

Piper Morley
T 416.367.6591
F 416.367.6749
pmorley@blg.com

Borden Ladner Gervais LLP
Bay Adelaide Centre, East Tower
22 Adelaide Street West
Toronto, ON, Canada M5H 4E3
T 416.367.6000
F 416.367.6749
blg.com



File No. 036343/000040

WITHOUT PREJUDICE AND CONFIDENTIAL

July 7, 2022

Delivered by Email

Cameron McKeich
City of Toronto Legal Services
Planning & Administrative Tribunal Law Section
55 John Street, 26th floor
Metro Hall
Toronto, Ontario
M5V 3C6

Dear Mr. McKeitch:

**Re: Official Plan Amendment 231 (OPA 231)
1025 The Queensway, Toronto
Site and Area Specific Policy as resolution to Appeal 147 of OPA 231**

On behalf of our client, Talisker Queensway G. P. Inc., please see the enclosed package, relating to the draft Site and Area Specific Policy (“SASP”) for the lands municipally known as 1025 The Queensway.

We confirm our proposal to resolve our appeal of OPA 231 on the basis of the draft SASP enclosed hereto.

Upon approval of the settlement by Toronto City Council and the Ontario Land Tribunal, our client will withdraw its appeal of OPA 231.

If you have any questions, please contact the undersigned.

Yours very truly,

BORDEN LADNER GERVAIS LLP

A handwritten signature in blue ink that reads 'Piper Morley'.

Piper Morley
PM/jcm

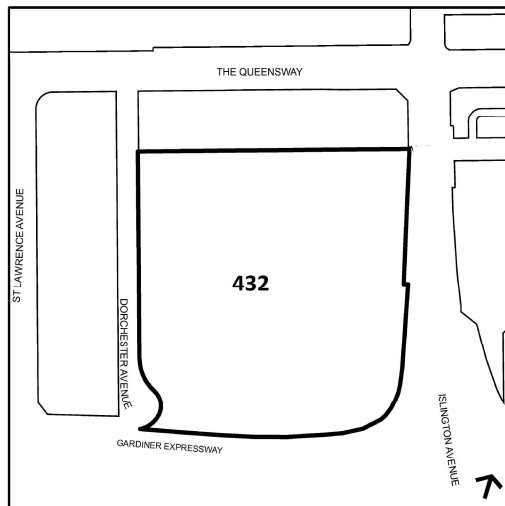
cc: Client

**Modification to OPA 231
Toronto Official Plan
Appeal No. 147 – 1025 The Queensway**

Official Plan Amendment No. 231 is modified as follows:

1. Map 2, Urban Structure, shown in Appendix 1, is modified by deleting *Employment Areas* on the eastern and southern parts of the lands known municipally in 2021 as 1025 The Queensway.
2. Map 40 of 48, shown in Appendix 2, is modified so that the eastern and southern parts of the lands known municipally in 2021 as 1025 The Queensway are designated to *Mixed Use Areas*, as shown on attached Schedule 'A'.
3. Section 18, Chapter 7, Site and Area Specific Policies is modified by deleting Site and Area Specific Policy No. 432 respecting 1001-1037 The Queensway and replacing it with the following site and area specific policy for the lands known municipally in 2021 as 1025 The Queensway:

'432. 1025 The Queensway



1. A minimum of 14,500 square metres of employment gross floor area will be provided on the part of the lands designated *General Employment Areas* at full build out of the lands. This employment gross floor area will:
 - a. be comprised of *Core Employment Areas* and/or *General Employment Areas* uses that are compatible with residential uses as determined through a Compatibility/Mitigation study;
 - b. contain a minimum of 51 percent of the gross floor area devoted to *Core Employment Areas* uses such as but not limited to offices, performing arts studios, artist studios, research and development facilities, information and

Confidential and Without Prejudice

technology facilities, cultural industry spaces, incubators and/or co-working spaces;

2. A minimum of 2,500 square metres of non-residential gross floor area will be provided on the part of the lands designated *Mixed Use Areas* at full build out of the lands. Home occupation and live/work units will not contribute to the minimum required non-residential gross floor area.
3. The part of the lands designated *General Employment Areas* may be used for but not limited to, parking, loading, service, access and/or mechanical facilities to serve uses on the lands designated *Mixed Use Areas*.
4. Through the Zoning By-law Amendment process:
 - a. a Block Context Plan will be prepared to the satisfaction of the City to demonstrate how mid-rise buildings and tall buildings may be accommodated; and
 - b. a phasing strategy and implementation plan will be prepared to provide for the sequencing of development, including the construction of employment and other non-residential gross floor area to be constructed prior to or concurrent with residential gross floor area to provide a balance of employment and residential growth.
5. New development containing residential units within the Mixed Use Area will secure affordable housing as follows:
 - a. the owner shall design and construct seventy five (75) affordable *dwelling units* within an approved development on the lands; and
 - b. the unit mix, general configuration and, layout of the affordable *dwelling units* on the lands shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division. The unit mix will be representative of overall unit mix across the Mixed Use Area.
6. The provision of affordable housing required by Policy 5 shall be secured through one or more agreements with the City at the time of zoning and will be counted towards meeting the requirements of the City's Community Benefits Charge By-law.
7. Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:
 - a. The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director and City Solicitor, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met, including the timing and requirements for entering into legal agreements to secure affordable housing, pursuant to Policy 5.

Confidential and Without Prejudice

8. Map 26, Site and Area Specific Policies is modified so that the lands municipally known in 2021 as 1001-1023 and 1033-1041 The Queensway are not subject to Site and Area Specific Policy 432, and the lands municipally known in 2021 as 1025 The Queensway are subject to Site and Area Specific Policy 432.

Schedule 'A'

