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March 28, 2023

Our File No.: 220789

Without Prejudice

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

Attention: Lauren Pinder

Dear Sirs/Mesdames:

**Re: 4340 Bloor Street West – Without Prejudice Settlement Offer
OLT-22-003672**

As you know, we are solicitors for Timbercreek 4340 Bloor St. Inc., the owner of the property known municipally as 4340 Bloor Street West in the City of Toronto (the “**Property**”). We are writing on behalf of our client further to the without prejudice settlement offer submitted on March 25, 2023 (the “**Settlement Proposal**”).

We discovered some errors in the section and elevation drawings submitted with the Settlement Proposal regarding the north and south setbacks of the 13-storey building and projecting balconies on the north and south facades of that building, and with respect to the height of the mechanical penthouse of the 4-storey building.

The east and west elevation in the Settlement Proposal erroneously showed the 13-storey building as being further set back from the south and north lot lines than what is proposed and shown in the balance of the architectural plans, which is a setback of 3 metres to the south lot line and 9 metres to the north lot line. Further, they did not include projecting balconies on the north and south faces of the 13-storey building, which are shown in the balance of the architectural plans.

The height of the mechanical penthouse on the 4-storey building was also inaccurately depicted as 4.3 metres instead of 5.5 metres as stated in the without prejudice settlement offer letter. In order to accommodate the necessary mechanical equipment on the 4-storey building, a 5.5-metre tall mechanical penthouse is needed; a 4.3-metre tall mechanical penthouse is not feasible.

The section and elevations have been revised to accurately depict the 3-metre setback along Bloor Street West, the 9-metre setback from the north lot line, and the projecting balconies on the north

and south facades of the 13-storey building, as well as the height of the mechanical penthouse of the 4-storey building. Those drawings are attached to this correspondence.

We sincerely apologize for any inconvenience this has caused and greatly appreciate the efforts of City staff in working with our client to resolve outstanding issues with respect to the proposed development.

Please let us know if any additional information is required.

Yours truly,

Goodmans LLP

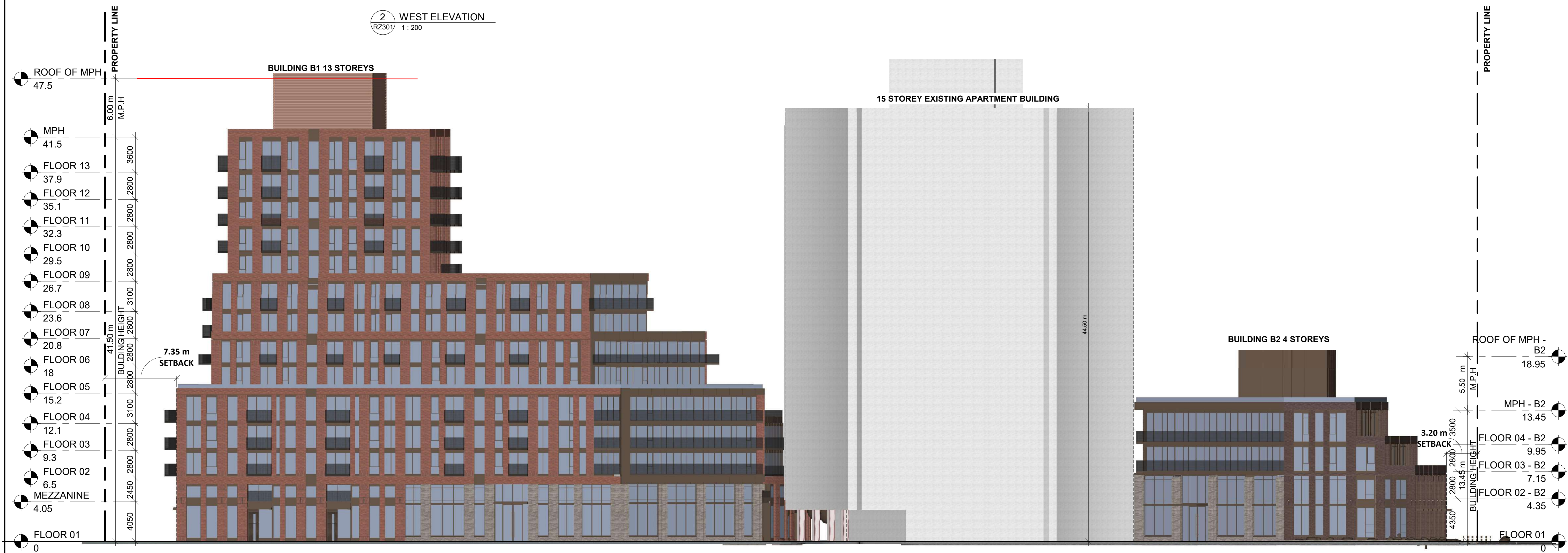
A handwritten signature in blue ink, appearing to read 'D. Bronskill', is written over a light blue circular stamp.

David Bronskill
DJB/

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all relevant building jurisdiction. The contractor working from drawings not specifically marked 'For Contractor' must assume full responsibility and bear costs for any corrections or damages resulting from his work.



2 WEST ELEVATION
RZ301 1: 200



1 SOUTH ELEVATION
RZ302 1: 200

#	DATE	DESCRIPTION	BY
PROJECT			
Bloor Street Hazelview			
4340 Bloor Street West, Toronto, ON			
DRAWING			
ELEVATIONS			
PROJECT NO.			
22.175P01			
PROJECT DATE			
2023-03-14			
DRAWN BY			
ATS			
CHECKED BY			
AYU			
SCALE			
1: 200			
DRAWING NO.			REV.
RZ302			

2023-03-14 11:41:34 AM

