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May 6, 2024

Our File No.: 202358

WITHOUT PREJUDICE

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

Attention: Jessica Braun

Dear Sirs/Mesdames:

Re: Case No. OLT-22-002139 – 2-4, 6, 8 and 10-12 Oakburn Crescent

We are solicitors for KG Oakburn Apartments Ltd. in respect of the lands known municipally known as 2-4, 6, 8 and 10-12 Oakburn Crescent (the “**Property**”). We are writing on behalf of our client with a supplementary 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 May 17, 2024.

As you know, our client engaged in without prejudice mediation with City staff in 2023 to achieve a settlement with the City, as endorsed by City Council at its meeting commencing on March 29, 2023, 2023, and as implemented in a decision issued by the Ontario Land Tribunal on July 28, 2023 (the “**OLT Decision**”).

The terms of this supplementary without prejudice settlement offer would see the provision of approximately one hundred and thirty-five (135) additional residential rental units without any change to the built form endorsed by City Council and implemented in the OLT Decision, including but not limited to height, setbacks and stepbacks. Further, the additional residential rental units meet the required rates for indoor and outdoor amenity space, vehicle parking and bicycle parking. The only revisions to the development endorsed by City Council and implemented in the OLT Decision are to the number of storeys (11 to 13), but within the same metric height, and the resulting increase in gross floor area. These revisions are shown on the updated plans attached hereto as Schedule A.

All other aspects of the previous settlement remain unchanged, including the pre-conditions to be satisfied prior to issuance of the final order of the Ontario Land Tribunal, with the exception of an additional pre-condition related to the potential phasing of the proposed development, as follows:

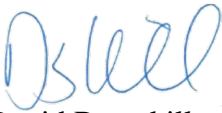
- The owner shall prepare a Construction Mitigation Plan to address existing tenants on the Property, to the satisfaction of the Chief Planner and Executive Director, City Planning, to be implemented by the owner in the event that the proposed development is phased.

As noted above, this supplementary without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on May 17, 2024, at which point it should be considered as withdrawn if not accepted by City Council.

Our client greatly appreciates the ongoing efforts of City staff to assist our client with the opportunity to delivery additional residential rental units within the previous built form envelope.

Yours truly,

Goodmans LLP



David Bronskill

OAKBURN CRESCENT

CONCEPT DESIGN

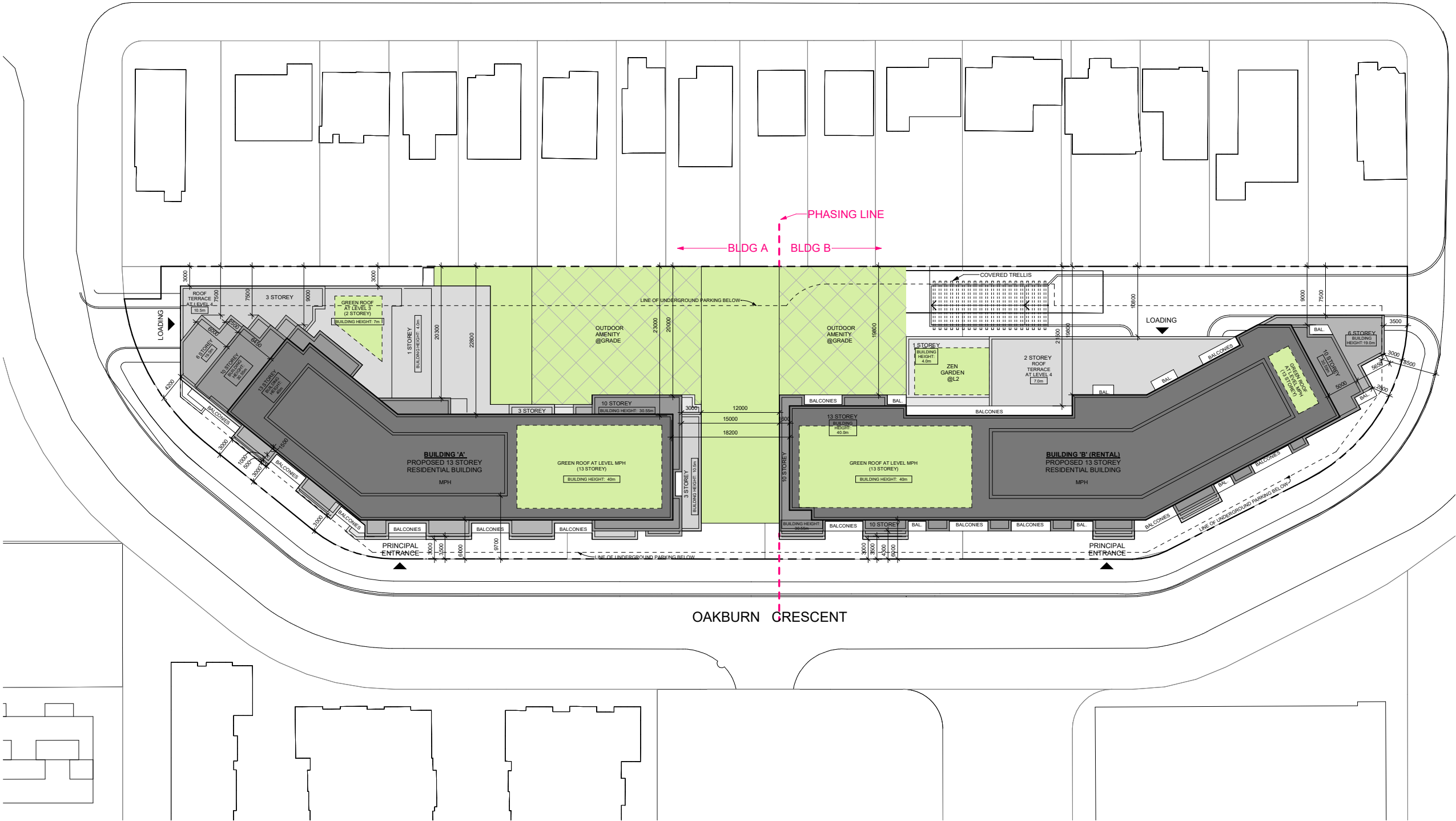
KG GROUP
OAKBURN CRESCENT
NORTH YORK, ON

KIRKOR
ARCHITECTS AND PLANNERS

20-067

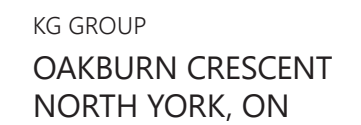
May 3, 2024

SITE PLAN



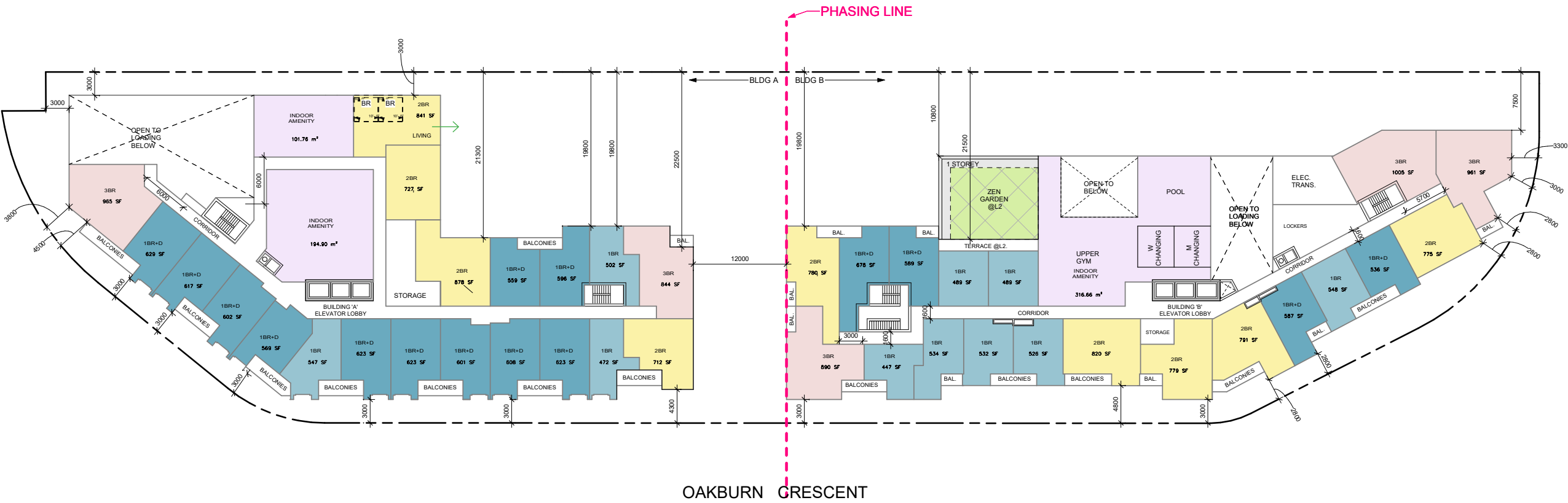
KG GROUP
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LEVEL 2

FLOOR PLAN

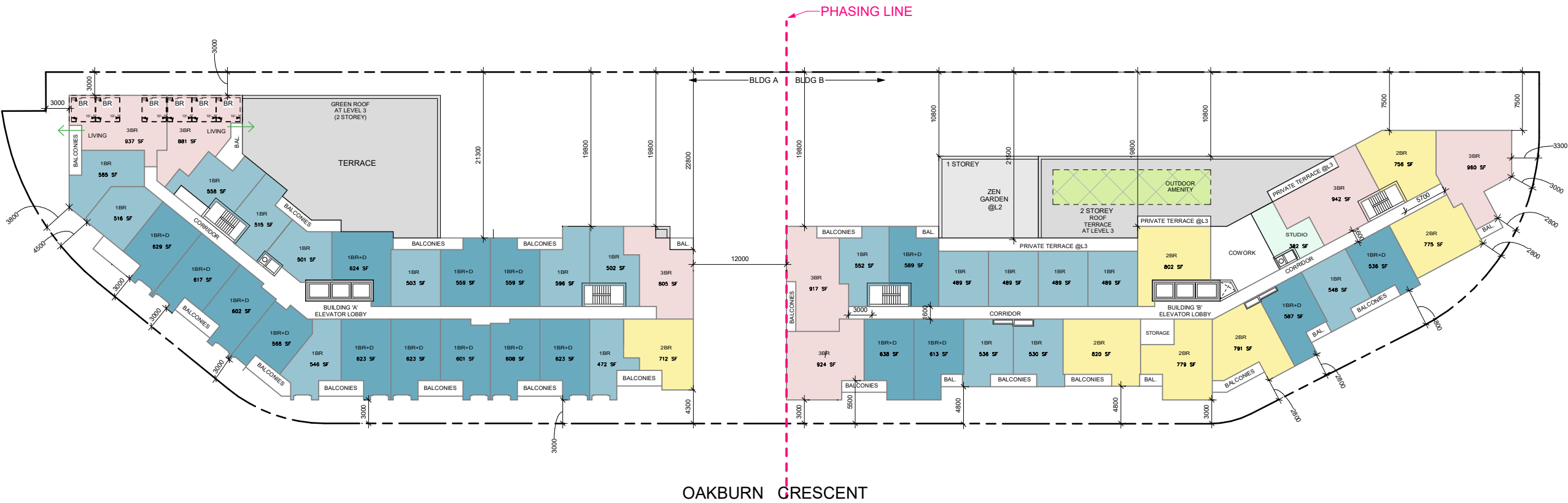


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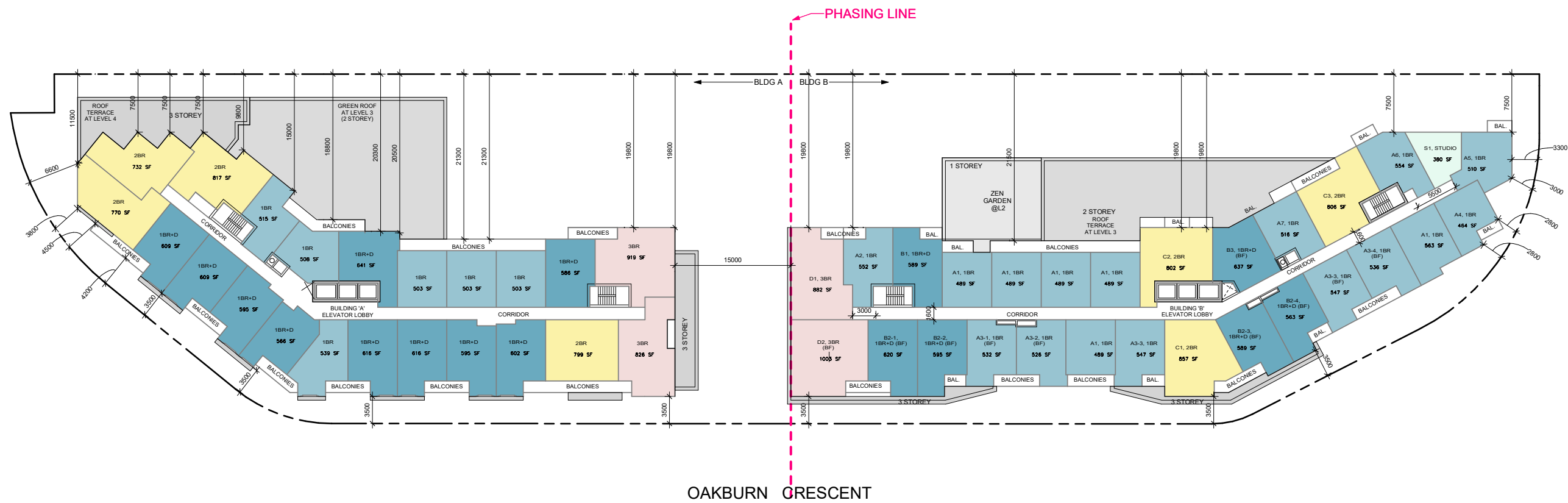
LEVEL 3

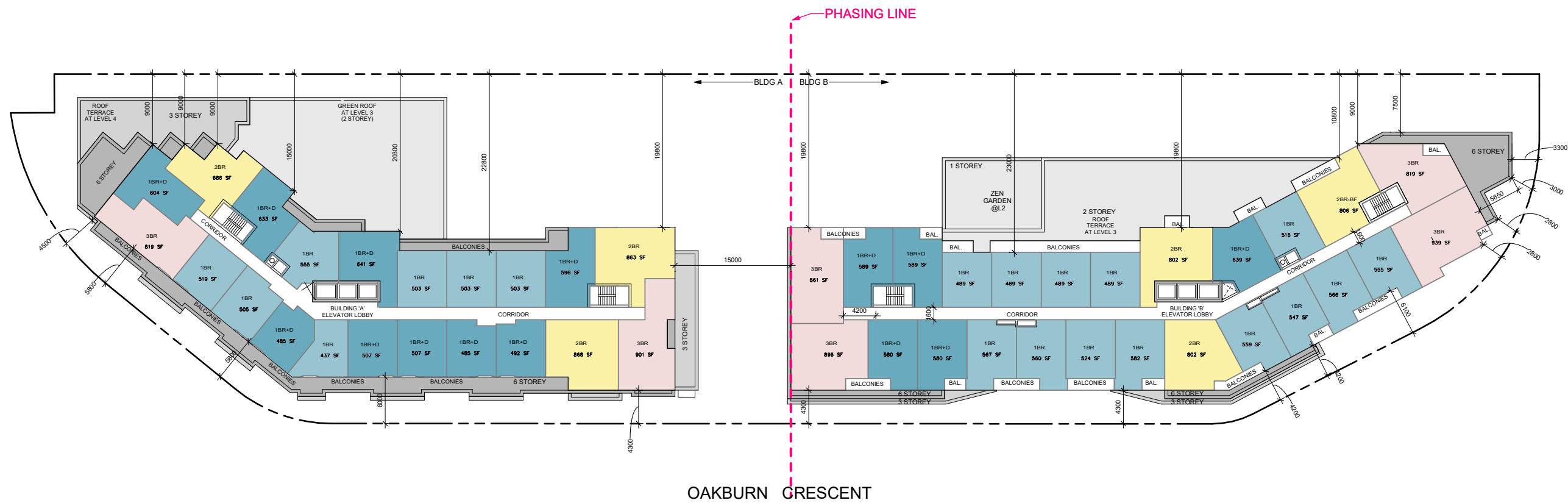
FLOOR PLAN



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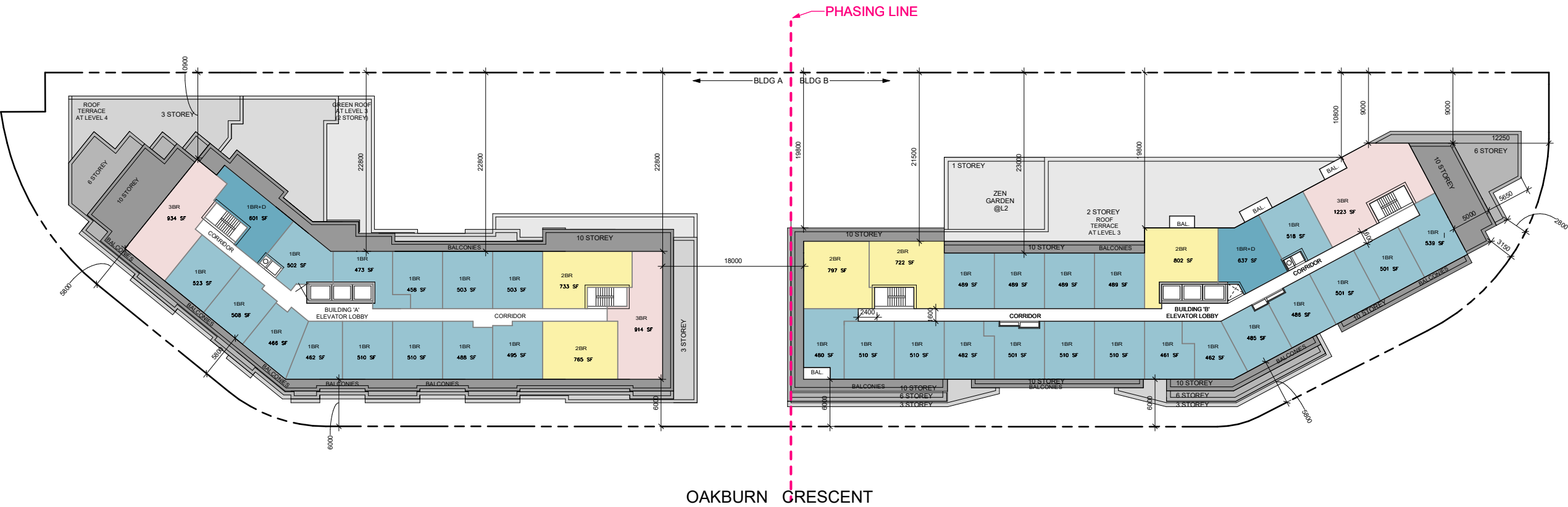






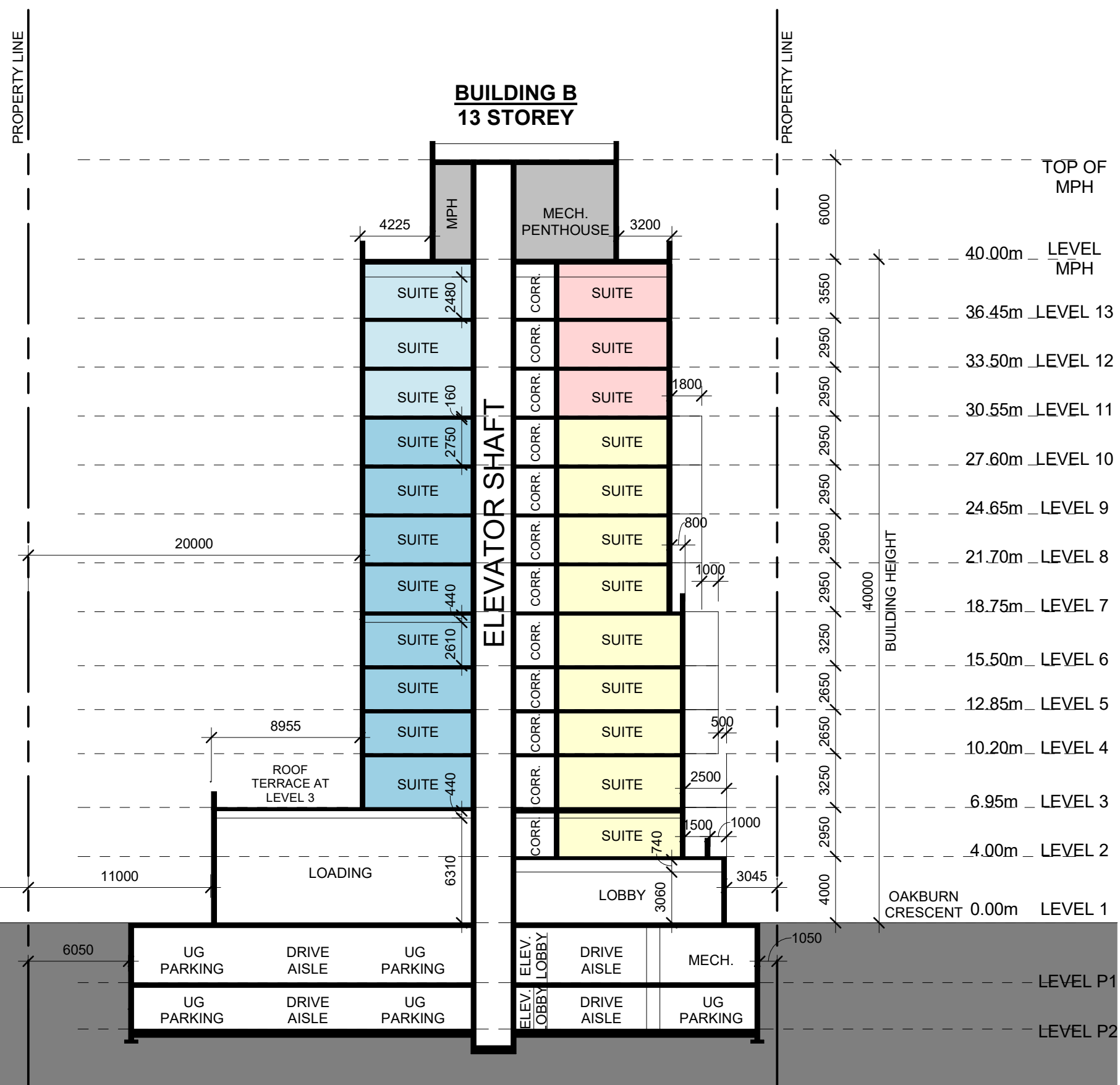
LEVEL 11-13

FLOOR PLAN



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NORTH YORK, ON



KIRKOR
ARCHITECTS AND PLANNERS

K&G GROUP - OAKBURN NORTH
Toronto, Ontario
Proposed Residential Development

Project Statistics				Project No. 20-067-12			
May 3, 2024							
1.0	Legal Description						
SUBDIVISION OF LOTS 1, 2, 3,4, 5, 6, 7, 8, 9, 10, 11, 16, 17, 18, 19, 20 AND BLOCK ANC PART OF LOTS 12, 13, 14,1 5 AND OAKBURN PLACE REGISTERED PLAN 4460 AND PART OF LOT 14, CONCESSION 1 EAST OF YONGE STREET CITY OF TORONTO (FORMERLY IN THE CITY OF NORTH YORK)							
2.0	Site Area						
Gross Site				acres	sq.m.	sq.ft.	
Development Area				1.9589	7,927.57	85,332	
Total Gross Site Area				1.9589	7,927.57	85,332	
3.0	Proposed Residential GFA (as per Toronto Zoning By-law 569-2013,						
15.5.40.40 Floor Area (1) Gross Floor Area Calculation for an Apartment Building In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for (A) parking, loading and bicycle parking below established grade (B) required loading spaces and required bicycle parking spaces at or above established grade (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement (D) shower and change facilities required by this By-law for required bicycle parking space (E) indoor amenity space required by this By-law (F) elevator shafts (G) garbage shafts; (H) mechanical penthouse; and (I) exit stairwells in the building							
3.1	Proposed Residential GFA - 13 Storey Building 'A'						
		floors	sq.m.	sq.m.	sq.ft.		
Level P2		1 x	57.21	57.21	616		
Level P1		1 x	172.86	172.86	1,861		
Levels 1		1 x	1,525.28	1,525.28	16,418		
Levels 2		1 x	1,792.29	1,792.29	19,292		
Levels 3		1 x	1,643.05	1,643.05	17,686		
Levels 4		to 6 3 x	1,443.09	4,329.27	46,600		
Levels 7		to 10 4 x	1,298.84	5,195.36	55,922		
Levels 11		to 13 3 x	1,074.63	3,223.90	34,702		
Total Residential GFA - Building 'A'				17,939.22	193,096		
3.2	Proposed Residential GFA - 13 Storey Building 'B'						
		floors	sq.m.	sq.m.	sq.ft.		
Level P2		1 x	60.20	60.20	648		
Level P1		1 x	175.21	175.21	1,886		
Levels 1		1 x	983.09	983.09	10,582		
Levels 2		1 x	1,434.54	1,434.54	15,441		
Levels 3		1 x	1,706.95	1,706.95	18,373		
Levels 4		to 6 3 x	1,701.27	5,103.82	54,937		
Levels 7		to 10 4 x	1,617.14	6,468.56	69,627		
Levels 11		to 13 3 x	1,406.42	4,219.27	45,416		
Total Residential GFA - Building 'B'				20,151.64	216,910		
4.0	Recreational Space (Excluded from GFA)						
4.1	Required Indoor & Outdoor Recreational Space Ratio Proposed						
						Ratio	
Indoor Recreational Space						2.00 /unit	
Outdoor Recreational Space						2.00 /unit	
4.2	Required Recreational Space - Building A						
		Units	Ratio	sq.m.	sq.ft.		
Indoor Recreational Space - Building A		270	2.00 /unit	540.00	5,813		
Outdoor Recreational Space - Building A		270	2.00 /unit	540.00	5,813		
4.3	Provided Indoor Recreational Space - Building A						
				sq.m.	sq.ft.		
Level 1				244.28	2,629		
Level 2				295.66	3,193		
Total Provided Indoor Recreational Space - Building A				540.94	5,823		
				2.00			
4.4	Provided Outdoor Recreational Space - Building A						
				sq.m.	sq.ft.		
Level 1				595.15	6,406		
Total Provided Outdoor Recreational Space - Building A				595.15	6,406		
				2.20			
4.5	Required Recreational Space - Building B						
		Units	Ratio	sq.m.	sq.ft.		
Indoor Recreational Space - Building B		310	2.00 /unit	620.00	6,674		
Outdoor Recreational Space - Building B		310	2.00 /unit	620.00	6,674		
4.6	Provided Indoor Recreational Space - Building E						
				sq.m.	sq.ft.		
Level 1				747.70	8,048		
Level 2				316.66	3,408		
Total Provided Indoor Recreational Space - Building E				1,064.36	11,457		
				3.43			
4.7	Provided Outdoor Recreational Space - Building E						
				sq.m.	sq.ft.		
Level 1				440.00	4,736		
Level 2				103.96	1,119		
Level 3				90.46	974		
Total Provided Outdoor Recreational Space - Building E				634.42	6,829		
				2.05			
4.8	Total Provided Indoor Recreational Space						
				sq.m.	sq.ft.		
Total Provided Indoor Recreational Space - Building A				540.94	5,823		
Total Provided Indoor Recreational Space - Building B				1,064.36	11,457		
Total Provided Indoor & Outdoor Recreational Space - Building E				1,605.30	17,279		
				2.77			
4.9	Total Provided Outdoor Recreational Space						
				sq.m.	sq.ft.		
Total Provided Outdoor Recreational Space - Building A				595.15	6,406		
Total Provided Outdoor Recreational Space - Building B				634.42	6,829		
Total Provided Indoor & Outdoor Recreational Space - Building E				1,229.57	13,235		
				2.12			
5.0	Total Proposed GFA						
				sq.m.	sq.ft.		
Total Residential GFA - Building 'A'				17,939.22	193,096		
Total Residential GFA - Building 'B'				20,151.64	216,910		
Total Proposed Indoor Amenity (remainder of excess of amenity space required by this By-law)				445.30	4,793		
Total Proposed GFA				38,536.16	414,800		
6.0	Proposed Density - FSI						
FSI		Total Residential GFA	Total Gross Site Area			FSI	
		38,536.16	÷ 7,927.57 sq.m.			4.86	

STATISTICS

Unit Count										
7.1	Units - Building 'A'		Total per floor		1BR	1BR+D	2BR	3BR	No. of Units	
	Levels 1	1 x		16	2	7	6	1	16	
	Levels 2	1 x		21	3	11	4	3	21	
	Levels 3	1 x		26	10	12	1	3	26	
	Levels 4	to 6	3 x	23	7	10	4	2	69	
	Levels 7	to 10	4 x	21	7	9	3	2	84	
	Levels 11	to 13	3 x	18	13	1	2	2	54	
	Total Units - Building 'A'				103	99	41	27	270	
					38.1%	36.7%	15.2%	10.0%	100.0%	
7.2	Units - Building 'B'		Total per floor		STUDIO	1BR	1BR+D	2BR	3BR	No. of Units
	Levels 1	1 x		10	1	0	0	8	1	10
	Levels 2	1 x		20		8	4	5	3	20
	Levels 3	1 x		24	1	8	5	6	4	24
	Levels 4	to 6	3 x	28	1	16	6	3	2	84
	Levels 7	to 10	4 x	25		13	5	3	4	100
	Levels 11	to 13	3 x	24		19	1	3	1	72
	Total Units - Building 'B'			5	173	50	49	33	310	
7.3	Total Units				1BR	1BR+D	2BR	3BR	No. of Units	
	Total Units - Building 'A'				103	99	41	27	270	
	Total Units - Building 'B'			5	173	50	49	33	310	
	Total Units - Building 'A' & 'B'			5	276	149	90	60	580	
	Percentage of Total Units			0.9%	47.6%	25.7%	15.5%	10.3%	100.0%	
* Growing Up Guidelines's unit size requirement: 2BR - 15% within 936 - 969ft² & 3BR - 10% within 1,076 - 1,140ft²										
8.0 Vehicular Parking										
8.1	Proposed Parking Ratio									Ratio
	Residential Owners									0.35 /unit
	Residential Visitors									0.10 /unit
	Accessible Parking		A minimum of 5 parking spaces plus 1 parking spaces for every 50 parking spaces or park thereof in excess of 100 parking spaces							
8.2	Required Parking Ratio				Units	Ratio		Parking Spaces		
	Residential Building 'A'				270	0.35 /unit		95		
	Visitors Building 'A'				270	0.10 /unit		27		
	Total Required Parking				122					
8.3	Required Parking Ratio				Units	Ratio		Parking Spaces		
	Residential Building 'B'				310	0.35 /unit		109		
	Visitors Building 'B'				310	0.10 /unit		31		
	Total Required Parking				140					
8.4	Parking Provided - Building A				Residential	Visitors		Parking Spaces		
	Level P2				87	0		87		
	Level P1				57	27		84		
	Total Parking Provided - Building A				144	27		171		
8.5	Parking Provided - Building B				Residential	Visitors		Parking Spaces		
	Level P2				81	0		81		
	Level P1				34	31		65		
	Total Parking Provided - Building B				115	31		146		
9.0 Bicycle Parking										
9.1	Required Bicycle Parking Ratio									Ratio
	Residential Long-Term									0.68 /unit
	Residential Short-Term									0.07 /unit
9.2	Required Bicycle Parking (T.G.S.) - Building A				Units	Ratio		Parking Spaces		
	Residential Long-Term				270	0.68 /unit		184		
	Residential Short-Term				270	0.07 /unit		19		
	Total Bicycle Parking Proposed - Building A				203					
9.3	Required Bicycle Parking at Grade (N.Y.C.S.P.) - Building A				Units	Ratio		Parking Spaces		
					270	0.10 /unit		27		
9.4	Provided Bicycle Parking - Building A				Long-Term	Short-Term		At Grade		Parking Spaces
	Level P1				134	0				134
	At Grade - Indoor				48	28				76
	Total Bicycle Parking Provided				182	28				210
9.5	Required Bicycle Parking (T.G.S.) - Building B				Units	Ratio		Parking Spaces		
	Residential Long-Term				310	0.68 /unit		211		
	Residential Short-Term				310	0.07 /unit		22		
	Total Bicycle Parking Proposed - Building B				233					
9.6	Required Bicycle Parking at Grade (N.Y.C.S.P.) - Building B				Units	Ratio		Parking Spaces		
					310	0.10 /unit		31		
9.7	Provided Bicycle Parking - Building B				Long-Term	Short-Term		At Grade		Parking Spaces
	Level P1				168	0				168
	Level 1				43	22		31		96
	Total Bicycle Parking Provided - Building B				211	22		31		264