



Barristers & Solicitors

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January 20, 2025

Our File No.: 193104

**WITHOUT PREJUDICE**

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

**Attention: Sarah O'Connor/Cameron McKeich**

Dear Sirs/Mesdames:

**Re: Case No. OLT-23-001241 – Settlement Offer  
1437-1455 Queen Street West, City of Toronto**

We are solicitors for Jameson Plaza Limited in respect of the properties known municipally as in the City of Toronto as 1437-1455 Queen Street West (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 February 5, 2025, unless otherwise indicated.

As you know, our client engaged in without prejudice discussions with City staff over the last several months regarding the redevelopment proposal for the Lands. These discussions resulted in a revised set of plans, dated November 20, 2024 and prepared by RAW Design, which are attached to this without prejudice settlement offer 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 heights of the building is 12-storeys with an overall metric height of approximately 45.7 metres (inclusive of the mechanical penthouse);
  - b. the setbacks and stepbacks are in accordance with the Revised Plans, but notably the building is setback 7.5 metres from the south property line and terraces down

- as the building from east to west to a five-storey element on the western portion of the Property;
- c. in addition, a 3.0 metre below-grade setback has been provided from the south property line to facilitate tree planting along this property line;
  - d. the unit mix in the proposed building will include a minimum 10% three-bedroom units and 15% two-bedroom units;
  - e. amenity space will be provided in accordance with Zoning By-law No. 569-2013.
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:
- a. the final form of the Zoning By-law Amendment is finalized, satisfactory to the Executive Director, Development Review, City Planning and the City Solicitor;
  - b. the Owner has satisfied all requests for further information identified in the Engineering and Construction Services memo to City Planning dated July 28, 2023, including but not limited to, a revised Functional Servicing Report to demonstrate the site can be adequately serviced to the satisfaction of the Chief Engineer and Executive Director, Development Engineering.
  - c. the Owner has made satisfactory arrangements with the City and has entered into the appropriate agreement(s) for the design and construction of any improvements to municipal infrastructure, should it be determined that upgrades and/or road improvements are required to support the development, according to the accepted Engineering Reports and Traffic Impact Study accepted by the Chief Engineer and Executive Director, Development Engineering, and the General Manager, Transportation Services;
  - d. the Owner has provided a Pedestrian Level Wind Study demonstrating that the development can achieve comfortable wind conditions and that any necessary modifications to achieve pedestrian comfort are implemented and secured in the Zoning By-law and/or Site Plan process all to the satisfaction of the Chief Planner and City Solicitor;
  - e. the Owner has provided a Soil Volume Plan and a Public Utilities Plan with QLA data acceptable to the Supervisor, Urban Forestry, Tree Protection & Plan Review demonstrating trees can be accommodated within the Queen Street West City boulevard; and,

- f. the Owner has withdrawn its appeal of Official Plan Amendment No. 445 (Case No. OLT-22-002046).
3. Our client also acknowledges that it will work with City staff as part of the site plan control application to explore the potential relocation of bicycle parking away from the Queen Street West frontage elsewhere on the Property and explore configurations of the ground floor retail space that promotes fine grain retail to support the animation of the Queen Street West frontage.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on February 5, 2025, 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/

1388-3038-9009



405-317 ADELAIDE ST. W.  
TORONTO CANADA M5V 1P9  
+1 416 599 9729  
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SITE STATISTICS

28/8/2024

21049  
1437-1455 Queen Street West  
Toronto, ON

Official Plan MIXED USE SITE AREA 3209 sq.m. 34,541 sq.ft.  
Avenue Width 20 m  
Current Zoning

FSI NON-RESIDENTIAL 0.23  
RESIDENTIAL 4.99  
TOTAL 5.23

AREA CALCULATIONS

FLOOR	UNITS					NON-RESIDENTIAL		GCA		GFA EXC.*		GFA	
	STUDIO	1B/1B+	2B/2B+	3B/3B+	TOTAL	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
BASEMENT					0	743	7,998	893	9,612	473.0	5,091	420.0	4,521
1					32			1,918	20,645	41.0	441	1877.0	20,204
2		24	6	2	32			1,987	21,388	41.0	441	1946.0	20,947
3		20	11	1	30			1,879	20,225	41.0	441	1838.0	19,784
4		16	13	1	30			1,810	19,483	41.0	441	1769.0	19,041
5		20	9	1	26			1,592	17,136	41.0	441	1551.0	16,695
6		16	8	2	26			1,592	17,136	41.0	441	1551.0	16,695
7		16	8	2	20			1,361	14,650	41.0	441	1320.0	14,208
8		12	6	2	20			1,361	14,650	41.0	441	1320.0	14,208
9		11	7	2	20			1,301	14,004	41.0	441	1260.0	13,563
10		11	7	2	17			999	10,753	41.0	441	958.0	10,312
11		13	2	2	17			999	10,753	41.0	441	958.0	10,312
12		13	2	2	17								
	0	172	79	19	270	743	7,998	17,692	190,441	924	9,946	16,768	180,489

1,636

SPA Submitted 9 130 84 26 249 789 18365 197,686 789 8,493 17576 189,193  
AVERAGE UNIT SIZE (Gross) 66  
NSA/ GCA Ratio 87%

AMENITY INDOOR/OUTDOOR							
INDOOR	REQUIRED	540 sq.m.	PROVIDED	324.00	m2/unit	1.20	m2/unit
OUTDOOR	REQUIRED	540 sq.m.	PROVIDED	609.00	m2/unit	2.26	m2/unit
TOTAL	REQUIRED	1080 sq.m.	PROVIDED	933.00	m2/unit	3.46	m2/unit

PARKING

VEHICLE					Required	Provided			
Zone B					16	Surface	P1	P2	Total
Resident							60		60
Visitor							14		14
Retail									
TOTAL						0	74	0	74
Effective Parking Spaces as per 569-2013 Table 200.15.10.5									
Space Rates for Effective P. Spaces									
0.7/ unit   0.8/unit   0.9/unit   1.1/unit					Total				
Residential                      0        137.6                71.1                20.9					230				
Visitor                            2+0.05/unit					16				
Non-Residential                4/ 100sq.m.					30				
Total Effective Parking Spaces					275				
Accessible Parking Spaces: As per 569-2013 Chpt. 200.15.10.10(1)(C)					Required	Provided			
5+ ((Total effective-100)/50)					8	8			
BIKE					Required	Provided			0.27
(Short-Term)					54				
Required Ratio (0.2)						50			50
(Long-Term)					243				0
Required Ratio (0.9)						0	216		216
TOTAL					297	50	216	0	266



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ISSUED RECORD

REVISION RECORD

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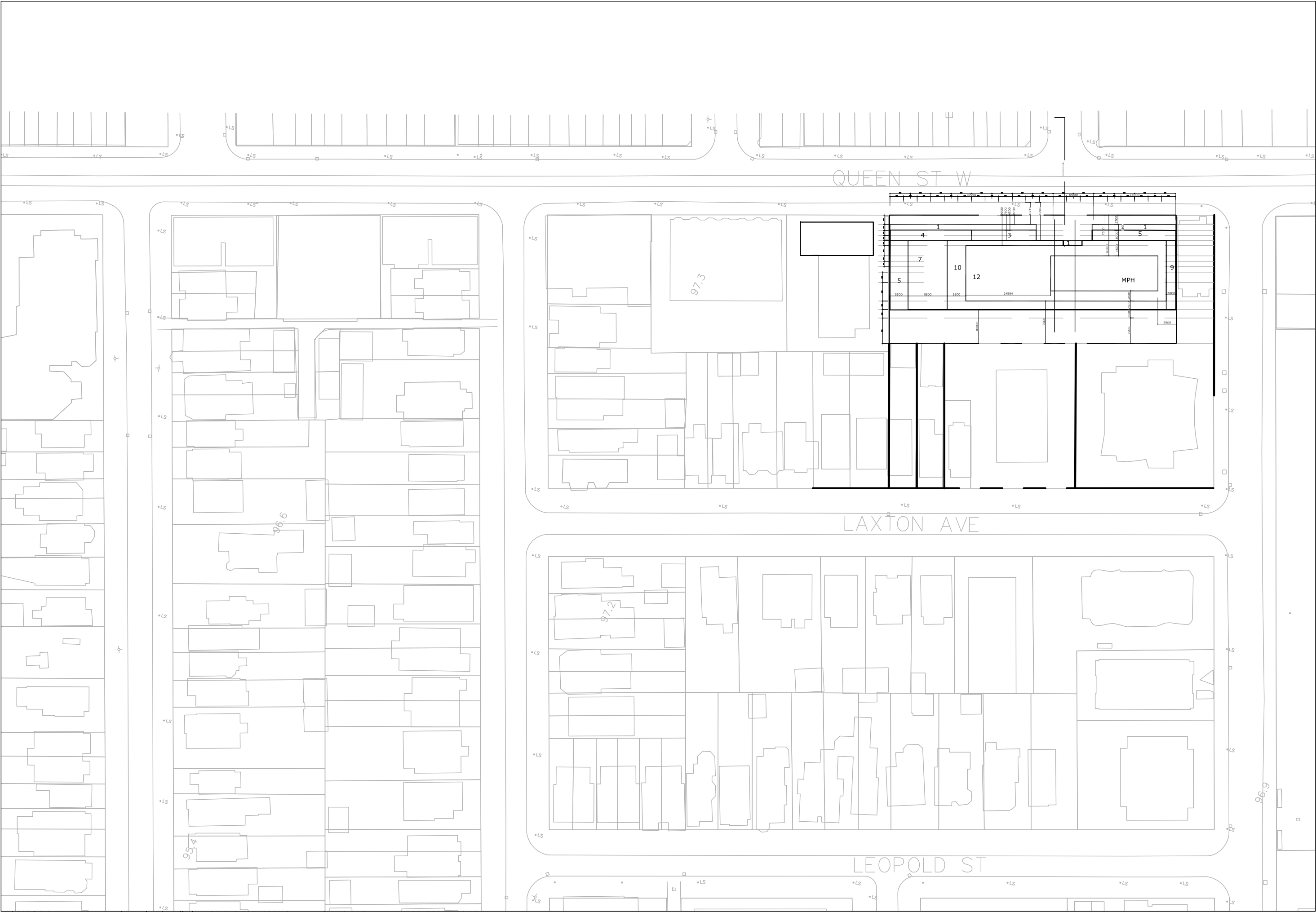
21049

1437 - 1455 QUEEN W  
TORONTO

CONCEPTUAL  
CONTEXT  
PLAN

1:1000

A100



ISSUED RECORD

## REVISION RECORD

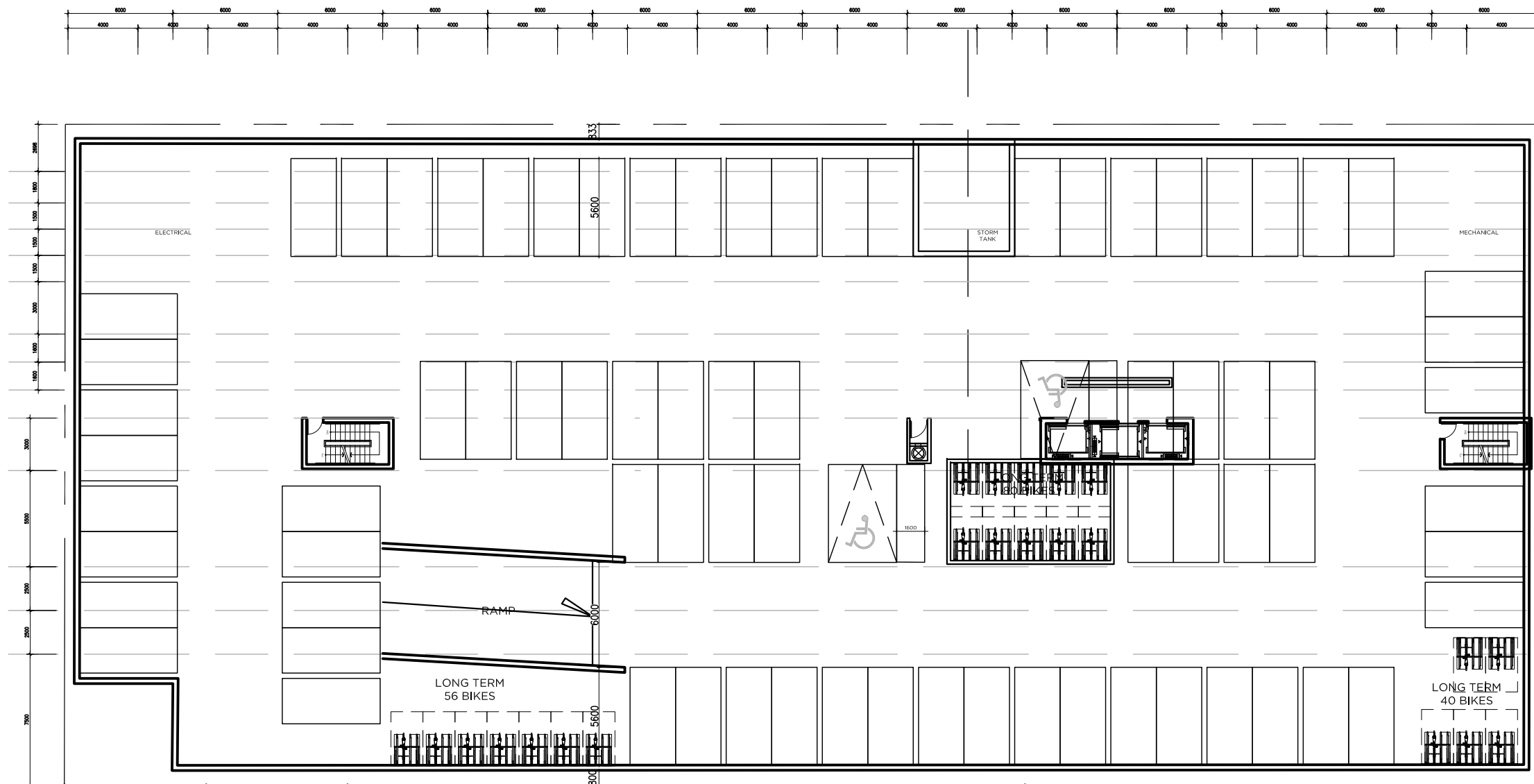
# RAW

21049

CONCEPTUAL  
P1 FLOOR  
PLAN

1:300

A101



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WITHOUT PREJUDICE  
PROPOSED MASSING  
MAY 9 2024

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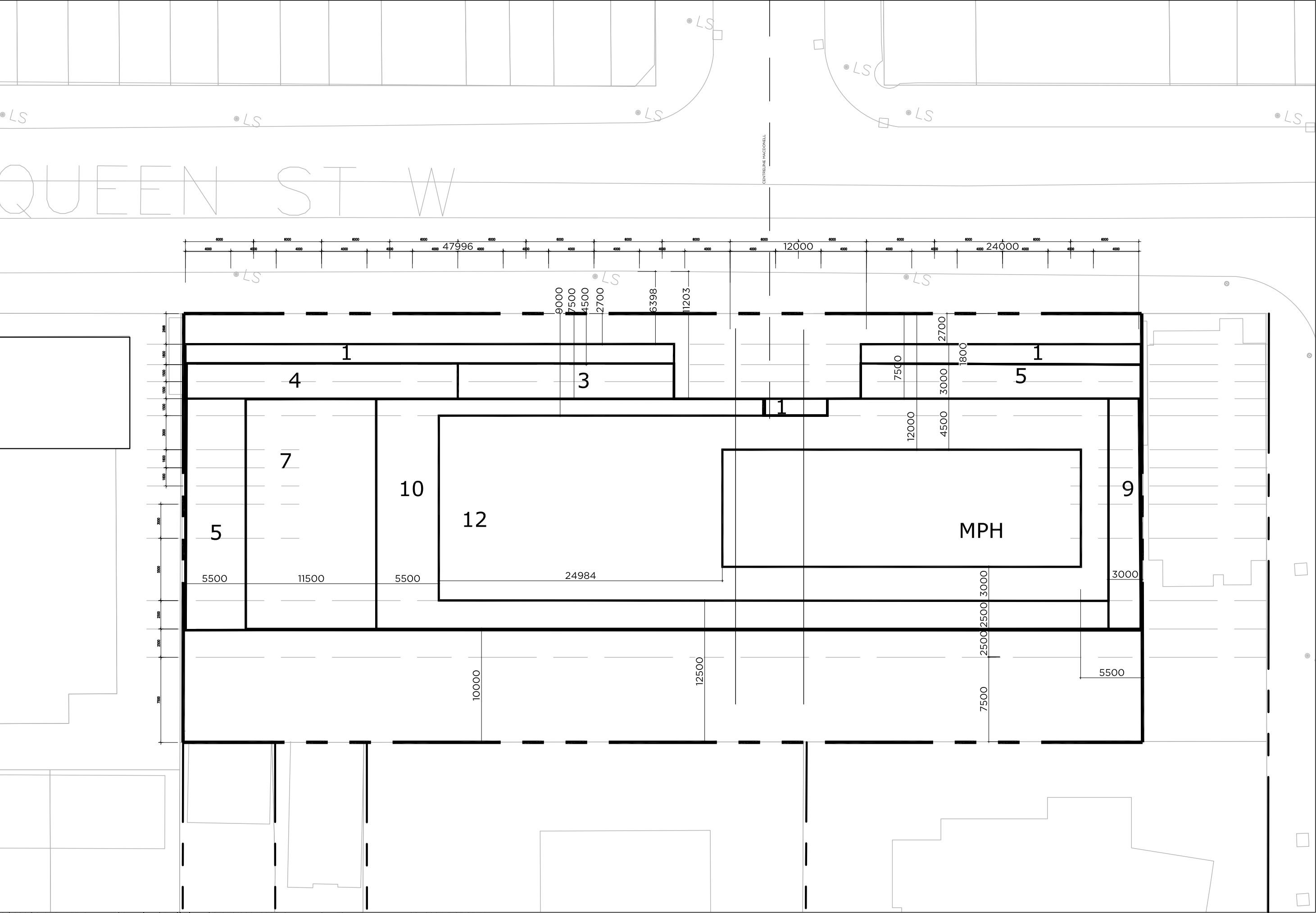
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1437 - 1455 QUEEN W  
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CONCEPTUAL  
ROOF/SITE  
PLAN

1:300

A200



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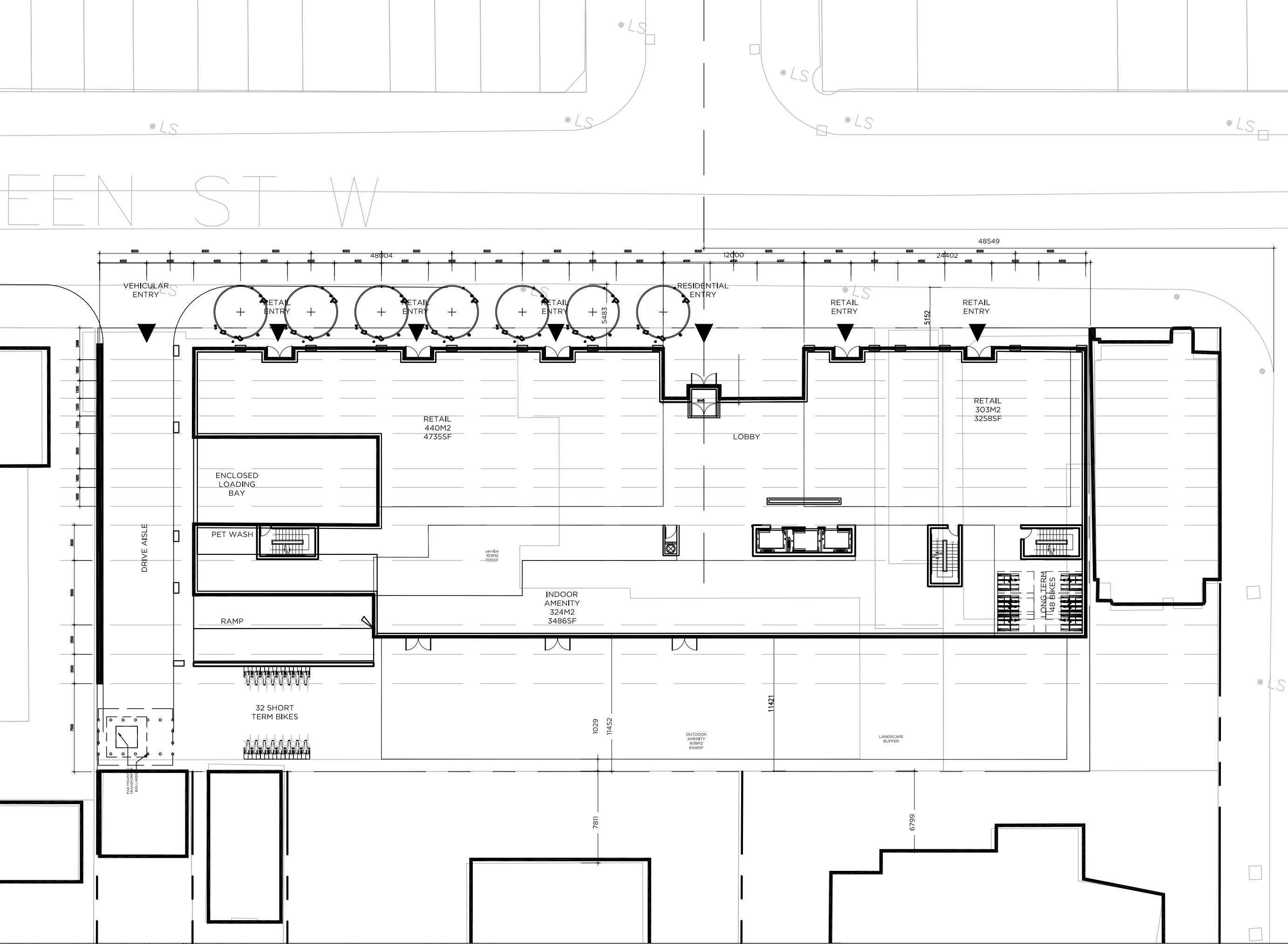
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CONCEPTUAL  
SITE  
PLAN

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A200



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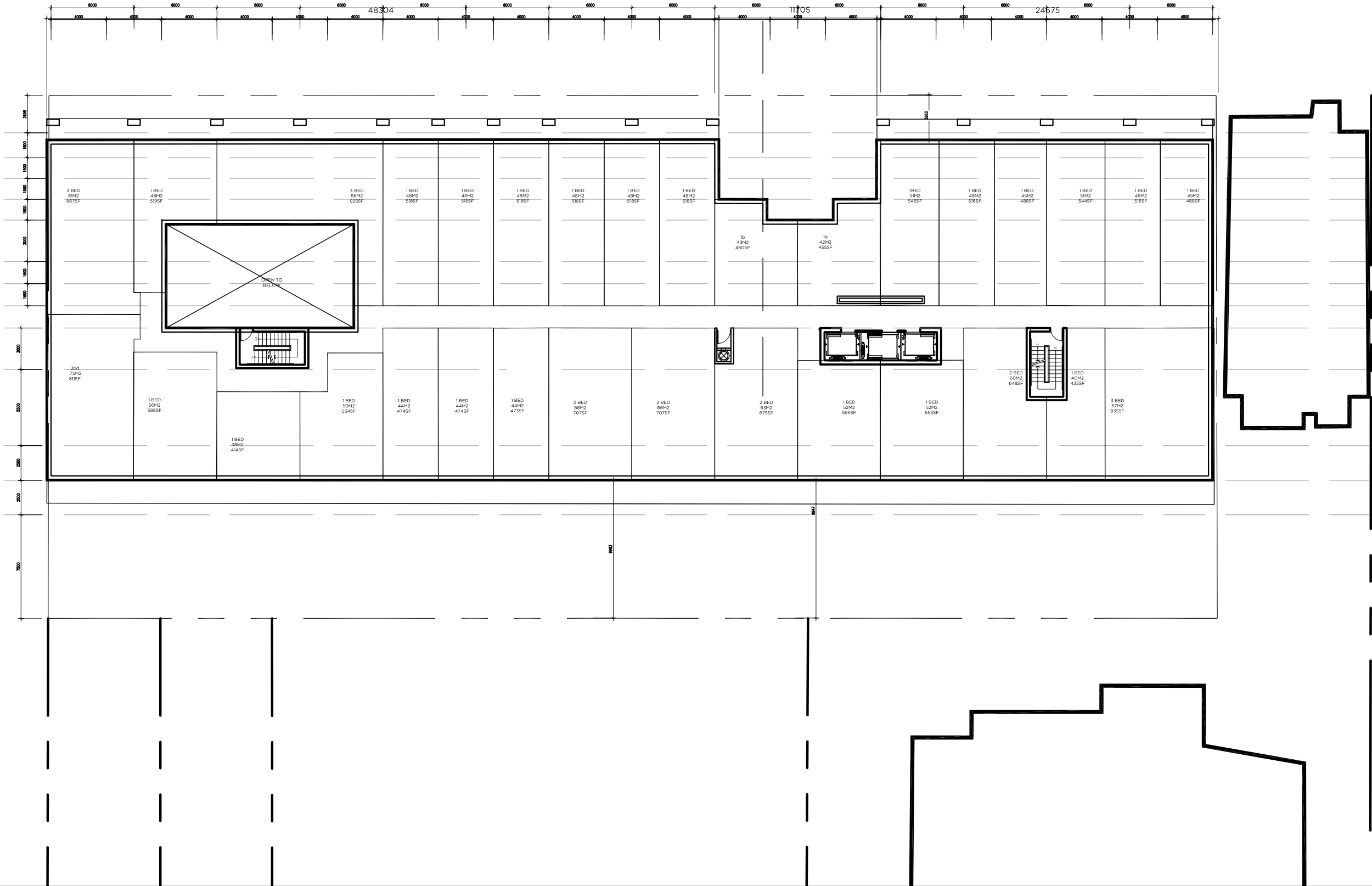
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CONCEPTUAL  
2 FLOOR  
PLAN

1:300

A202



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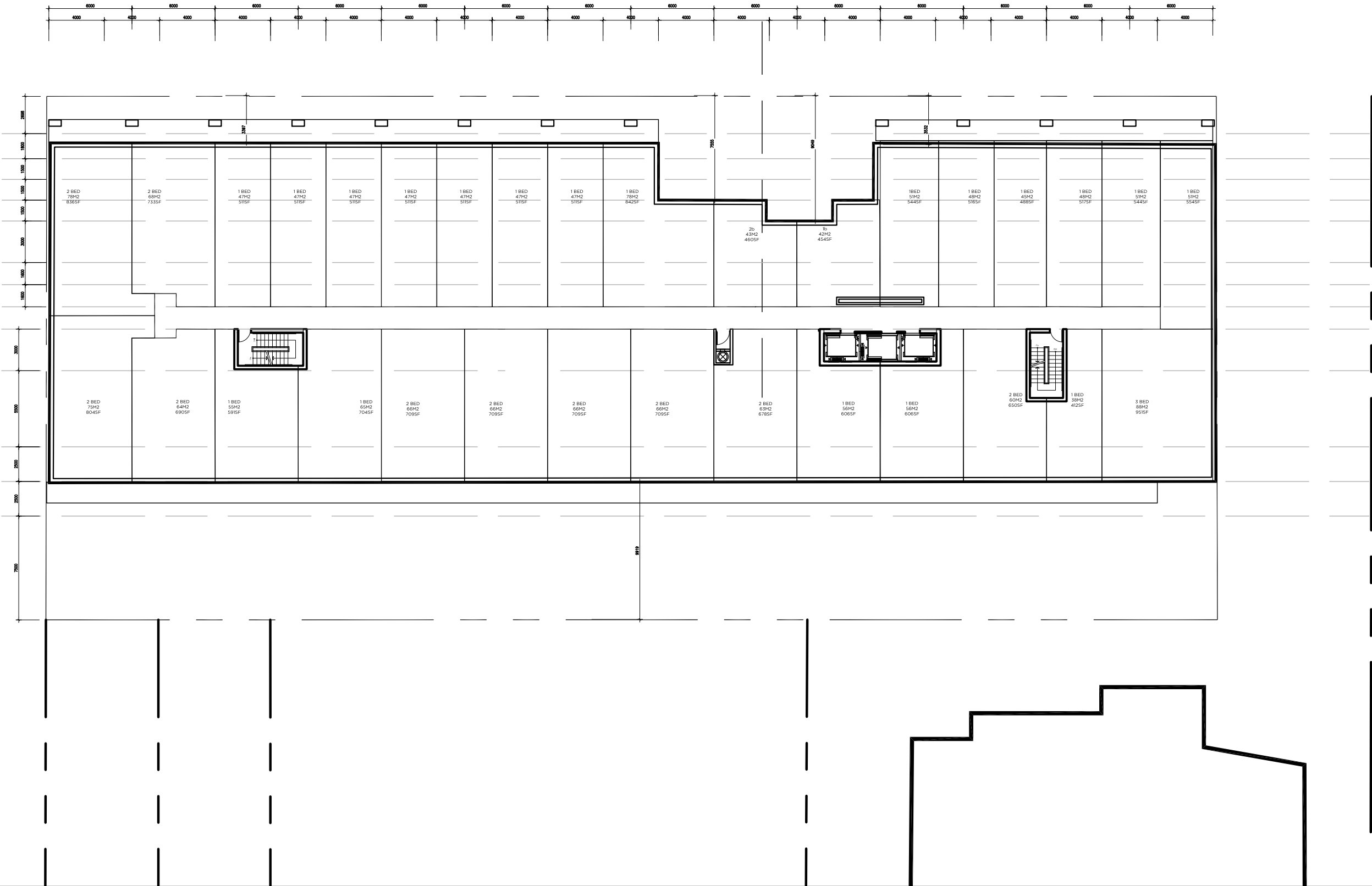
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CONCEPTUAL  
3 FLOOR  
PLAN

1:300

A203



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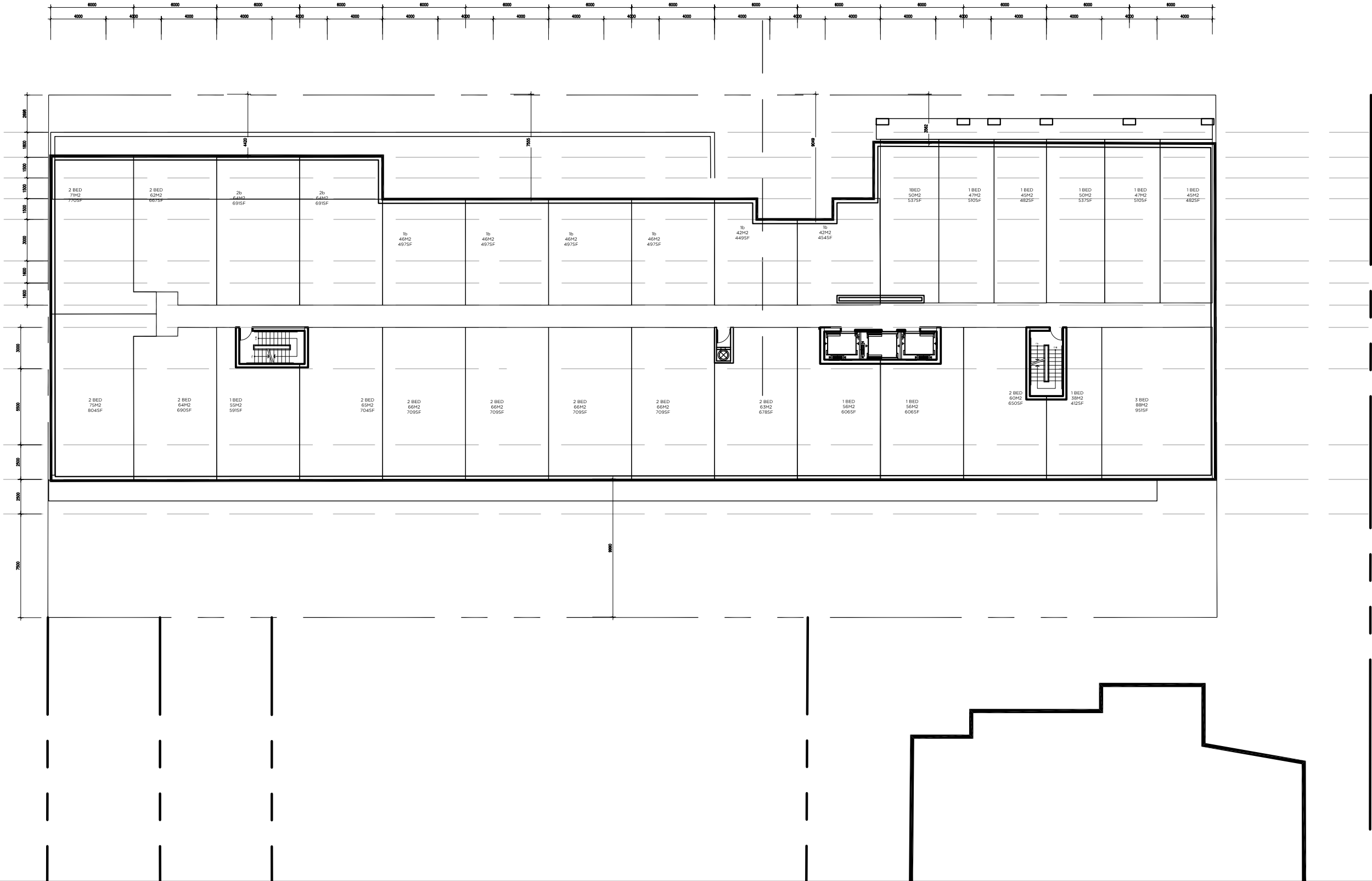
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CONCEPTUAL  
4 FLOOR  
PLAN

1:300

A204





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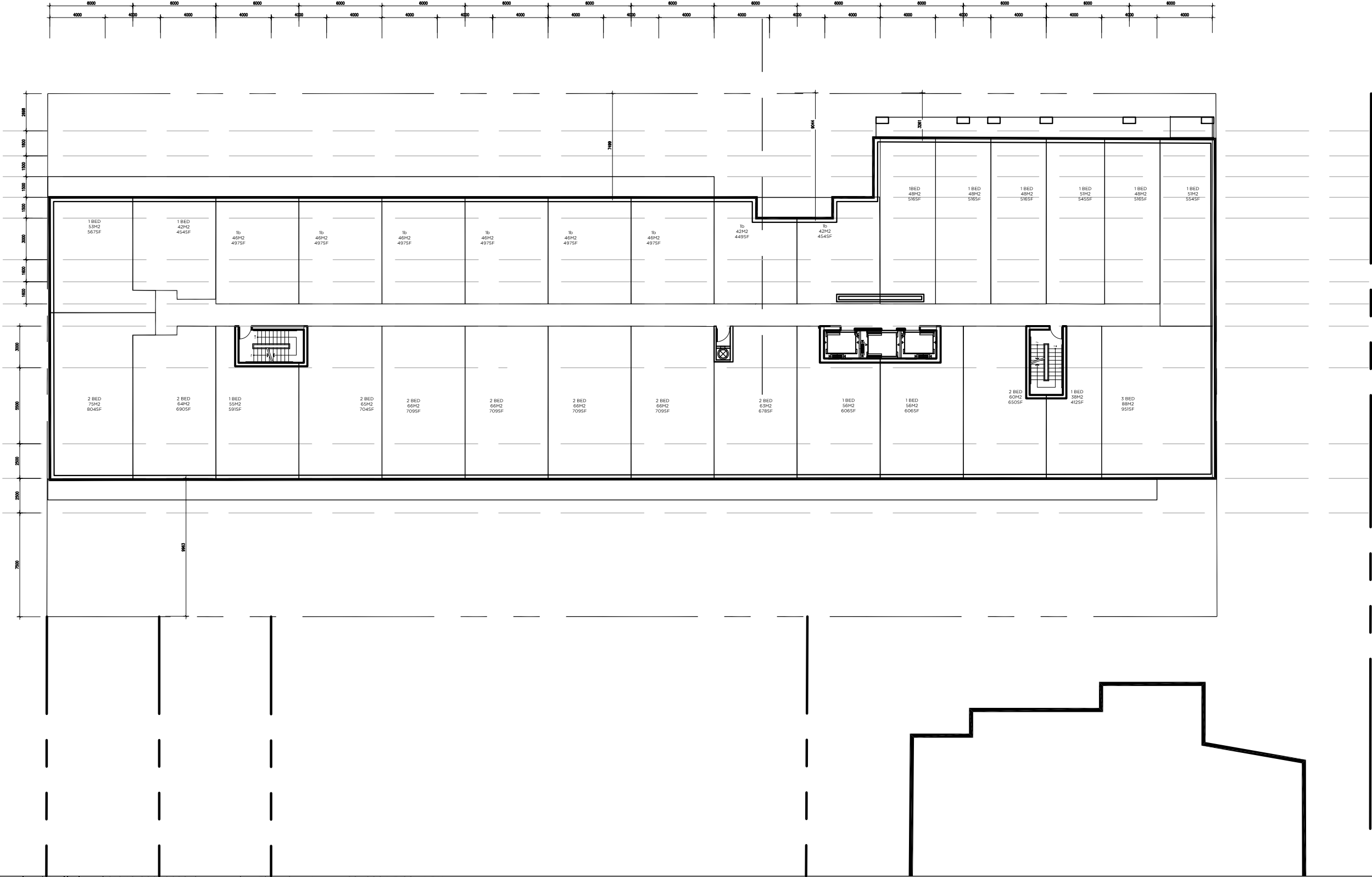
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1437 - 1455 QUEEN W  
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CONCEPTUAL  
5 FLOOR  
PLAN

1:300

A205



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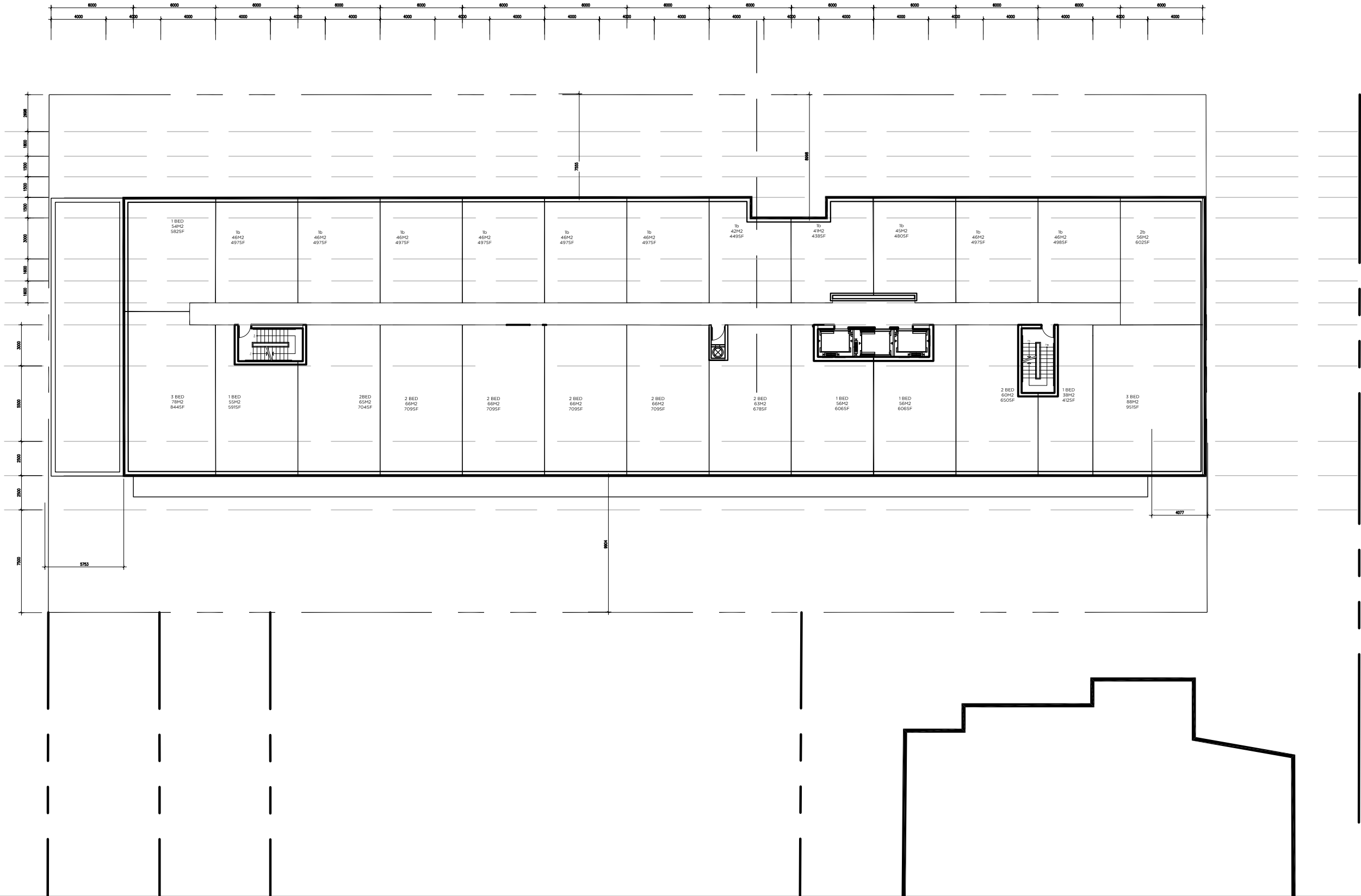
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1437 - 1455 QUEEN W  
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CONCEPTUAL  
6 -7 FLOOR  
PLAN

1:300

A206



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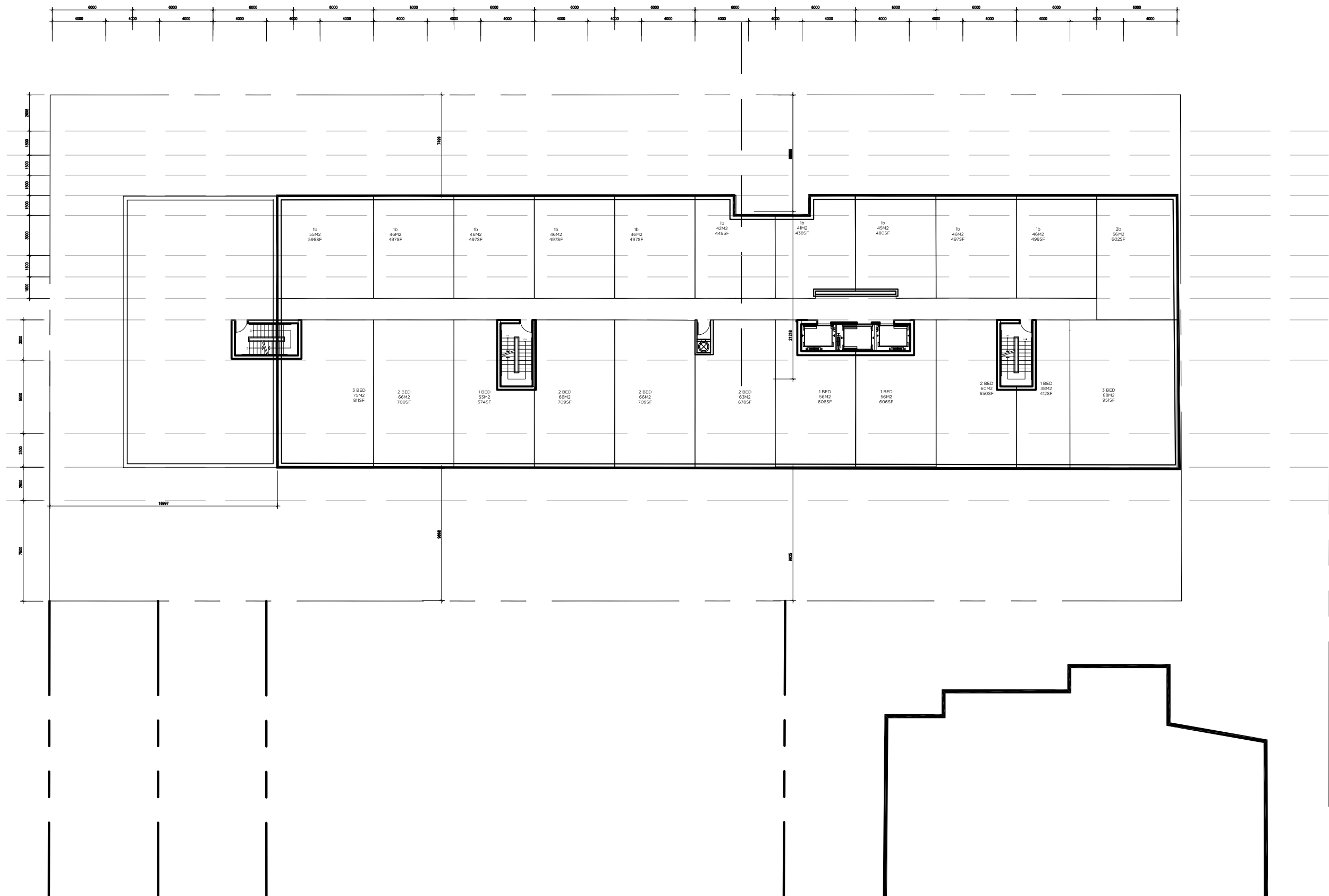
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1437 - 1455 QUEEN W  
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CONCEPTUAL  
8-9 FLOOR  
PLAN

1:300

A208



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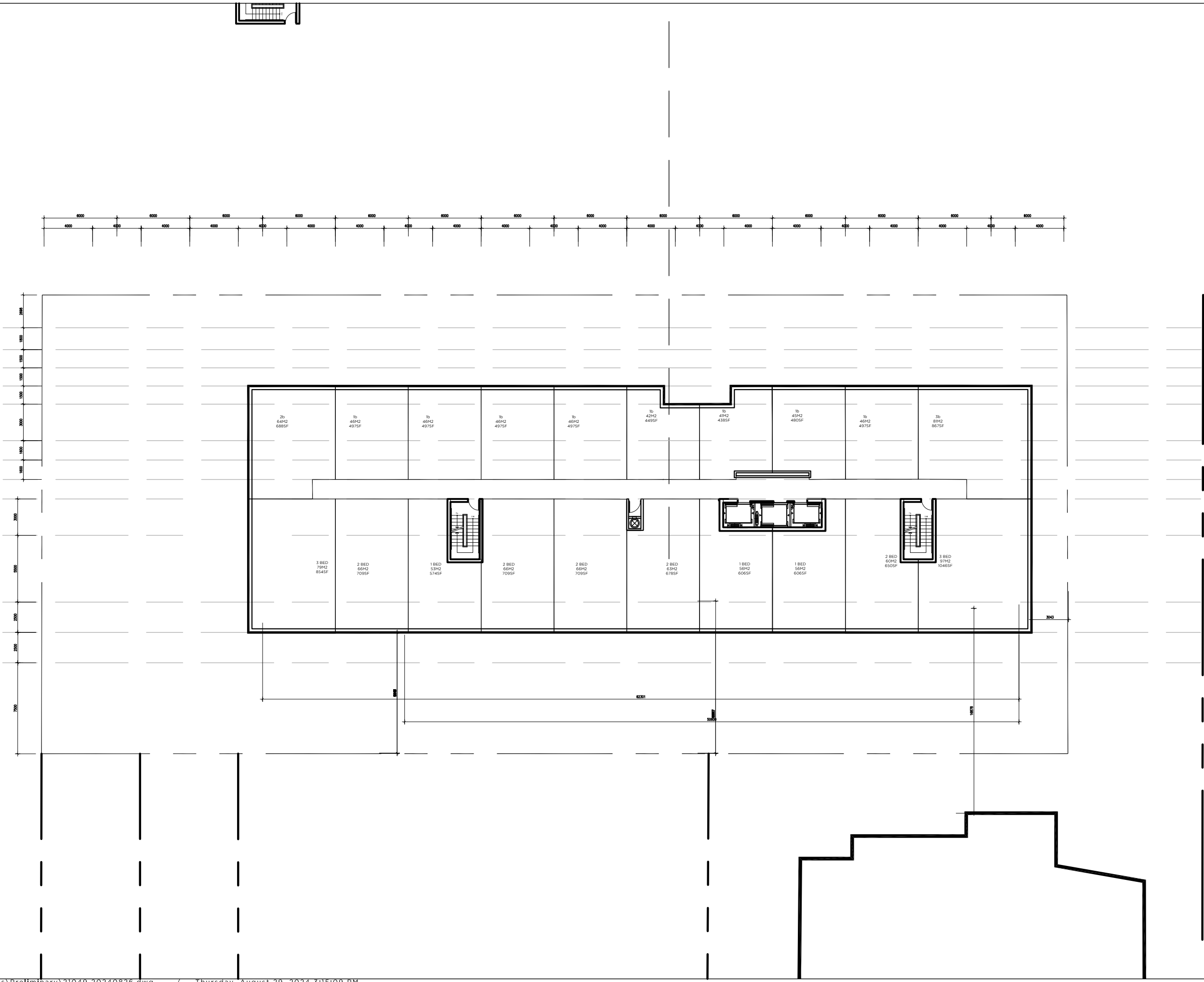
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1437 - 1455 QUEEN W  
TORONTO

CONCEPTUAL  
10 FLOOR  
PLAN

1:300

A210



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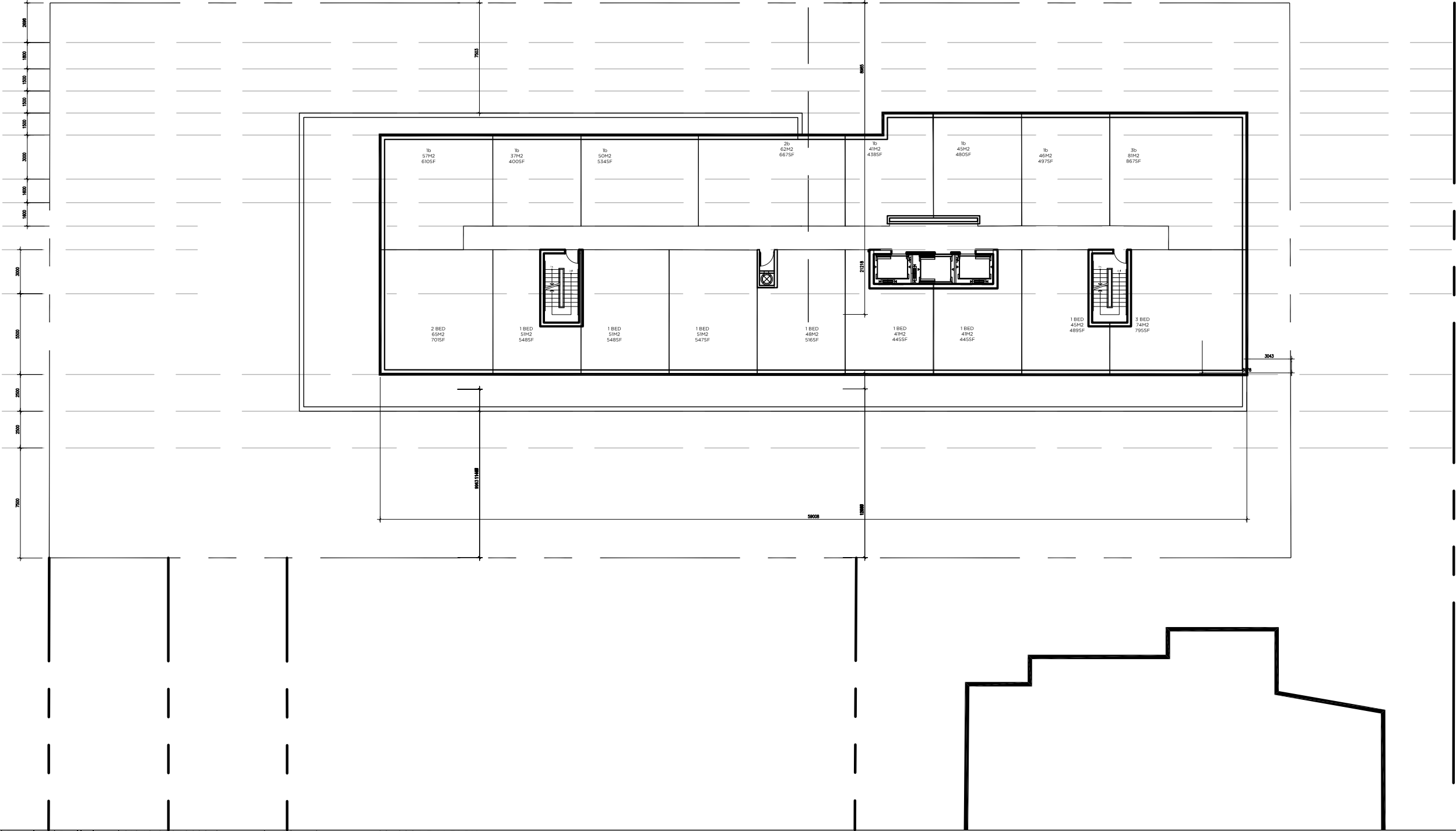
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1437 - 1455 QUEEN W  
TORONTO

CONCEPTUAL  
11 -12 FLOOR  
PLAN

1:300

A211



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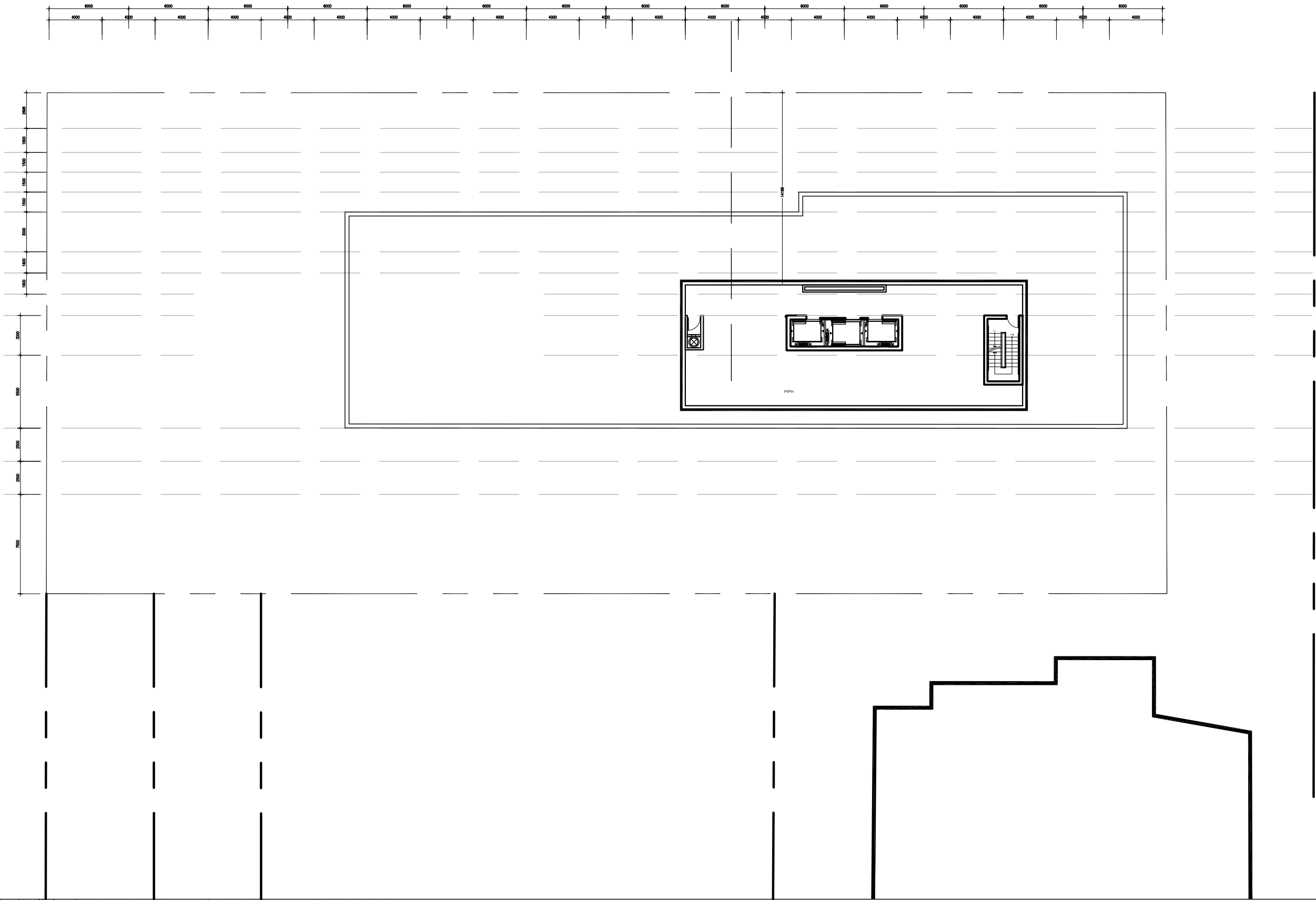
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1437 - 1455 QUEEN W  
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CONCEPTUAL  
ROOF  
PLAN

1:300

A213



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TORONTO

CONCEPTUAL  
NORTH (QUEEN ST)  
ELEVATION

1:300

A401





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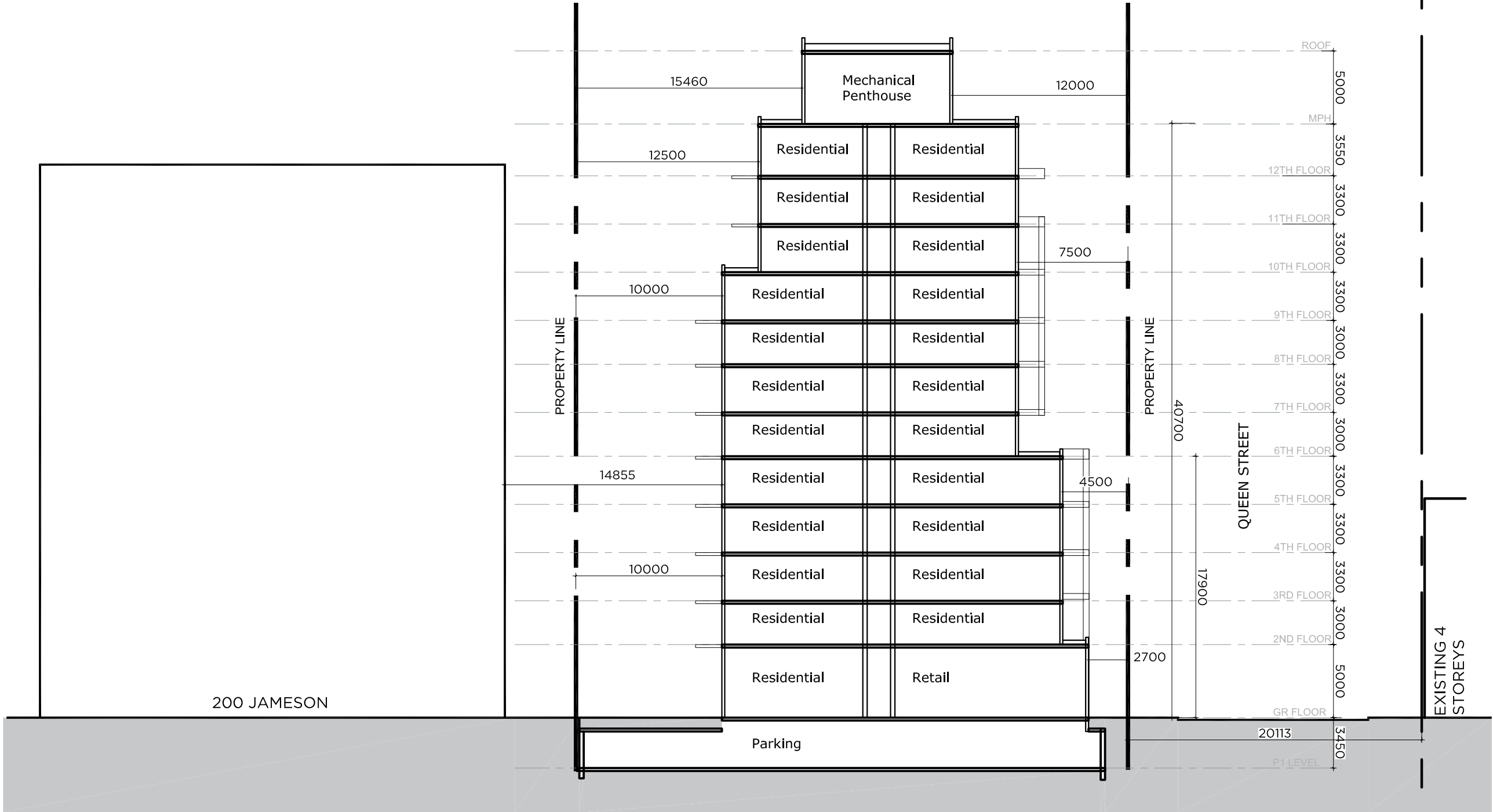
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1437 - 1455 QUEEN W  
TORONTO

CONCEPTUAL  
N-S  
Section

1:300

A501







NORTH-EAST AERIAL

RESIDENTIAL INDOOR AMENITY  
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21049 - 1437 QUEEN ST.  
TORONTO, ON

MASSING IN CONTEXT  
AUGUST 28, 2024 | SCALE NTS





NORTH-WEST AERIAL

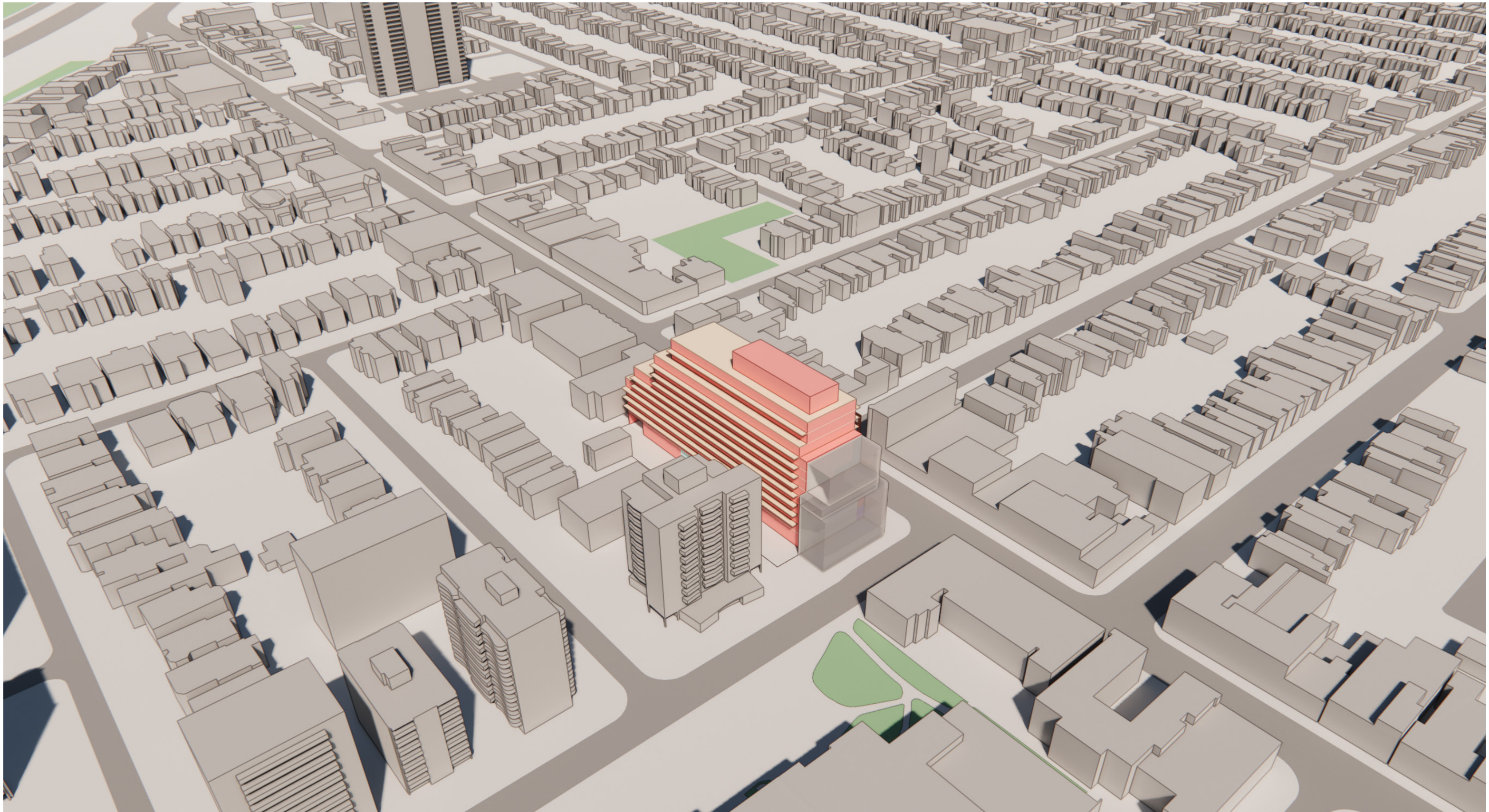
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RETAIL



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TORONTO, ON

MASSING IN CONTEXT  
AUGUST 28, 2024 | SCALE NTS





SOUTH-EAST AERIAL

RESIDENTIAL  
RETAIL

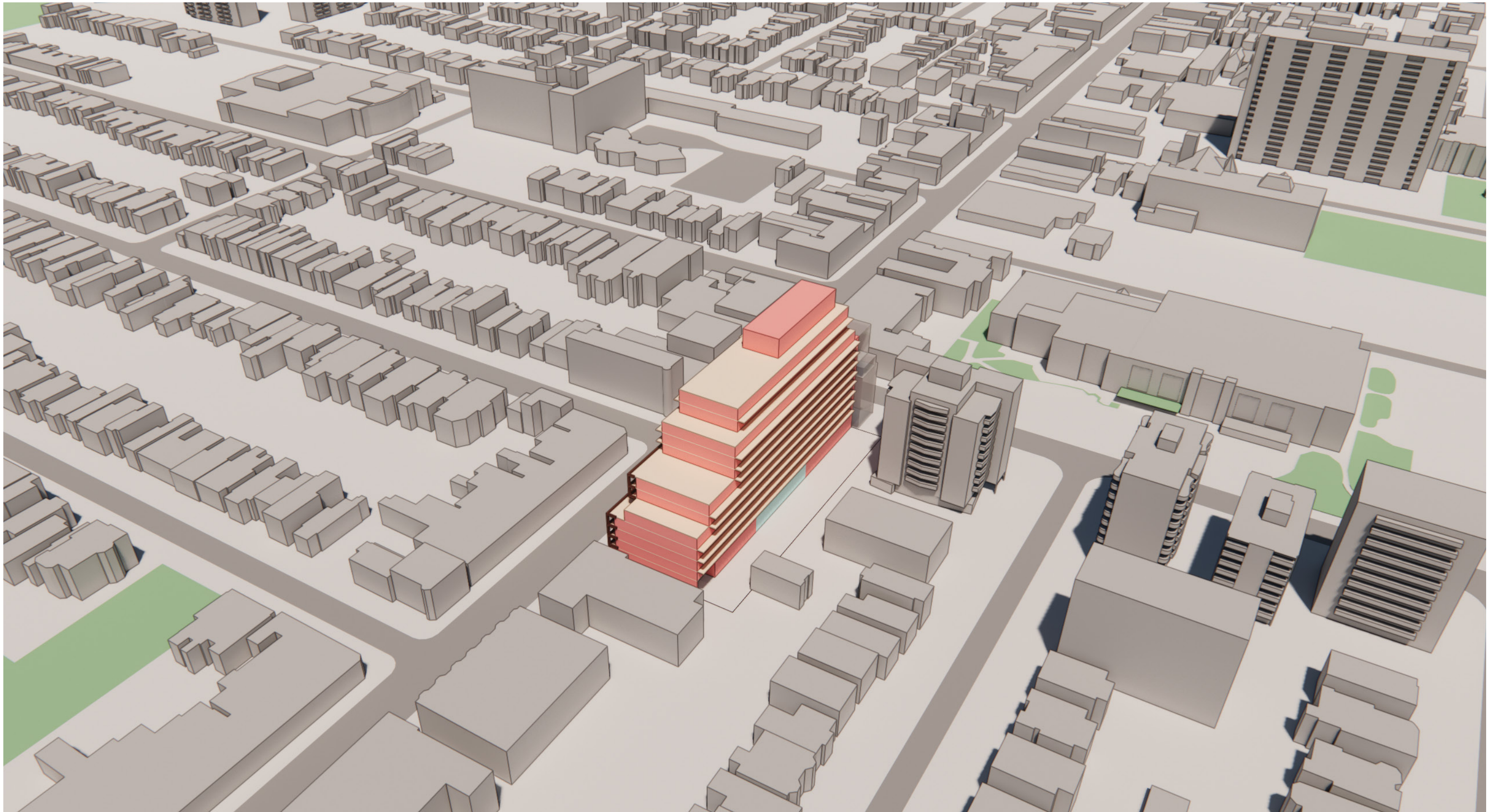
INDOOR AMENITY



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MASSING IN CONTEXT  
AUGUST 28, 2024 | SCALE NTS





SOUTH-WEST AERIAL

RESIDENTIAL  
RETAIL

INDOOR AMENITY



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LOOKING SOUTH-WEST

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MASSING IN CONTEXT  
AUGUST 28, 2024 | SCALE NTS



LOOKING SOUTH-EAST

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MASSING IN CONTEXT  
AUGUST 28, 2024 | SCALE NTS





LOOKING SOUTH

RESIDENTIAL INDOOR AMENITY  
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MASSING IN CONTEXT  
AUGUST 28, 2024 | SCALE NTS



LOOKING SOUTH

- RESIDENTIAL
- INDOOR AMENITY
- RETAIL



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MASSING IN CONTEXT  
AUGUST 28, 2024 | SCALE NTS