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November 9, 2023

Our File No.: 210038

WITHOUT PREJUDICE

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

Attention: Adam Ward

Dear Sirs/Mesdames:

**Re: Case No. OLT-23-000538 – Supplementary Settlement Offer
150-160 Cactus Avenue, City of Toronto**

We are solicitors for 160 Cactus Limited in respect of the properties known municipally in the City of Toronto as 150-160 Cactus Avenue (the “**Lands**”). Further to our settlement offer dated October 19, 2023, which is scheduled to be considered by City Council at its meeting on November 8, 2023, we are writing on behalf of our client to provide a supplementary without prejudice settlement offer in respect of the above-noted matter. This supplementary without prejudice offer should be considered by City Council together with the above-noted without prejudice settlement offer.

As a result of this supplementary settlement offer, the without prejudice settlement plans included with our letter dated October 19, 2023, would be revised in accordance with the site plan and elevation attached to this letter. In particular:

1. The ground floor plan has been revised to include at-grade retail gross floor area at the corner of Steeles Avenue West and Cactus Avenue, with access and servicing for the retail space to be provided from the street, as generally shown on the attached ground floor plan. However, the at-grade retail space will have a minimum size of 185.8 square metres (2,000 square feet), with the final version of the plans to be finalized to the satisfaction of the City Solicitor, in consultation with the Chief Planner, prior to presentation to the Ontario Land Tribunal.
2. The height of Building B has been increased from 12-storeys to 13-storeys in accordance with the attached elevation. The revised site statistics are included on the ground floor plan.

All other aspects of the without prejudice settlement offer remain as previously proposed. This without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on November 8, 2023, unless otherwise indicated, at which point it should be considered as withdrawn if not accepted by City Council.

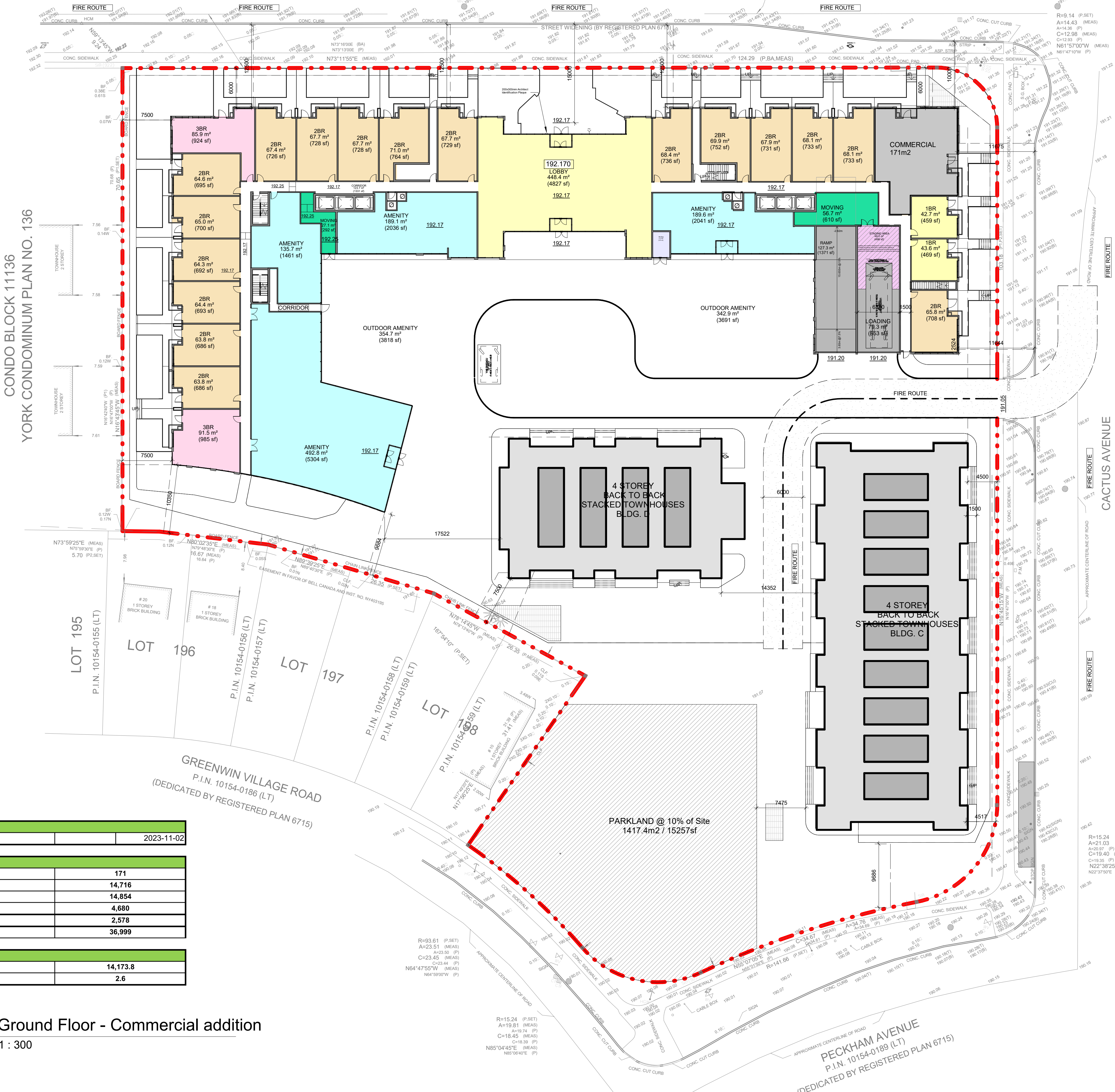
Yours truly,

Goodmans LLP



David Bronskill
DJB/

1413-6681-6264



CONDO BLOCK 11136
YORK CONDOMINIUM PLAN NO. 136

1 Ground Floor - Commercial addition
1 : 300

MUNICIPAL ADDRESS	
150 - 160 Cactus Avenue	2023-11-02

GFA	
GFA - Commercial Use - Building A	171
GFA - Residential Use - Building A	14,716
GFA - Residential Use - Building B	14,854
GFA - Residential Use - Building C	4,680
GFA - Residential Use - Building D	2,578
Total GFA - New Buildings Only	36,999

FSI	
Site Area	14,173.8
FSI	2.6

CLIENT
PLAZA PARTNERS - CACTUS ESTATES LIMITED PARTNERSHIP
10 Wanless Avenue Suite 201
Toronto, ON
M4V 1V6 Canada

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ARCADIS ARCHITECTS CANADA INC

NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18

KEY PLAN

CONSULTANTS

SEAL

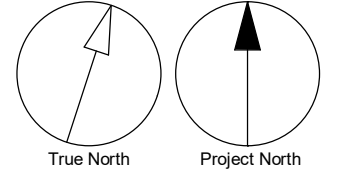
PRIME
ARCADIS
55 St. Clair Avenue West
Toronto ON M4V 2Y7, Canada
Tel: (416) 596-1930
www.arcadis.com

PROJECT
150-160 CACTUS AVE.

PROJECT NO: 126710
DRAWN BY: Author
CHKD BY: Checker
SCALE: 1 : 300
DATE: 11/02/23

SHEET TITLE
GROUND FLOOR

SHEET NUMBER
A701
ISSUE



CLIENT

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PROJECT
**150-160 CACTUS
AVE.**

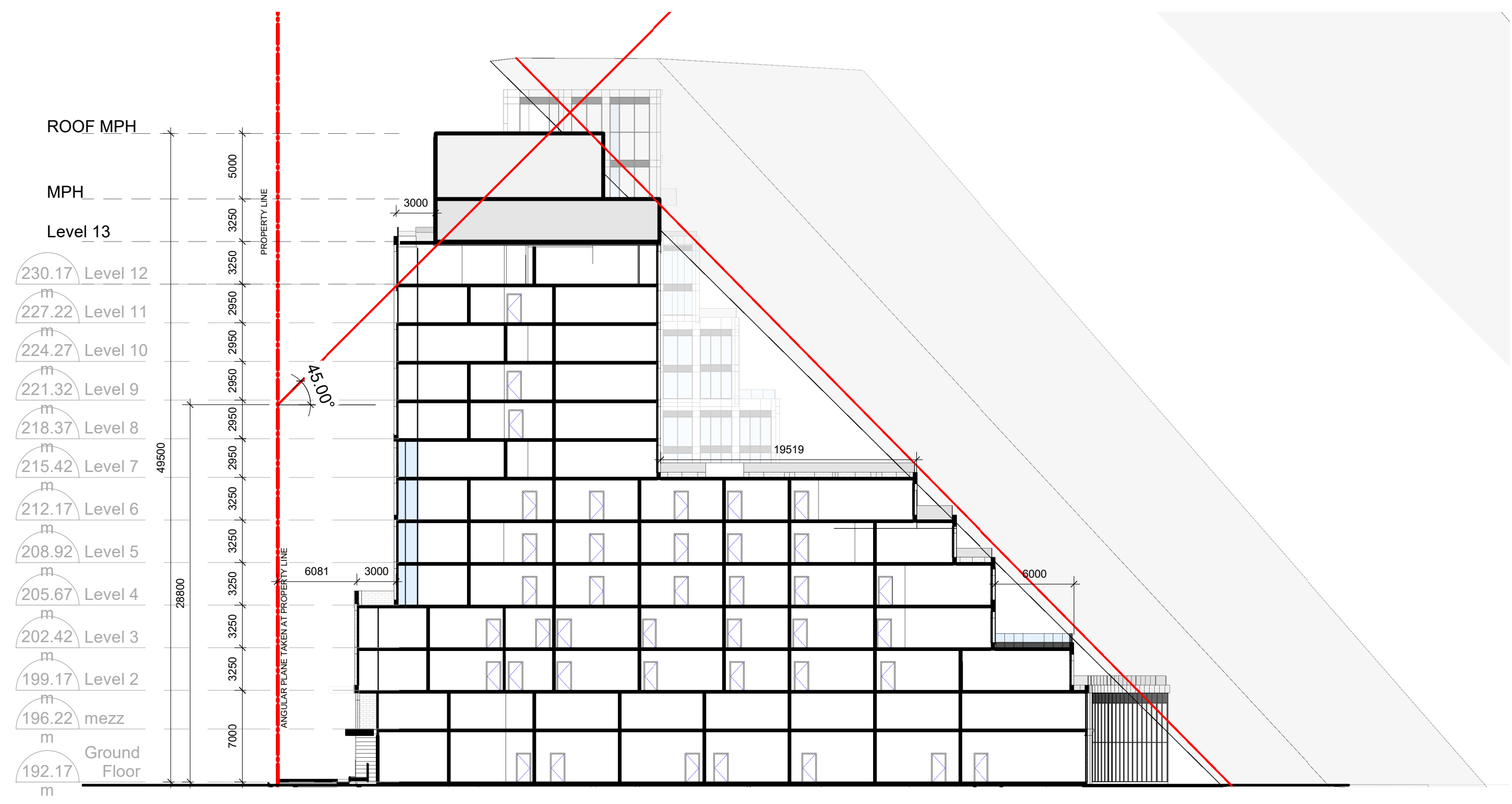
PROJECT NO: 126710

DRAWN BY:	Author	CHKD BY:	Checker
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SCALE:	1 : 300	DATE:	11/01/23
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SHEET TITLE
SECTION

SHEET NUMBER	A704	ISSUE	
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2 ANGULAR PLANE -BLDG B -13 Storey
1 : 300