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July 9, 2024

Our File No.: 211611

WITHOUT PREJUDICE

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

Attention: Sarah O'Connor/Ultra Gautam

Dear Sirs/Mesdames:

**Re: Lead Case No. OLT-23-001017 – Without Prejudice Settlement Offer
10 Huntley Street**

We are solicitors for Glen-Huntley Holdings Limited and APS Holdings Limited in respect of the property known municipally in the City of Toronto as 10 Huntley Street (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 July 24, 2024, unless otherwise indicated.

As you know, our client recently engaged in without prejudice mediation with City staff and adjacent landowners, followed by direct without prejudice mediation with the owner of the property immediately to the north of the Lands. These discussions resulted in a revised set of plans, prepared by Arcadis Architects, which are attached to this letter as Schedule “A” (the “**Revised Plans**”). The Revised Plans have also resulted in settlements with the adjacent landowners.

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). As shown on the Revised Plans, a key revision to the proposed built form is an increased south tower setback, as well as other design changes, along an agreement with the landowner immediately to the north of the Lands for a limiting distance agreement. Further, public realm revisions include a shared east-west pedestrian connection, which is partially covered, between Huntley Avenue and Jarvis

Street with opportunities for landscaping, where possible, as well as increased soft landscaping along Jarvis Street with vents and servicing located away from Jarvis Street.

2. The Revised Plans also include a proposed parkland dedication of approximately 85.0 square metres with an approximate frontage of 3.46 metres along Huntley Avenue, to be conveyed to the City prior to first above-grade building permit for nominal consideration in a condition satisfactory to the General Manager, Parks, Forestry and Recreation, free and clear of all physical encroachments and obstructions above and below grade and not encumbered by any easements or interest in land above and below grade, in accordance with all City policies in respect of the environmental condition of lands conveyed to the City. The balance of any parkland requirement pursuant to Section 42 of the *Planning Act* would be provided as a cash-in-lieu payment.
3. As part of any settlement in this matter, the implementing zoning by-law amendment would also secure the following:
 - a. Unit mix – a minimum of 10 per cent of the total number of units as 3-bedroom units, a minimum of 15 per cent of the total number of units as 2-bedroom units, and an additional 15 per cent of the total number of units will be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2- and 3-bedroom units through the use of accessible or adaptable design measures;
 - b. Vehicle Parking – the provision of resident, accessible and visitor parking spaces are in accordance with the site statistics on the Revised Plans; and,
 - c. Amenity space – indoor and outdoor amenity space shall be provided at a combined minimum rate of 4.0 square metres per unit.
4. 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:
 - the proposed official plan amendment and zoning by-law amendment(s) are in a final form and content satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning;
 - the owner has entered into a limiting distance agreement with the City and the owner of the property to the north of the Lands, which would limit the potential height of this property, all to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City Planning;
 - the owner has revised the Functional Servicing and Stormwater Management Report, Hydrogeological Report, Hydrogeological Review Summary, and Groundwater

Summary to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and,

- the owner has entered into and registered a financially secured agreement satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services to construct, provide, make operational, and warrant any necessary upgrades to existing services and facilities or new services and facilities.

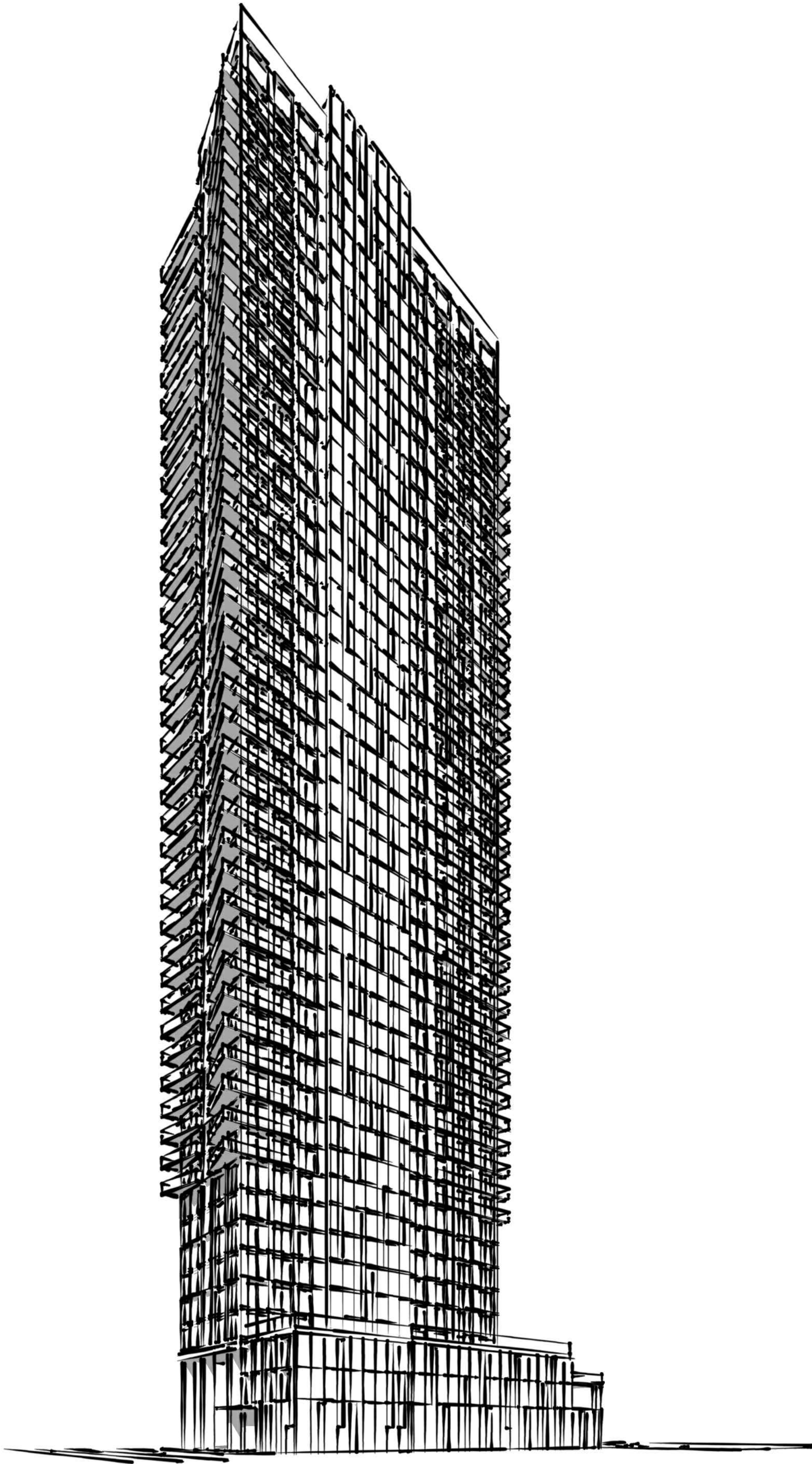
As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on July 24, 2024, unless otherwise indicated, at which point it should be considered as withdrawn if not accepted by City Council.

Yours truly,

Goodmans LLP



David Bronskill
DJB/



DRAWING LIST:

- A000 COVER SHEET
- A001 CONTEXT PLAN & STATISTICS
- A002 SITE SURVEY
- A003 BLOCK PLAN
- A100 SITE PLAN
- A197 P3 PARKING PLAN
- A198 P2 PARKING PLAN
- A199 P1 PARKING PLAN
- A200 GROUND FLOOR PLAN
- A201 LEVEL 2 FLOOR PLAN
- A202 LEVEL 3 FLOOR PLAN
- A202a LEVEL 4 FLOOR PLAN
- A203 LEVEL 5-36 FLOOR PLAN
- A204 LEVEL 37-45 FLOOR PLAN
- A205 MECHANICAL PENTHOUSE PLAN
- A206 ROOF PLAN
- A400 BUILDING ELEVATION 1
- A401 BUILDING ELEVATION 2
- A402 BUILDING ELEVATION 3
- A403 BUILDING ELEVATION 4
- A404 BUILDING SECTION A
- A405 BUILDING SECTION B
- A420 BIRD FRIENDLY DIAGRAMS
- A421 BUILDING ELEVATION 1:50 #1
- A422 BUILDING ELEVATION 1:50 #2
- A423 BUILDING ELEVATION 1:50 #3
- A424 BUILDING ELEVATION 1:50 #4
- A500 PROPOSED 3D BUILDING VIEWS IN CONTEXT
- A501 PROPOSED BUILDING VIEWS #1
- A502 PROPOSED BUILDING VIEWS #2

CLIENT

GLEN-HUNTLEY HOLDINGS LIMITED AND APS HOLDINGS LIMITED
100 SCARSDALE ROAD
TORONTO, ON M3B 2R8

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis Canada is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis Canada for general conformance before proceeding with fabrication.

KEY PLAN

ISSUES

No.	DESCRIPTION	
01	ISSUED FOR OPA / ZBA	2021-11-04
02	ISSUED FOR SPA	2022-08-04
03	ISSUED FOR ZBA / SPA	2022-12-13
04	ISSUED FOR ZBA / SPA	2023-08-31
05	ISSUED FOR ZBA / SPA	2024-07-09

Notes:

1.

For landscape Information - Refer to Drawings Prepared by LPL.

2.

For grading and Servicing Information - Refer to Drawings prepared by COUNTERPOINT ENGINEERING INC.

3.

For autoturns, curb radii and fire access route, refer to drawings prepared by NEXTRANS CONSULTING ENGINEERS.

4.

For Lighting information refer to drawings prepared by RTG SYSTEMS INC.

5.

The building will be sprinklered.

6.

The method of resi. waste separation will be a single chutes with a tri-sorter. A waste compactor is provided at ground level.

7.

The proposed building have a Type G UnLoading bay for moving, delivery & garbage pick up. The existing building garbage bins will also be picked up at this bay on different days.

8.

Type G bay and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 2%.

9.

Staging pad area abutting the front of the type G loading space have an unencumbered vertical clearance of 6.1 m.

10.

A trained on-site staff member will be available to maneuver bins for the collection driver and also act as a flagman when the truck is reversing. In the event the on-site staff is unavailable at the time the city collection vehicle arrives at the site, the collection vehicle will leave the site and not return until the next scheduled collection day.

11.

A warning system to caution motorists leaving the parking garage of heavy vehicles when loading operations are occurring, this warning system should include both lights and signs.

12.

For survey credit, refer to survey drawing prepared by R. AVIS SURVEYING INC.

13.

Survey Benchmark: Elevations shown hereon are geodetic and are referred to city of Toronto bench mark no. CT817, having an elevation = 115.619 metres.

PRIME CONSULTANT

ARCADIS ARCHITECTS (CANADA) INC.
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Toronto | ON | M4V 2Y7 | Canada
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PROJECT

10 HUNTLEY ST.
TORONTO, ONTARIO

SEAL

DRAWN BY:
KE

PROJECT MGR:
GR

CHECKED BY:
GR

APPROVED BY:

SHEET TITLE
COVER

SCALE
DATE
2024-07-09

SHEET NUMBER
A000

PROJ. NO:
134363

SCALE CHECK

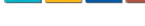

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Notes

<i>m - Denotes Meters</i>				<i>min - Denotes Minimum</i>			
<i>sm - Denotes Square Meters</i>				<i>max - Denotes Maximum</i>			
PROJECT DATA							
Municipal Address of Subject Lands:		10 Huntley St., Toronto, Ontario					
Zoning:		By-Law No. 569-2013 By-Law No. 438-86					
Proposed Use: Residential							
Proposed F.S.I. :		19.23		(GFA ÷ Development Site) as per By-Law No. 569-2013			
Lot Area:		1279.73 sm		(Development Site)			
Established Grade:		113.20 m		CDG (Canadian Geodetic Datum)			
		Refer to Survey and Architectural Drawings for Dimensions					
		Survey Benchmark: Elevations shown hereon are geodetic and are referred to city of Toronto bench mark no. CT817, having an elevation = 115.619 metres.					
BUILDING HEIGHT							
Height to Top of Residential Roof		144.00 m					
Height to Top of MPH Roof		151.00 m					
Note:							
<i>Building height excludes mechanical penthouses up to 7.0m, chimney vents, skylights, antennae, elevator machine rooms and parapet walls, and is measured from the established grade.</i>							
No. of Storeys Proposed:		45					
PROPOSED AREAS							
Residential GFA****		24604.90 sm		**** GFA as defined by Zoning By-law No. 569-2013			
Residential GFA****		24003.20 sm		**** GFA as defined by Zoning By-law No.438-86			
At Grade Condition:							
Ground Floor Area*		758.00 sm		* <i>Building Footprint</i>			
Landscaped Open Space**		365.03 sm		** <i>Soft Landscaping + Hard Landscaping areas</i>			
Paved Surface Area***		156.70 sm		*** <i>Driveway + Parking lots</i>			
RESIDENTIAL UNIT MIX							
Unit Type		Unit Count		Typical Unit Size		Percent	
Studio		41		As per Arch. Drawings		12%	
1 Bedroom		209		As per Arch. Drawings		62%	
2 Bedroom		51		As per Arch. Drawings		15%	
3 Bedroom		34		As per Arch. Drawings		10%	
TOTAL:		335		Units			
AMENITY							
Indoor Amenity Provided:		Area 865.00		2.6 m2 per unit			
Outdoor Amenity Provided:		475.00		1.4 m2 per unit			
Total Indoor & Outdoor Provided Amenity		1340.00		4.0 m2 per unit			
PARKING SPACE							
Total Parking Spaces Provided:		Parking Spaces 49 + 14*		* 49 parking spaces dedicated for the development site and 14 visitor shared with retained lands.			
Breakdown of parking space by use allocation:							
Residential		49					
Residential Visitors*		14					
Breakdown of parking space by location: (Refer to below table: Building Parking Statistics)							
Above Grade Parking (Visitor Only)		14		Refer to A200 Architectural Drawing			
Below Grade Parking (Resident Only)		49		Refer to A 197-198 - 199 Architectural Drawings			
BICYCLE PARKING SPACE							
TOTAL Bicycle Parking Provided:		Spaces 345		Notes: Refer to A200 & A201 Architectural Drawings			
Long-term Bicycle Parking :		301		45 number of long term parkings are enegized.			
Short-term Bicycle Parking :		34		Located at L2 Bike room			
Additional Short-term Bicycle Parking :		10		Located at grade			
LOADING SPACE							
Type of Loading Space Provided:		1 Type "G"		Size: 13(L) X 4(W) X 6.1(H)			
		200mm Reinforced Concrete Pad for the entire area Refer to A200 Drawing					
GARBAGE ROOM							
Breakdown of garbage room area:							
Bulk Storage		10 sm					
Residential Garbage Room & Storage		81 sm					
household hazardous waste		1 sm					
TOTAL:		92.00 sm					
Waste Management Bins		Bin Type		Total Bins			
Garbage		3cy-bin		7			
Recycle		3cy-bin		9			
Organics		3cy-bin		4			

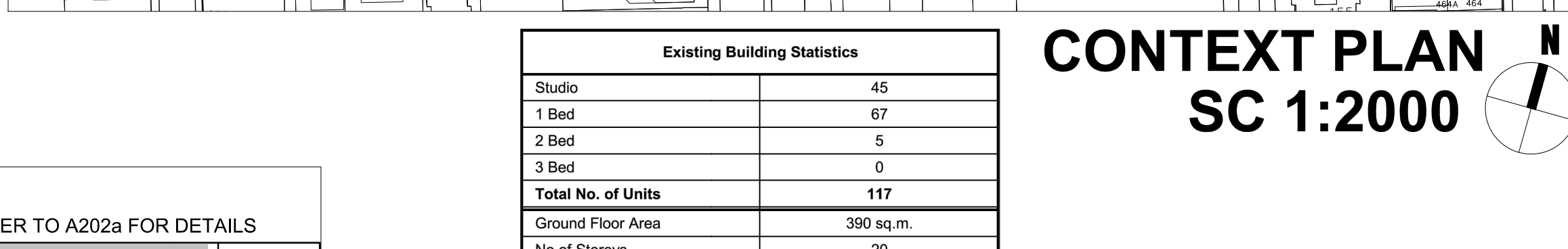
Use/Location/Description	Registered	Permitted	Proposed
Number of Parking Spaces	10	58	> 500%
Number of EV Parking Spaces (Resident)	0	58	100%
Number of EV Parking Spaces (nonresident)	0	0	

Use/Location/Description	Registered	Permitted	Proposed
Number of long-term bicycle parking spaces (all use)	301	301	100%
Number of long-term bicycle parking located on:			
a) first story of building	n/a	0	0
b) second story of building	n/a	301	> 100%
c) first level below-ground	n/a	n/a	
d) second level below-ground	n/a	n/a	
e) other level below-ground	n/a	n/a	

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Site Location	Accepted	Proposed	Proposed ²
Total site volume [m ³]	1,270		
Total soil volume (42% of the site area + 66 ml + 30 ml)	210	67.5	
Total number of trees planted	7	2	
Number of surface parking spaces (if applicable)		2	
Number of shade trees located in surface parking area		0	
	Accepted	Proposed	Proposed ²
Total non-roof hardscape area [m ²]	310		
Total non-roof hardscape areas treated for urban heat island reduction (T81 or non-treated S88 [m ²])		900	100
Area of non-roof hardscape treated with (pilotcrete m ²)			
(d) hardscapes surface material		900	100
(e) gravel and permeable pavement			
(f) gravel from tree company			



No. of Cycles		ZU					
10 HUNTLEY PROPOSED RESIDENTIAL BUILDING GFA							
B - Denotes Bedroom		D - Denotes Den					
Building 45 Storey		UNIT MIX (Target Area)					
Floor	GFA (sq.m) BY/Low	GFA (sq.m) BY/Low 438-586	400sq+ (Studio)	100sq+ (1B) (2B) (2B+1) (2B+2)	60sq+ (2B) (2B+1) (2B+2)	30sq+ (3B) (3B+1) (3B+2)	Total
45	560.3	545.6	1	5	2	0	8
44	560.3	545.6	1	5	2	0	8
43	560.3	545.6	1	5	2	0	8
42	560.3	545.6	1	5	2	0	8
41	560.3	545.6	1	5	2	0	8
40	560.3	545.6	1	5	2	0	8
39	560.3	545.6	1	5	2	0	8
38	560.3	545.6	1	5	2	0	8
37	560.3	545.6	1	5	2	0	8
36	560.3	545.6	1	5	1	1	8
35	560.3	545.6	1	5	1	1	8
34	560.3	545.6	1	5	1	1	8
33	560.3	545.6	1	5	1	1	8
32	560.3	545.6	1	5	1	1	8
31	560.3	545.6	1	5	1	1	8
30	560.3	545.6	1	5	1	1	8
29	560.3	545.6	1	5	1	1	8
28	560.3	545.6	1	5	1	1	8
27	560.3	545.6	1	5	1	1	8
26	560.3	545.6	1	5	1	1	8
25	560.3	545.6	1	5	1	1	8
24	560.3	545.6	1	5	1	1	8
23	560.3	545.6	1	5	1	1	8
22	560.3	545.6	1	5	1	1	8
21	560.3	545.6	1	5	1	1	8
20	560.3	545.6	1	5	1	1	8
19	560.3	545.6	1	5	1	1	8
18	560.3	545.6	1	5	1	1	8
17	560.3	545.6	1	5	1	1	8
16	560.3	545.6	1	5	1	1	8
15	560.3	545.6	1	5	1	1	8
14	560.3	545.6	1	5	1	1	8
13	560.3	545.6	1	5	1	1	8
12	560.3	545.6	1	5	1	1	8
11	560.3	545.6	1	5	1	1	8
10	560.3	545.6	1	5	1	1	8
9	560.3	545.6	1	5	1	1	8
8	560.3	545.6	1	5	1	1	8
7	560.3	545.6	1	5	1	1	8
6	560.3	545.6	1	5	1	1	8
5	560.3	545.6	1	5	1	1	8
4	418.3	403.6	0	0	4	0	4
3	246.9	255.3	0	0	2	1	3
2	282.2	279.7	0	0	0	0	0
MEZZ			0	0	0	0	0
GF	531.2	545.0	0	0	0	0	0
P1	30.0	30.0	0	0	0	0	0
P2	30.0	30.0	0	0	0	0	0
P3	30.0	30.0	0	0	0	0	0
Total	24,604.9	24,003.2	12.2%	62.4%	15.2%	10.1%	135%

[illegible]

Notes:

1. For landscape Information - Refer to Drawings Prepared by LPL.
2. For grading and Servicing Information - Refer to Drawings prepared by COUNTERPOINT ENGINEERING INC.
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4. For Lighting Information refer to drawings prepared by RTG SYSTEMS INC.
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6. The method of resin, waste separation will be a single chute with a tri-sorter. A waste compactor is provided at ground level.
7. The proposed building have a Type G Unloading bay for moving, delivery & garbage pick up. The existing building bay will also be picked up at this bay on different days.
8. Type C bay and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 2%.
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PROJECT		10 HUNTLEY ST. TORONTO, ONTARIO	
SEAL			
DRAWN BY: KE		CHECKED BY: GR	
PROJECT MGR: GR		APPROVED BY:	
SHEET TITLE CONTEXT PLAN & PROJECT STATISTICS		SCALE 1:2000	DATE 2024-07-09
SHEET NUMBER A 001		PROJ. NO. 134363	