

September 27, 2023

VIA E-MAIL

WITHOUT PREJUDICE and CONFIDENTIAL

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Chantal deSereville

Associate

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File No. 23682.00001

Dear Mr. Davidson:

Re: 3351 – 3359 Ellesmere Road, Toronto

Municipal File nos. 22 219197 ESC 25 OZ and 22 240955 ESC 25 SA

OLT Case Nos. OLT-23-000319, OLT-23-000320, OLT-23-000321

We are the solicitors for Profile (TT) Inc. ("**Client**") in respect of the lands known municipally as 3351 – 3359 Ellesmere Road in the City of Toronto ("**Property**").

As you are aware, our Client filed applications for an Official Plan amendment, a Zoning By-law amendment, and Site Plan approval to enable the development of 53 residential units in two blocks of four-storey stacked townhouses and a ground floor commercial unit on the Property ("**Proposed Development**"). As you are also aware, on April 10, 2023, our Client appealed the City of Toronto's non-decision on the applications to the Ontario Land Tribunal ("**Appeals**").

As you know, our client has engaged in discussions with City staff over several months regarding the redevelopment proposal for the Property. Those discussions have resulted in the revised plans, prepared by TAES Architects Inc., attached to this letter at **Schedule "A"** (the "**Revised Proposal**"). We are pleased to provide this settlement proposal, which we understand addresses City staff's concerns.

1. **Background**

An Official Plan and Zoning By-law Amendment application to redevelop the subject site was submitted on October 19, 2022 and deemed complete on November 8, 2022. A subsequent Site Plan Control Application was submitted on December 9, 2022. A community consultation meeting

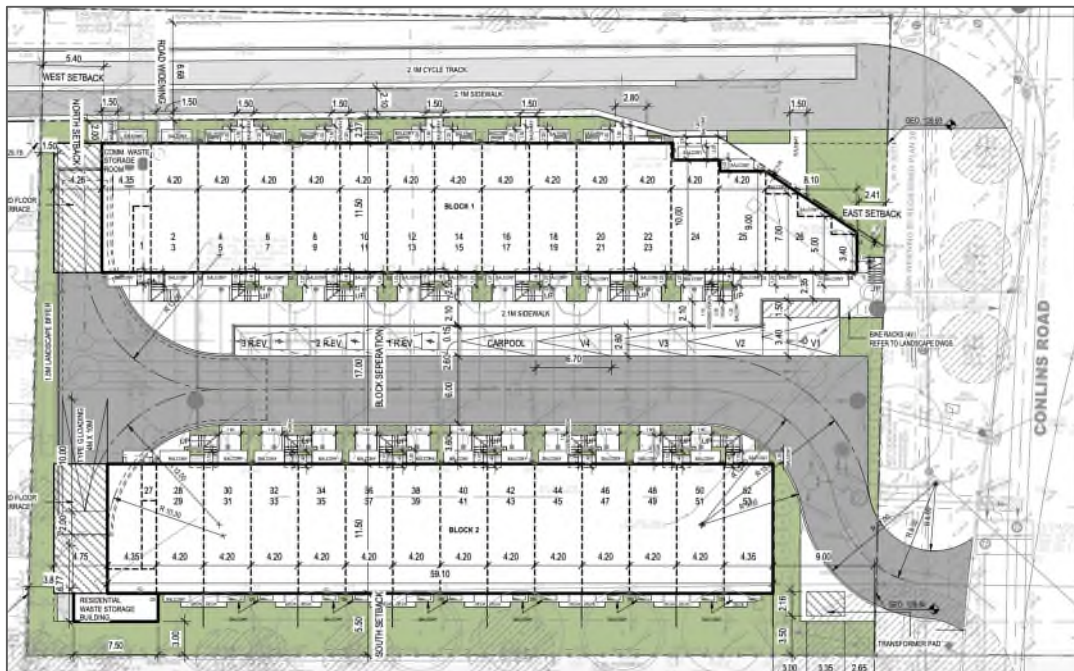
was held virtually on February 15, 2023. A meeting with City Planning staff to discuss potential revisions to the original proposal was held on April 5, 2023.

On April 10, 2023, the applicant filed an appeal to the Ontario Land Tribunal citing Council's lack of decision on the subject applications.

On July 4, 2023, the applicant submitted a Revised Proposal which reflected input from City Planning staff and the community. Further to staff comments received since that time, the applicant has made further modifications to the plans. The original and Revised Proposals are detailed below.

1.1 Original Proposal

The original proposal for redevelopment of the site comprised two (2) four storey townhouse blocks containing a total of 53 residential units and a two-floor commercial unit at the Ellesmere Road and Conlins Road intersection. The proposal contained a total of 7,318 square metres of residential floor area and 256 square metres of commercial floor area. The proposed residential unit mix comprised 58% two-bedroom units and an additional 42% three-bedroom units. A total of 8 vehicle parking spaces and 29 bike parking spaces were proposed.

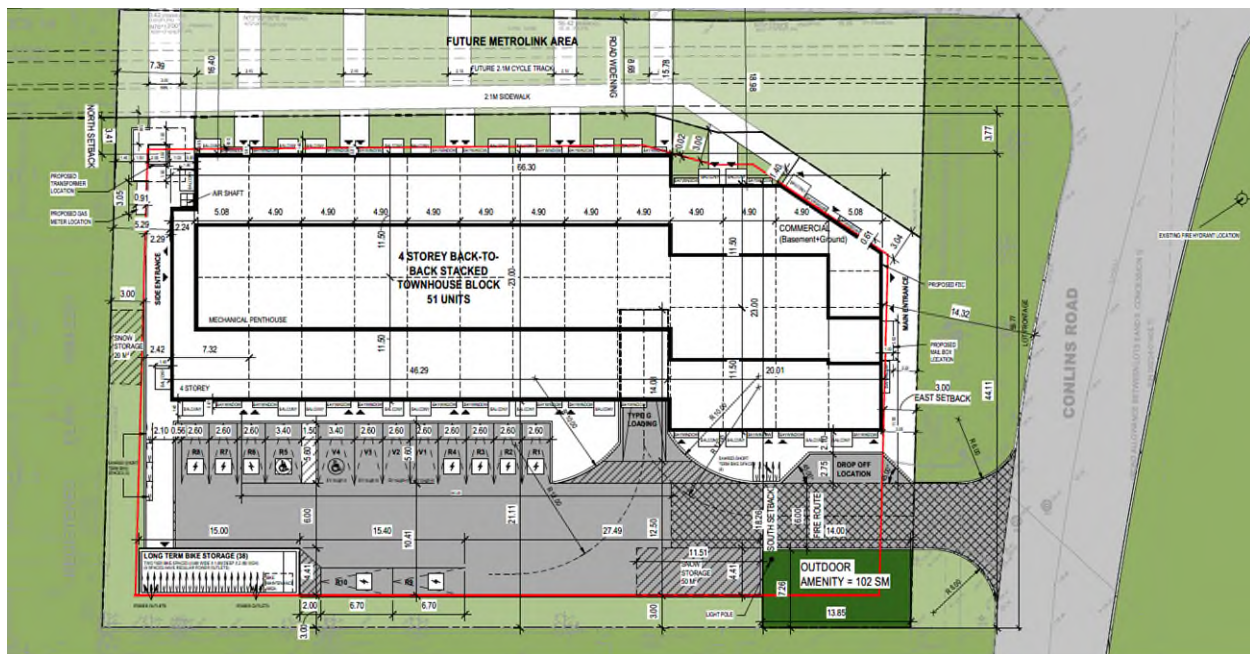


Original Site Plan – TAES Architects Limited

1.2 Revised Proposal

The Revised Proposal comprises one, four-storey, 13.5 metre tall townhouse / apartment block containing a total of 51 residential units and a proposed commercial space at the Ellesmere Road and Conlins Road intersection. The proposal contains a total of 7,090.6 square metres of gross floor area. The proposed residential unit mix is comprised as follows:

- Studio 1 Unit (2.0%)
- 2 Bedrooms 4 Units (7.8%)
- 2 Bedrooms + Den 3 Units (5.9%)
- 2 Bedrooms + 2 Den 10 Units (19.6%)
- 3 Bedrooms 23 Units (45.1%)
- 3 Bedrooms + Den 9 Units (17.6%)
- 6 Bedrooms 1 Unit (2.0%)



Revised Site Plan – TAES Architects Limited

A total of 14 surface vehicle parking spaces, including 4 visitors spaces are proposed along the south side of the proposed development. A total of 46 bike parking spaces are proposed. One Type-G loading space is located on the south end of the building. Vehicle access is provided via Conlins Road.

In addition, further to comments received by City staff since the applicant's resubmission on July 4, 2023, the applicant has made the following additional changes:

- The waste handling room has been moved to within the building proper;
- Parallel parking has been incorporated at the previous location of the waste handling room;
- Residents will dispose of waste at the south of the waste handling room. There will be an alcove with three chutes for regular waste, organic waste and recyclables;
- At the north end of the loading dock there is dedicated garbage room for the commercial space; and,
- At the north end of the loading dock there is residential waste room for bulk waste (oversized items).

The primary change between the original and Revised Proposal involves combining the two proposed townhouse blocks into one, while maintaining a consistent street oriented north façade, and moving the waste storage facility into the main building. This allows the south portion of the site to be used for vehicle parking, access, loading, and drop-off, a 102 sqm outdoor amenity area, and bike and waste storage buildings. The vehicle access has been simplified and additional vehicle and bike parking spaces have been added. The rear setback to the south is 18.26 metres.

Along the front of the site, the building provides space for a future road widening along Ellesmere Road and additional space to accommodate a future widening to facilitate the Metrolinx Bus Rapid Transit Corridor. The building provides for a minimum 3.41 metre northern setback after road widening. A 3.0 metre setback is proposed from the east side of the site along Conlins Road. The building entrance to an interior corridor also faces Conlins Road. To the west, a 5.29 metre setback is proposed from the adjacent property line to the apartment building. A minimum 3.0 metre landscaped area is situated along the west and south property lines.

The following chart summarizes the changes from the original to the Revised Proposal.

	Original Proposal	Revised Proposal
Gross Floor Area	6,672 sqm	7,090.6 sqm
FSI	1.92	2.04
Height	4 Storeys (13.5m)	4 Storeys (13.5m)
Lot Coverage	43%	45.8%
Total Units	53	51
Studio Units	n/a	1
1 bedroom	n/a	1

2 bedrooms	31	15
3 + bedrooms	22	34
Vehicle Parking	8	14
Bike Parking	33	46
Commercial Space	256 sqm	135.4 sqm
Outdoor Amenity Area	0	102 sqm
Loading Space	1 Type G	1 Type G

Summary of Comments from Community Meetings and Meetings with Staff

A community consultation meeting was held virtually on February 15, 2023. The following comments were raised at the consultation meeting:

- Some attendees were concerned that townhouses being approved on the site would destabilize the areas single detached character.
- The owner of the property to the south was concerned about overlook and privacy issues as well as the overall proximity of the proposed south townhouse block to their property.
- Staff noted that an increased setback from the south would be requested.
- Concerns were raised about the location and overall amount of bike parking.

In a meeting with staff which took place on April 5, 2023, a 4-storey, one-block residential development plan comparable to the Revised Proposal was discussed with staff. Staff comments at this meeting were as follows:

- Ellesmere Road widening and approach to delineating the city and Metrolinx portions of the widening was acceptable to staff.
- The proposed building setbacks as detailed in the description of the Revised Proposal, above, were considered acceptable, as was a 13 metre building height.
- Staff requested that retail uses continue to be provided at the north east corner of the site.
- It was suggested that loading and bike parking areas be integrated into the building.
- Due to the unknown timeline for the Ellesmere BRT construction, staff requested an interim landscape plan along the Ellesmere frontage.

On July 4, 2023, the applicant provided revised plans to the City for staff's consideration. As a result of comments received from Staff in regards to this resubmission, the application has made the following additional changes to the plans:

- The moving of the waste handling room into the building proper;
- The incorporation of parallel parking at the previous location of the waste handling room;
- Residents will now dispose of waste at the south of the waste handling room. There will be an alcove with three chutes for regular waste, organic waste and recyclables;
- At the north end of the loading dock there is now dedicated garbage room for the commercial space; and,
- At the north end of the loading dock there is now a residential waste room for bulk waste (oversized items).

The foregoing modifications are reflected in the plans attached to this letter as **Schedule "A"**.

Planning Justification for Revised Proposal

The foregoing modifications represent desirable and appropriate planning for the Property. By providing a range of two- and three-bedroom unit sizes in an apartment format, the proposal contributes to the range of housing in the surrounding area which is characterized predominantly by low-rise detached housing. Located on a Major Street with good access to existing and future transit, the proposal reflects the orderly development of transit-supportive density and the efficient use of land adjacent to the City's investments in transit infrastructure. The proposed development consists of a compact, urban form, and is located within an area that is designated for growth and well-served by existing and planned services, transit, and amenities. The proposal helps meet the city's projected housing requirements of current and future residents and the revised building form appropriately relates to properties towards the south and west and the Ellesmere Road and Conlins Road frontages. The revised proposal facilitates the improvement of public space along Ellesmere Road and has been designed and sited to accommodate the future Ellesmere BRT alignment.

Conclusion

Our client is prepared to proceed to the Ontario Land Tribunal (the "OLT") with the without prejudice plans attached hereto as **Schedule "A"**, being the Revised Proposal, to achieve a

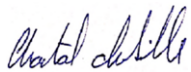
settlement with the City on the Appeals for the Official Plan Amendment and the Zoning By-law Amendment.

In addition, our client would agree to request that the OLT withhold its final Order for the Zoning By-law Amendment for the Property pending the draft Zoning By-law Amendment and Official Amendment have been finalized to the satisfaction of the City.

This settlement offer remains open until the end of the City Council meeting scheduled to commence on October 11, 2023.

Yours truly,

WeirFoulds LLP



Chantal deSereville

CD/

Encls.

cc. client

PROJECT STATISTICS

PROPERTY LEGAL DESCRIPTION

PART OF LOT 3 REGISTERED PLAN 3811, CITY OF TORONTO

SITE AREA (SM)	4,276.512 SM
-EXCLUDING R.O.W	3,476.512 SM
-R.O.W. AREA	800 SM
BUILDING AREA (SM)	1,525 SM + 66 SM (BIKE STORAGE) = 1,591 SM
LOT COVERAGE (BEFORE ROAD WIDENING)	37.2 %
LOT COVERAGE (AFTER R.O.W.)	45.8 %
GROSS FLOOR AREA (SM)	7,090.6 SM (76,323 SF)
RETAIL GFA	135.4 SM (1,457 SF)
-BASEMENT	68.0 SM (732 SF)
-ABOVE GRADE	67.4 SM (726 SF)
RESIDENTIAL GFA	7,023.0 SM (75,597 SF)
-BASEMENT	1,171.1 SM (12,606 SF)
-ABOVE GRADE	5,784.1 SM (62,262 SF)

GFA INCLUDES ALL FLOOR AREAS BELOW AND ABOVE GRADE, EXCLUDES MECH/ELEC UTILITY AREAS, GARBAGE AREA, BIKE PARKING AND MECHANICAL ROOFTOP AREAS

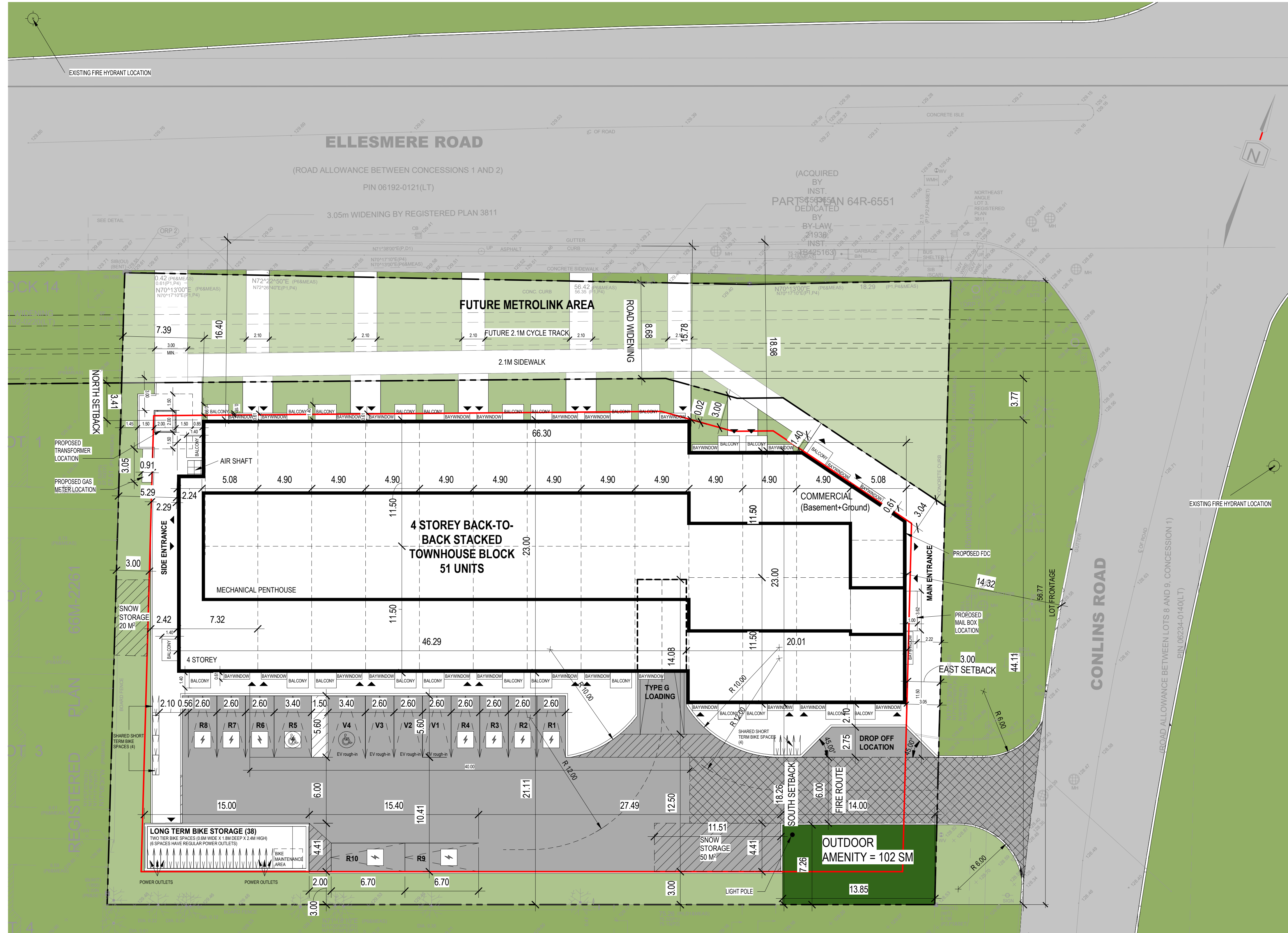
FLOOR SPACE INDEX	1.66 (INCLUDING R.O.W)
FLOOR SPACE INDEX	2.04 (EXCLUDING R.O.W)
NO. OF UNITS	51 UNITS
-STUDIO	1 UNIT (2.0%)
-1 BEDROOM	1 UNIT (2.0%)
-2 BEDROOMS	4 UNITS (7.8%)
-2+ 1 DEN	1 UNITS (2.0%)
-2+ 2 DEN	10 UNITS (19.6%)
-3 BEDROOMS	23 UNITS (45.1%)
-3+ DEN	10 UNIT (19.6%)
-5 BEDROOMS	1 UNIT (2.0%)

TYPICAL UNIT GFA			
TYPE A (BASEMENT, GF, 2ND FL)	170.4 SM (1,834 SF)	X 9 UNITS	(3+Den)
TYPE A-1 (GF, 2ND FL)	114.0 SM (1,228 SF)	X 1 UNIT	(2+Den)
TYPE A-2 (GF, 2ND FL) (CUT BY STAIRCASE)	113.7 SM (1,223 SF)	X 1 UNIT	(2+Den)
TYPE B (3RD FL, 4TH FL)	110.2 SM (1,186 SF)	X 14 UNITS	(3 bedroom)
TYPE B-1 (3RD FL CUT BY CORRIDOR, 4TH FL)	107.9 SM (1,162 SF)	X 2 UNITS	(3 bedroom)
TYPE B-2 (3RD FL CUT BY ELEVATOR, 4TH FL)	99.4 SM (1,070 SF)	X 1 UNIT	(3 bedroom)
TYPE C (3RD FL, 4TH FL) (BARRIER-FREE)	110.2 SM (1,186 SF)	X 4 UNITS	(3 bedroom)
TYPE D (BASEMENT, GF, 2ND FL)	170.4 SM (1,834 SF)	X 8 UNITS	(2+2 Den)
TYPE D-1 (BASEMENT, GF, 2ND FL)(CUT BY ELEVATOR)	162.5 SM (1,749 SF)	X 1 UNIT	(2+Den)
TYPE D-2 (BASEMENT, GF, 2ND FL)(CUT BY COMM.)	169.1 SM (1,820 SF)	X 1 UNIT	(2+2 Den)
TYPE E (GF, 2ND FL)	158.5 SM (1,707 SF)	X 1 UNIT	(5 bedroom)
TYPE E-1 (3RD FL)	71.5 SM (769 SF)	X 1 UNIT	(2 bedroom)
TYPE E-2 (4TH FL)	92.5 SM (995 SF)	X 1 UNIT	(2 bedroom)
TYPE F (3RD FL)	45.6 SM (491 SF)	X 1 UNIT	(Studio)
TYPE F-1 (4TH FL)	81.2 SM (874 SF)	X 1 UNIT	(2 bedroom)
TYPE G (2ND FL, 3RD FL)	127.7 SM (1,374 SF)	X 1 UNIT	(3 bedroom)
TYPE G-1 (4TH FL)	98.0 SM (1055 SF)	X 1 UNIT	(2 bedroom)
TYPE H (3RD FL, 4TH FL)	103.1 SM (1,109 SF)	X 1 UNIT	(3 bedroom)
TYPE H-1 (2ND FL, 3RD FL)	67.9 SM (731 SF)	X 1 UNIT	(1 bedroom)

BUILDING HEIGHT	4 STOREYS (13.5M)
SETBACKS	
ROAD WIDENING - NORTH (ELLESMERE ROAD)	8.68 M
NORTH SETBACK AFTER ROAD WIDENING (ELLESMERE ROAD)	3.41 M
SOUTH SIDE SETBACK (MAIN BUILDING)	5.29 M
SOUTH SIDE SETBACK (ACCESSORY BUILDING)	3.0 M
EAST SIDE SETBACK	3.0 M
WEST SIDE SETBACK (MAIN BUILDING)	18.26 M
WEST SIDE SETBACK (ACCESSORY BUILDING)	3.0 M

PARKING	14 PARKING SPACES 10 RESIDENTS WITH EV, 4 VISITORS W/ EV ROUGH-IN (1 BF RESIDENTS, 1 BF VISITOR)
BIKE PARKING	46 BIKE PARKING SPACES
-SHORT SHARED TERM RESIDENTIAL	8 SHORT TERM SHARED BIKE SPACES
-LONG TERM RESIDENTIAL	38 LONG TERM VERTICAL BIKE SPACE (0.75/UNIT REQUIRED) 15% (6) LONG TERM BIKE SPACES WITH POWER OUTLETS
OUTDOOR AMENITY	102 SM

Schedule "A"



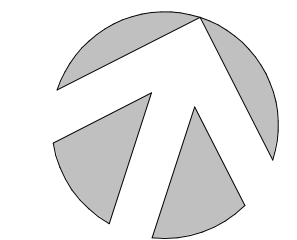
1 Site Plan
A-001 SCALE: 1:200

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ABBREVIATION:
V - Visitor Parking Space
REV - Resident's Electric Vehicle Parking Space
DS - Down Spout
HP - High Point
LP - Low Point



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NEW DEVELOPMENT STACKED TOWNHOUSES

3351-3359 Ellesmere Road_Scarborough

Project No.	T2022017
Drawn	Scale As indicated
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Site Plan

Drawing No. A-001

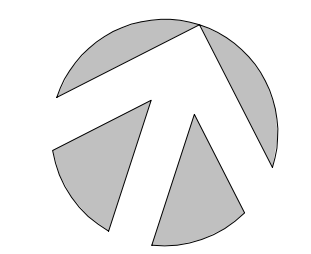
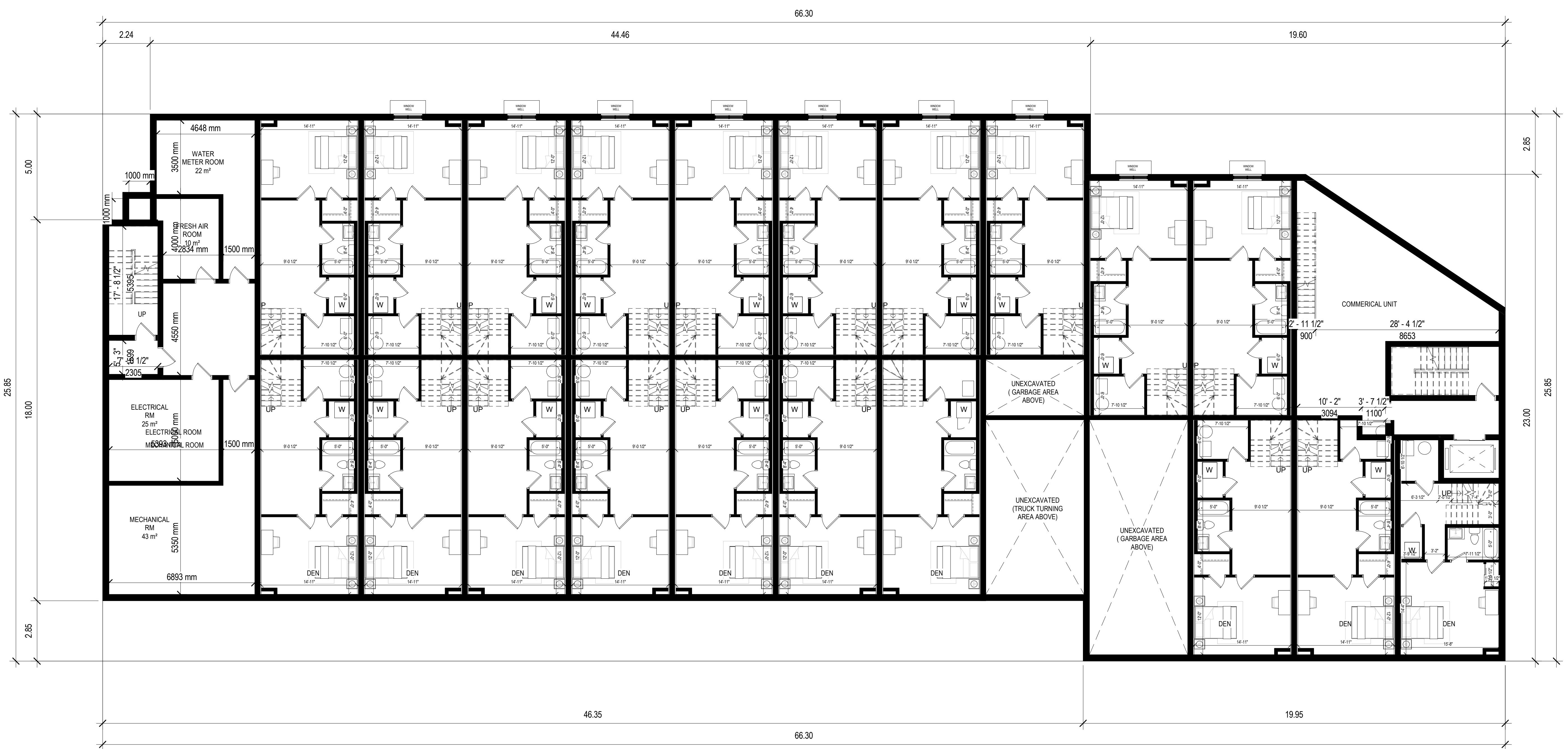
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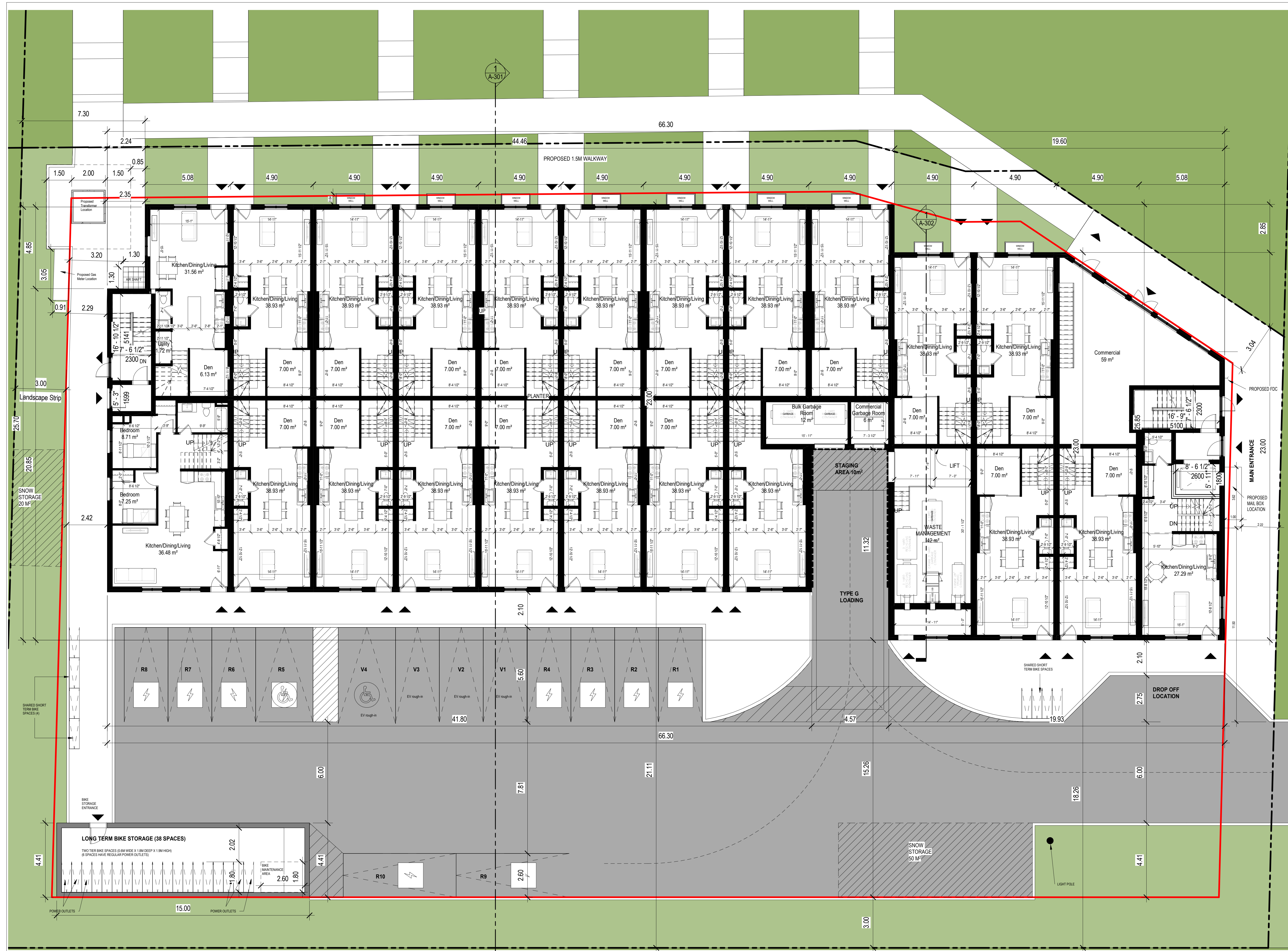
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3351-3359 Ellesmere Road_Scarborough

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Overall Basement Plan

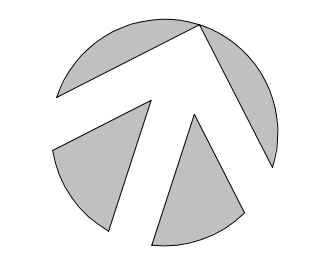
Drawing No. **A-100**



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**NEW DEVELOPMENT
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3351-3359 Ellesmere Road_Scarborough

Project No. T2022017
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Overall Ground Floor Plan

Drawing No. A-101

1 Overall Ground Floor Plan
 SCALE: 1:100

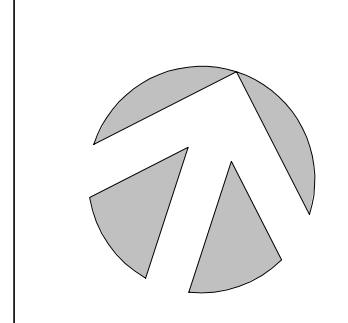
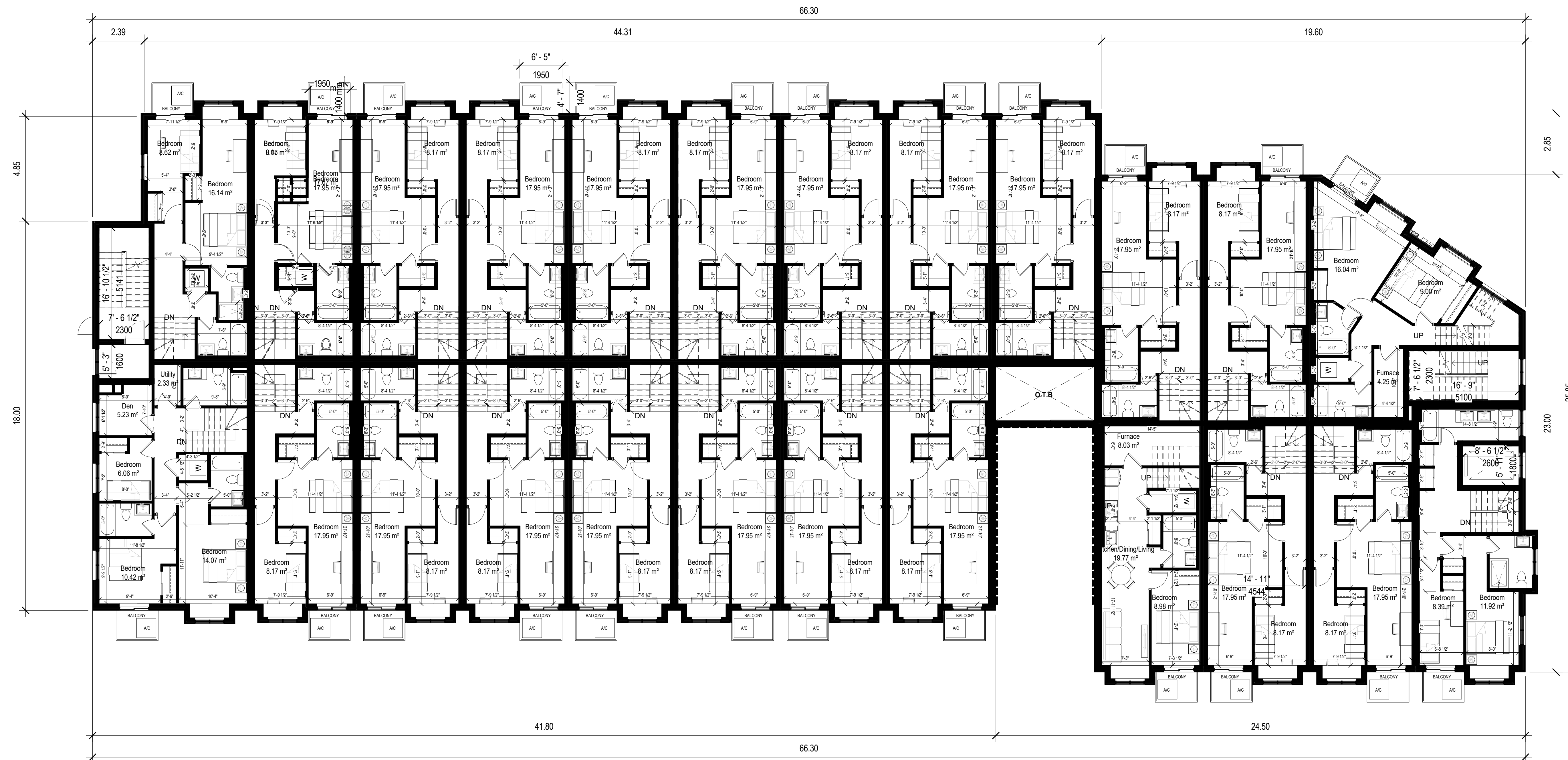
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Overall Second Floor Plan

Drawing No. **A-102**

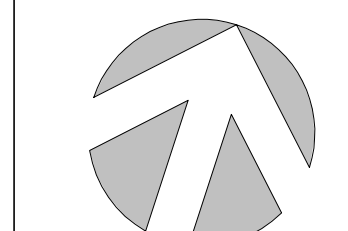
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3351-3359 Ellesmere Road_Scarborough

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Overall Third Floor Plan

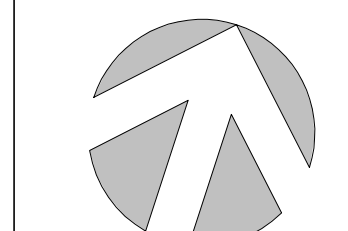
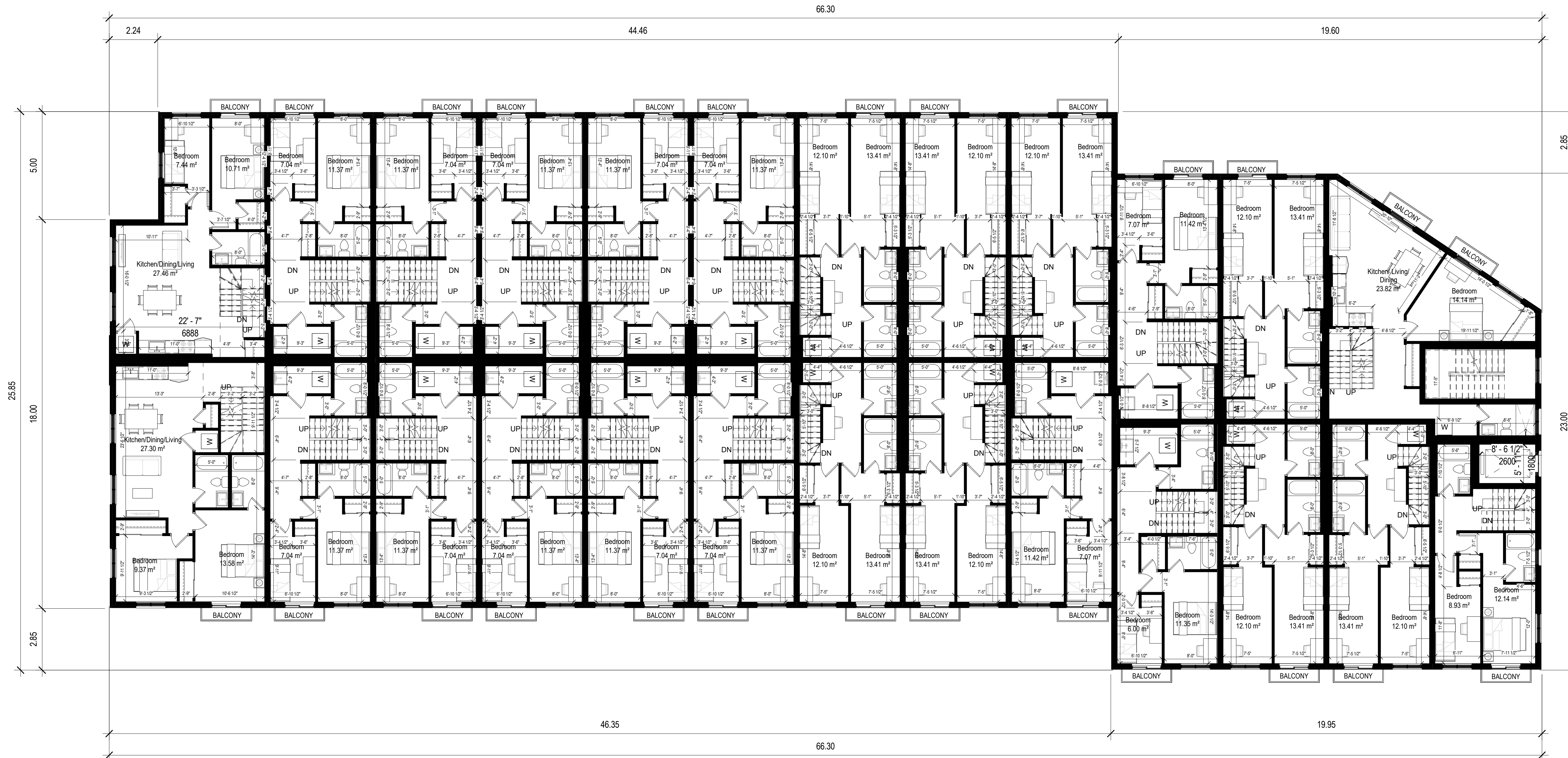
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 STACKED TOWNHOUSES**

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Overall Fourth Floor Plan

Drawing No. **A-104**

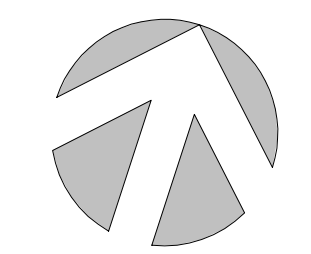
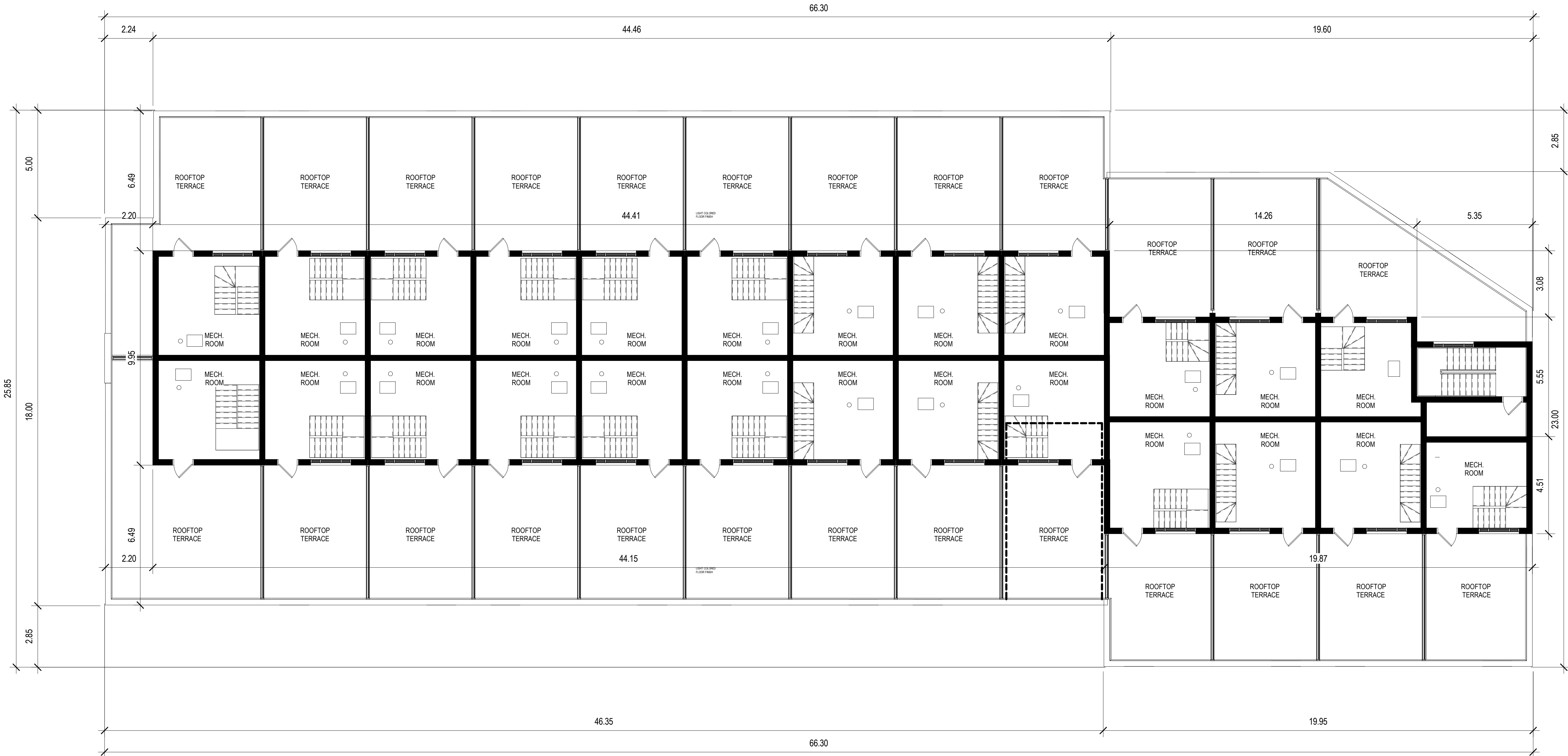
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3351-3359 Ellesmere Road, Scarborough

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**Overall Mechanical Floor
Plan**

Drawing No. **A-105**