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March 1, 2022  
File No.: 130398.1013

**WITH PREJUDICE**  
**By E-mail**

City of Toronto  
Legal Services  
Metro Hall  
55 John Street, 26<sup>th</sup> Floor  
Toronto, ON M5V 3C6  
Attention: Mr. Alexander Suriano

Dear Mr. Suriano:

**Re: OLT Case No. PL210087**  
**3100-3200 Bloor Street West & 4-8 Montgomery Road**  
**With Prejudice Settlement Offer**

We are counsel to 2457938 Ontario Limited (the “**Applicant**”) in respect of the proposed redevelopment of its property at 3100-3200 Bloor Street West & 4-8 Montgomery Road, Toronto (the “**Property**”) for a mixed use building comprised of commercial and residential uses.

Our client filed appeals of its Official Plan and Zoning By-law Amendment applications, which are currently proceeding before the Ontario Land Tribunal (the “**Tribunal**”) under OLT Case No. PL210087 (the “**Appeals**”).

On behalf of our client, we are pleased to put forward the following “with prejudice” settlement offer as the basis for resolving the Appeals:

1. The development will be substantially in accordance with the enclosed drawings, comprised of a maximum of 41,303.42 m<sup>2</sup> of GFA, contained within a U-shaped building with a maximum height of 18 storeys (57.53 metres), excluding mechanicals and other permitted projections, taken from an elevation of 117.50 metres Canadian Geodetic Datum;
  - (a) The built form and massing of the proposed building has been reallocated from the original submission by incorporating low-rise and mid-rise elements to provide a desirable transition to the *Neighbourhoods* designation to the east and the north. To achieve this transition, the building incorporates a series of minimum setbacks and stepbacks, as shown in the enclosed drawings, including:
    - (i) a 4-storey component within the existing *Neighbourhoods* designation along Montgomery Road, which steps back to 6 storeys at the southeast corner of the building (i.e., the corner of Montgomery Road and Bloor Street West);
    - (ii) moving west along Bloor Street West, the proposed building steps back to 8 storeys and 10 storeys, and finally to 18 storeys at the southwest corner of the building. The tower floor plate of the 18-storey component complies with the

maximum floor plate of 825 m<sup>2</sup> permitted under the Etobicoke Centre Zoning By-law No. 1088-2002;

- (iii) from the northwest corner of the building, the building steps back at 6 storeys, 9 storeys, 11 storeys, 17 storeys, and then to the 18-storey component at the southwest corner of the building;
2. The development will have a residential unit mix of 1-bedroom, 2-bedroom, and 3-bedroom units that is in accordance with the Growing Up Urban Design Guidelines, 2020;
  3. The development will provide a minimum of 2 m<sup>2</sup> per unit of indoor amenity space and 2 m<sup>2</sup> per unit of outdoor amenity space;
  4. The development will provide a minimum amount of car parking spaces at a ratio of 1.05 spaces per unit for residents and 0.15 spaces per unit for visitors, as well as 1 space per 100 m<sup>2</sup> for retail uses;
  5. The development will provide a 200 m<sup>2</sup> area to be used as privately-owned publicly accessible space (POPS) at the southeast corner of the Property (i.e., the northwest corner of Montgomery Road and Bloor Street West);
  6. The development will provide a 6.0 metre setback above and below grade from the TTC structure to the north to the rear façade of the building;
  7. The lands on the Property located to the north of the TTC railway tracks and the western portion of the Property (inclusive of the 10 m buffer to the west property line) will be dedicated to the Toronto and Region Conservation Authority. The building will be set back by 3.0 metres above and below grade from the proposed 10 m buffer; and
  8. The Applicant will provide a cash contribution of \$2,800,000.00 to the City pursuant to Section 37 of the *Planning Act* for area improvements in close proximity to the Property.

We trust that you will forward the terms of this “with prejudice” settlement offer for City Council’s review and consideration at its meeting commencing March 9, 2022.

Please contact the undersigned if you wish to discuss further. We look forward to receiving City Council’s support for our settlement offer.

Yours truly,



For: Calvin Lantz

CL/jsc

Enclosures

cc. Gabriela Dedelli, *City of Toronto*  
Jonathan S. Cheng, *Stikeman Elliott LLP*  
Client