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March 1, 2024

Our File No.: 222696

WITHOUT PREJUDICE

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

Attention: Michelle LaFortune/Jessica Braun

Dear Sirs/Mesdames:

**Re: Lead Case No. OLT-23-000232 – Without Prejudice Settlement Offer
1840 Bayview Avenue**

We are solicitors for 1840 Bayview Avenue LP in respect of the property known municipally as 1840 Bayview Avenue (the “**Lands**”). We are writing on behalf of our client to provide a without prejudice settlement offer in respect of the above-noted matter, which should be considered as open until the conclusion of the City Council meeting scheduled to commence on March 20, 2024, unless otherwise indicated.

As you know, our client engaged in without prejudice mediation with City staff over the last several months regarding the redevelopment proposal for the Lands. These discussions resulted in a revised set of plans, prepared by architects-Alliance, which are attached to this letter as Schedule “A” (the “**Revised Plans**”). Our client greatly appreciates the efforts of City staff in achieving this proposed settlement.

The terms of this without prejudice settlement offer are as follows:

1. The settlement offer is based on the Revised Plans, which would be implemented through the resulting zoning by-law amendment(s). Key aspects of the Revised Plans include:
 - a. the height has been reduced to 29-storeys (105.15 metres to the top of the mechanical penthouse);
 - b. tower setbacks are as shown on the Revised Plans, including a 10.0 metre tower setback to the south and a 10.0 metre tower setback to the west, with a

corresponding reduction in the tower floor plate (approximately 688 square metres in gross construction area);

- c. a revised ground floor plan to achieve greater setbacks along Bayview Avenue;
 - d. a sculpted podium with stepped heights, setbacks and stepbacks as shown on the Revised Plans;
 - e. the implementing zoning by-law will require a minimum 10% of the units as 3-bedroom units and 15% of the units as 2-bedroom units in accordance with the Yonge-Eglinton Secondary Plan.
2. Our client agrees that, in the event City Council accepts this without prejudice settlement offer, the Final Order of the Ontario Land Tribunal would be withheld, pending completion of the following, with the Ontario Land Tribunal available to be spoken to in the event that an issue arises as a result of completion of these pre-conditions:
- City Council approval of a City-initiated official plan amendment to amend Map 21-8 of the Yonge-Eglinton Secondary Plan in respect of the properties known municipally as 389 Broadway Avenue, 391 Broadway Avenue and 393 Broadway Avenue to redesignate these properties as Public Park and/or Park Expansion Areas, with such official plan amendment to be presented on or by the October 2024 meeting of City Council;
 - the final form of the zoning by-law amendment(s) is finalized, satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning;
 - the Owner has satisfactorily addressed the Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated April 20, 2023, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of the Chief Engineer & Executive Director;
 - the Owner has satisfactorily addressed Transportation Services matters in the Transportation Services memo dated May 23, 2023, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of the Chief Engineer & Executive Director;
 - the Owner has submitted a revised Transportation Demand Management Plan acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services, and that such matters arising from such study be secured, if required;
 - the Owner has satisfactorily addressed matters from Urban Forestry memorandum

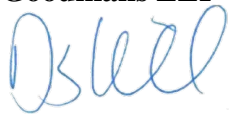
dated January 24, 2023, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of Urban Forestry; and,

- the Owner has submitted an updated complete Toronto Green Standards (TGS) Checklist and Statistics Template, to the satisfaction of the Chief Planner and Executive Director, City Planning.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on March 20, 2024, 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/

1397-0233-0378

Printed on: Monday, March 4, 2024
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Landscape
adesso design inc.
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Wind
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Energy Modeling
EVNA Engineering & Consulting Ltd.
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Ottawa, ON K2P
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Skale Developments Inc.
1840 Bayview Ave, East York, ON M4G 3E1

PROGRESS SET
Tuesday, January 23, 2024



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1840 Bayview Av.

a—A

Floor Area																Parking						Residential Units												
Level	total levels	Ht / flr	Total Ht _m	GCA/level	Total GCA	Total GCA (SF)	Interior Residential Amenity	Exterior Residential Amenity	GFA Deductions	Total Residential GFA	Total Residential GFA (SF)	Non-Res GFA	Non-Res GFA (SF)	Total GFA	Total GFA (SF)	Resident Vehicle Parking	Short Term Vehicle Parking	Visitor Parking	Car share Parking	Short Term Bike Parking	Long Term Bike Parking	S per level	S total	1B + D per level	1B + D total	1b per level	1b total	2b per level	2b total	3b per level	3b total	Total Units		
																							avg 37.31		avg 49.26				avg 64.42		avg 83.56			
P2	1	3.00	3.00	1,561	1,561	16,791	0	0	1,561	0	0	0	0	0	0	36	0	0	0	0	0	0												
P1	1	4.50	4.50	1,561	1,561	16,791	0	0	1,561	0	0	0	0	0	0	19	1	7	2	0	0	0												
Subtotal Below Grade	2		7.5		3,121	33,582	0	0	3,121	0	0	0	0	0	0	55	1	7	2	0	0													
Ground	1	4.00	4.00	956	956	10,282	0	0	99	537	5,776	320	3,443	857	9,219	0	0	0	0	0	0													
Mezzanine		4.00	4.00	643	643	6,919			46	597	6,427	0	0	597	6,427																			
level 2	1	3.85	3.85	1,188	1,188	12,783	431	219	40	717	7,715	0	0	717	7,715								0	0	0	0	7	7	2	2	1	1	10	
level 3	1	3.00	3.00	1,188	1,188	12,783			40	1,148	12,352	0	0	1,148	12,352								0	0	2	2	6	6	5	5	2	2	15	
level 4	1	3.00	3.00	1,188	1,188	12,783			40	1,148	12,352	0	0	1,148	12,352								0	0	2	2	6	6	5	5	2	2	15	
levels 5	1	3.30	3.30	1,188	1,188	12,783			40	1,148	12,352	0	0	1,148	12,352								0	0	2	2	6	6	5	5	2	2	15	
Level 6	1	3.00	3.00	1,040	1,040	11,190			40	1,000	10,760	0	0	1,000	10,760								0	0	4	4	3	3	4	4	2	2	13	
Level 7	1	3.30	3.30	1,040	1,040	11,190			40	1,000	10,760	0	0	1,000	10,760								0	0	4	4	3	3	4	4	2	2	13	
Level 8	1	4.60	4.60	687	687	7,392	205	177	49	433	4,660	0	0	433	4,660								0	0	0	0	3	3	2	2	1	1	6	
Level 9-29	21	3.00	65.10	687	14,427	155,235			840	13,587	146,196	0	0	13,587	146,196							0	0	1	21	7	147	2	42	1	21	231		
														0																				
MPH 1		4.00	4.00	492	492	5,292			492	0	0	0	0	0	0																			
MPH 2		4.00	4.00	492	492	5,292			492	0	0	0	0	0	0																			
Subtotal Above Grade	29		105.15		24,528	263,924	636	396	2,257	21,315	229,352	320	3,443	21,635	232,795	0	0	0	0	76	340													
Totals (m2)					27,649	297,506	636	396	5,378	21,315	229,352	320	3,443	21,635	232,795	55	1	7	2	76	340		0		35		181		69		33	318		

Actual Ratio 0% 11% 57% 22% 10%

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- Geodetic Elevations provided in these drawings are measured in accordance with the Canadian Geographic Vertical Datum (CGVD2013).

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No	Issued For	Date
1	ZBA and Site Plan Application	SEPT 15, 2022

Floor Area Summary		
	Provided	Req/Per.
Site Area	1,647.3	
Total Residential Units	318	
Res GFA	21,315	
Non-Res GFA	320	
Total GFA	21,635	
FSI	13.13	
Interior Residential Amenity	2.00	636
Exterior Residential Amenity	1.25	396
Height (Elevation above last Res Floor)	97.15	

Vehicular Parking Summary		
Vehicular Parking	Provided	Req/Per. *
Visitor Vehicle Parking	0.02	7
Resident Vehicle Parking	0.17	55
Auto Share (total provided x 4)	8	0
Commercial Parking	0	0
Short Term Vehicle Parking	1	0
Totals	71	0

* Refer to Traffic Report

Bike Parking Summary			
Bike Parking	Provided	Provided	Req/Per.
Long Term Bike Parking	1.1	340	286
Short Term Bike Parking	0.2	76	64
Totals	416	414	

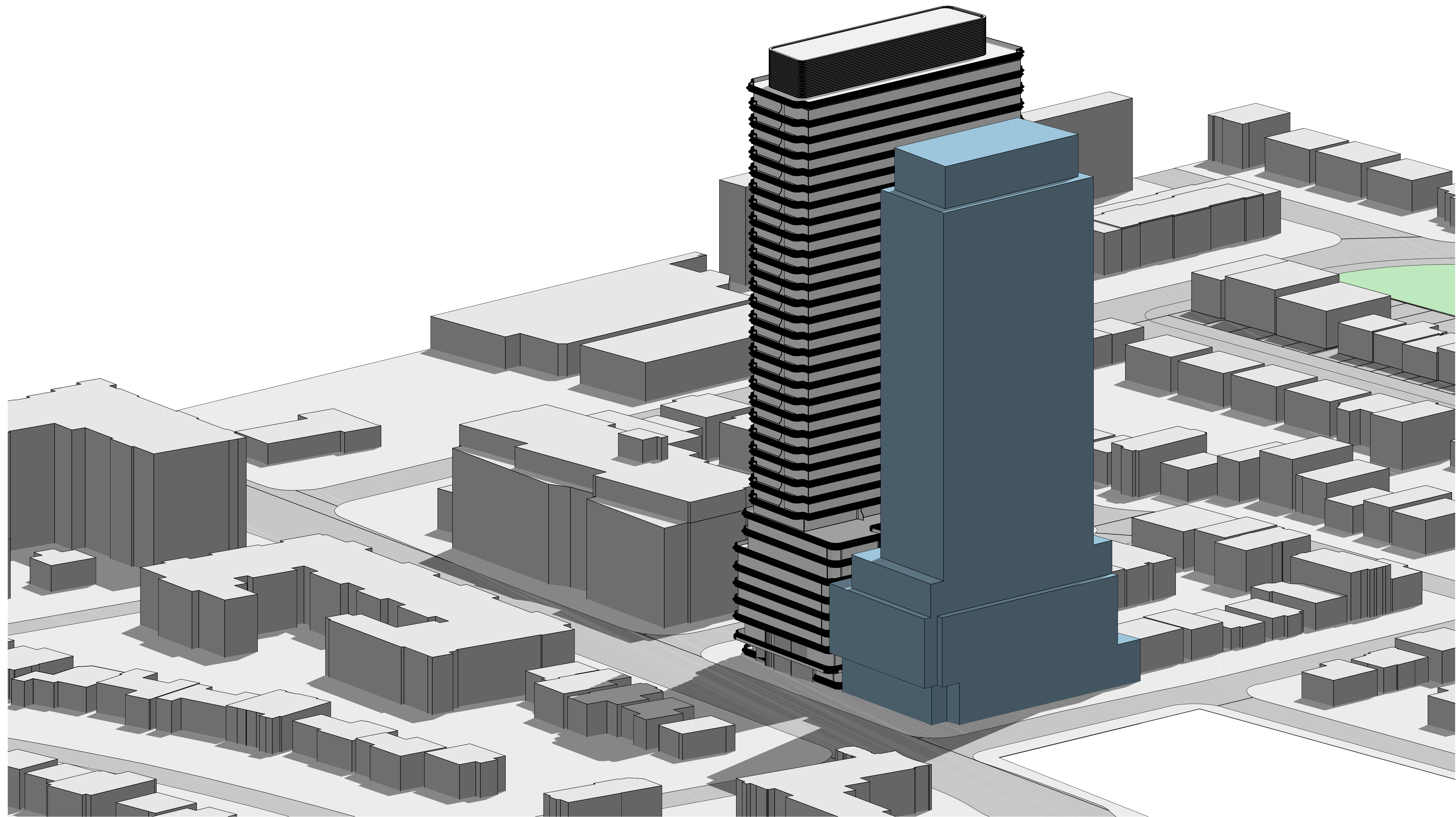
Solid Waste Collection Requirements		
Req	units	total sm
First 50 Units	/	25
13sm / additional 50 units	318	83
Uncompacted Waste		10
Total Garbage Room Area		118

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1840 BAYVIEW
Skale Developments Inc.
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STATS
 Scale: 1:0.50
 Project No: 22130

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OVERALL MASSING

Scale: 1:400
 Project No: 22130