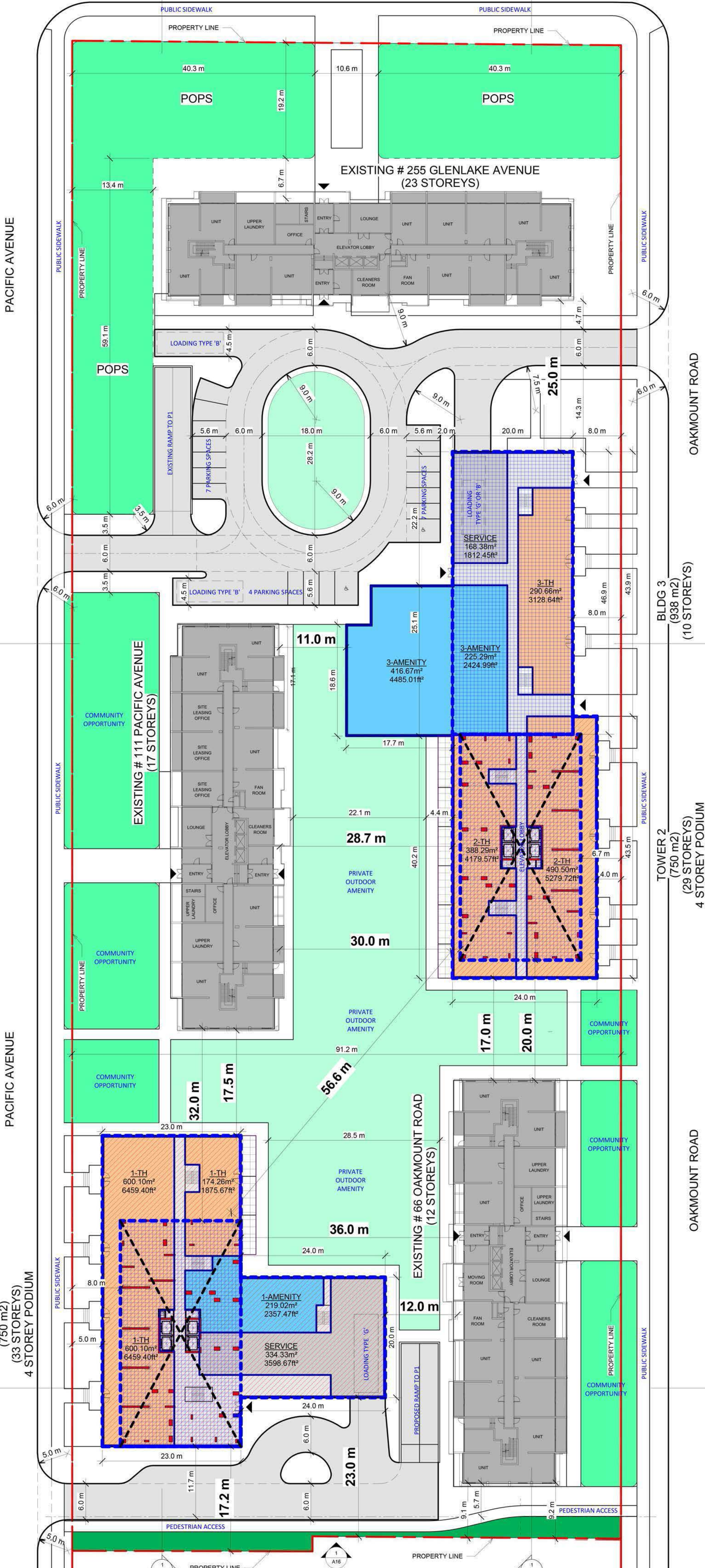
Shadow Impact Analysis
Glenlake + Oakmount

HARIRI PONTARINI ARCHITECTS

*NOTE: omitted hours occur before or after sunrise/set on given date
The PURPLE area denotes shadow impact of adjacent development

General Notes:
 1/ These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design compliance only.
 2/ Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 3/ Positions of proposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the Architect.

GLENLAKE AVENUE



WITHOUT PREJUDICE
 JUNE 2018

NO.	ISSUED FOR REVISION	DATE
1	Issued for Reasoning	JAN 27 2017
2	REVISION	DESCRIPTION

ONTARIO ASSOCIATION OF ARCHITECTS
 David Pontarini
 LICENCE 4466

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Glenlake + Oakmount
 Enter address here

SITE PLAN / GROUND FLOOR

Project No.: 418
 Scale: 1:50
 Date: JAN 2018
 Drawn By: P.M.
 Drawing No.:

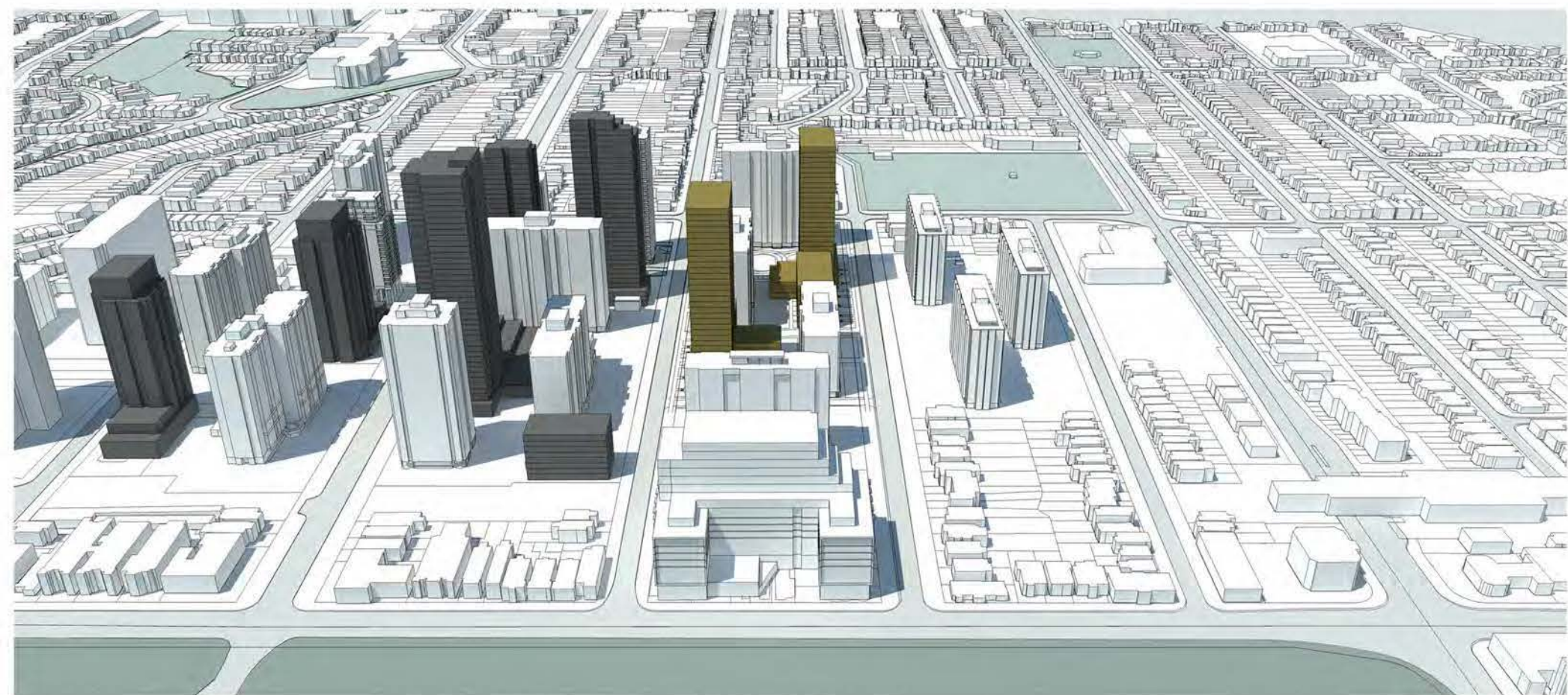
High Park

GBA Blocks -

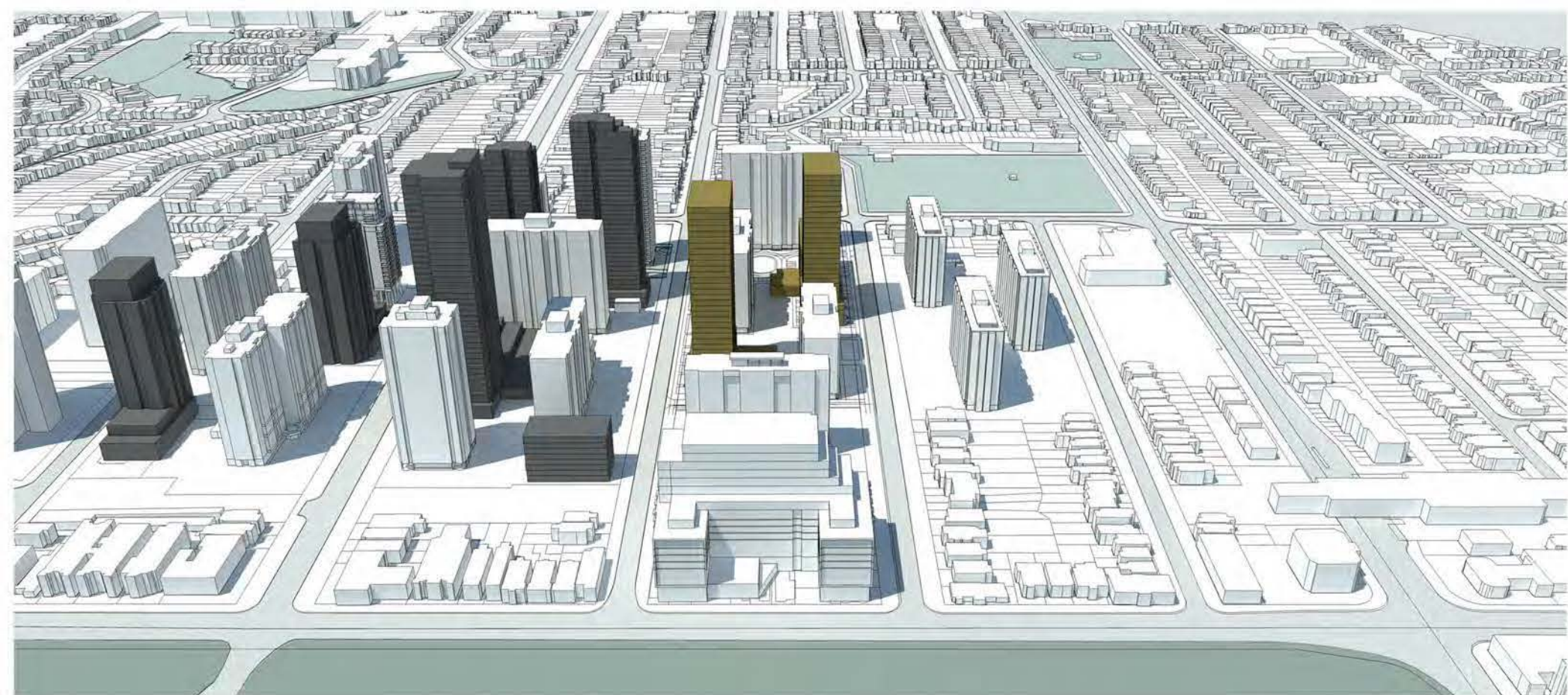
	Block	# of Storeys		GBA (m2)	Description
1	Tower 2 (29 ST. Tower)	25	Floors 5 - 29	18,750	= (25 x 750 m2)
2	Tower 2 (Podium)	4	Floors 1 - 4	3,936	= (4 x 984m2)
3	Midrise	10	Floors 1 - 10	9,380	= (10 x 938m2)
4	Amenity	2	Floors 1 - 2	834	= (2 x 417m2)
5	Tower 1 (33 ST. Tower)	29	Floors 5 - 33	21,750	= (29 x 750 m2)
7	Tower 1 (Podium)	4	Floors 1 - 4	6,872	= (4 x 1718 m2)
	Total			61,522	

Notes:

- 1- Numbers are total floor areas with no deductions (not include balconies).
- 2- Deductions has not been considered for indoor amenity in this calculation.
- 3- Loading and surface bicycle storages has not been deducted from the calculations.
- 4- Mezzanine level counted as level 2 in this calculation.



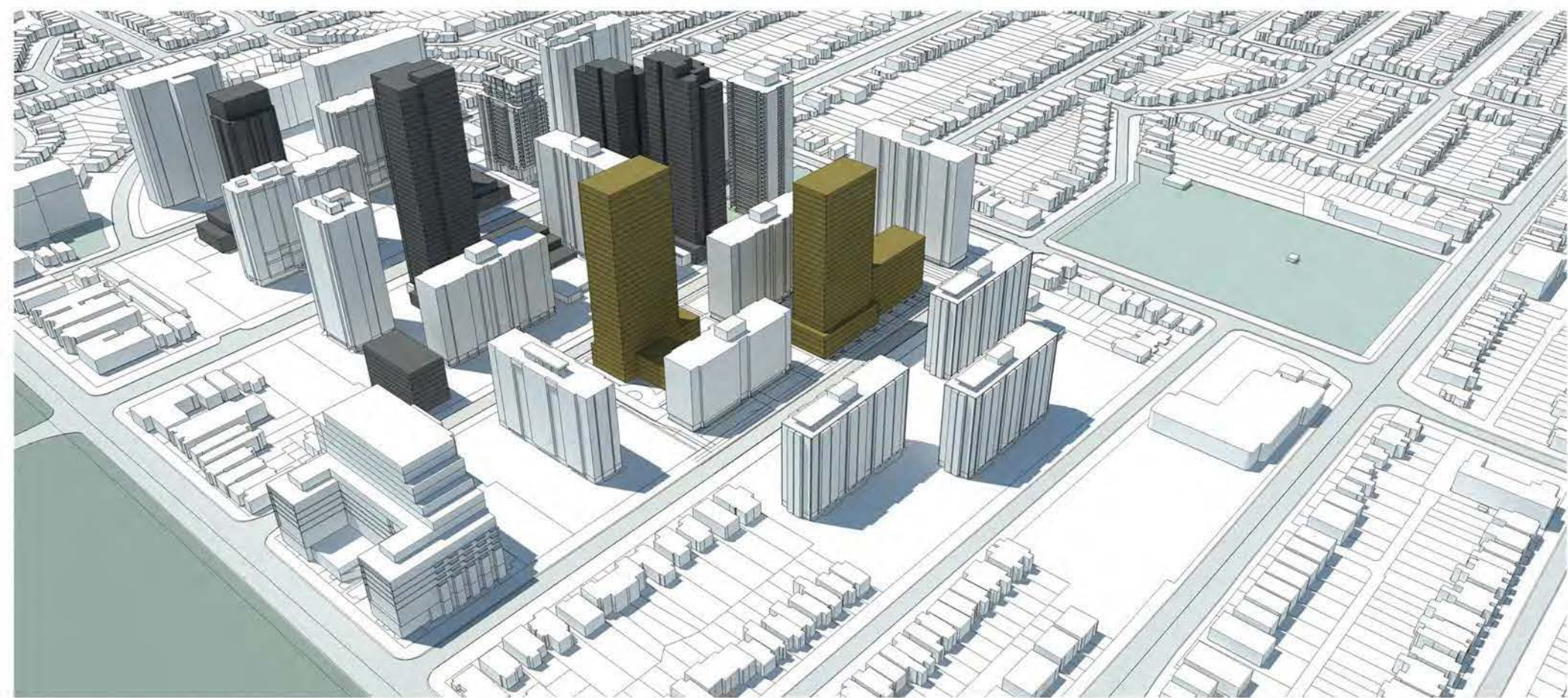
2017 SUBMISSION MASSING
VIEW FROM THE SOUTH



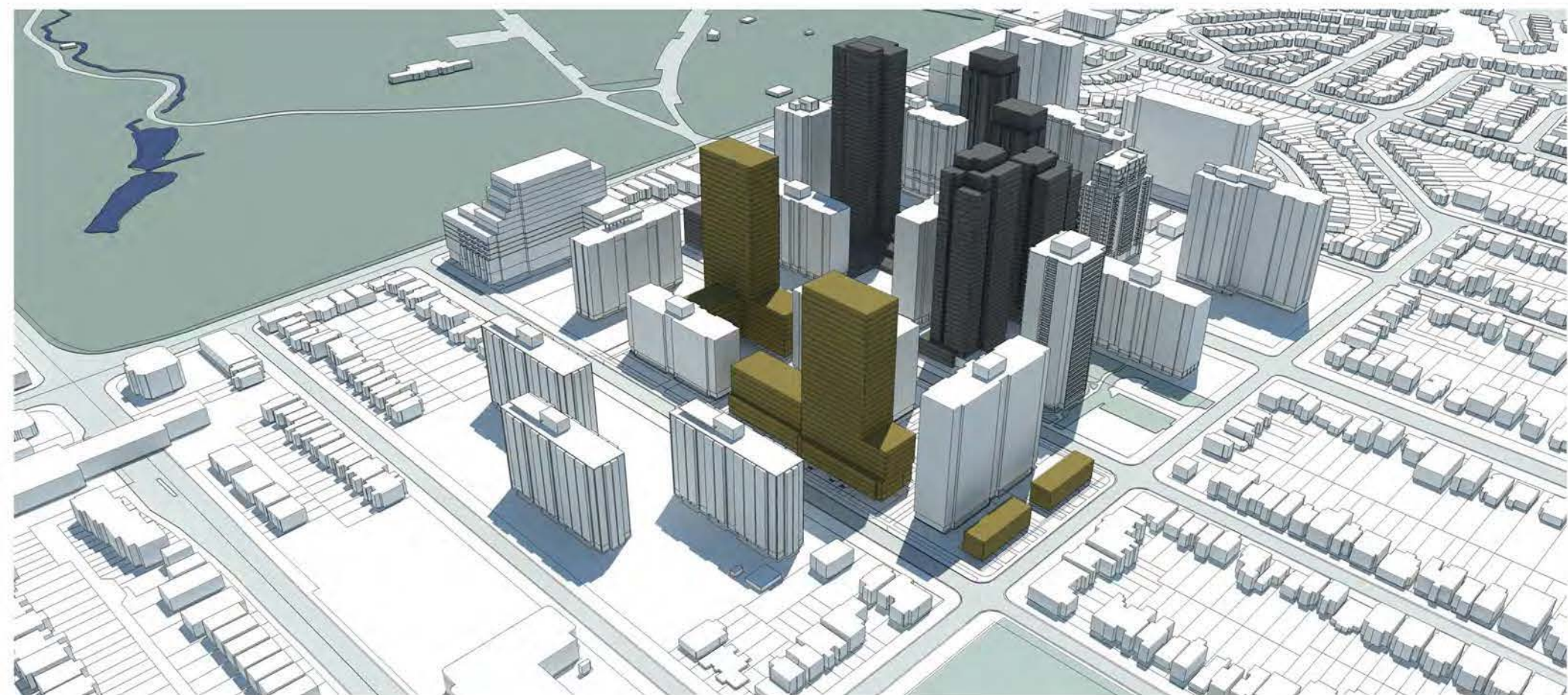
JUNE 2018 MASSING
VIEW FROM THE SOUTH



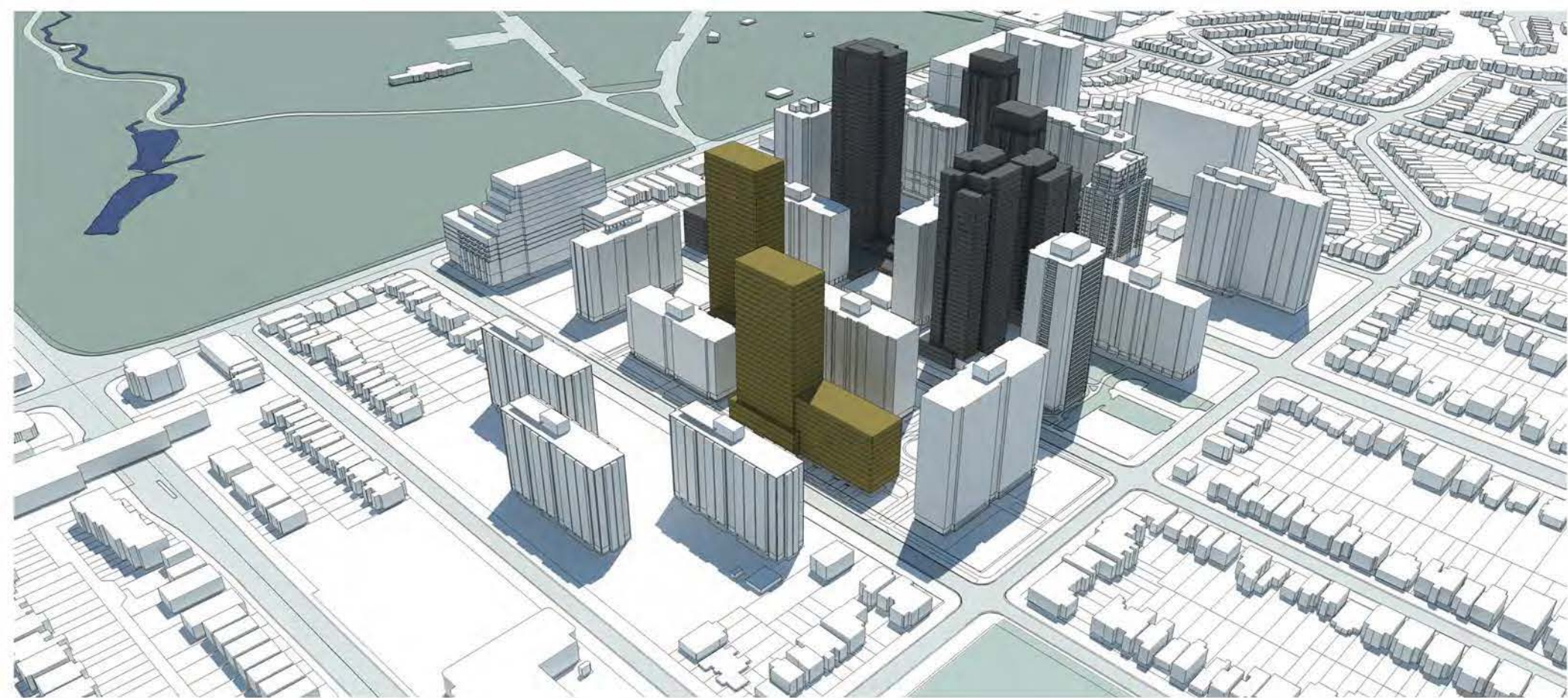
SUBMISSION 2017 MASSING
VIEW FROM THE SE



JUNE 2018 MASSING
VIEW FROM THE SE



2017 SUBMISSION MASSING
VIEW FROM THE NE



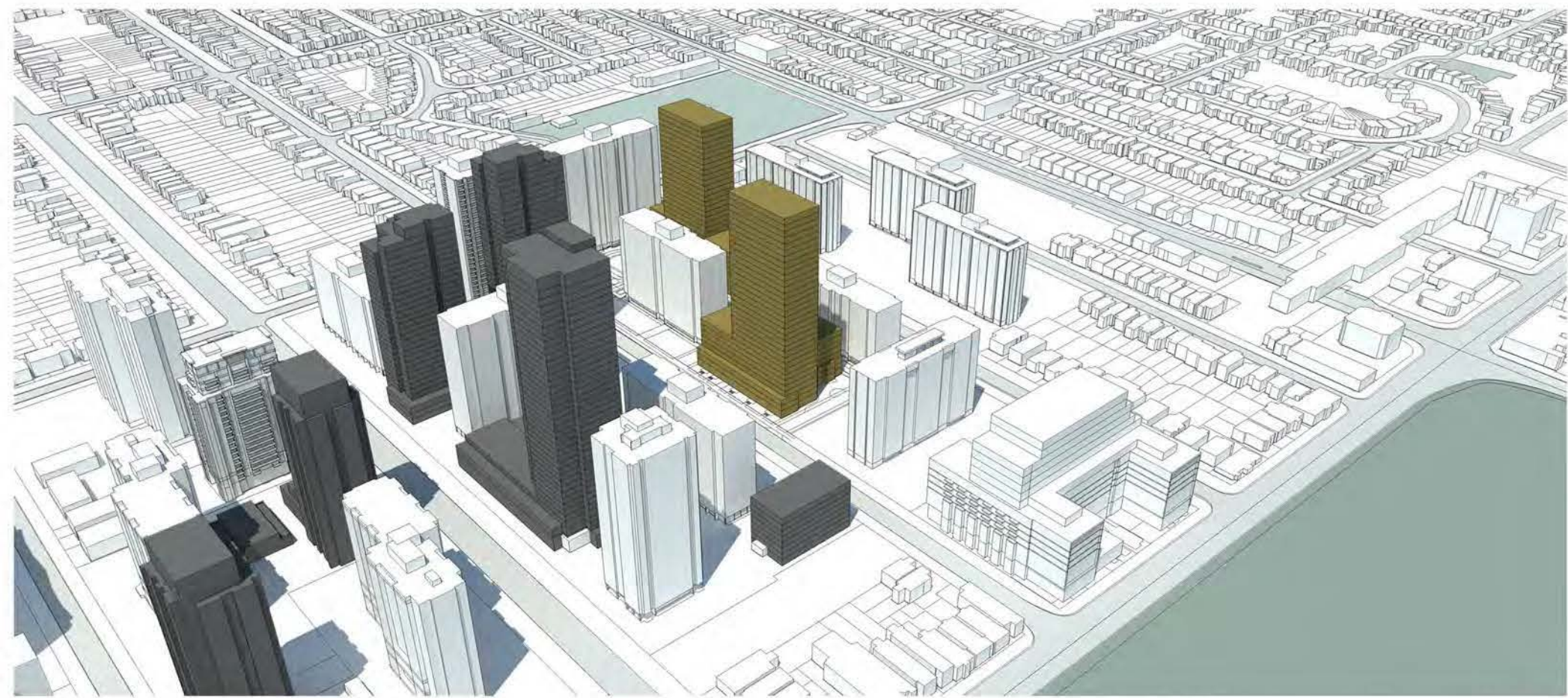
JUNE 2018 MASSING
VIEW FROM THE NE



2017 SUBMISSION MASSING
VIEW FROM THE NW



JUNE 2018 MASSING
VIEW FROM THE NW



2017 SUBMISSION MASSING
VIEW FROM THE SW



JUNE 2018 MASSING
VIEW FROM THE SW