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January 23, 2024

Via Email (jessica.braun@toronto.ca; michelle.lafortune@toronto.ca)

Without Prejudice

Toronto City Council
c/o Sylwia Przewdziecki, Secretariat, City Clerk's
Office
City of Toronto, Toronto City Hall
100 Queen Street West, 12th Floor, West Tower
Toronto, ON M5H 2N2

Jessica Braun and Michelle LaFortune
Solicitors, Legal Services, Planning &
Administrative Tribunal Law Section
City of Toronto, Metro Hall
55 John Street, 26th Floor
Toronto, ON M5V 3C6

To Whom it May Concern:

**Re: Settlement Offer – 2-20 Glazebrook Avenue
Ontario Land Tribunal Case No. OLT-22-004803
City of Toronto Planning Application No. 22 177066 NNY 15 OZ**

We represent Glaze Dev LP (the "**Owner**"), the owner of the lands municipally known as 2-20 Glazebrook Avenue (the "**Subject Property**") in the City of Toronto (the "**City**"). On July 9, 2022, the Owner submitted an application to amend the City's Zoning By-law No. 569-2013 (City Application No. 22 177066 NNY 15 OZ – the "**Application**") for the Subject Property.

On November 24, 2022, the Owner appealed the Application to the Ontario Land Tribunal (the "**Tribunal**"), pursuant to subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13 (Tribunal Case No. OLT-22-004803 – the "**Appeal**"). In its decision dated June 6, 2023, the Tribunal set a nine-day hearing for the Appeal scheduled to commence on March 18, 2024.

Further to our discussions with City staff, we write to make a without prejudice offer to settle the Appeal with the City in its entirety (the "**Settlement Offer**").

The Settlement Offer terms are as follows:

1. Built Form

The zoning by-law amendment will permit the proposed mixed-use development (the "**Development**"), generally in accordance with the set of plans and drawings which is

attached hereto as Schedule "A" (the "**Settlement Plans**"), and subject to the matters expressly set out herein, which includes the following attributes:

- (a) a mixed-use building, comprised of no more than 29,500 square metres of residential gross floor area and no less than 550 square metres of non-residential gross floor area;
- (b) for the podium portion of the Development, height, massing, and setbacks generally as depicted in the Settlement Plans, incorporating:
 - (i) revisions to the massing of the podium along Bayview Avenue at the northeast side of the Development to include an eight-storey bump-out to create a consistent street-wall in conjunction with the podium portion of the development of 1840 Bayview Avenue;
 - (ii) revisions to the massing of the podium to eliminate balconies along the northern and western building face;
 - (iii) revisions to the massing of the podium along Bayview Avenue to cantilever floors two to six above a portion of the pedestrian clearway, along with a 1.5 metre step-back at the seventh floor along Bayview Avenue; and,
 - (iv) revisions to the ground floor setback along Bayview Avenue to create an eight metre curb-to-building pedestrian clearway;
- (c) for the tower portion of the Development, revised height, massing, and setbacks generally as depicted in the Settlement Plans, incorporating:
 - (i) a maximum height of 31 storeys and 102.25 metres, which shall exclude two mechanical penthouse levels and residential units on the mechanical penthouse levels, the maximum overall height including these elements shall not exceed 109.25 metres;
 - (ii) a maximum tower floor plate of 769 square metres, and a maximum tower setback distance to the north of 11 metres and a maximum tower setback distance to the west of 12.5 metres;
 - (iii) the removal of wrapped balconies along the north, east, and west facades of the tower, along with removing wrap-around balcony projection features for the south facing balconies; and,
 - (iv) reductions to the tower massing along the eastern portion of the Development to create a tower setback along Bayview Avenue ranging from 6.1 metres to 9.4 metres;
- (d) implementation of geothermal systems in the mechanical penthouse for the Development; and,

- (e) amenity space at a total of 1,046 square metres, comprised of 733 square metres of indoor amenity space and 313 square metres of outdoor amenity space.

The Settlement Plans included alongside this Settlement Offer, if accepted by City Council, are intended to amend the plans previously submitted to the Tribunal for the Appeal.

2. Conditions Prior to the Issuance of a Final Order

The Owner agrees that the following matters will be addressed to the satisfaction of the City prior to the issuance of a final order by the Tribunal approving the Application:

- (a) the final form and content of the draft zoning by-law is to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
- (b) the parking supply required for the Development will be set out in the final form of the draft zoning by-law, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
- (c) the Owner satisfactorily addressing the Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated September 7, 2022, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services (and in the event that improvements or upgrades and/or new infrastructure are required to support the development, the Owner shall enter into agreement(s) and/or provide financial securities for the construction of any such improvements to such services, as required, at no cost to the City and to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services);
- (d) the Owner satisfactorily addressing matters from the Urban Forestry memorandum dated September 13, 2022, including the submission of a Public Utilities Plan and Soil Volumes Plan, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of Urban Forestry;
- (e) the Owner submitting an updated complete Toronto Green Standards Checklist and Statistics Template, to the satisfaction of the Chief Planner and Executive Director, City Planning; and,
- (f) the Owner submitting an updated desktop wind study to the satisfaction of the Chief Planner and Executive Director, City Planning.

3. Settlement Offer Conditions

This Settlement Offer is conditional on:

- (a) City Council conditionally accepting this Settlement Offer during its meeting scheduled for February 6-8, 2024; and,

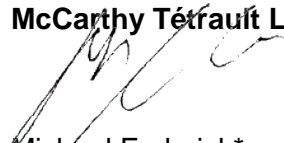
- (b) the City consenting to the Owner requesting a settlement hearing for the Appeal, to be held on a date to be scheduled as soon as possible, for the issuance of an interim order by the Tribunal approving the Development and the Settlement Plans in principle.

This Settlement Offer is made without prejudice. Should the Settlement Offer be accepted by City Council, it may be released publicly.

Should you require further information please do not hesitate to contact our office.

Sincerely,

McCarthy Tétrault LLP



Michael Foderick*
Partner | Associé

MF/DA
Attachment

SCHEDULE "A"

Settlement Plans, prepared by Gabriel Fain Architects Inc., dated January 22, 2024.

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1	ISSUED FOR ZBA/SPA	06.27.2022



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 T. 416-918-4418

CLIENT:
 WISPLA ACQUISITIONS LP

2-20 GLAZEBROOK AVENUE



SCALE
 ISSUE DATE 1.22.2024

ISSUED FOR ZBA #2

A-000

**2-20 GLAZEBROOK AVE
 31 STOREY RESIDENTIAL BUILDING W/ AT GRADE RETAIL**

**ISSUED FOR ZBA #2
 JANUARY 22, 2024**

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2-20 GLAZEBROOK AVENUE



SCALE
 ISSUE DATE 1.22.2024

STATISTICS

A-001

2-20 GLAZEBROOK AVENUE - DEVELOPMENT STATISTICS

LOT AREA	2148.6											
FSI	13.33											
RESIDENTIAL UNITS	428											
TOTAL GFA	28645.6											
RESIDENTIAL GFA	28088.6											
NON RES GFA	557											
TOTAL GCA	36002.8											
VEHICULAR PARKING	91											
BIKE PARKING TOTAL	471											
BUILDING HEIGHT (M)	109.2											
BUILDING HEIGHT (STOREYS)	31											
LOADING SPACE	1 TYPE 'G' & 1 TYPE 'C'											

LEVEL	GCA	DEDUCTION	GFA	RETAIL GFA	STUDIO	1 BED	2 BED	3 BED	TOTAL UNITS	INT AMENITY	OUT AMENITY
P2	2017.9	1967.1	50.8								
P1	2017.9	1967.1	50.8								
GROUND	1459	537	922	360				3	3		
MEZZ	955	55	900	197					0		
L2	1500	820	680			2	4	2	8	733	313
L3	1500	55	1445			6	7	4	17		
L4	1500	55	1445			6	7	4	17		
L5	1500	55	1445			6	7	4	17		
L6	1500	55	1445			6	7	4	17		
L7	1414	55	1359			12	2	3	17		
L8	1414	55	1359			11	3	3	17		
L9	769	55	714			9	1	1	11		
L10	769	55	714		2	7	3		12		
L11	769	55	714		2	7	3		12		
L12	769	55	714			7	3		10		
L13	769	55	714		2	7	3		12		
L14	769	55	714		2	7	3		12		
L15	769	55	714		2	9	2		13		
L16	769	55	714		2	11	1		14		
L17	769	55	714		2	11	1		14		
L18	769	55	714		2	11	1		14		
L19	769	55	714		2	11	1		14		
L20	769	55	714		2	11	1		14		
L21	769	55	714		2	12	0		14		
L22	769	55	714		2	12	0		14		
L23	769	55	714		2	12	0		14		
L24	769	55	714		2	12	0		14		
L25	769	55	714		2	12	0	1	15		
L26	769	55	714		2	12	0	1	15		
L27	769	55	714		2	12	0	1	15		
L28	769	55	714		1	8	1	1	11		
L29	769	55	714		1	8	1	1	11		
L30	769	55	714		1	7	1	2	11		
L31	769	55	714		1	7	1	2	11		
MPH1	769	208	561		1	5	1	2	9		
MPH2	769	208	561		1	5	1	2	9		
TOTAL	36002.8	7357.2	28645.6	557	40	281	66	41	428	733	313
PERCENTAGE OF UNIT TYPES					9%	66%	15%	10%			

	RATE	REQUIRED	PROVIDED
AMENITY SPACE			
INDOOR	2 SM/UNIT	856	733
OUTDOOR	2 SM/UNIT	856	313
TOTAL	4 SM/UNIT	1712	1046

PARKING			
RESIDENT			76
ACCESSIBLE SPACE VISITOR			1
VISITOR			14
TOTAL			91

5 RES ACCESSIBLE SPACES INCLUDED
 20% EV

BIKE PARKING			
LONG TERM	0.9/UNIT	385	385
SHORT TERM	0.2/UNIT	86	86
SHORT TERM IN R.O.W			
TOTAL		471	471

15% EV

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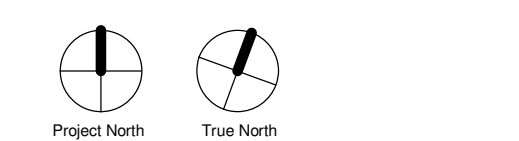


GABRIEL FAIN ARCHITECTS

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 T. 416-918-4418

CLIENT:
 WISPLA ACQUISITIONS LP

2-20 GLAZEBROOK AVENUE



SCALE
 ISSUE DATE 1.22.2024

SURVEY

A-002

PLAN OF SURVEY OF
LOTS 128, 129, 130
 AND
PART OF LOTS 127 AND 131
REGISTERED PLAN M-374
 CITY OF TORONTO
 (FORMERLY CITY OF NORTH YORK)

SCALE 1 : 200

R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVE REFERENCE POINTS A AND B HAVING A BEARING OF N77°09'45"W BY REAL TIME NETWORK (RTN) OBSERVATION, ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE. (3' MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2010))

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK NO. T128, HAVING AN ELEVATION = 158.764 METRES.

DISTANCES SHOWN HEREON ARE ADJUSTED ROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999876.

■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT PLANTED
 SIB DENOTES STANDARD IRON BAR
 IB DENOTES IRON BAR
 CC DENOTES CUT CROSS
 WT DENOTES WITNESS
 MEAS/M DENOTES MEASURED
 N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY MCBAIN & CARMICHAEL LTD. DATED OCTOBER 8, 1998.

P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY W.M. FENTON LTD. DATED OCTOBER 8, 1998.
 P2 DENOTES PLAN R-4918
 P3 DENOTES PLAN 66R-17643
 WF DENOTES W.M. FENTON LTD., O.L.S.
 ACU DENOTES AIR CONDITIONER UNIT
 BB DENOTES BELL BOX
 BF DENOTES BOARD FENCE
 BR DENOTES BRICK
 (BOC) DENOTES BOTTOM OF CURB
 (BOG) DENOTES BOTTOM OF GUTTER
 CB DENOTES CATCH BASIN
 CONC/C DENOTES CONCRETE
 CRW DENOTES CONCRETE RETAINING WALL
 DS DENOTES DOOR SILL
 GM DENOTES GAS MAIN
 GV DENOTES GAS VALVE
 HGW DENOTES HYDRO GUY WIRE
 HM DENOTES HYDRO METER
 HP DENOTES HYDRO POLE
 LS DENOTES LIGHT STANDARD
 MH DENOTES MANHOLE
 OH DENOTES OVERHEAD WIRE
 S.I.B. DENOTES INTERLOCKING BRICK
 SRW DENOTES STONE RETAINING WALL
 (TO-C) DENOTES TOP OF CURB
 (TO-G) DENOTES TOP OF GUTTER
 TS DENOTES TRAFFIC SIGN
 WVC DENOTES WATER VALVE
 DENOTES WATER VALVE CHAMBER

○ 0.109 DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 METRES
 ○ 0.104 DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 METRES
 ○ 0.00-0.00 DENOTES SPOT ELEVATION

- UPDATED ON JUNE 6, 2022 TO SHOW ADDITIONAL TOPOGRAPHIC INFORMATION ON Nos. 18 & 20 GLAZEBROOK AVENUE.
 - FIELD SURVEY WAS COMPLETED ON THE 6th DAY OF JUNE, 2022.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 22ND DAY OF MARCH, 2022

MARCH 24, 2022
 DATE

J. BRAVO
 Ontario Land Surveyor

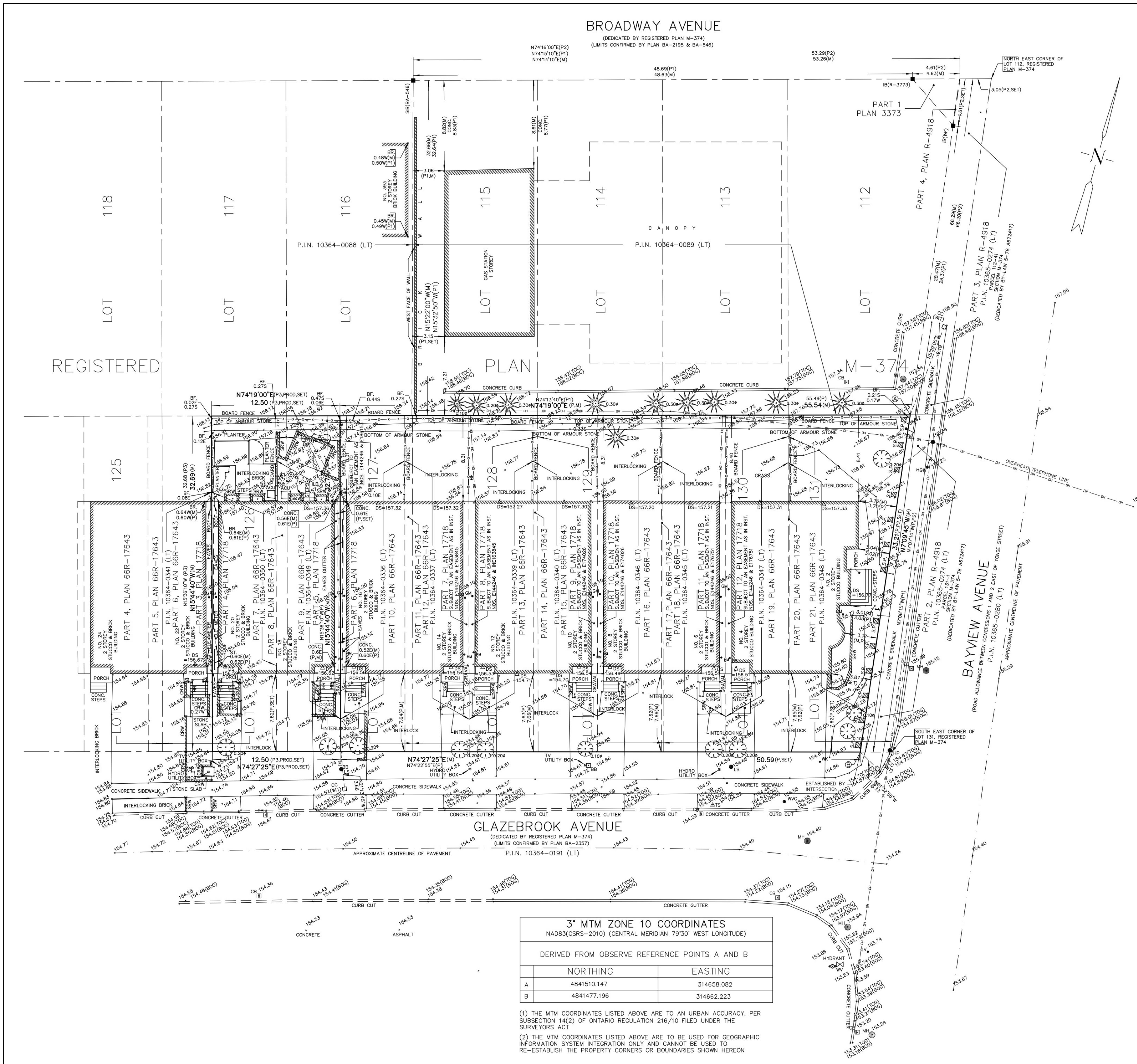
R. AVIS SURVEYING INC.

SUITE 203
 235 YORKLAND BOULEVARD
 TORONTO, ONTARIO
 M2J 4Y8

TEL: (416) 490-8352 FAX: (416) 491-6206
 EMAIL: office@ravisurveying.com

CHECKED BY: J.B., O.L.S.
 CALCULATED BY: J.B.
 DRAWN BY: J.D./F.M.

PROJECT No.: 3549-0
 DRAWING No.: 3549-01-1.DWG



3' MTM ZONE 10 COORDINATES
 NAD83(CSRS-2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)

DERIVED FROM OBSERVE REFERENCE POINTS A AND B

	NORTHING	EASTING
A	4841510.147	314658.082
B	4841477.196	314662.223

(1) THE MTM COORDINATES LISTED ABOVE ARE TO AN URBAN ACCURACY, PER SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT

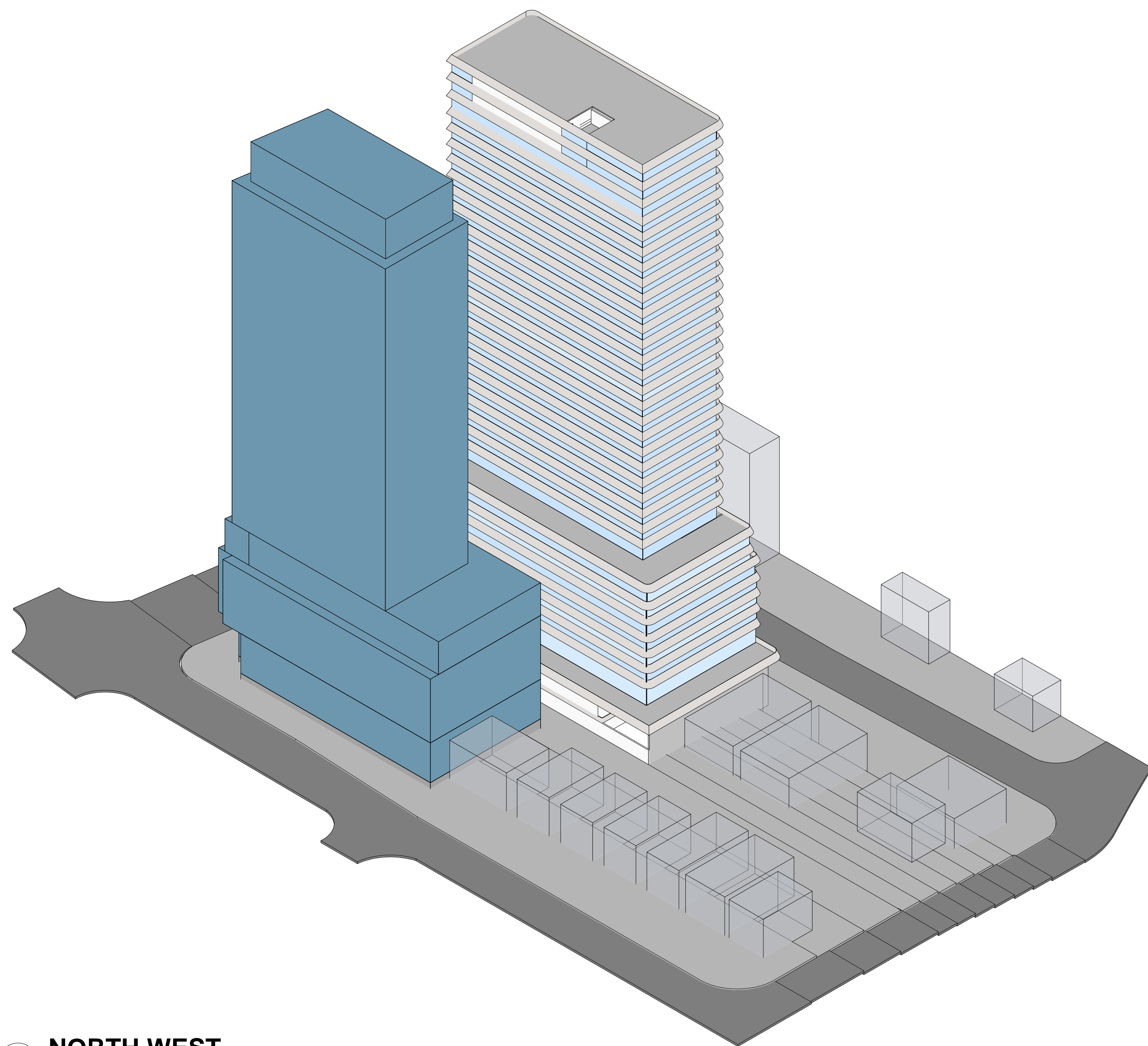
(2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON

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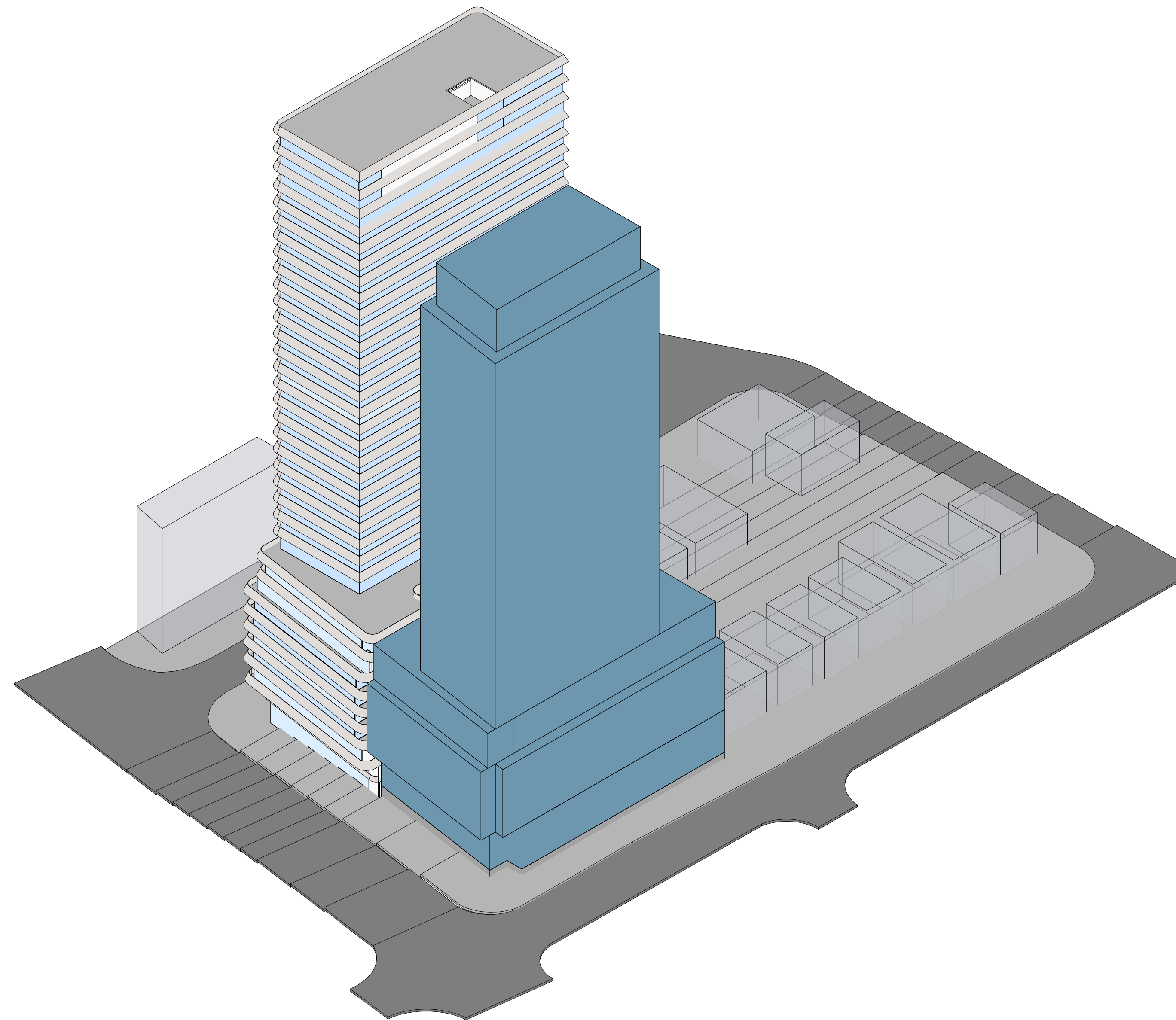
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2 NORTH WEST



1 NORTH EAST

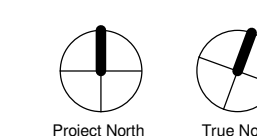


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CLIENT:
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2-20 GLAZEBROOK AVENUE



SCALE
 ISSUE DATE 1.22.2024

3D AXO

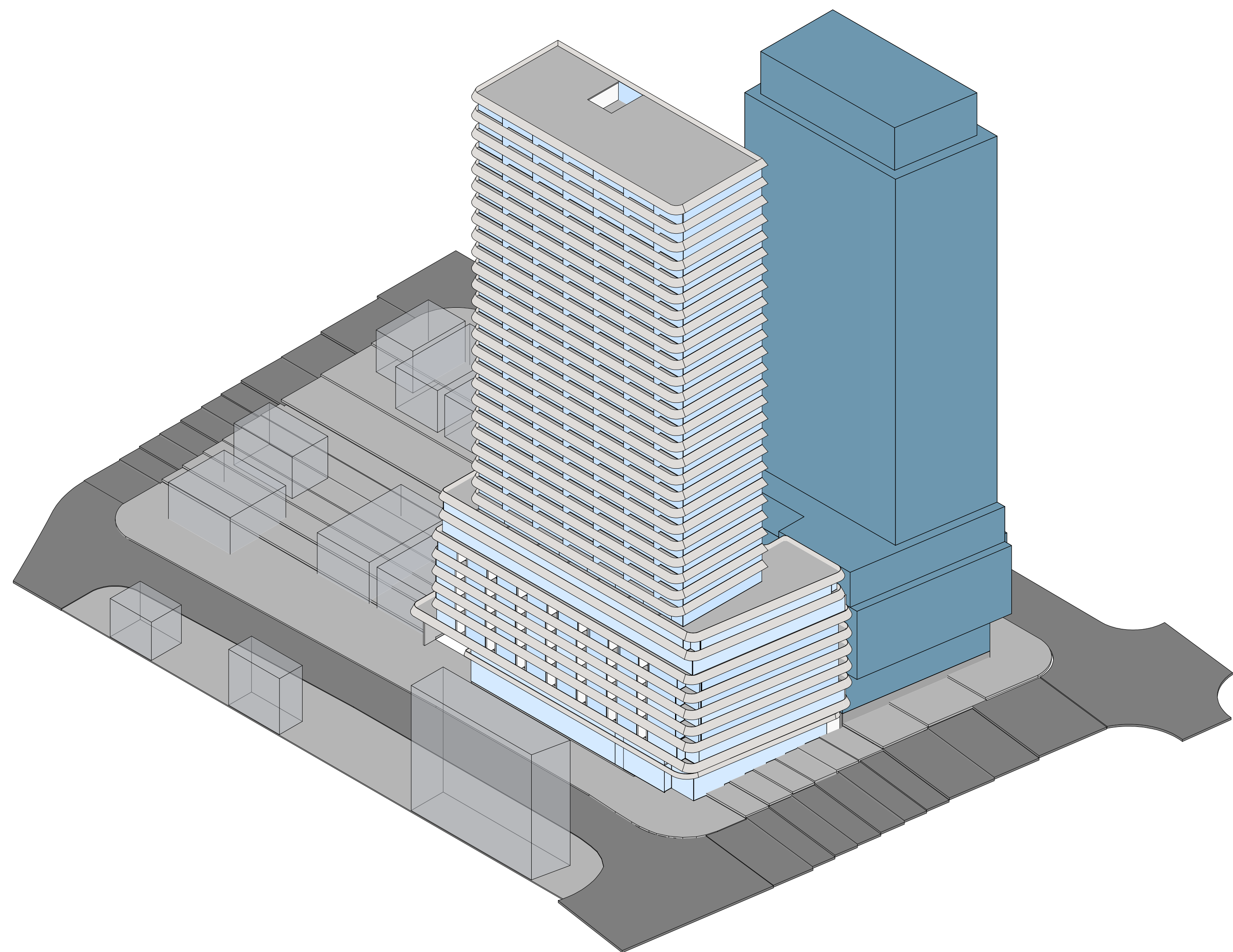
A-006A

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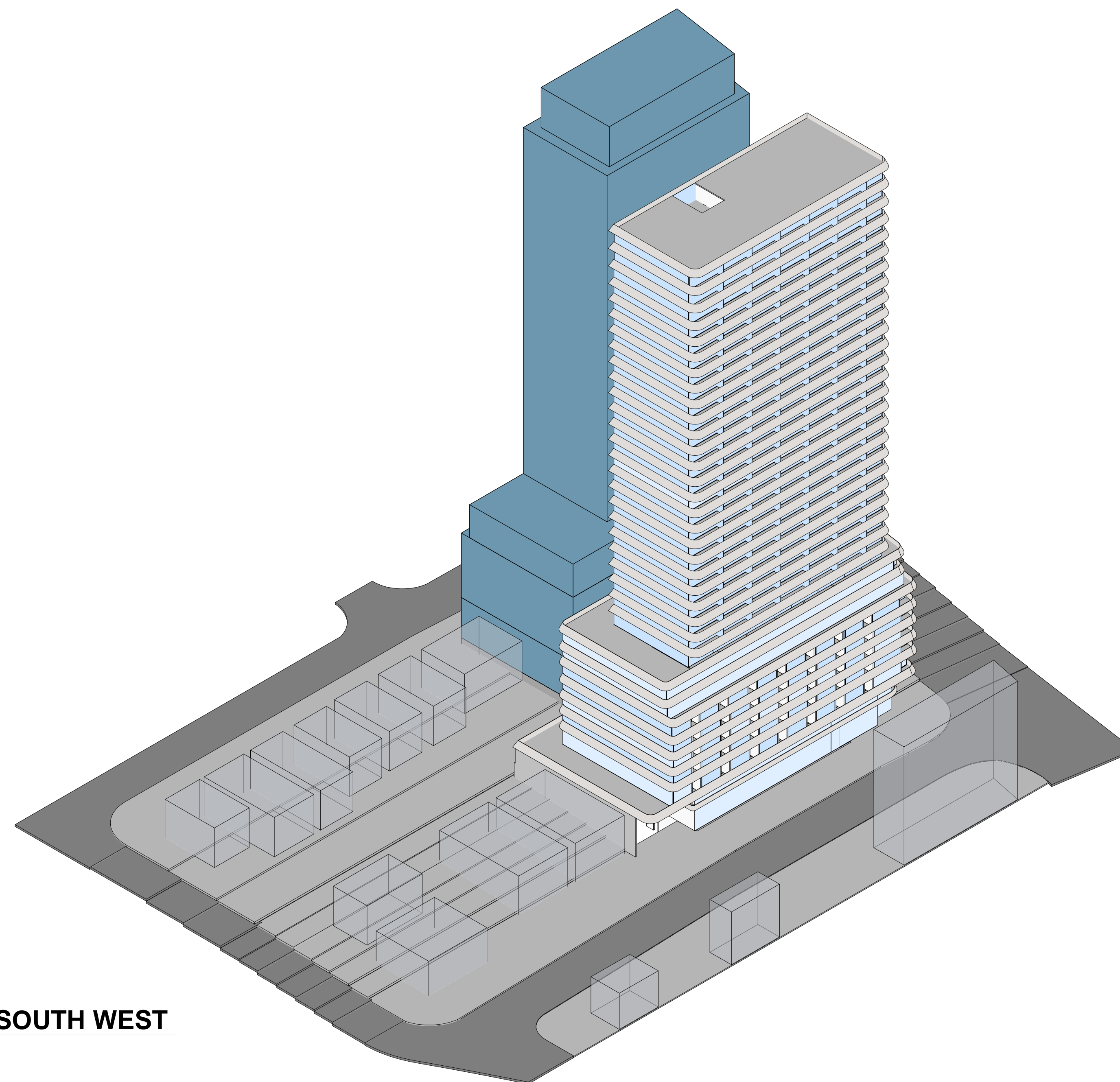
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1 SOUTH EAST



2 SOUTH WEST

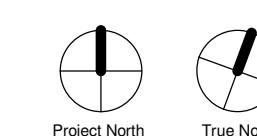


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SCALE
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3D AXO

A-006B



VIEW LOOKING WEST ON BAYVIEW AVENUE

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NO.	DESCRIPTION	DATE
2	ISSUED FOR ZBA #2	01.22.2024
1	ISSUED FOR ZBA/SPA	06.27.2022

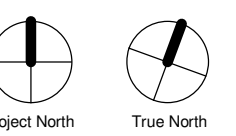


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2-20 GLAZEBROOK AVENUE



SCALE
 ISSUE DATE 1.22.2024

VIEW STUDY

A-006C

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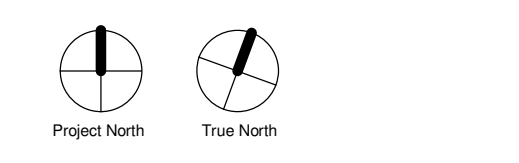
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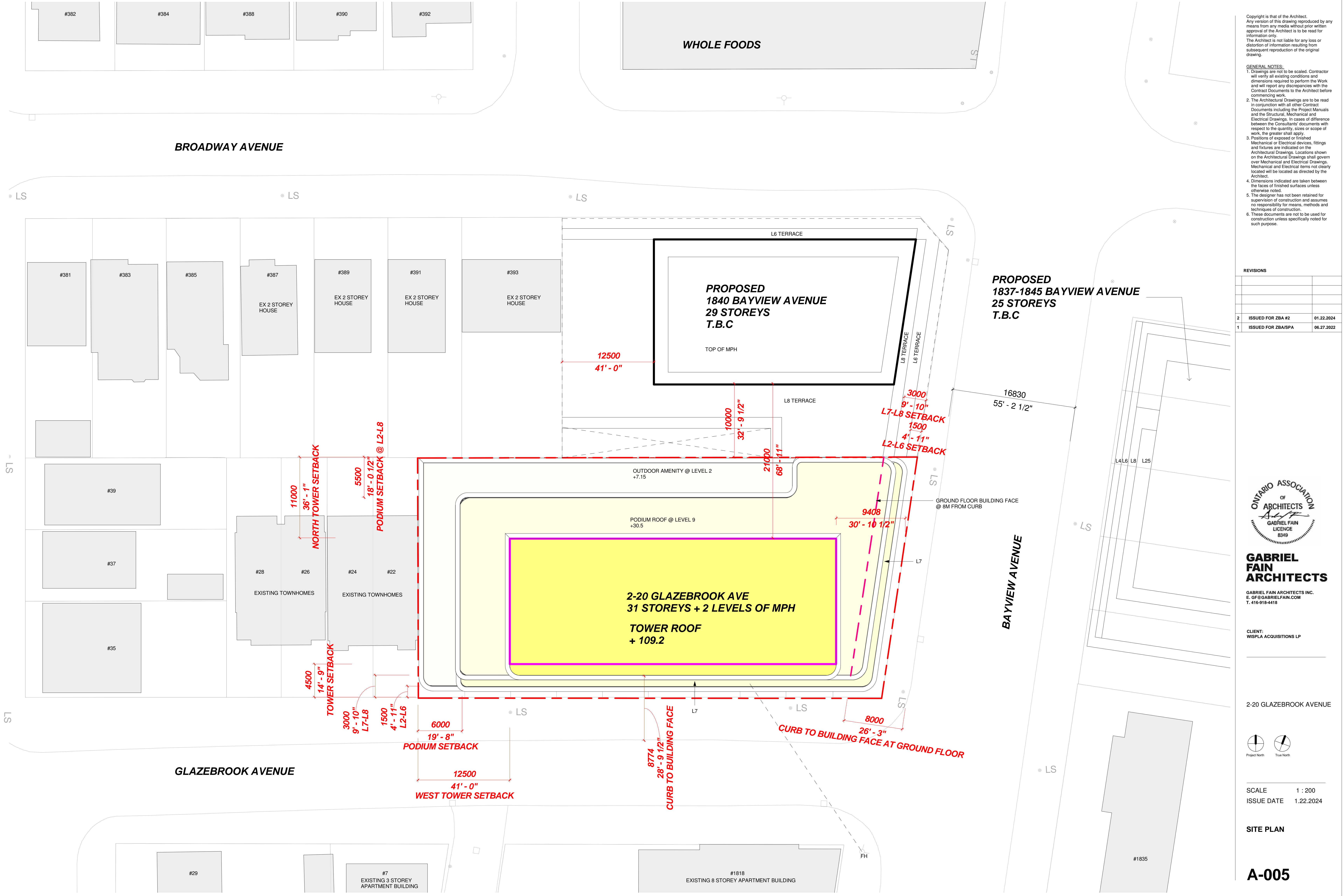
2-20 GLAZEBROOK AVENUE



SCALE 1 : 200
 ISSUE DATE 1.22.2024

SITE PLAN

A-005



#382 #384 #388 #390 #392

#381 #383 #385 #387 EX 2 STOREY HOUSE #389 EX 2 STOREY HOUSE #391 EX 2 STOREY HOUSE #393 EX 2 STOREY HOUSE

#39 #37 #28 #26 #24 #22 EXISTING TOWNHOMES #35

GLAZEBROOK AVENUE

BROADWAY AVENUE

PROPOSED
 1837-1845 BAYVIEW AVENUE
 25 STOREYS
 T.B.C

2-20 GLAZEBROOK AVE
 31 STOREYS + 2 LEVELS OF MPH
 TOWER ROOF
 + 109.2

PROPOSED
 1840 BAYVIEW AVENUE
 29 STOREYS
 T.B.C

BAYVIEW AVENUE

#29

#7 EXISTING 3 STOREY APARTMENT BUILDING

#1818 EXISTING 8 STOREY APARTMENT BUILDING

#1835

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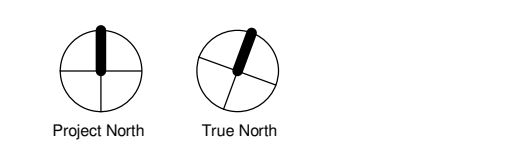


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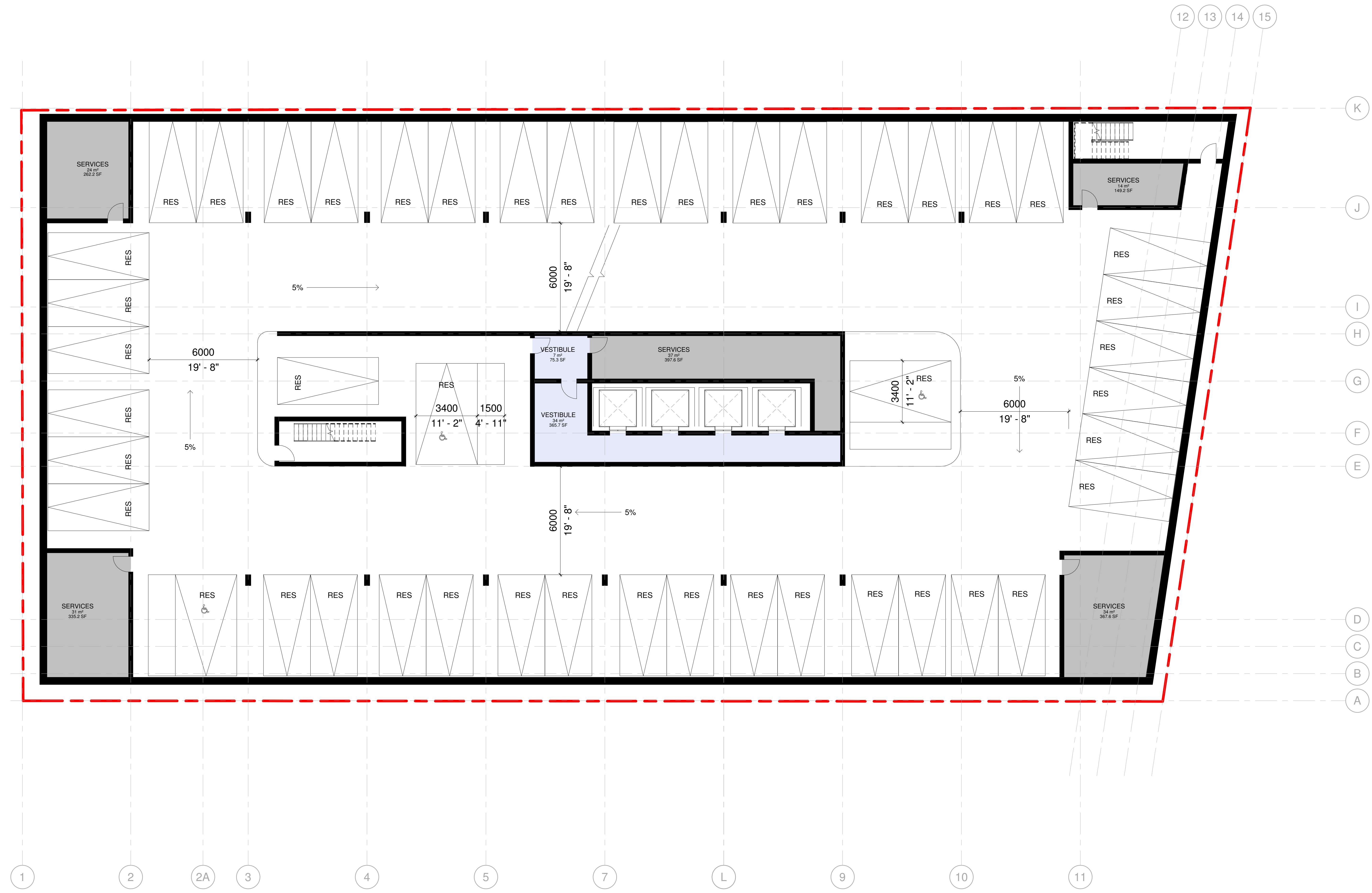
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P2 LEVEL

A-101



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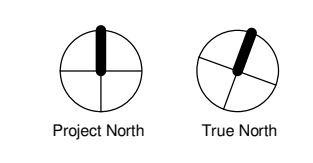


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P1 LEVEL

A-102



#391

#393

FUTURE 1840 BAYVIEW AVE DEVELOPMENT SITE

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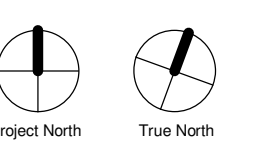


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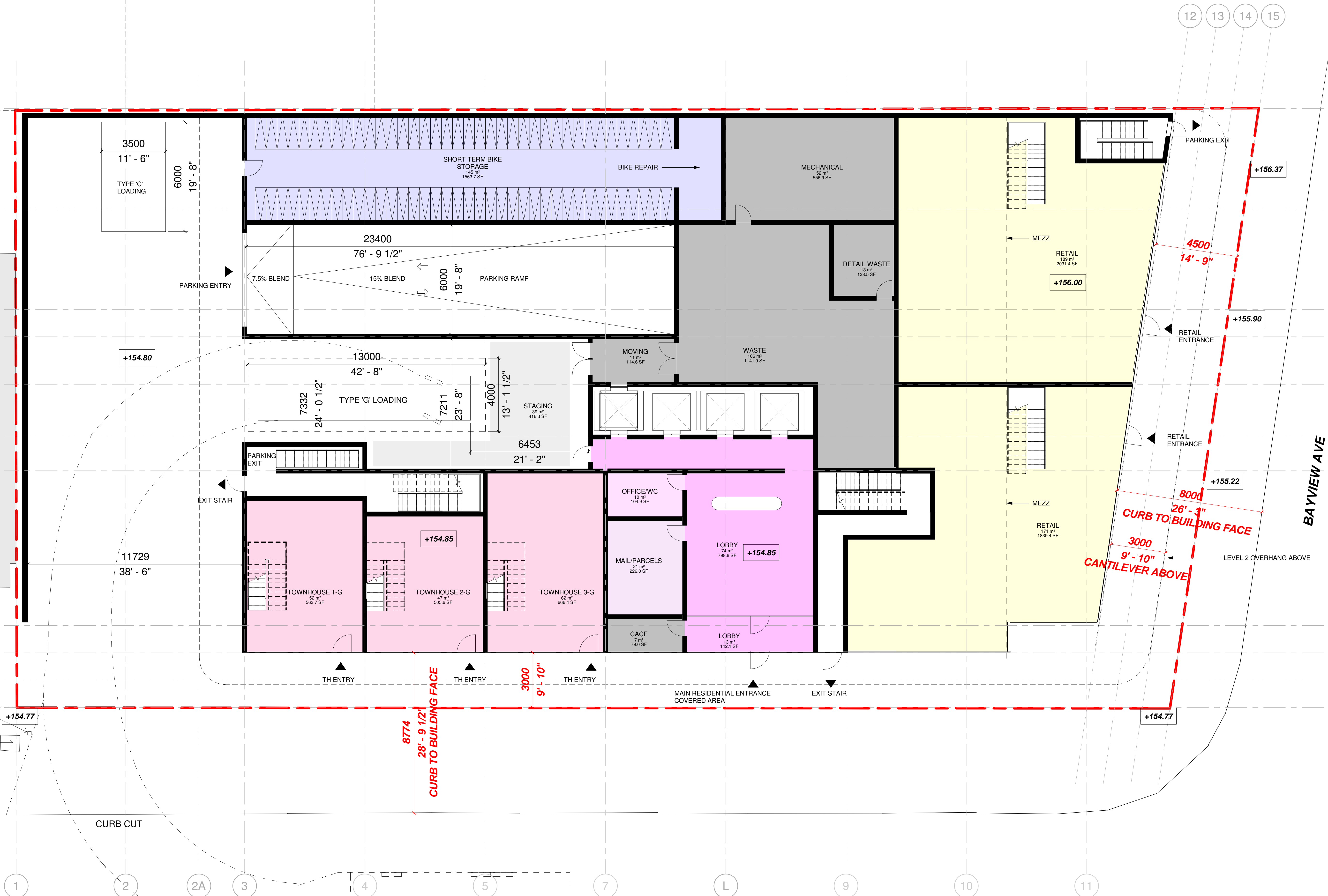
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ISSUE DATE 1.22.2024

GROUND FLOOR SITE PLAN

A-200



1

2

2A

3

4

5

7

L

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11

12

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14

15

K

J

I

H

G

F

E

D

C

B

A

GLAZEBROOK AVE

BAYVIEW AVE

CURB CUT

MAIN RESIDENTIAL ENTRANCE COVERED AREA

LEVEL 2 OVERHANG ABOVE

3000
9' - 10" CANTILEVER ABOVE

8000
26' - 3" CURB TO BUILDING FACE

+155.22

+155.90

+156.37

+156.00

+154.80

+154.85

+154.85

+154.77

+154.77

3500
11' - 6"
TYPE 'C' LOADING

6000
19' - 8"

23400
76' - 9 1/2"
7.5% BLEND
15% BLEND
6000
19' - 8"
PARKING RAMP

13000
42' - 8"
7332
24' - 0 1/2"
TYPE 'G' LOADING
7211
23' - 8"
4000
13' - 1 1/2"
STAGING
39 m²
416.3 SF

11729
38' - 6"

TOWNHOUSE 1-G
52 m²
563.7 SF

TOWNHOUSE 2-G
47 m²
505.9 SF

TOWNHOUSE 3-G
62 m²
666.4 SF

TH ENTRY

TH ENTRY

TH ENTRY

MOVING
11 m²
114.6 SF

WASTE
106 m²
1141.9 SF

OFFICE/WC
10 m²
104.9 SF

MAIL/PARCELS
21 m²
226.0 SF

LOBBY
74 m²
798.6 SF

LOBBY
13 m²
142.1 SF

CACF
7 m²
75.0 SF

MECHANICAL
52 m²
556.9 SF

RETAIL WASTE
13 m²
138.5 SF

RETAIL
189 m²
2031.4 SF

MEZZ

RETAIL ENTRANCE

RETAIL ENTRANCE

MEZZ

RETAIL
171 m²
1839.4 SF

SHORT TERM BIKE STORAGE
145 m²
1563.7 SF

BIKE REPAIR

PARKING ENTRY

EXIT STAIR

TH ENTRY

TH ENTRY

TH ENTRY

EXIT STAIR

PARKING EXIT

RETAIL ENTRANCE

RETAIL ENTRANCE

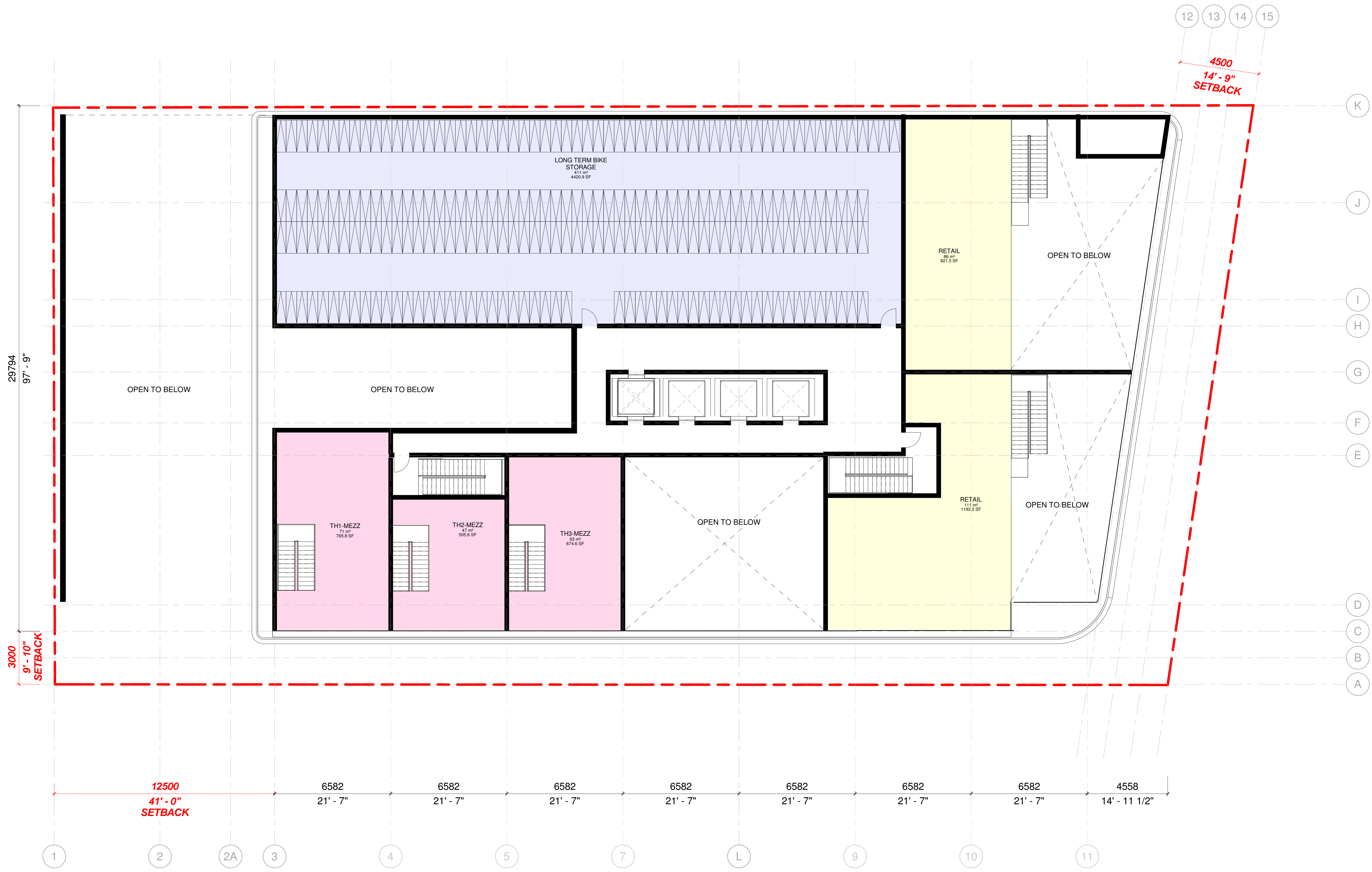
EXIT STAIR

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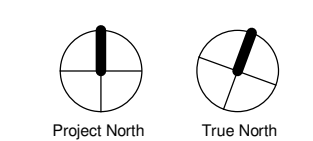


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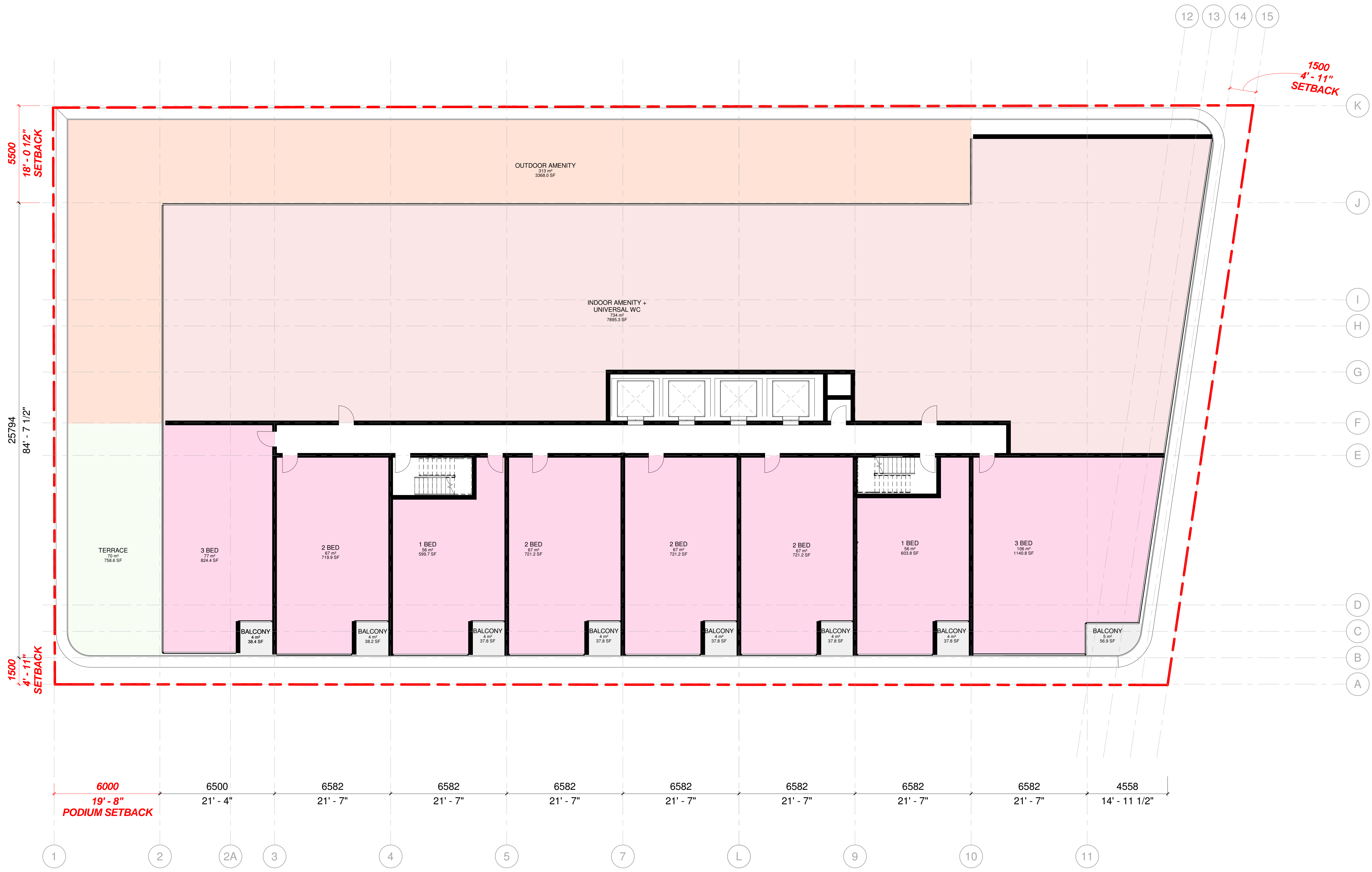
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SCALE: 1 : 100
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MEZZANINE LEVEL

A-201



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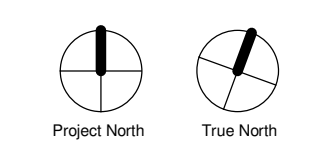
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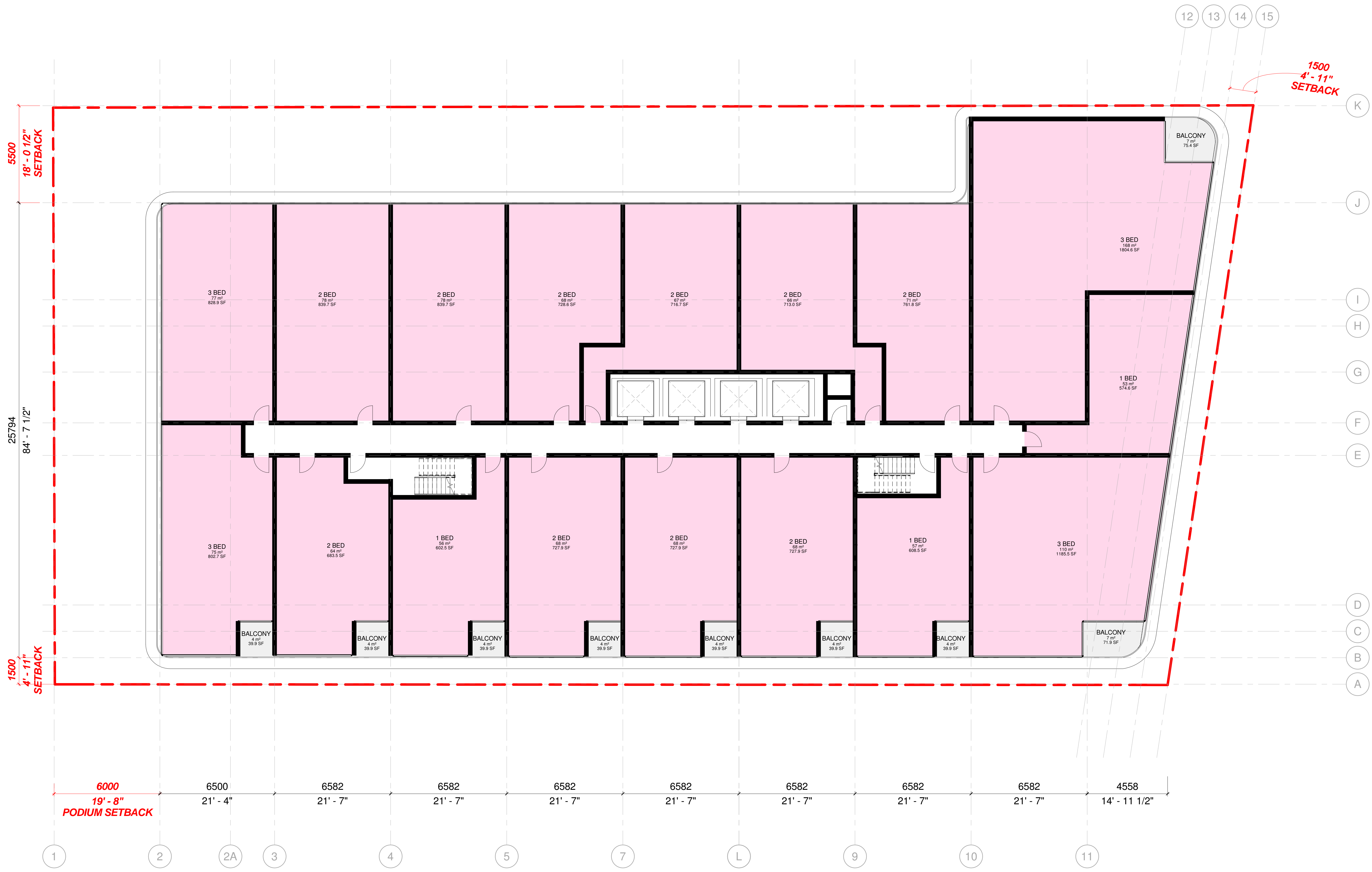
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LEVEL 2

A-202



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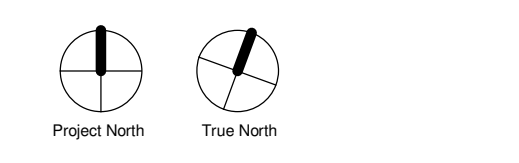
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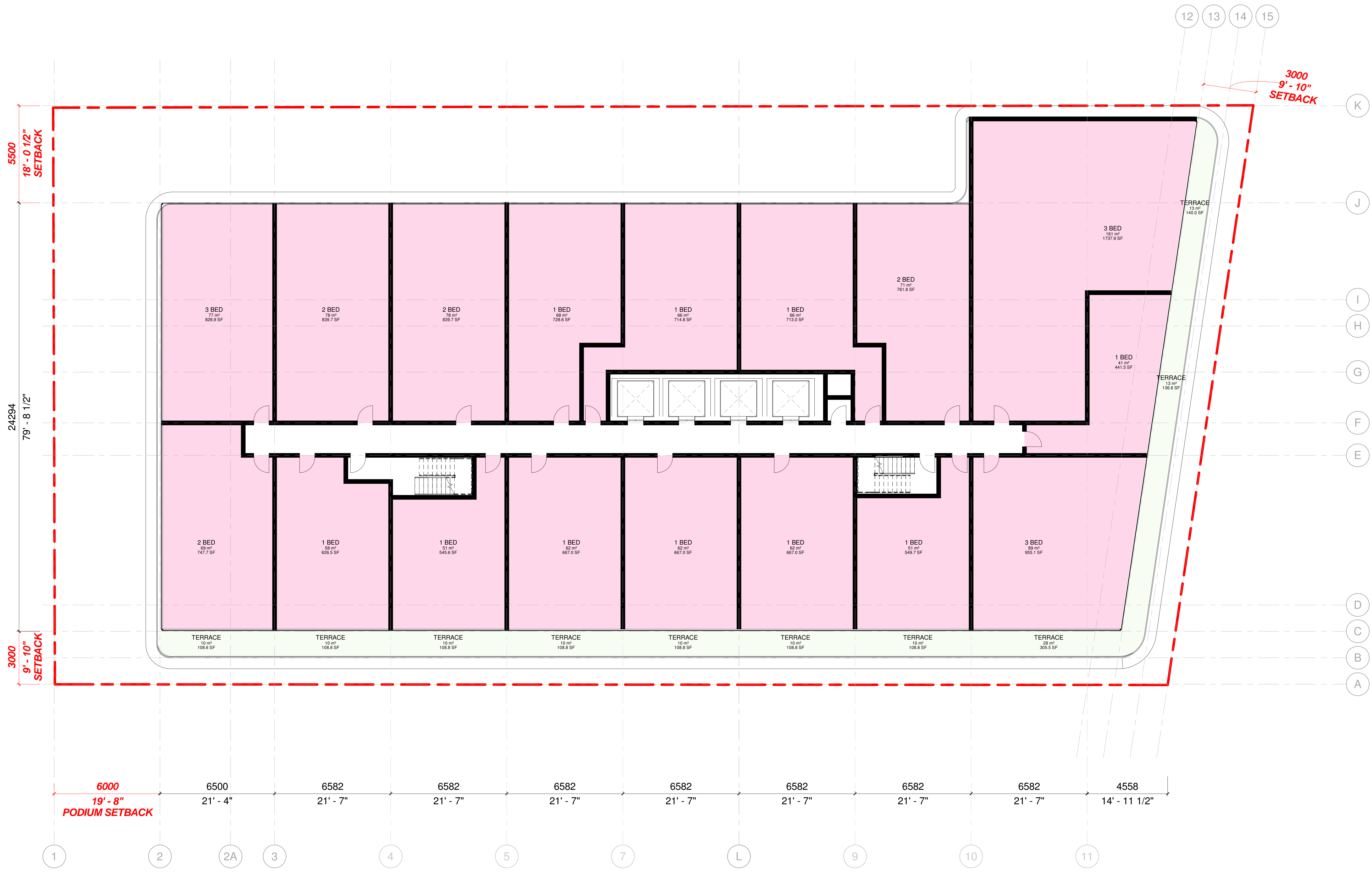
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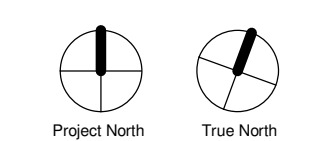
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LEVEL 7

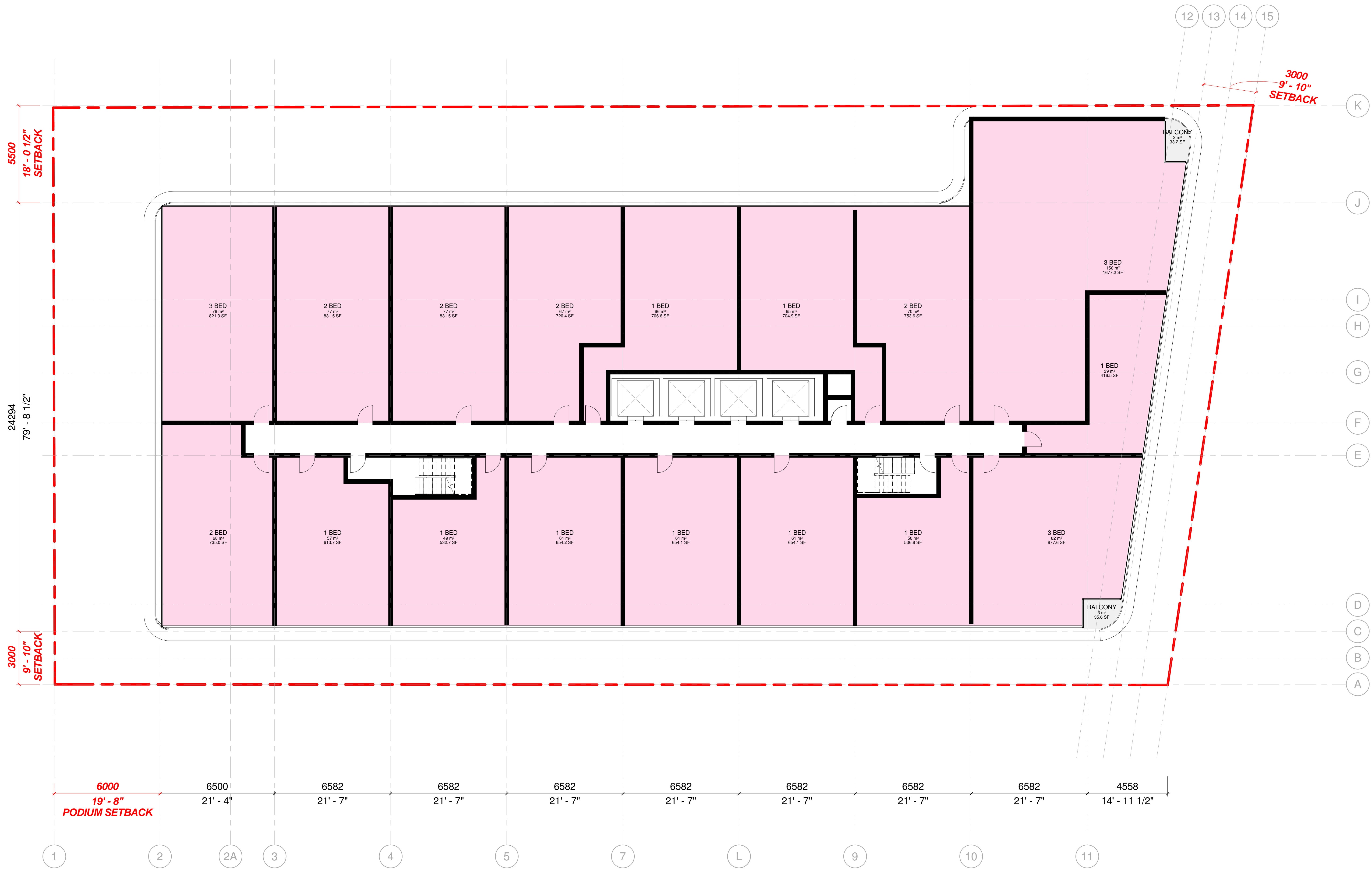
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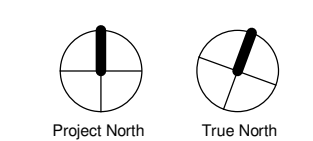


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LEVEL 8

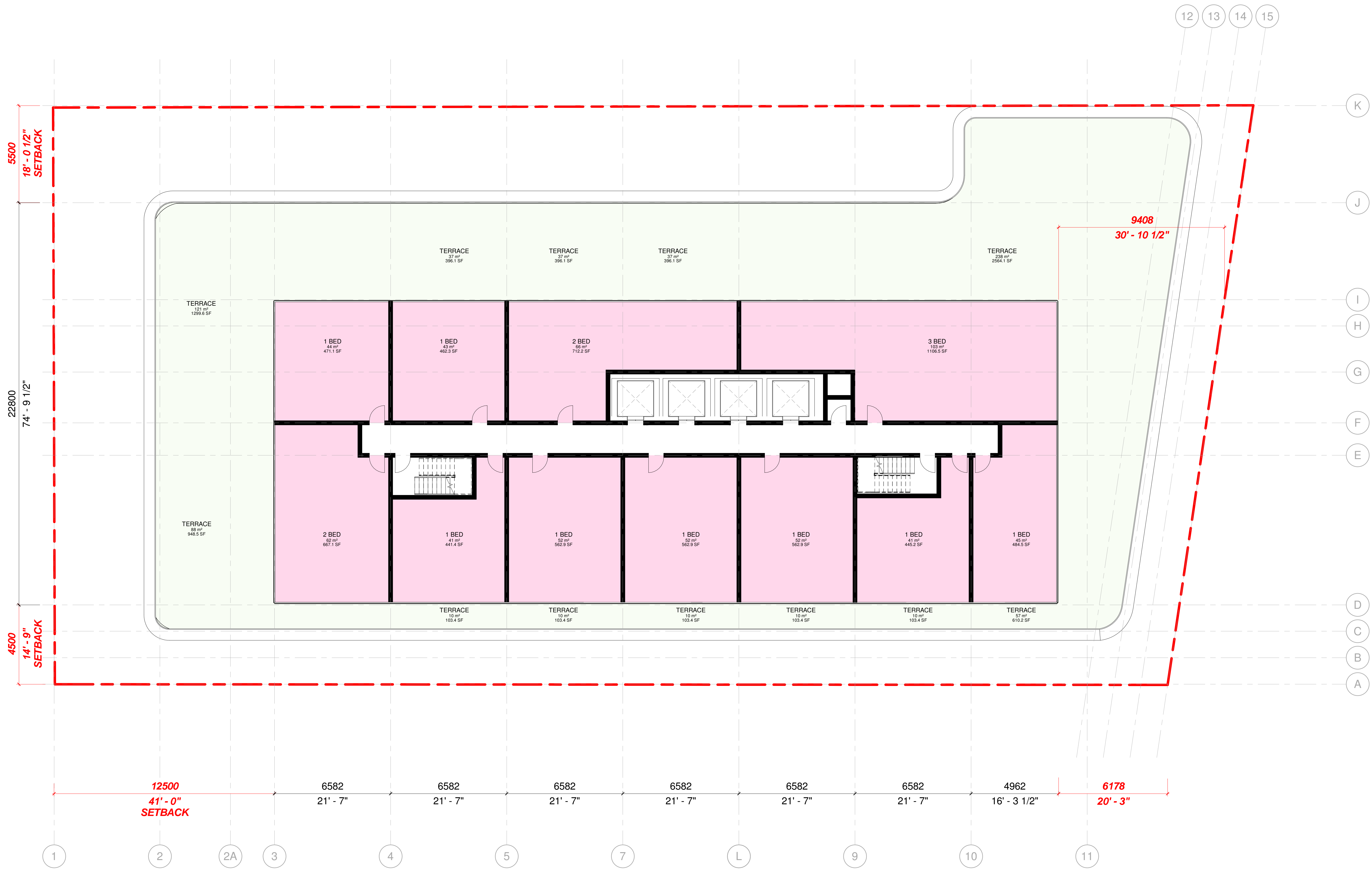
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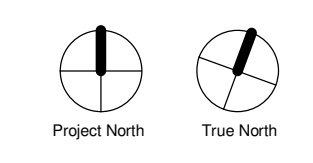
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LEVEL 9

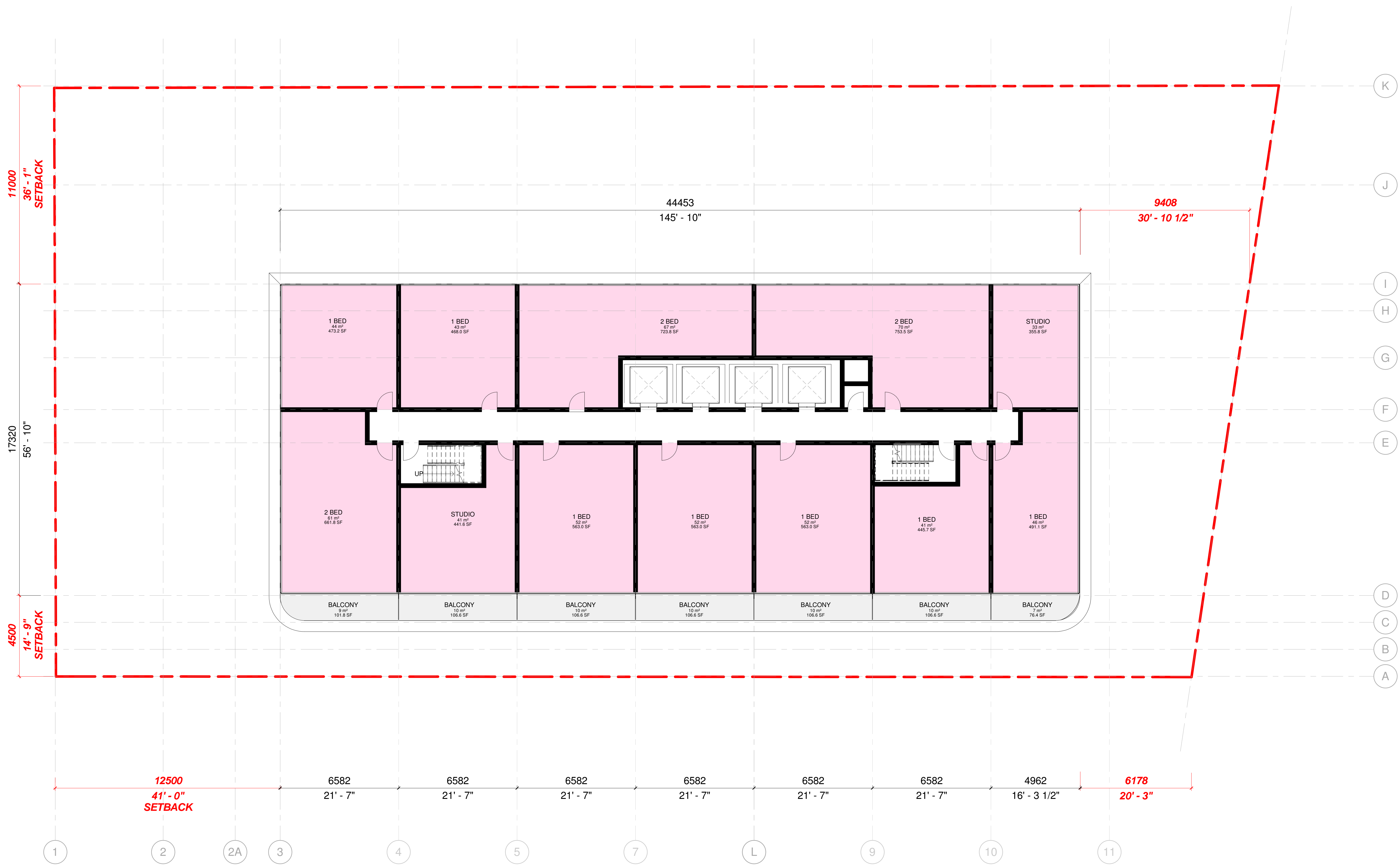
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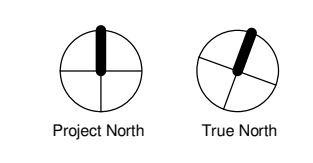
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2-20 GLAZEBROOK AVENUE



SCALE 1 : 100
 ISSUE DATE 1.22.2024

LEVEL 10-31

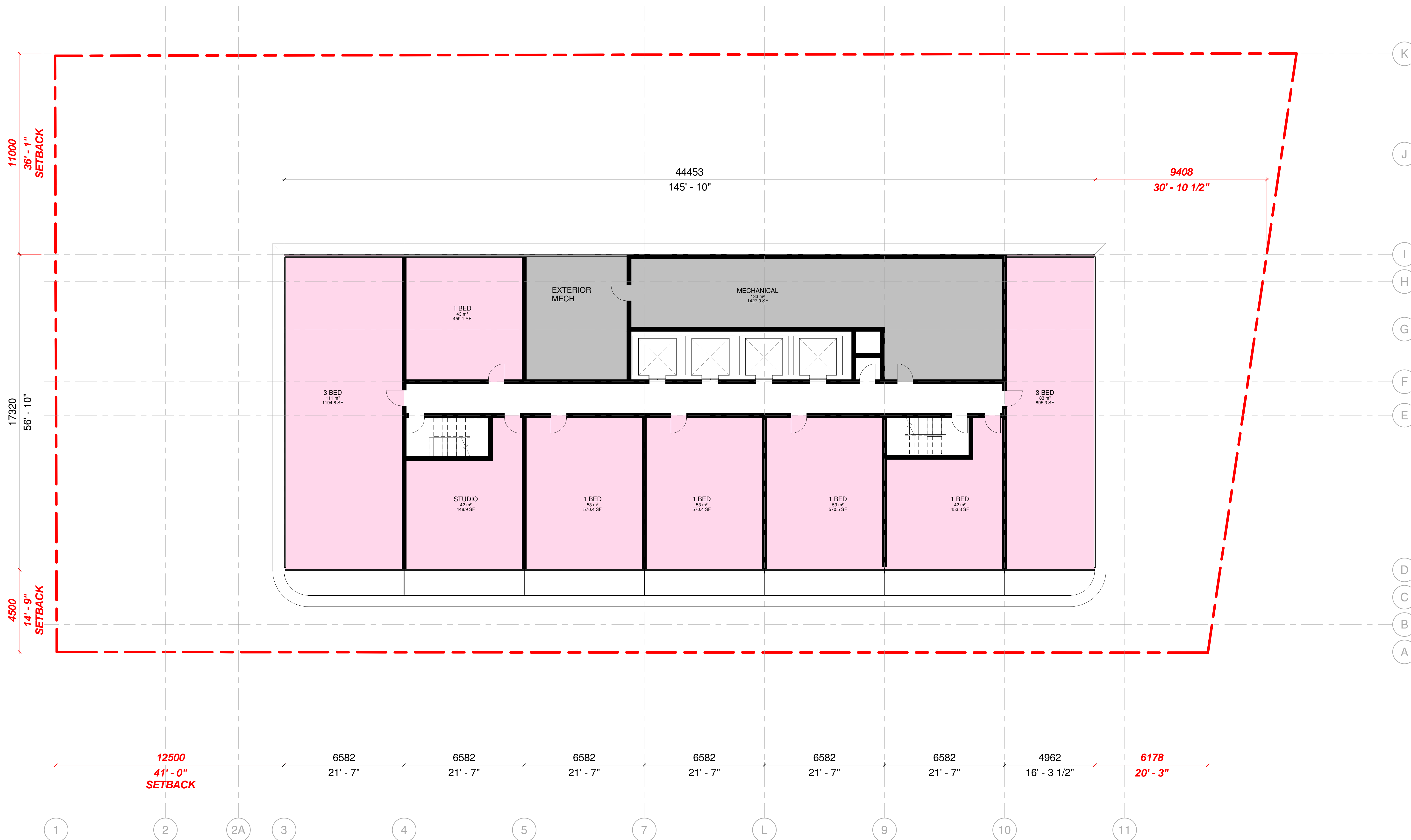
A-209

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REVISIONS

NO.	DESCRIPTION	DATE
2	ISSUED FOR ZBA #2	01.22.2024
1	ISSUED FOR ZBA/SPA	06.27.2022

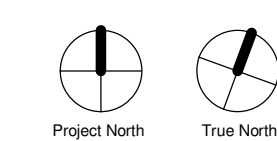


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2-20 GLAZEBROOK AVENUE



SCALE 1 : 100
 ISSUE DATE 1.22.2024

MPH1-MPH2

A-210

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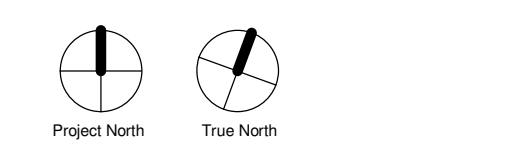


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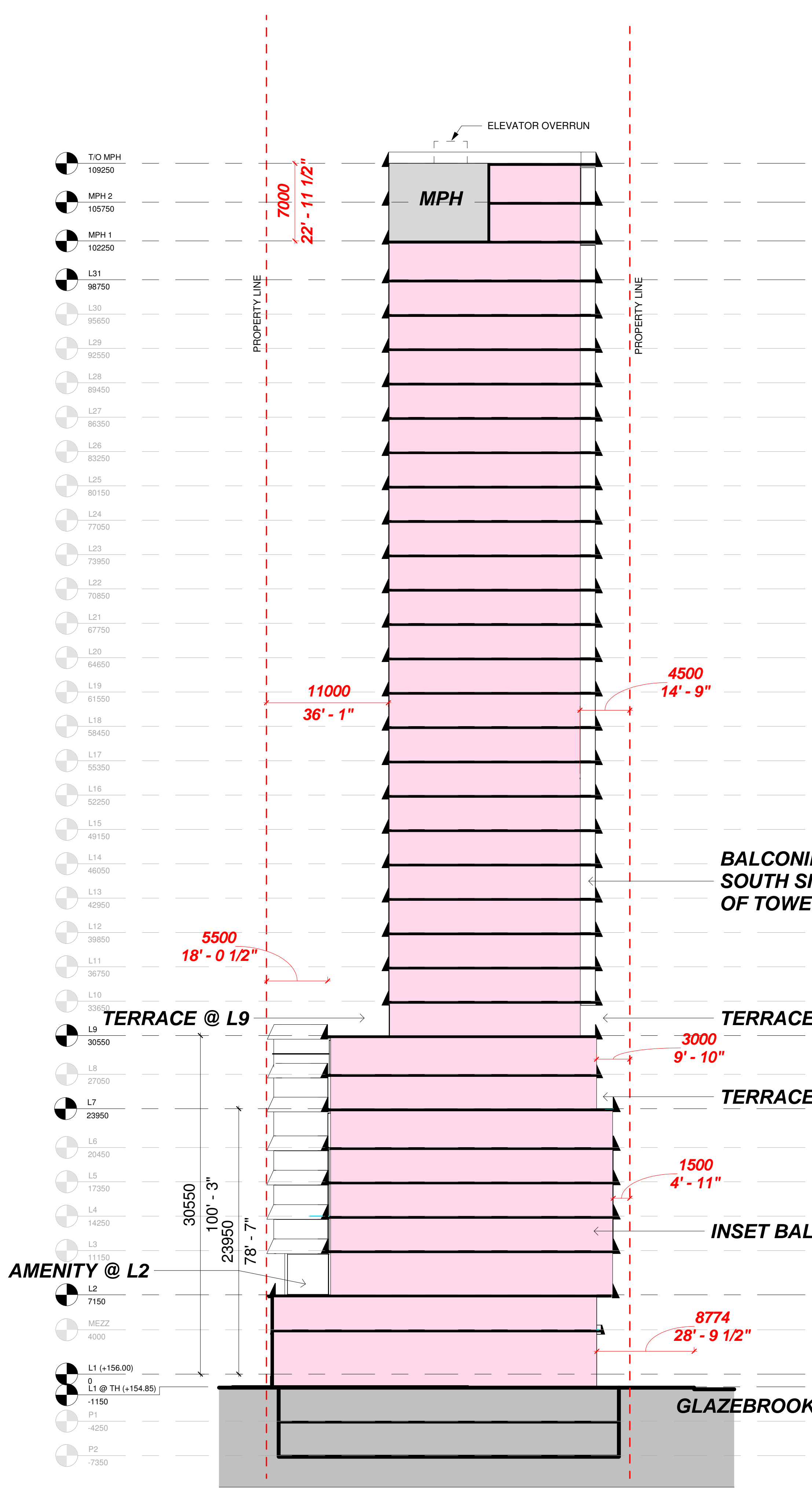
2-20 GLAZEBROOK AVENUE



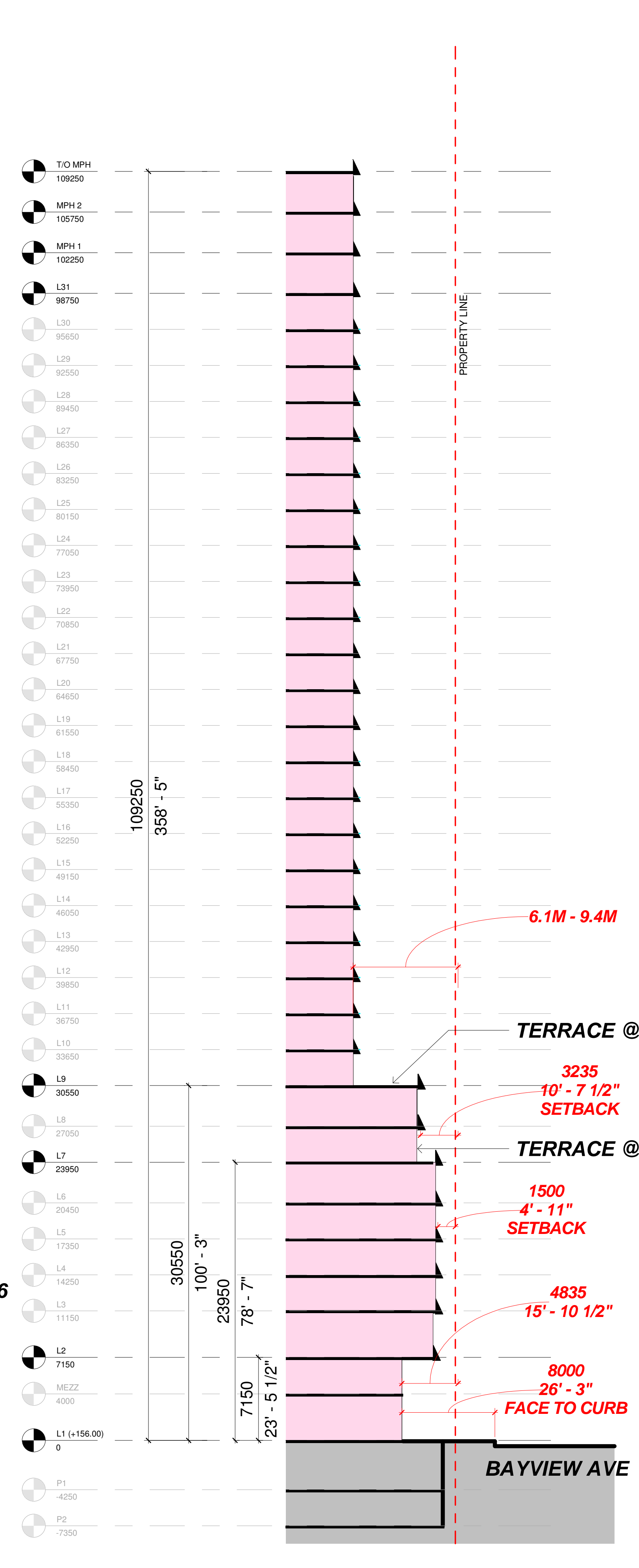
SCALE As indicated
 ISSUE DATE 1.22.2024

SECTIONS

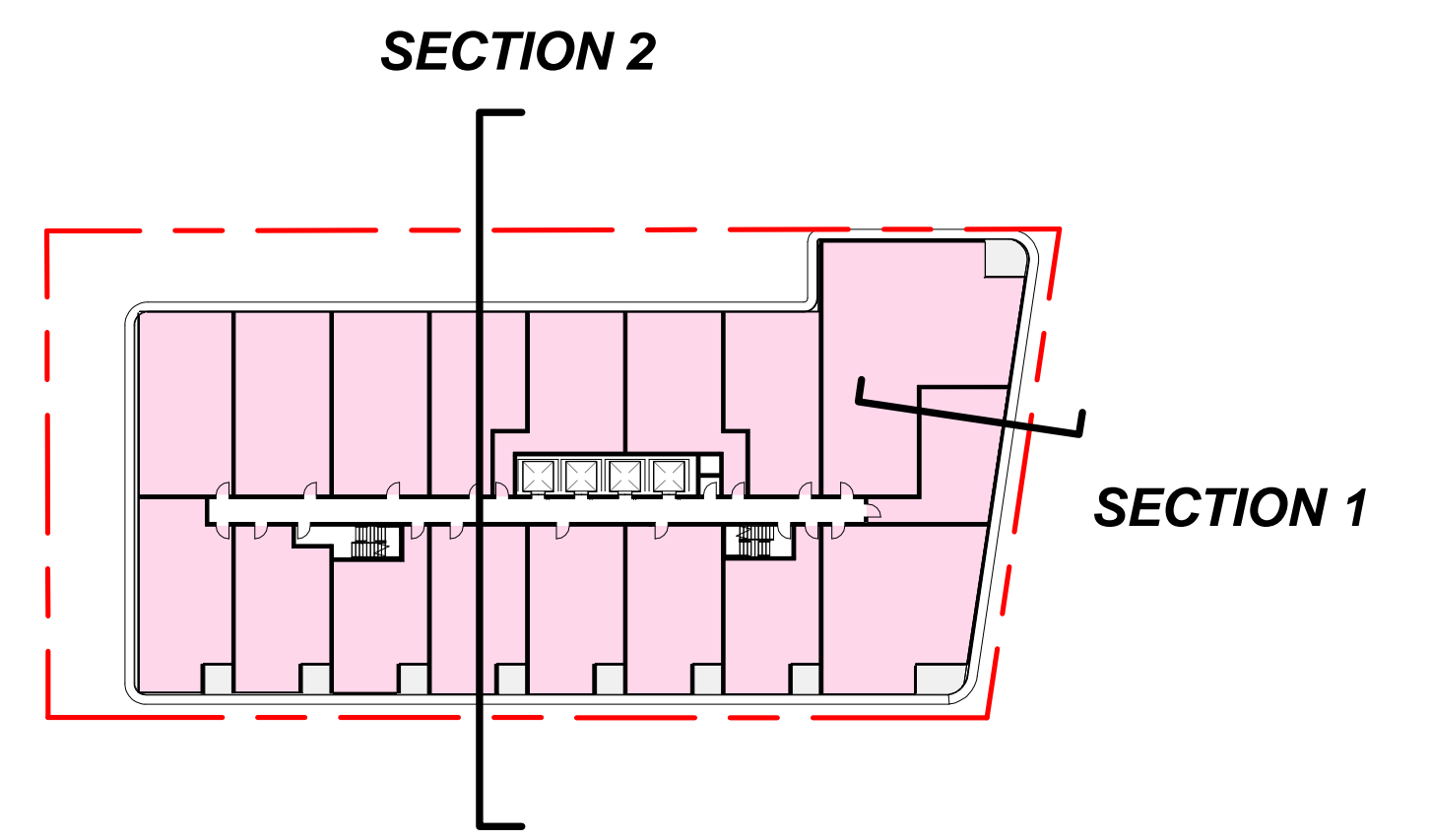
A-301



2 SECTION N/S @ GLAZEBROOK AVENUE
 1 : 250



1 SECTION E/W @ BAYVIEW AVE
 1 : 250



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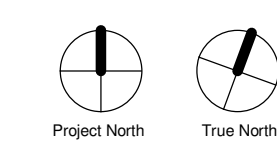


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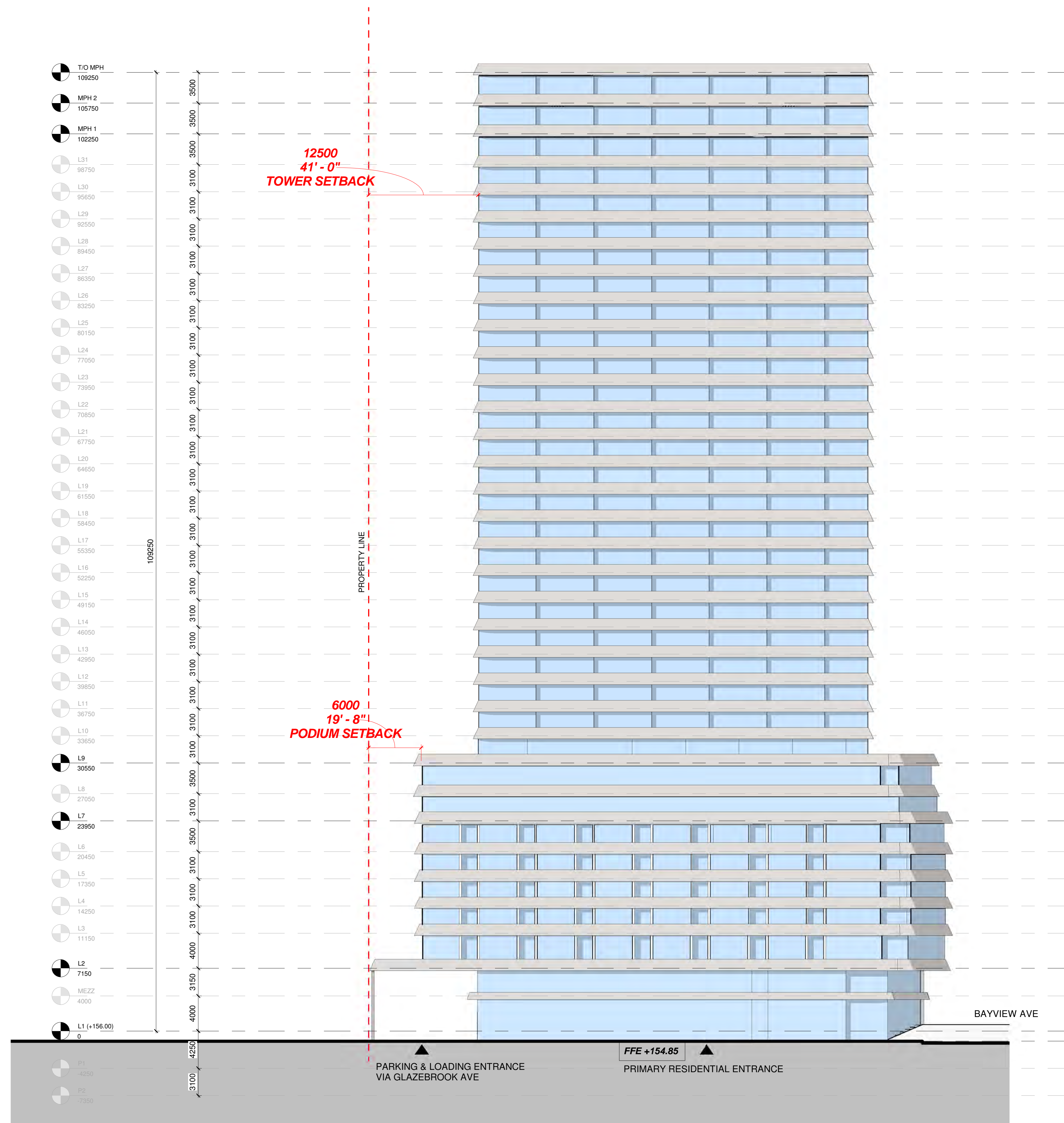
2-20 GLAZEBROOK AVENUE



SCALE 1 : 250
 ISSUE DATE 1.22.2024

SOUTH ELEVATION

A-401



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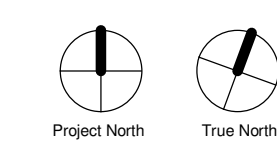


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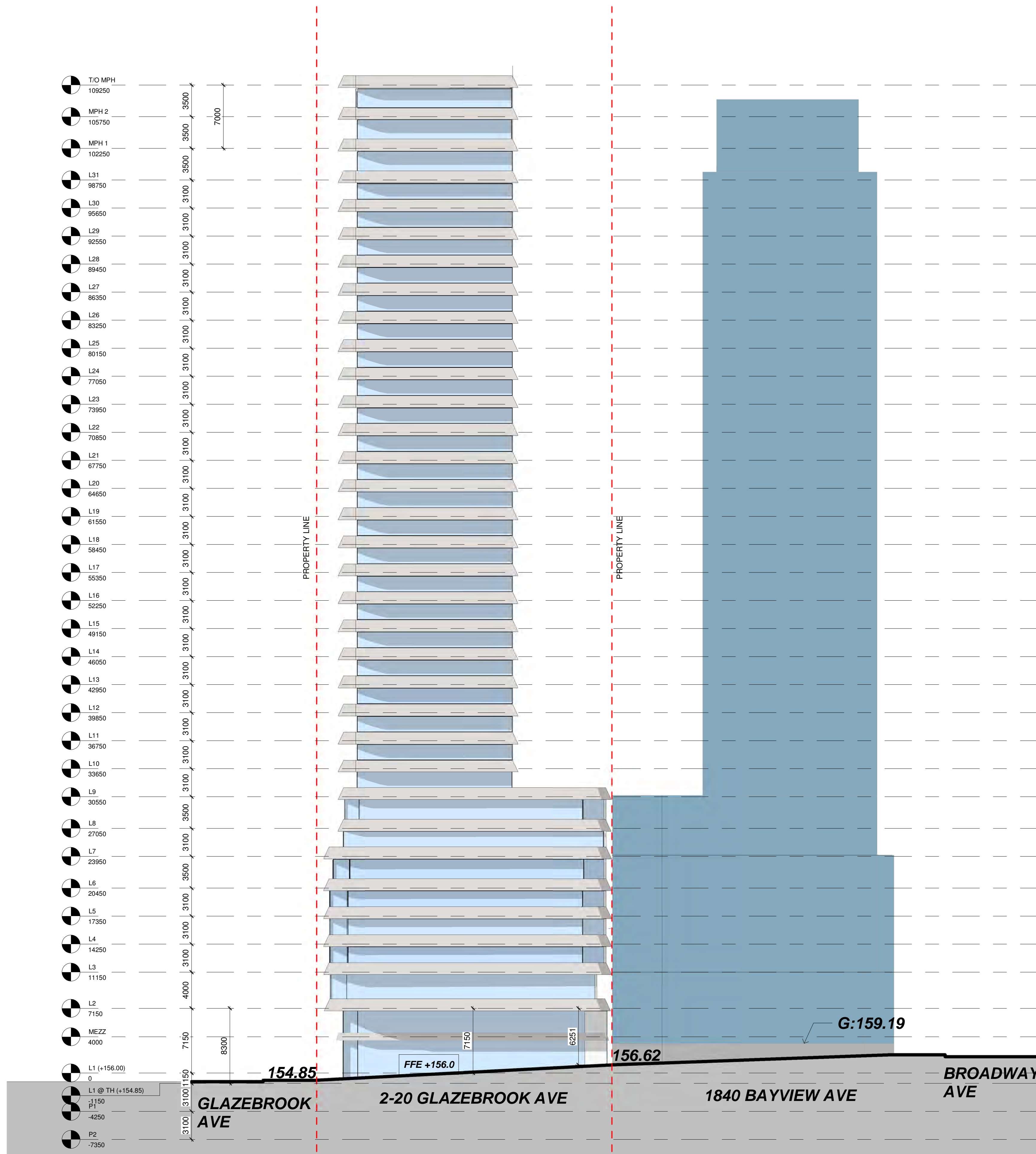
2-20 GLAZEBROOK AVENUE



SCALE 1 : 250
 ISSUE DATE 1.22.2024

EAST ELEVATION

A-402



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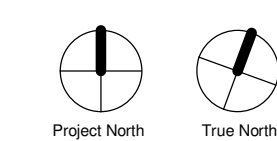


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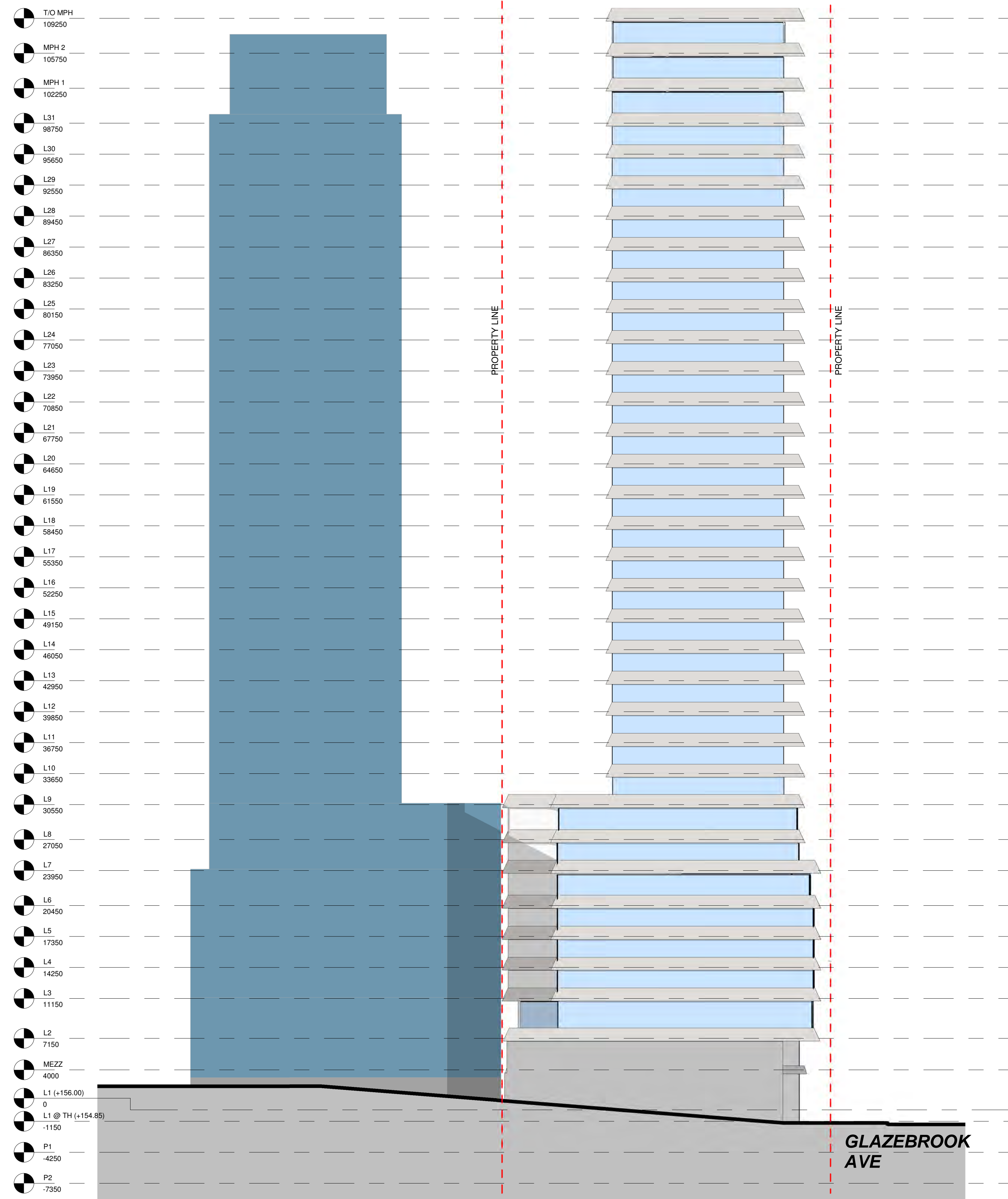
2-20 GLAZEBROOK AVENUE



SCALE 1 : 250
 ISSUE DATE 1.22.2024

WEST ELEVATION

A-403



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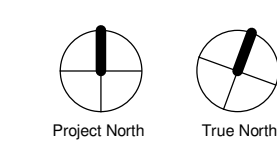


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2-20 GLAZEBROOK AVENUE



SCALE 1 : 250
 ISSUE DATE 1.22.2024

NORTH ELEVATION

A-404

- T/O MPH 109250
- MPH 2 105750
- MPH 1 102250
- L31 98750
- L30 95650
- L29 92550
- L28 89450
- L27 86350
- L26 83250
- L25 80150
- L24 77050
- L23 73950
- L22 70850
- L21 67750
- L20 64650
- L19 61550
- L18 58450
- L17 55350
- L16 52250
- L15 49150
- L14 46050
- L13 42950
- L12 39850
- L11 36750
- L10 33650
- L9 30550
- L8 27050
- L7 23950
- L6 20450
- L5 17350
- L4 14250
- L3 11150
- L2 7150
- MEZZ 4000
- L1 (+156.00) 0
- P1 -4250
- P2 -7350

PROPERTY LINE

PROPERTY LINE

BAYVIEW AVE