

## PUBLIC APPENDIX D

SETTLEMENT OFFER  
OF  
MATHIAS SCOLOZZI*With Prejudice*

January 10, 2022

**PROCEEDING COMMENCED UNDER:** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Gairloch Developments and 3200 Dundas Dev LP Application to amend Zoning By-law No. 438-86 and Zoning By-law 569-2013 - Refusal or neglect of City of Toronto to make a decision
Zoning:	Commercial Residential (MCR T2.5 C1.0 R2.0) by Zoning By-law No. 438-86 and Commercial Residential (CR 2.5 (c1.0; r2.0) SS2 (x2220)) by Zoning By-law No. 569-2013
Proposed Zoning:	Site Specific (To be determined)
Purpose:	To permit an 8-storey mixed use building
Property Address/Description:	3194-3206 Dundas Street West
City:	City of Toronto
Application File Nos.:	20 123671 STE 04 OZ
Application No.:	PL210291
Case No.:	PL210291
Case Name:	Gairloch Developments and 3200 Dundas Dev LP v. Toronto (City)

**Notes:**

1. 7 Storey height plus mechanical penthouse
2. Front façade stepback at third storey
3. Reductions to meet angular plane
4. Increased side lot line stepbacks
5. 5.5 metre west-side setback at front portion of proposed building

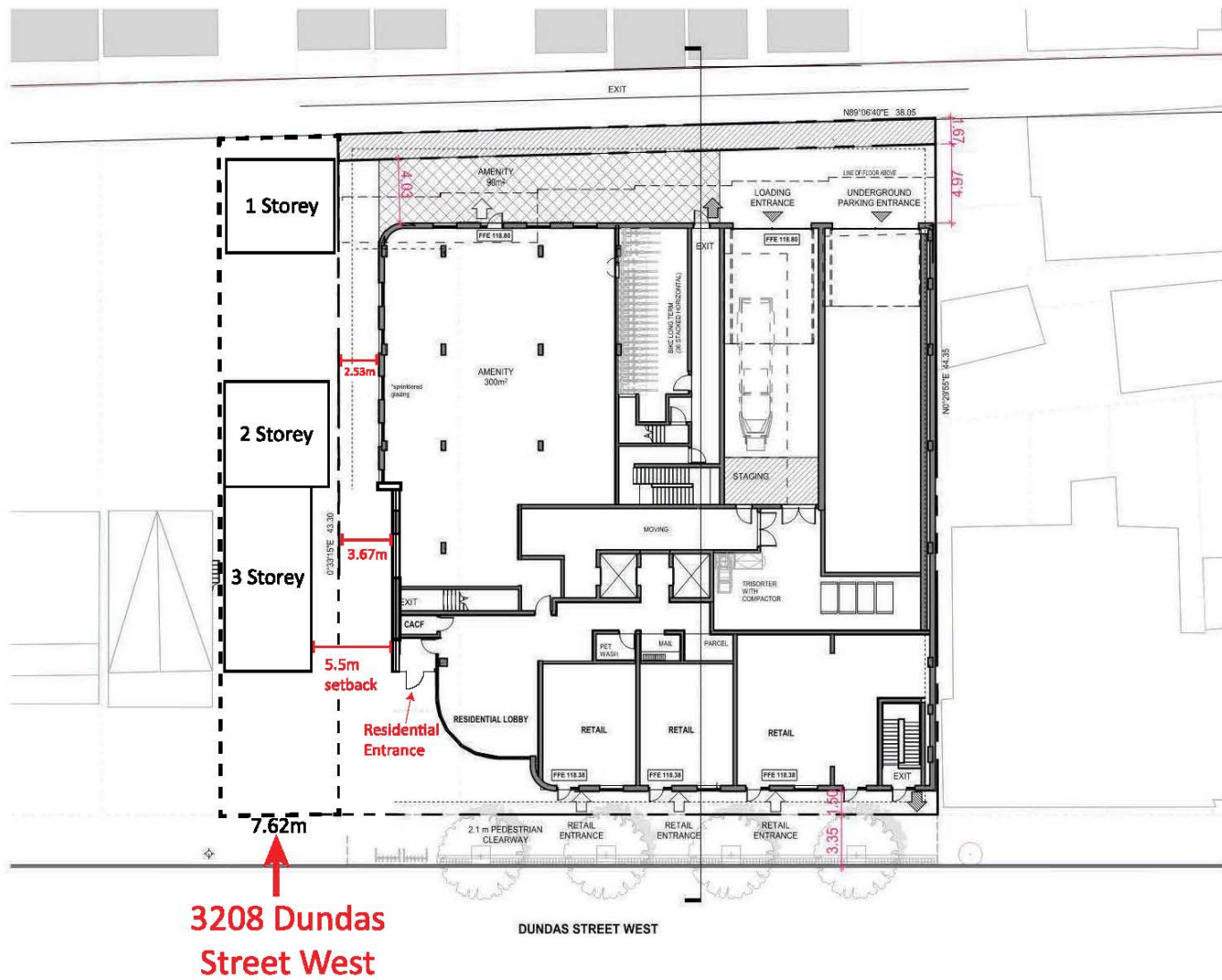
## Settlement terms to include:

- Appropriate cladding to reflect light;
- No balconies on the first 3 storeys along Dundas Street West (including setback south facing elevation on west side)
- Fit mechanical penthouse into angular plane

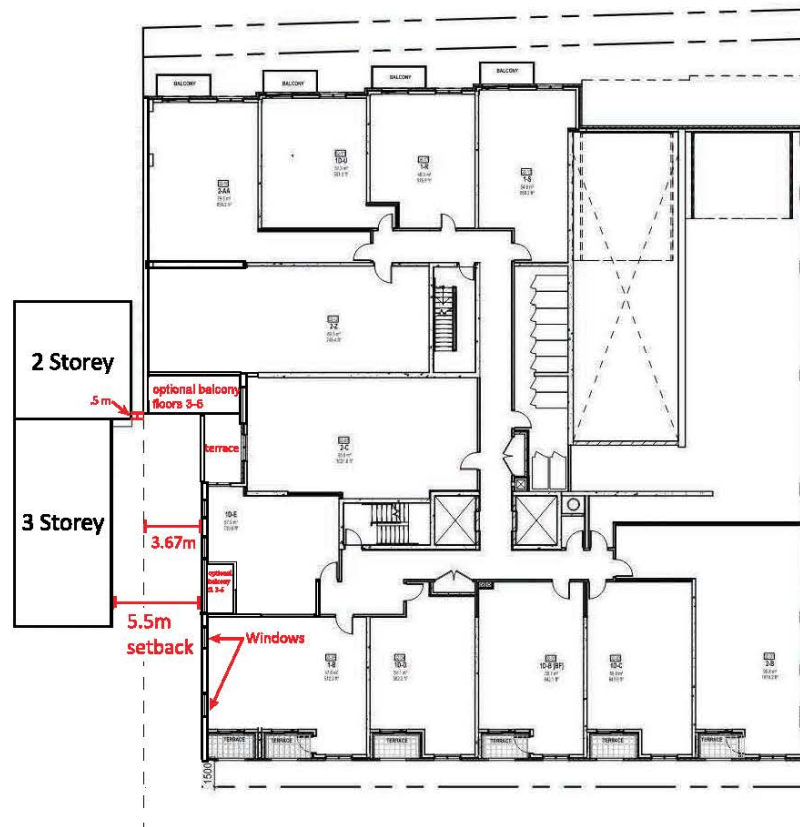
### Exterior Envelope - Table of Differences

	3194-3206 Dundas Street West	Mid-rise Guidelines	Settlement
<b>Total Storeys excluding MPH</b>	8 Storeys	6 Storeys	7 Storeys
<b>Total Storeys (Including MPH)</b>	9 Storeys	7 Storeys	8 Storeys
<b>Height m</b>	26.67m	20m	23m
<b>Height m (Including 4m MPH)</b>	30.67m	24m	27m
<b>Measured Storeys (including MPH)</b> <b>Note: Storey height measured as 3m typ</b>	30.67m/3m = 10.22 Storeys	24m/3m = 8 Storeys	27m/3m = 9 Storeys
<b>South Angular Plane</b>	Exceed Angular Plane on floor 7 and above	Follow Angular Plane exactly	Respects Angular Plane
<b>North Angular Plane</b>	Exceed Angular Plane substantially on floor 3 to 8	Follow Angular Plane exactly	Respects Angular Plane
<b>East Stepback</b>	Stepback 1.2m on 7th floor only	Stepback 1.5m on 6th floor and on MPH floor	Stepback 1.5m on 6th and 7th floor and MPH floor
<b>West Stepback</b>	Stepback 2m on 7th floor only	Stepback 1.5m on 6th floor and on MPH floor	Stepback 1.5m on 6th and 7th floor and MPH floor
<b>West Setback</b>	No setback	Setback 5.5m (ground up) from windows of 3208 Dundas Street West	Setback 5.5m (ground up) from windows of 3208 Dundas Street West along windows portion only

### 3194-3206 Dundas Street West Ground Floor

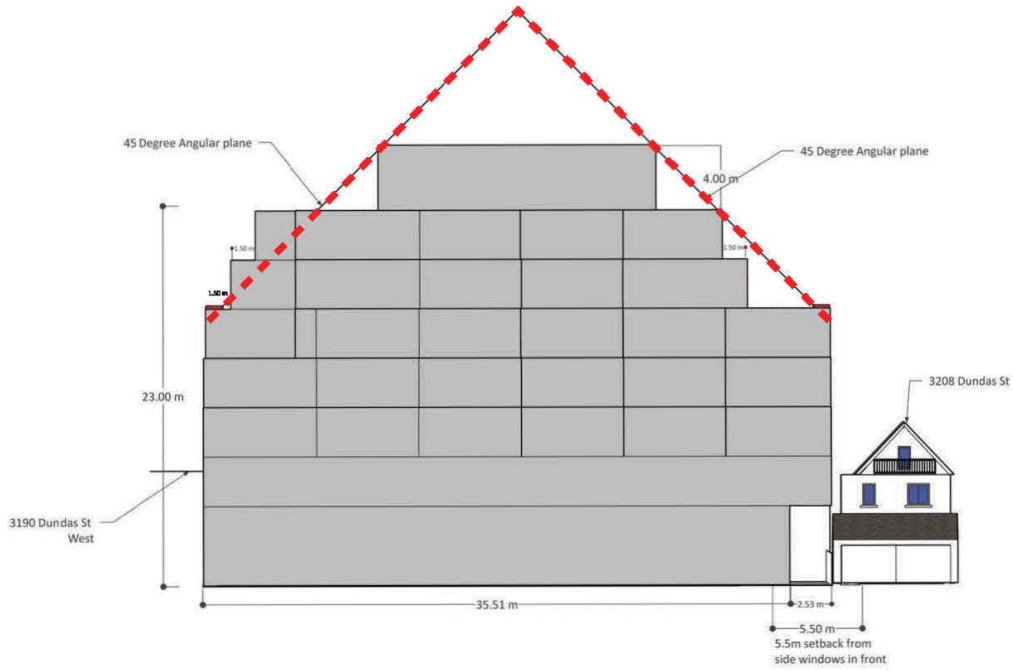


### 3194-3206 Dundas Street West Floor 2 to 5 - typical

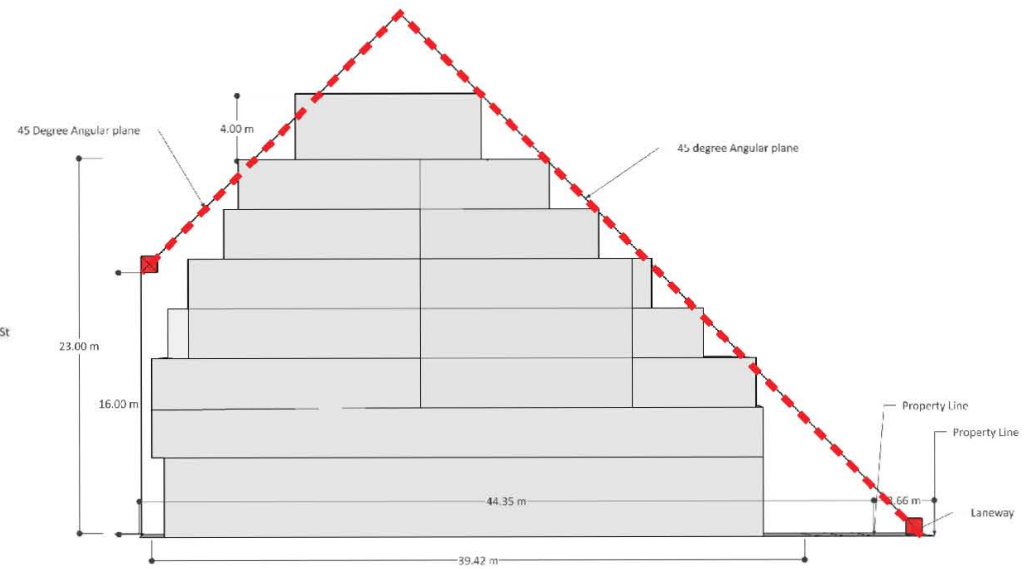




### North Elevation - Rear



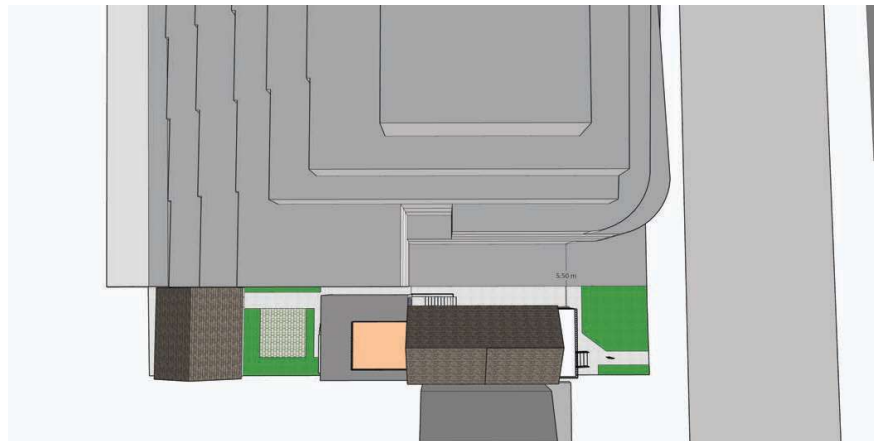
### East Elevation



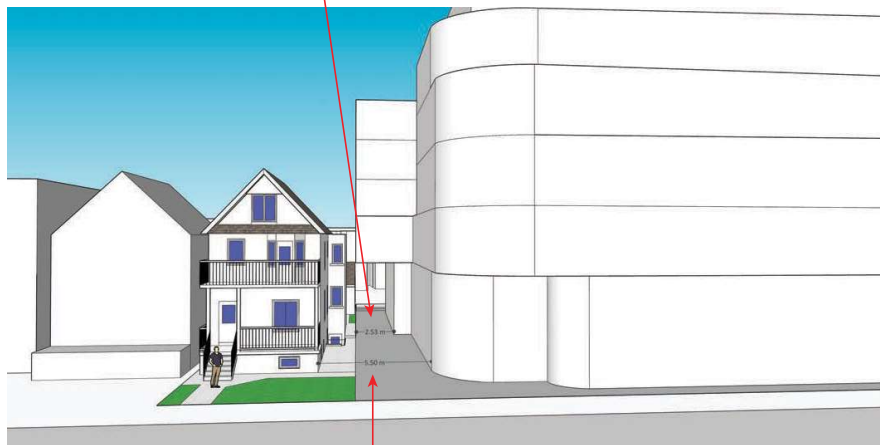
South views of 5.5m sideyard setback followed by midblock connection



Top view of west side side 5.5m setback and midblock connection

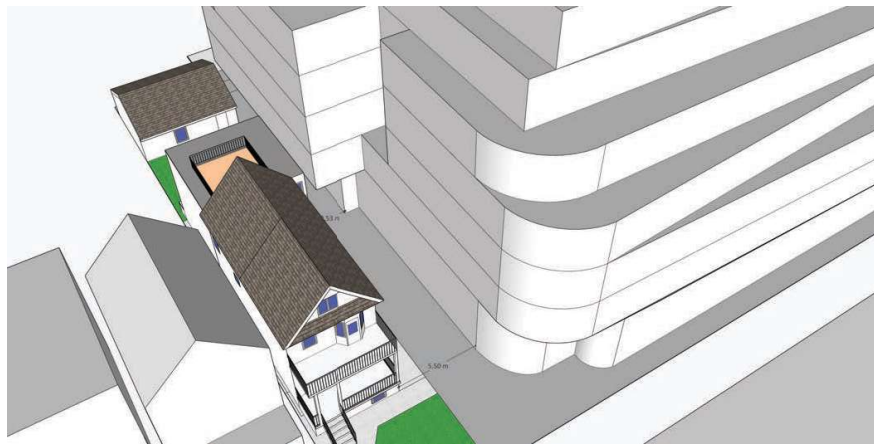


2.53m mid-block connection

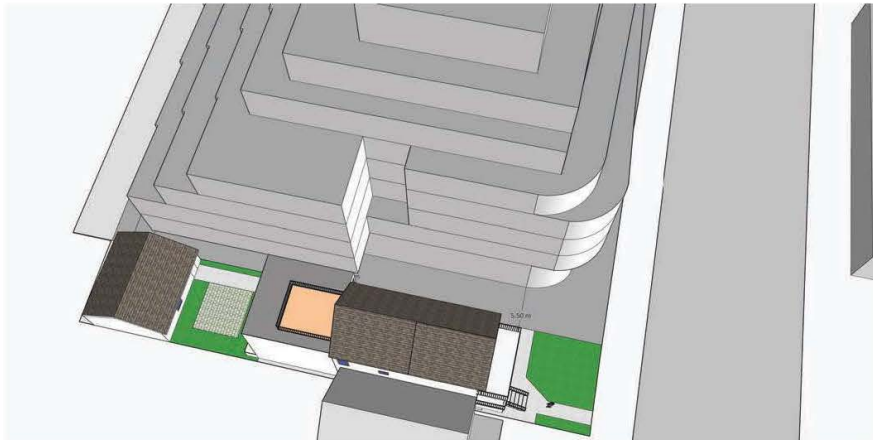


5.5m setback to sky

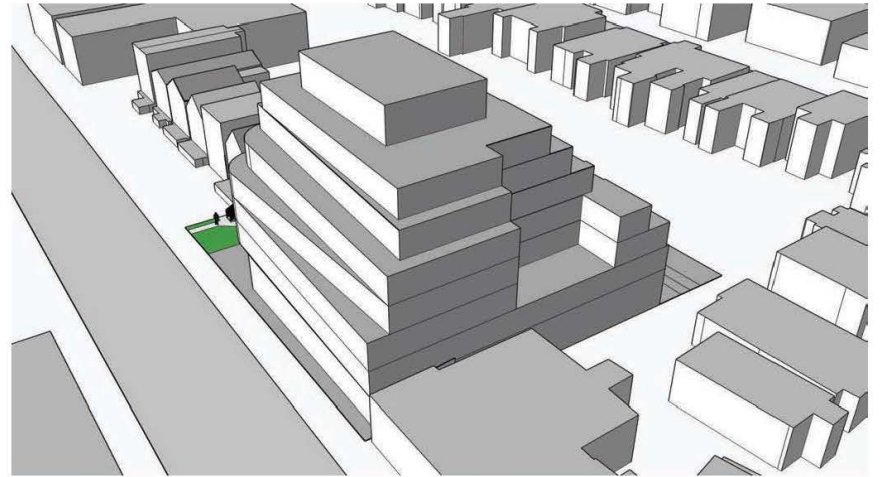
Aerial view of west setback



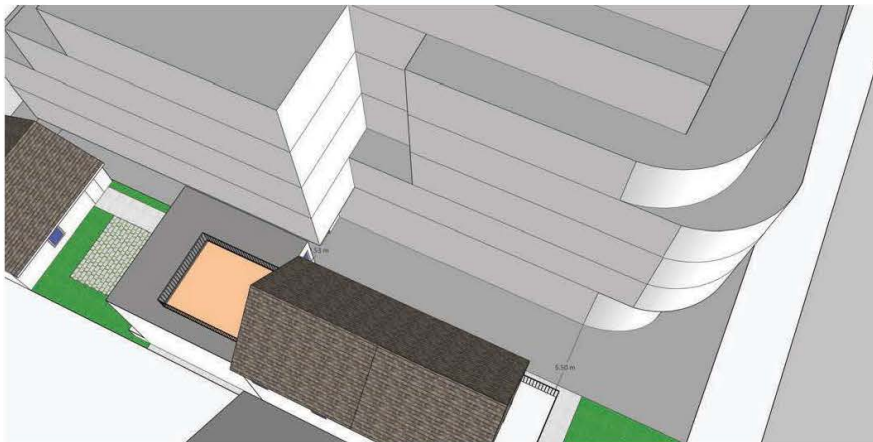
**Aerial view of west setback**



**Aerial view of east side**



**Aerial view of west setback**



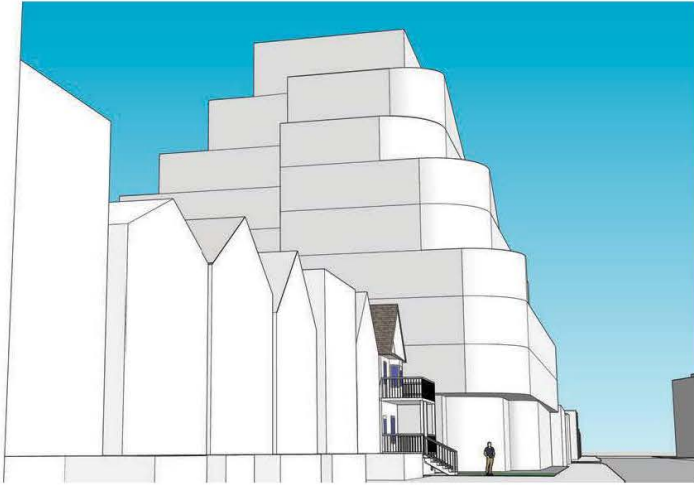
**South view of upper storey east and west setbacks**





**3D Model Comparison between  
2194-3206 Dundas Street West Application  
and  
Settlement**

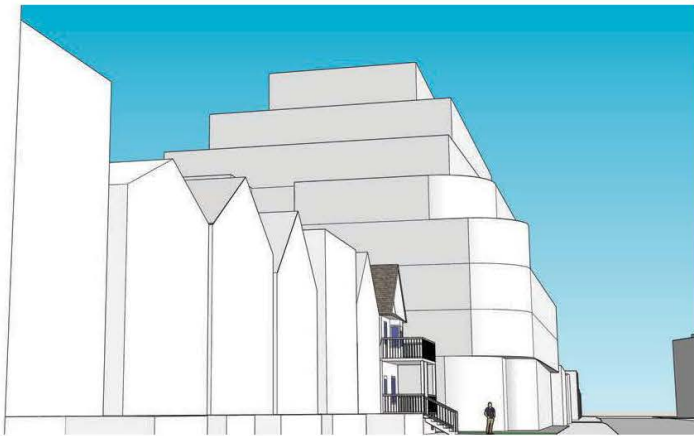
**West View from St Pauls Church - Application**



**South West view - Application**



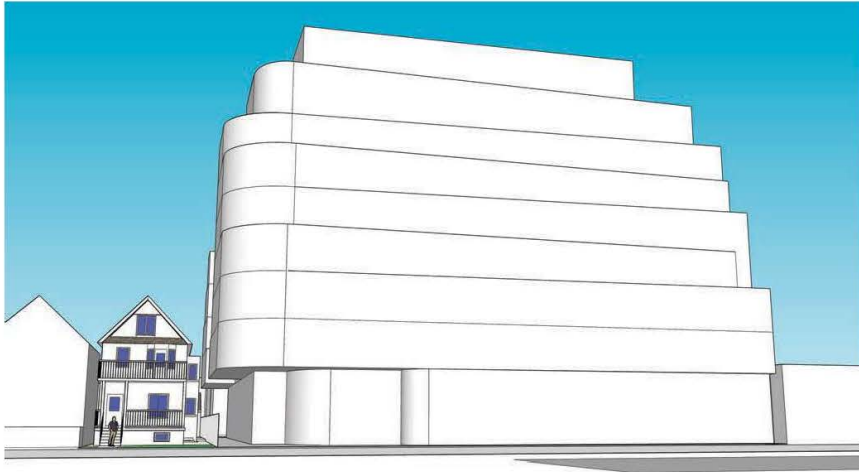
**West View by from Pauls Church - Settlement**



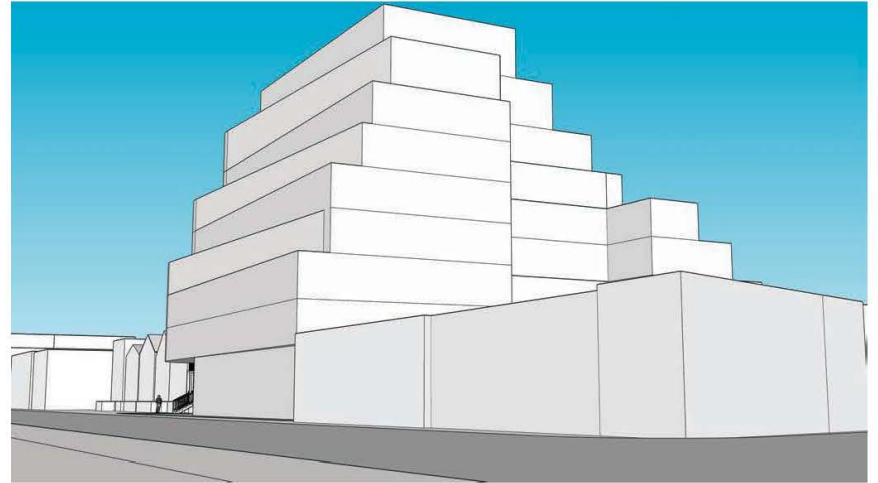
**South West view - Settlement**



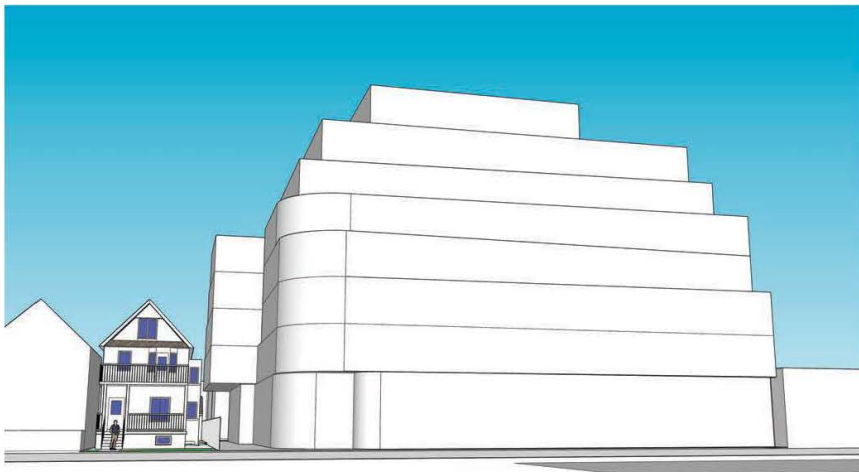
**South View - Application**



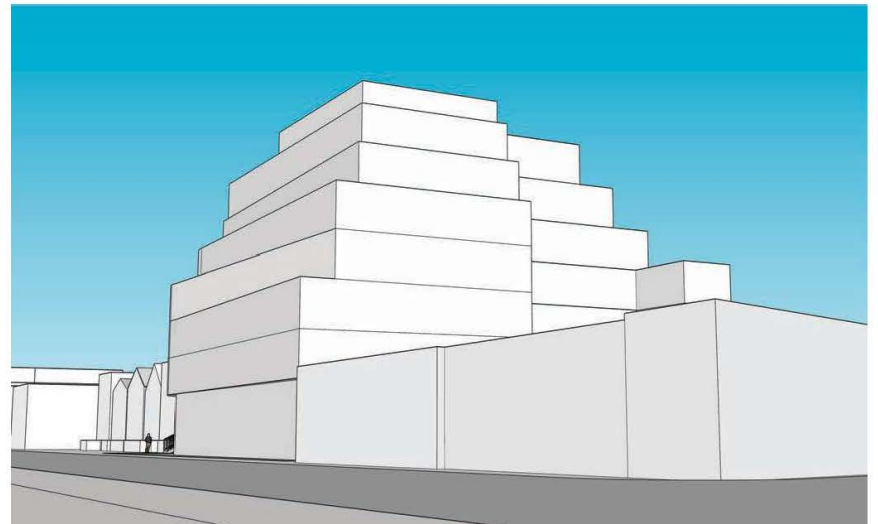
**South East View from Little Malta Park - Application**



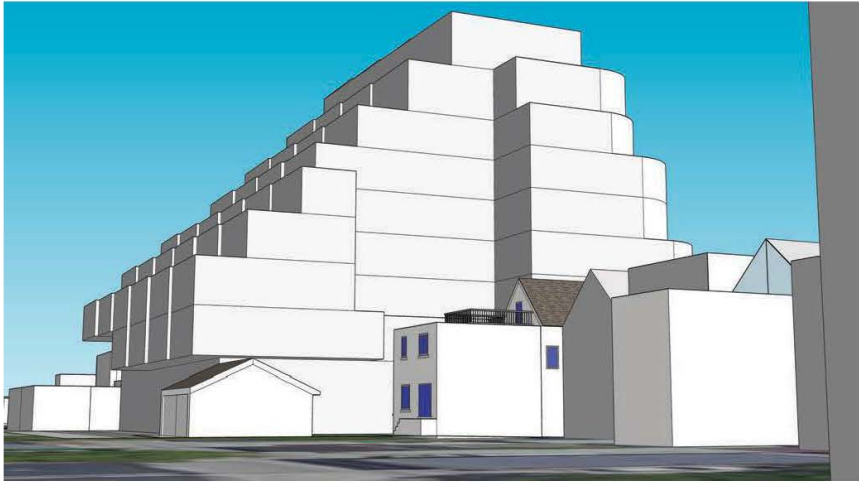
**South View - Settlement**



**South East View from Little Malta Park - Settlement**



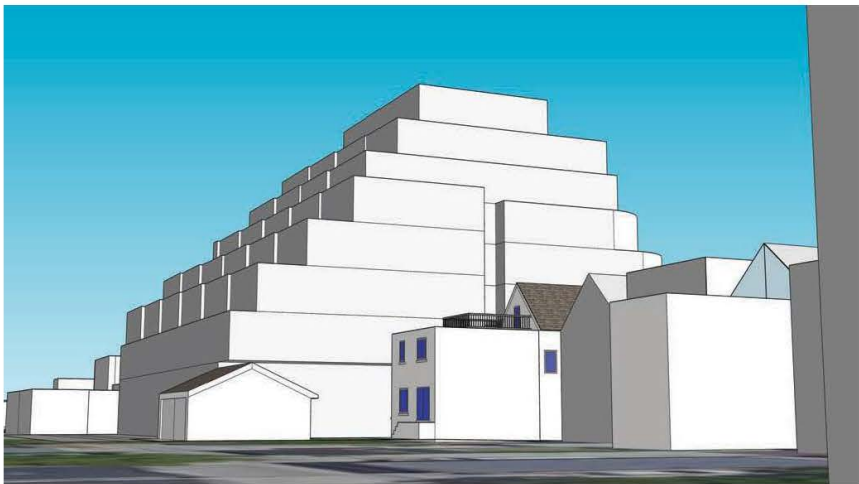
**West view from Laneway - Application**



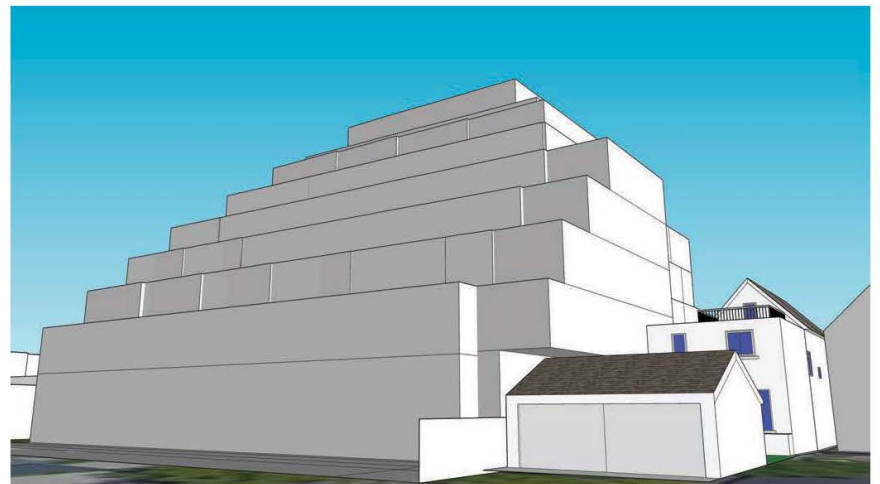
**North West view from Laneway - Application**



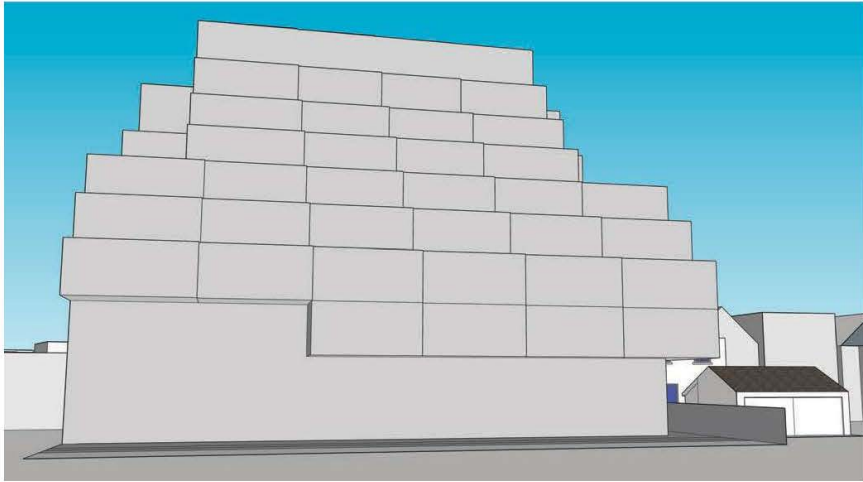
**West view from Laneway - Settlement**



**North West view from Laneway - Settlement**



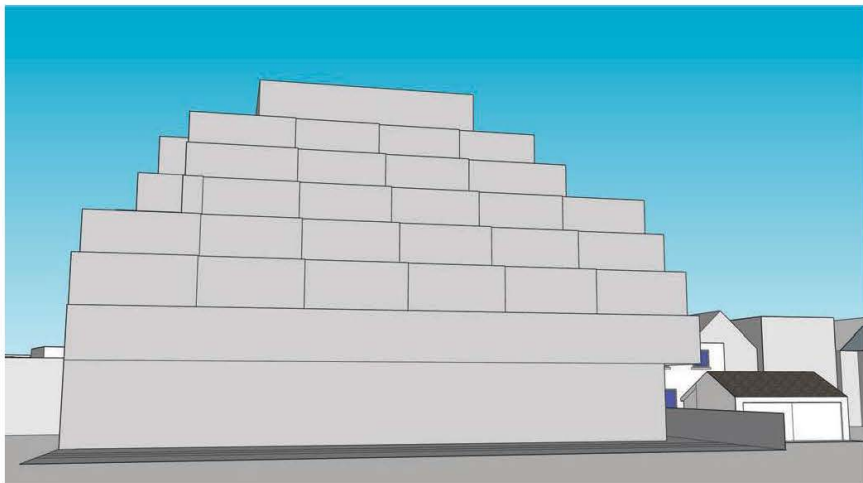
**North View from backyard of 105 Maria St - Application**



**North West Aerial View - Application**



**North View from backyard of 105 Maria St - Settlement**



**North West Aerial View - Settlement**



**Aerial view of east side**



**South view of upper storey east and west stepbacks**

