



**Kagan
Shastri** ^{LLP}
LAWYERS

IRA T. KAGAN
Tel. 416.368.2100 x 226
Direct Fax: 416.324.4224
ikagan@ksllp.ca

File #: 18026

WITHOUT PREJUDICE

September 28, 2020

By email

Mr. Matthew Longo
City of Toronto Legal Services
Metro Hall, 55 John Street, 26th Floor
Toronto, Ontario, M5V 3C6

Dear Mr. Longo:

Re: Redevelopment of 16 Kirtling Place, Toronto
LPAT Case No. PL200154
Our client: 2462529 Ontario Inc. (“Format Group”)

We represent Format Group with respect to the above-noted matter.

The subject property is located on the north side of York Mills Road, east of Bayview Avenue. It is 1,867.88 m² in size and is currently vacant. As you know, on August 17, 2018 the Ontario Municipal Board (as it then was) approved a site-specific Official Plan Amendment which provided that townhouses are a permitted use. To implement that OPA our client filed a rezoning application on October 31, 2019 which proposed seven three-storey townhouse units fronting onto York Mills Road. That application was subsequently appealed to the Local Planning Appeal Tribunal (“LPAT”), due to a lack of decision by the City, and is awaiting a hearing date.

Since filing the appeal our client and its representatives have met with City staff in an effort to settle the appeal. Based upon those meetings and supportive statements made by City staff during them, it appears that our client and City staff have come to an agreement on the proper form of development. Accordingly, in exchange for the City’s support of the revised development at the LPAT hearing, our client will seek approval of the revised development described below, at that hearing. Such a settlement will allow our respective clients to avoid the costs of a contested hearing.

The revised development is summarized below. The proposed site plan and Kirtling Place elevations are attached to this letter.

1. The front doors of all units face Kirtling Place.
2. Units 1 and 2 provide a minimum 7.5m setback to Kirtling Place.
3. Units 3 to 7 provide a minimum 9.0m setback to Kirtling Place.
4. Units 1 to 3 provide a minimum 6.3 m rear yard setback to York Mills Road.
5. Units 4 to 7 provide a minimum 7.5 m rear yard setback to York Mills Road.

6. A minimum 3.0 m east side yard setback is provided.
7. The maximum building height is 11.4 m.
8. The minimum unit width is 5.7 m; and
9. Parking for both residents and visitors is provided in an underground garage accessed from Kirtling Place. The number of parking spaces complies with the City's general zoning by-law respecting same.

This revised development is clearly consistent with the Provincial Policy Statement 2020, conforms with the Growth Plan 2019 (as amended), conforms with the City's Official Plan and represents good planning. It deserves to be approved without a contested hearing. If City Council agrees to settle the appeal then the parties can work together to draft the Zoning By-law Amendments which will give effect to the settlement.

This offer remains open for acceptance until withdrawn in writing. Kindly seek instructions from City Council at the earliest opportunity as we would like to advise the LPAT of a settlement between our respective clients at the first scheduled Case Management Conference.

We look forward to your reply. Thank you.

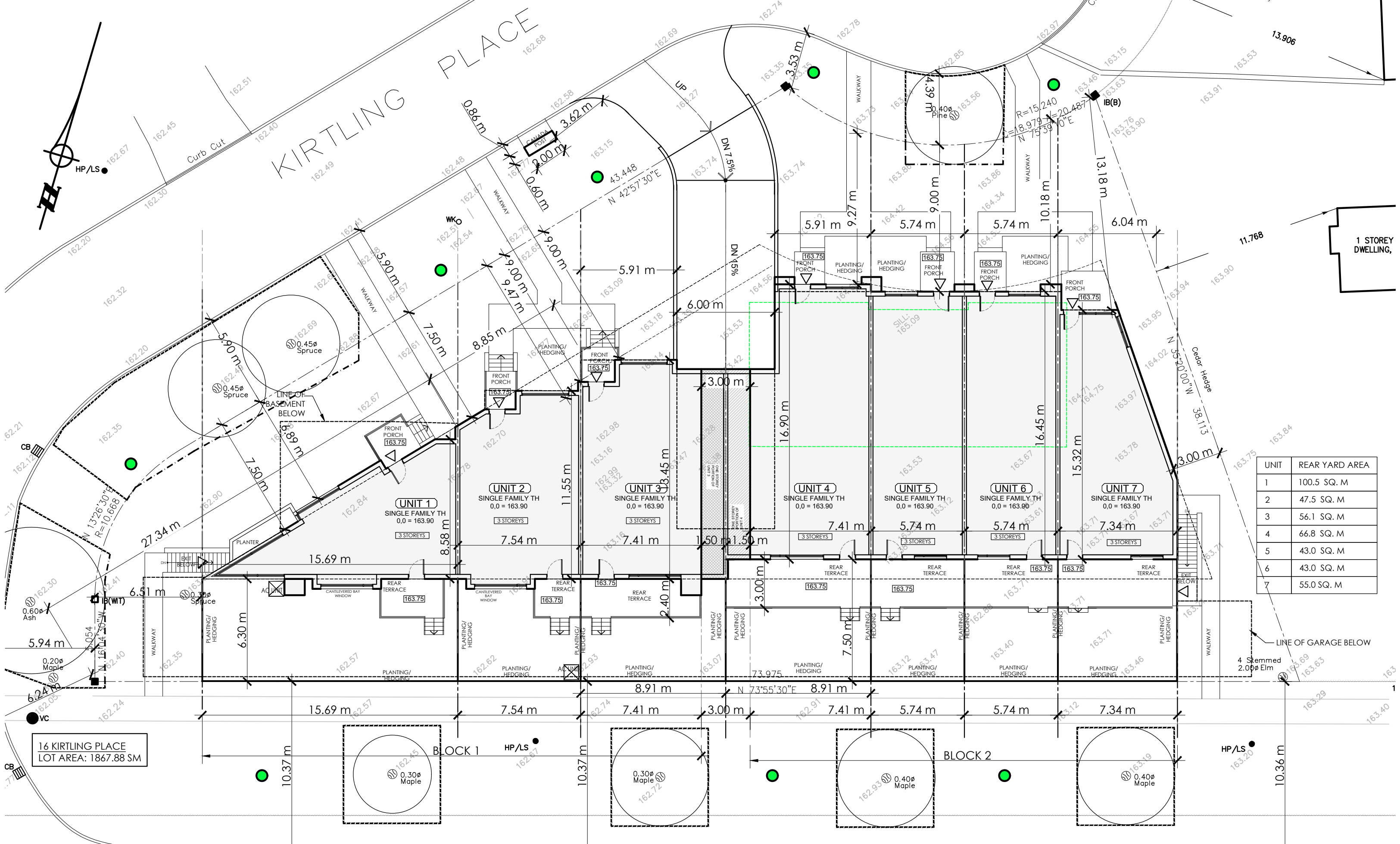
Yours very truly,



Ira T. Kagan
Encl. [Site plan and Kirtling Place elevation]

cc. Client
Goldberg Group

KIRTLING PLACE



UNIT	REAR YARD AREA
1	100.5 SQ. M
2	47.5 SQ. M
3	56.1 SQ. M
4	66.8 SQ. M
5	43.0 SQ. M
6	43.0 SQ. M
7	55.0 SQ. M

LOT AREA = 1867.88 m²
 COVERAGE AREA = 702.68 m²
 COVERAGE = 37.62%

YORK MILLS ROAD
16 KIRTLING PLACE
 TORONTO, ONTARIO
 1408

1 SITE PLAN
 A1.1 SCALE: 1:200



RICHARD WENGLE
 ARCHITECT INC.

WITHOUT PREJUDICE



16 KIRTLING PLACE

TORONTO, ONTARIO

1408



RICHARD WENGLER
ARCHITECT INC.

1 FRONT ELEVATION
A3.0 SCALE: 1:175

WITHOUT PREJUDICE