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Our File No.: 200913

WITHOUT PREJUDICE

Via Email

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

Attention: Sarah O'Connor/Adrienne deBacker/Cameron McKeich

Dear Sirs/Mesdames:

**Re: OLT File No. 21-001079 – 126 & 132 Laird Drive
OLT File No. 21-001081 – 134 Laird Drive
OLT File No. PL200376 – OPA 450
Without Prejudice Offer to Settle**

We are solicitors for Leaside Residences I LP in respect of the lands known municipally in the City of Toronto as 126 & 132 Laird Drive (the “**South Lands**”) and 134 Laird Drive (the “**North Lands**”). We are writing on behalf of our client with a without prejudice settlement offer in respect of the above-noted matters. This settlement offer would remain open until the end of the City Council meeting scheduled to commence on April 6, 2022.

As you know, our client has engaged in without prejudice mediation with City staff and the Leaside Residents Association regarding the redevelopment proposals for both the South Lands and the North Lands. These discussions have resulted in revised architectural plans for the South Lands and the North Lands, both dated February 18, 2022, and prepared by Turner Fleisher Architects Inc. and attached to this letter (the “**Revised Plans**”). Our client is extremely appreciative of the efforts of City staff and the LRA in this regard.

The terms of this without 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 amendment which would apply to the South Lands and the North Lands, as well as by way of site specific relief from OPA 450 (SASP 568) Policies 7.5 and 9.10, indicating that those policies do not apply to the South Lands and the North Lands.

2. The built form for both the South Lands and the North Lands has been revised to:
 - (i) increase the height of the proposed cantilever to the top of the 2nd-storey to enable a 3.0 metre setback for the 1st and 2nd storeys;
 - (ii) the 3rd and 4th storeys have been setback from the property line by 0.25 metres to reduce the extent of the proposed cantilever;
 - (iii) the stepback above the 4th floor remains at 1.5 metres, resulting in the 5th, 6th and 7th storeys being setback an additional 0.25 metres from the property line;
 - (iv) the changes above result in a reduction in the total gross floor area of the proposed building on the South Lands to approximately 10,051.1 square metres, including approximately 9,802.5 square metres of residential GFA in 132 units and approximately 248.6 square metres of non-residential gross floor area; and, a reduction in the total gross floor area of the proposed building on the North Lands to approximately 7,742.4 square metres, including approximately 7,594.5 square metres of residential GFA in 109 units, and approximately 147.9 square metres of non-residential gross floor area;
 - (v) the removal of all windows and balconies at the south end of the South Lands and the north end of the North Lands; and,
 - (vi) the replacement of the projecting balconies on the 6th and 7th storeys facing Laird Drive with potential Juliette balconies.
3. The Revised Plans incorporate reduced area for indoor amenity space and mechanical equipment on the roof, including the shift of any taller mechanical equipment towards Laird Drive.
4. The Revised Plans have eliminated any live/work units from the first floor and incorporated retail uses in the locations and at the areas shown.
5. The zoning by-law amendment(s) would implement the minimum parking supplies provided on the Revised Plans subject to securing the following TDM measures to the satisfaction of City staff:
 - (a) provide and maintain 2 publicly accessible car-share vehicles and parking spaces (can be provided on the North Lands or South Lands)
 - (b) provide proof of purchase and distribution of 1-year car-share memberships to all first-time residential unit owners

- (c) provide and maintain real time transportation screens in lobbies of both buildings
 - (d) provide and maintain bike repair stations in both buildings
 - (e) make a total contribution of \$50,000 (\$25,000 per building) to fund the installation of one bike share station in the area.
6. The zoning by-law amendment(s) would implement the minimum amenity space indicated on the Revised Plans.
 7. The zoning by-law amendment(s) would allow phasing of development on the South Lands and the North Lands.
 8. The Revised Plans provide the required 6.1 metre clear height for the Type-G loading space, but not for the adjacent “staging pads”.
 9. As part of the site plan approval process, our client agrees to:
 - (i) work with City staff to determine if further reductions to the height of the mechanical equipment is possible;
 - (ii) work with City staff to determine if further reductions to the area required for the mechanical equipment is possible;
 - (iii) work with City staff to introduce a combination of gateway landscape and streetscape improvements including seating, material treatments, and glazing, to ensure a comfortable public realm at the corners of Laird and Stickney, while ensuring the townhouses have sufficient privacy;
 - (iv) in tandem with (iii) above, work with City staff on an approach to document and archive the existing use of the North Lands and the relationship between the garden suburbs, service stations and automobiles, including any opportunity for a plaque or equivalent commemoration at the southeast corner on the North Lands;
 - (v) work with City staff and adjacent residents regarding the potential elimination of existing utility poles on the lands adjacent to the South Lands and the North Lands;
 - (vi) undertake investigation in coordination with ECS to confirm the status of any existing Toronto Water infrastructure on site, and to cap or remove decommissioned infrastructure as may be required.

10. Although the resulting gross floor area proposed for the North Lands is under the minimum 10,000 square metre threshold for a Section 37 contribution and the resulting floor area for the South Lands is just above the same minimum threshold, our client would agree to provide an indexed cash payment of \$650,000 for the South Lands and the North Lands combined, to be paid prior to the first above-grade building permit, to be allocated to local improvements in consultation with the local councillor and City staff.

Our client agrees that, in the event City Council accepts this settlement offer, the final order of the Ontario Land Tribunal would be withheld pending:

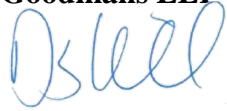
- the City solicitor confirming that the zoning by-law amendment(s) and site specific relief to OPA 450 (SASP 568) are in final form and content to the satisfaction of the Chief Planner and Executive Director, City Planning;
- the owner having submitted a payment to the satisfaction of the City for signal timing modifications to the Laird Drive / Commercial Road intersection as recommended in the Transportation Impact Study, dated August 2020, by Trans-Plan;
- the owner has submitted a complete resubmission of the application to be circulated to relevant divisions and agencies and all revisions; and,
- execution and registration of a Section 37 agreement to the satisfaction of the City Solicitor to secure the community benefits outlined above in accordance with the Planning Act before it was amended by Bill 108 and Bill 197, as well as any matters of legal convenience (including TDM measures outlined above) to implement the matters listed above.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on April 6, 2022, after which it should be considered as withdrawn. Should the Settlement Offer be accepted by City Council, it may be released publically.

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

Yours truly,

Goodmans LLP



David Bronskill
DJB/

cc: Client

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