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May 8th, 2019

By Delivery

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

Attention: Kasia Czajkowski

Dear Ms. Czajkowski:

RE: Submission of Revisions to Applications for Re-zoning and Alteration Involving Proposed Development of 421 Roncesvalles Avenue, Toronto / City File No. 16 264775 STE 14 OZ / LPAT File Nos. PL170857, MM180045 and PL180746 / Our File No. K445

As you are aware my firm has been retained by Propeller Developments Inc. in connection with their appeals filed before the Local Planning Appeal Tribunal ("LPAT") involving the proposed re-development of 421 Roncesvalles Avenue. The appeals before the Tribunal, which are scheduled to be heard early next year, involve a proposed removal of the existing building on the subject property together with its replacement by a 6 storey office/retail building. The appeals before LPAT relate both to a re-zoning of the property to accommodate the new building as well as a request for approval of the issuance of a demolition permit pursuant to the provisions under the *Ontario Heritage Act*.

A related site specific appeal by our client of the City's Official Plan Amendment No. 421 ("OPA NO. 421") also remains outstanding with LPAT.

Since the time of filing of the aforementioned appeals, our client has participated in mediation proceedings convened by LPAT. Further to the mediation, I now have received instructions to submit this with prejudice settlement offer to the City. The settlement offer is based upon following revisions to the current proposal for re-zoning which include a reduction in the height of the proposed building from 6 to 5 storeys, revised setbacks of the upper portions of the building from Roncesvalles and Howard Park Avenues as well a proposed implementation of the revised development by means of an alteration, rather than a demolition, of the existing heritage building on the property.

Assuming the revised proposal is acceptable to the City, then our client would be prepared to enter into Minutes of Settlement with the municipality resolving all of the outstanding LPAT appeals, on a without costs basis, based on an alteration of the existing building in accordance with the materials included with this correspondence. In the event that our client's settlement offer is not accepted by the City then our client would reserve the right to proceed with its appeals as currently proposed.

To assist staff and City Council with their consideration of this offer, please find enclosed the following supporting materials:

1. One copy of a Development Approval Re-submission Form prepared by Walker Nott & Dragicvic Associates Limited ("WND") in connection with the revised zoning proposal;
2. One copy of a revised Project Data Sheet;
3. One copy of a Memorandum prepared by WND detailing the project revisions;
4. One copy of an updated survey of the property;
5. One copy of revised architectural plans with shadow study prepared by Superkul Architects;
6. An electronic 3D model of the revised building prepared by Superkul Architects;
7. Two copies of a revised Heritage Impact Assessment (including one Redlined version) prepared by ERA Architects;
8. One copy of a Landscape Plan and Green Roof Plan prepared by NAK Design Strategies;
9. One copy of an updated Toronto Green Standards Checklist;
10. One copy of a Parking/Loading Justification Study and TDM Plan Update prepared by nexTrans Consulting; and

11. One copy of revised Draft Zoning By-law Amendments (to both Zoning By-laws 438-86 and 569-2013) prepared by WND; and
12. A USB key containing the above listed documents.

Please note that in addition to the foregoing materials, a revised Functional Servicing and Stormwater Management Report is presently being prepared and will be submitted separately to you once complete.

I trust the foregoing materials will provide you and your colleagues with sufficient information to assess and report on my client's settlement offer. If you have any questions or comments please feel free to contact me directly or alternatively Mr. Tyler Peck at WND (416-968-3511, ext.122).

Yours very truly,

RITCHIE KETCHESON
HART & BIGGART LLP



Bruce C. Ketcheson
BCK/t

c. City Legal (with enclosures)