

# Public Appendix A



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Our File No.: 200331

## Via Email

City of Toronto Legal Services  
Metro Hall  
55 John Street, 26<sup>th</sup> Floor  
Toronto, ON M5V 3C6

### **Attention: Jason Davidson/Matthew Longo**

Dear Sirs/Mesdames:

**Re: LPAT Case No. PL210017 – 1375 Queen Street West  
With Prejudice Offer to Settle**

We are solicitors for 1375 QSW LP in respect of the property known municipally in the City of Toronto as 1375 Queen Street West (the “**Property**”). We are writing on behalf of our client with a with prejudice settlement offer in respect of the above-noted matter. This settlement offer would remain open until the end of the City Council meeting scheduled to commence on December 15, 2021, in part to enable the settlement offer to be presented to Toronto and East York Community Council at its meeting on November 24, 2021.

As you know, our client engaged in a without prejudice discussions with City staff over the last several months regarding the redevelopment proposal for the Property. These discussion have resulted in a revised site plan and massing, dated September 24, 2021 and prepared by Giannone Petricone Associates and attached to this letter (the “**Revised Plans**”).

The terms of this with prejudice settlement offer are as follows:

1. The settlement offer is based on the Revised Plans, which would be implemented through the resulting zoning by-law.
2. In particular, the Revised Plans incorporate the following important revisions:
  - (i) height reduction to 7-storeys, with rooftop mechanical penthouse and amenity space above;
  - (ii) increased front setbacks of 3.0 metres above the 4<sup>th</sup>-storey and 2.0 metres above the 6<sup>th</sup>-storey; and,

- (iii) increased rear setbacks of 2.0 metres above the 4<sup>th</sup>-storey and 5.4 metres above the 6<sup>th</sup>-storey, the latter intended to achieve a setback of 9.0 metres from the northern property line of the lands to the south.

In addition, our client is prepared to work with the City of Toronto to apply to, or otherwise access, the City's Open Door Affordable Housing Program to determine if there are opportunities for affordable housing units as part of the development.

Our client agrees that, in the event City council accepts this settlement offer, the final order of the Local Planning Appeal Tribunal would be withheld pending the City solicitor confirming that the required zoning by-law amendment(s) are in final form and content to the satisfaction of the Chief Planner and Executive Director, City Planning.

As noted above, this with prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on December 15, 2021.

Our client greatly appreciates the hard work of City staff that had enabled the presentation of this settlement offer to City council.

Yours truly,

**Goodmans LLP**



David Bronskill  
DJB/ bp

cc: Client

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