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File No. 23125

March 9, 2023

WITHOUT PREJUDICE

VIA EMAIL: [ray.kallio@toronto.ca](mailto:ray.kallio@toronto.ca); [adam.ward@toronto.ca](mailto:adam.ward@toronto.ca)

Messrs. Ray Kallio and Adam Ward  
City of Toronto Legal Services  
Planning & Administrative Tribunal Law  
Metro Hall, 26th Floor  
55 John Street  
Toronto, ON M5V 3C6

Dear Sirs:

Re: 68-78 Churchill Avenue, Toronto  
Appeals to OLT of Rezoning and Site Plan Approval Applications  
OLT Case Numbers: OLT-22-004540, OLT-22-004541  
OLT Lead Case Number: OLT-22-004540  
Planning Applications No.: 21 235582 NNY 18 OZ and 21 235584 NNY 18 SA  
Without Prejudice Settlement Offer

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As you know, we are the solicitors for Churchill Beecroft Developments 1 Inc., the owner of lands known municipally as 68, 70, 72, 74, 76 and 78 Churchill Avenue in the City of Toronto and the appellant with respect to the above-noted appeals.

Further to settlement discussions held between our client and City Planning staff with respect to the above-noted appeals, we are pleased to provide the following settlement offer on a without prejudice basis in full settlement of these appeals:

- (1) Our client would agree to formally revise its development proposal that is the subject of the above noted appeals before the OLT from a townhouse development consisting of 44 units to a development consisting of 9 single detached houses and 31 townhouses (including 6 back to back townhouses) for a reduced total of 40 units as set out in the attached site plan dated February 24, 2023 prepared by Raw Design (the "Proposed Development"). The Proposed Development includes 80 resident parking spaces and 4 visitor parking spaces. The townhouse units are accessed via a private road while the 9 single detached

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houses are directly accessed via Churchill Avenue. The single detached houses will be designed to allow for basement apartments;

- (3) In terms of parkland, the Proposed Development would be subject to a cash-in-lieu payment; and
- (4) In terms of the site plan appeal, our client agrees to work with City staff to resolve the remaining site plan issues in order to finalize a NOAC following the approval by the OLT of the necessary zoning by-law amendment for the Proposed Development.

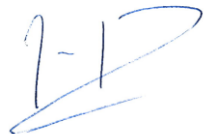
In support of the settlement offer, please find attached the following via a Dropbox link:

- (1) Site Plan dated February 24, 2023 prepared by RAW Design;
- (2) A transportation memorandum dated February 23, 2023 from NexTrans Consulting Engineers confirming the following:
  - a. the turning radii for our client's road design works for municipal garbage collection; and
  - b. notwithstanding there are more than 31 units on a private road, a Type G loading space is not required.

If you have any questions regarding the above, please do not hesitate to contact me at 416.645.4572 or via email at [jpark@ksllp.ca](mailto:jpark@ksllp.ca).

Yours truly,

**KAGAN SHASTRI DeMELO WINER PARK LLP**



Jason Park  
JIP/ss

Please reply to the: Downtown Office

cc: Churchill Beecroft Developments 1 Inc.