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April 11, 2025

Our File No.: 233126

DELIVERED BY EMAIL

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

Attention: Sara Amini and Michelle LaFortune, City Legal Services

Dear Ms. Amini and Ms. LaFortune,

Re: Without Prejudice: Settlement Proposal
Application Nos: 24 106919 WET 05 OZ and 24 106901 WET 05 OZ
Appeal of Official Plan and Zoning By-law Amendment
OLT File Nos.: OLT-24-001105 and OLT-24-001103
7-17 Locust Street, 1175-1181 Weston Road, 1161-1167 Weston Road and 1169
Weston Road (Revised Applications)

We are solicitors for 2642319 Ontario Inc., 2847510 Ontario Inc., and 2445153 Ontario Inc., and 2847510 Ontario Inc., 1000192198 Ontario Inc., and 1000072927 Ontario Inc. (collectively "**KingSett**" or the "**Applicant**") the owners of the properties municipally known as 1175-1181 Weston Road (the "**Weston Property**") 7-17 Locust Street (the "**Locust Property**") and collectively the "**Original Application Properties**") in the City of Toronto.

KingSett has appealed its site-specific applications to amend the City of Toronto Official Plan, and Zoning By-law 569-2013 (the "**OPA and ZBA Applications**") and its application for Site Plan Control (the "**SPA Applications**") for both the Weston Property and the Locust Property to the Ontario Land Tribunal (the "**OLT**").

The Weston Property and the Locust Property are physically separated by a "T" shaped parcel of land known municipally as 1169 Weston Road that is owned by the City of Toronto (the "**City**") and operated by the Toronto Parking Authority ("**TPA**") as a surface parking lot (the "**TPA Property**"). KingSett also owns the properties at 1161-1167 Weston Road that are separated from the Weston Property by the TPA Property (the "**Additional KingSett Property**").

Prior to the submission of the OPA and ZBA Applications, KingSett and the City were in discussions to potentially develop the Original Application Properties together with the TPA

Property and the Additional KingSett Property (the “**Revised Application Properties**”). A plan illustrating the Revised Application Properties is attached to this letter as Appendix “A”.

The OPA and ZBA Applications were the subject of a productive mediation process with participation from KingSett, the City and CreateTO. That mediation process investigated a number of options for the proposed development including incorporating the TPA Lands and the Additional KingSett Property to create a combined development.

In accordance with the productive mediation and the success of subsequent commercial negotiations between KingSett and CreateTO, we are hereby writing to provide the City with this without prejudice Settlement Offer from KingSett (the “**KingSett Settlement Offer**”), which revises the OPA and ZBA Applications to incorporate the TPA Lands and the Additional KingSett Lands and seeks approval for a combined development spanning the Revised Application Properties. We ask you to submit this offer to City Council on April 23, 2025. Our client greatly appreciates the efforts of City staff and CreateTO staff in achieving this proposed settlement.

Background:

Between 2019 and early 2024 KingSett was in negotiations with CreateTO to potentially incorporate the TPA Property and the Original Application Properties to create one combined development proposal (the “**Original Combined Development**”).

When negotiations with CreateTO stalled, and after pre-consultation with City staff, the Applicant filed separate sets of Official Plan Amendment and Zoning By-law Amendment Applications concurrently with Site Plan Control Applications (the “**SPA Applications**”) for each of the Weston Property and the Locust Property that did not incorporate the TPA Property and located an off-site parkland dedication on a portion of the Additional KingSett Property. These individual applications mirrored the Original Combined Development in many ways but removed the TPA Property and made associated built form adjustments.

The OPA and ZBA Applications submitted proposed to permit the redevelopment of:

- the Locust Property with a 48-storeys residential building containing 517 units. The total proposed gross floor area (“**GFA**”) of the Locust Property development is 30,512 square metres comprised of only residential GFA resulting in a floor space index of 20.6. Vehicular access is provided via a driveway on Locust Street; and
- the Weston Property with a 38-storey mixed-use building containing 382 dwelling units with retail at grade and residential above. The total proposed GFA of the Weston Property development is 22,576 square metres comprised of 22,392 square metres of residential GFA and 184 square metres of commercial GFA, resulting in a floor space index of 21.2. Vehicular access is provided via a driveway on Locust Street.

A portion of the rear of the Additional KingSett Property, was proposed as a linear off-site public park dedication, separated from the Weston Property by the TPA lands.

Although City Council (“**Council**”) refused the OPA and ZBA Applications on July 24, 2024, Council directed that further to subsections 22 (8.1) and 34 (11.0.01) of the *Planning Act*, the City should make use of mediation, or other dispute resolution techniques to attempt to resolve these matters, prior to any appeals filed being forwarded to the OLT. Further to that direction, the City and KingSett participated in private mediation sessions in an effort to resolve the issues raised by City Staff in regard to the OPA and ZBA Applications in the summer of 2024.

Due to time constraints, by letter dated August 16, 2024, KingSett appealed the City’s refusal of the OPA and ZBA Applications to the OLT. KingSett also appealed the two companion SPA Applications to the OLT as these SPA Applications were refused on the basis that the associated plans and drawings do not comply with the in-effect zoning.

The Revised Combined Development:

Further to pre-mediation discussions between KingSett, the City and CreateTO, the first phase of the mediation was conducted on the basis of potentially incorporating the TPA Lands into revised OPA and ZBA Applications with a goal of working towards a revised version of the Original Combined Development that would incorporate, the Weston Property, the Locust Property, the TPA Property and the Additional KingSett Property.

The subsequent mediation sessions were successful and resulted in a development option that would revise the OPA and ZBA Applications to incorporate the TPA Lands and the Additional KingSett Property into a revised combined development that would result in:

- one 48-storey residential building, with a total height of approximately 157.30 metres (plus a 7 metres mechanical penthouse), generally located on the Locust Property (the “**Locust Tower**”),
- one 38-storey mixed-use building, with a total height of approximately 126.32 metres (plus a 7 metre mechanical penthouse) located on the Weston Property and the TPA Property (the “**Weston Tower**”),
- a 503 square metre on-site public park generally located on the Additional KingSett Property; and
- an associated landscaped open space generally located between the proposed towers (the “**Revised Combined Development**”).

The framing of the Revised Combined Development achieved through the mediation gave the parties the confidence to restart the associated commercial negotiations. These subsequent commercial negotiations were also fruitful and we understand that CreateTO will be presenting the results in the form of a report to City Council for approval at the upcoming April 23, 2025 City Council Meeting.

Further to the success of the mediation and the related commercial negotiations, we are writing to provide the City with a Without Prejudice Settlement Offer from KingSett that would revise the OPA and ZBA Application to incorporate the TPA Property and the Additional KingSett Property and would adjust the built form to reflect the Revised Combined Development.

We ask you to submit this without prejudice settlement offer to City Council on April 23, 2025 provided that the companion CreateTO report is also presented to Council at that same City Council Meeting. If both reports are approved and accepted, then KingSett and the City would jointly support the settlement at an OLT hearing of the revised OPA and ZBA Applications to be scheduled at the upcoming OLT Case Management Conferences.

The KingSett Settlement Offer and the associated Settlement Plans and Revised Materials and Reports attached as Appendix “B”, “C” “D” and “E” to this confidential attachment respectively and can be summarized as follows:

- the TPA Property and the Additional KingSett Property will be incorporated into the revised OPA and ZBA Applications;
- the height of the Locust Tower will remain at 48 storeys, with a height of 157.3 metres (plus a 7 metres mechanical penthouse);
- the height of the Weston Tower will remain at 38 storeys, with a height of 126.32 metres (plus a 7 metre mechanical penthouse);
- there will be modifications to the form of the buildings to achieve a form of urban design responsive to City Planning Staff’s concerns including:
 - The Locust Tower:
 - will incorporate a minimum 3.0 metre tower setback on all frontages with the exception of the northerly tower setback which will be a minimum of 2.0 metres and the easterly tower setback which will be a minimum of 7 metres; and
 - will incorporate a minimum base building rear setback of 5.5. metres;
 - The Weston Tower:
 - will be set back a minimum of 5.0 metres from the proposed public park; and
 - will incorporate a minimum 3.0 metre tower setback on all frontages with the exception of the easterly tower setback which will be a minimum of 10.3 metres;
- five (5) accessible parking spaces will be provided at the each of the Locust Tower and the Weston Tower;
- an on-site parkland dedication of 503 square metres will be provided, and conveyed to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, with the exception of permitted tie-backs, in an acceptable environmental condition to the City’s satisfaction prior to the issuance of the first above grade building permit for whichever building comes first; and

- the FSI density of the Locust Tower will be approximately 16.32 FSI and the FSI density of the Weston Tower will be approximately 13.27 FSI.

Revised Materials and Reports:

- Architectural Plans, dated January 31, 2025 and prepared by Giannone Petricone Associates;
- Toronto Green Standards Checklist, dated February 7, 2025 and prepared by Giannone Petricone Associates;
- Planning Rational Addendum, dated February 7, 2025 and prepared by Bousfields;
- Housing Issues Letter dated February 6, 2025 and prepared by Bousfields;
- Draft OPA and Draft By-Law dated February 7, 2025 and prepared by Bousfields;
- Arborist Report, Tree Removal & Preservation Plan, Landscape/Planting Plans, Soil Volume Plan, and Landscape Sections dated January 31, 2025 and prepared by Ferris +Associates;
- Wind Study Addendum and Wind Template A, dated February 6, 2025 and prepared by Theakston Environmental;
- Rail Proximity Letter Addendum, dated January 31, 2025 and prepared by Hatch;
- Compatibility Mitigation Study Addendum, dated January 31, 2025 and prepared by Aeroustics Engineering Limited;
- Noise and Vibration Study Addendum, dated January 31, 2025 and prepared by Aeroustics Engineering Limited;
- Transportation Impact Study Addendum, dated February 6, 2025 and Response to Comments dated February 28, 2025 all prepared by BA Group;
- Functional Servicing Report Addendum, dated January 31, 2025 and prepared by Odan Detech Consulting Engineers;
- Site Servicing, Grading, Cross Sections, Erosion/Settlement Control Plan and Composite Utility Plan, dated January 31, 2025 and prepared by Odan Detech Consulting Engineers;
- Hydrogeological Review Report and Summary Forms dated January 30, 2025 and prepared by Grounded Engineering;
- Quality Level A Survey and Subsurface Utility Engineering Investigation Report dated December 8, 2023 and prepared by R&B Locating;
- Simplified Graphics dated February 7, 2025 and prepared by Giannone Petricone Associates;
- Shadow Study dated February 7, 2025 and prepared by Giannone Petricone Associates;
- Energy Strategy Report dated February 4, 2025 and prepared by RWDI;

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on April 23, 2025, and is conditional upon Kingsett being satisfied with the final terms of the commercial agreement within the CreateTO Report as approved by City Council, at which point this offer should be considered as withdrawn if not accepted by City Council, unless otherwise indicated.

Goodmans^{LLP}

We would be pleased to submit any further information as required.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read 'AB', followed by a long horizontal line.

Anne Benedetti

cc. Tom Giancos, KingSett

APPENDIX "A"
To KingSett's Settlement Offer Letter
The Revised Application Properties



**APPENDIX “B”
To KingSett’s Settlement Offer Letter**

Support at the Ontario Land Tribunal (“OLT”):

- 1.1** KingSett and the City (the “**Parties**”) each agree,
- (a) to jointly support a settlement (the “**Settlement**”) at the OLT Hearing of KingSett’s official plan, and zoning applications as revised, that would allow for their resolution upon the terms and conditions set out in the KingSett Settlement Offer, and
 - (b) to that end, either Party may file the KingSett Settlement Offer at the OLT Hearing.

Site Specific OPAs, and Zoning Amendments:

- 1.2** The Parties each agree to request the Tribunal approve revised official plan amendments, to permit the redevelopment generally in accordance with the drawings attached as Appendix “C”, “D” and “E” respectively to KingSett’s Settlement Offer Letter with the language of the official plan amendment(s) to incorporate the appropriate provisions that are in keeping with the Settlement and appropriate for the development of the Revised Application Properties.
- 1.3** The Parties each agree to request the Tribunal approve zoning by-law amendments to permit the redevelopment generally in accordance with the drawings attached as Appendix “C”, “D” and “E” respectively to KingSett’s Settlement Offer Letter.

Mount Dennis Secondary Plan:

- 1.4** The City agrees to amend the Mount Dennis Secondary Plan (Official Plan Amendment 571) as it applies to the Revised Application Properties as set out in official plan amendments noted in paragraph 1.2.
- 1.5** Once the Tribunal has released its final order approving the revised official plan and zoning by-law amendments applicable to the Revised Application Properties in accordance with paragraphs 1.2 and 1.3, the Parties agree that KingSett will write to the Tribunal withdrawing its outstanding appeal of Official Plan Amendment 571 in regard to the Revised Application Properties.

Built Form and Urban Design Matters:

- 1.6** The Parties each agree that the zoning by-law amendment(s) will incorporate the following built form and urban design matters substantially as shown on the drawings attached as Appendix “C”, “D” and “E” to KingSett’s Settlement Offer Letter:
- (a) minimum base building stepbacks and setbacks as shown on the drawing attached as Appendix “C” to KingSett’s Settlement Offer Letter;

- (b) metric heights of buildings substantially as shown on the drawings attached as Appendix “C” to KingSett’s Settlement Offer Letter;
- (c) the trees on and surrounding the development will be substantially as illustrated on the landscape and soil volume plans attached as Appendix “D” and “E” respectively to KingSett’s Settlement Offer Letter;
- (d) the soil volumes for the development are not required to exceed Toronto Green Standard Tier 1, version 4 requirements and will be substantially as illustrated on landscape and soil volume plans attached as Appendix “D” and “E” respectively to KingSett’s Settlement Offer Letter.

Parking Related Matters:

1.7 Parking will be provided at the following rates for the development:

- (a) a minimum of 0 residential occupant parking spaces for each dwelling unit;
- (b) a minimum 2.0 parking spaces plus 0.01 parking spaces per dwelling unit for residential visitors; and

1.8 A minimum of five (5) of the required residential visitor parking spaces at each of the Locust Tower and the Weston Tower will be accessible parking spaces.

Public Walkway:

1.9 A 2.1 metre wide publicly accessible privately owned walkway providing a mid-block pedestrian connection between Locust Street and the proposed on-site park will be provided and secured at the Site Plan Approval stage (the “**Walkway**”). The Walkway will specifically be provided and secured at the Site Plan Approval stage for the Weston Tower (Tower B) provided that the Weston Tower (Tower B) area is generally as illustrated on the drawings attached as Appendix “C” or if the Weston Tower (Tower B) area is revised, the revised Weston Tower (Tower B) area is large enough to accommodate the Walkway.

Order to be withheld

1.10 The Parties also agree to request the Tribunal withhold its order(s) approving the official plan amendment(s) and zoning bylaw amendment(s) until the Tribunal is advised by legal counsel for the City that:

- (a) the final form and content of the official plan amendment(s) and zoning bylaw amendment is acceptable to the Chief Planner and Executive Director, City Planning and City Solicitor;
- (b) The owner meets the Toronto Green Standard Tier 1, version 4, requirements applicable at the zoning by-law stage to the satisfaction of the Chief Planner and Executive Director, City Planning with the exception of soil width area as set out on the drawings attached as Appendix “D” and “E”;

- (c) The owner has provided and implemented a Tenant Relocation and Assistance Plan to the satisfaction of the Chief Planner and Executive Director, City Planning for Eligible Tenants of four (4) existing rental dwelling unit proposed to be demolished, addressing financial compensation and other assistance to lessen hardship, including the provision of rent gap payments;
- (d) The owner has provided a legal undertaking to the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Relocation and Assistance Plan required by condition (c) above;
- (e) The owner has addressed all outstanding issues identified within the Engineering and Construction Services correspondence, dated May 8, 2024 or as revised, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- (f) The owner has submitted a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and such report shall determine the stormwater run-off, sanitary flow and water supply demand resulting from the development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development and/or any upgrades that may be required;
- (g) The owner has provided a revised Servicing Report Groundwater Summary Form, Hydrogeological Review Report, Hydrological Review Summary Form, and Foundation Summary Form to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- (h) Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report, a Holding Provision be included in the final form of the site-specific Zoning By-law Amendment and the Holding Provision not to be lifted until such a time as the owner has made satisfactory arrangements, including entering into appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services and General Manager, Transportation Services.
- (i) The submitted Noise and Vibration Impact Study, Rail Safety Report, and Compatibility/ Migration Study have been peer reviewed by a third-party consultant retained by the City at the owner's expense, to the satisfaction of the City;

- (j) The submitted Energy Strategy Report has been reviewed to the satisfaction of the Environment and Energy Division;
- (k) The owner has provided a revised Pedestrian Level Wind Study, including a revised Wind Tunnel Study with the identification of any required mitigation measures to be secured in the Zoning By-law amendment, to the satisfaction of the Executive Director, Development Review; and
- (l) The owner has addressed all outstanding issues raised by Metrolinx noted in correspondence, dated May 7, 2024, including the need for a technical review and made required revisions, to the satisfaction of the Manager, Technical Review, Metrolinx.



APPENDIX "C"
To KingSett's Settlement Offer Letter
Architectural Plans

1175 WESTON ROAD

1161-1179 WESTON ROAD & 7-17 LOCUST STREET, TORONTO, ON, M6M 4P5

ISSUED FOR REZONING

2025-01-31

NOT FOR
CONSTRUCTION

WITHOUT PREJUDICE

- A0-000

COVER SHEET
- A0-010

PROJECT STATISTICS TOWER A
- A0-011

PROJECT STATISTICS TOWER B
- A0-012

TGS STATISTICS
- A0-101

SURVEY
- A0-102

RAIL CONTEXT PLAN
- A0-103

SITE PLAN
- A0-103A

SITE AREA DIAGRAM
- A0-103B

SITE AREA DIAGRAM
- A1-101

FLOOR PLANS - LEVEL P1 & GROUND
- A1-102

FLOOR PLANS - MEZZANINE & LEVEL 2
- A1-103

FLOOR PLAN - LEVEL 3 & LEVELS 4 TO 15 (TOWER A) & LEVELS 4 TO 16 (TOWER B)
- A1-104

FLOOR PLAN - TOWER A (LEVELS 16 TO 48) & TOWER B (LEVELS 17 TO 38)
- A3-101

N-S SECTION
- A3-102

W-E SECTIONS
- A3-103

W-E SECTION THROUGH COURTYARD

CLIENT
2847510 ONTARIO INC
40 KING STREET WEST, SUITE 3700
TORONTO, ON, M5H 3Y2

ARCHITECT
GIANNONE PETRICONE ASSOCIATES INC. ARCHITECTS
96 SPADINA AVE., SUITE 900
TORONTO, ON, M5V 2J6
TEL: 416.591.7788

PLANNER
BOUSFIELDS INC.
3 CHURCH ST.
TORONTO, ON, M5E 1M2
TEL: 416.947.9744

LANDSCAPE ARCHITECT
FERRIS + ASSOCIATES INC.
11 CHURCH ST.
TORONTO, ON, M5E 1W1
TEL: 416.366.6800

CIVIL ENGINEER
ODAN / DETCH GROUP
5230 SOUTH SERVICE RD, UNI 107
BURLINGTON, ON, L7L 5K2
TEL: 905.632.3811

TRAFFIC CONSULTANT
BA Group
45 ST. CLAIR AVE. W., UNIT 300
TORONTO, ON, M4V 1K9
TEL: 416.961.7110

WIND CONSULTANT
THEAKSTON ENVIRONMENTAL
596 GLENGARRY CRES., PO BOX 390
FERGUS, ON, N1M 3E2
TEL: 519.787.2910

NOISE CONSULTANT
AERCOUSTICS ENGINEERING LTD.
1004 MIDDLEGATE RD, SUITE 1100
MISSISSAUGA, ON, L4Y 0G1
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1 ISSUED FOR ZBA 2025-01-31

No.	Description	Date
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giannone
petricone
associates

Giannone Petricone Associates Inc. Architects
96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6,
T 416 591 7788 F 416 591 1293 E mail@gpaa.com

2847510 ONTARIO INC

1175 WESTON ROAD

1161-1179 WESTON RD & 8-17 LOCUST ST
TORONTO, ON, M6M 4P5

SHEET TITLE

COVER SHEET

DRAWN BY	GPA
CHECKED BY	GPA
PROJECT START DATE	25-01-31
PROJECT NUMBER	19116
SHEET NUMBER	APPROVAL SET

A0-000 ZBA

DRAWING LIST

CONTACT LIST

CONTEXT PLAN

[illegible]

56.4 m² 607 sf Average

6%	68%	16%	10% <i>Mix</i>
40.8 m ²	51.0 m ²	70.3 m ²	84.9 m ² <i>Average</i>

Amenity Area			Green Roof		
	Ratio	m²			m²
Indoor Amenity Required	2.00 / Unit	1,166.0	Total Roof Area		1,080.6
Outdoor Amenity Required	2.00 / Unit	1,166.0	Exempt Roof Area:		
			Private Terrace		104.6
Total Required	4.00 / Unit	2,332.0	Outdoor Amenity (NIC Ground Floor)		287.9
Indoor Amenity Provided	2.52 / Unit	1,467.0	Total Exempt Roof Area		392.5
Outdoor Amenity Provided	1.48 / Unit	865.0	Applicable Roof Area		688.1
Total Provided	4.00 / Unit	2,332.0	Green Roof Required	60%	412.9
			Green Roof Provided	60%	412.9

2847510 ONTARIO INC
1175 WESTON ROAD
1161-1179 WESTON RD & 8-17 LOCUST ST
TORONTO, ON, M6M 4P5

SHEET TITLE

A0-010 ZBA

Level	Height*	GCA		GFA Deductions		Amenity Deductions		Total GFA		Residential GFA		Non-residential GFA	
	m	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf
P1		2,139.5	23,029	2,117.1	22,788	-	-	22.3	240	22.3	240	-	-
Below Ground		2,139.5	23,029	2,117.1	22,788	-	-	22.3	240	22.3	240	-	-
Ground		1,397.9	15,047	395.4	4,256	71.4	769	931.1	10,022	584.0	6,286	347.1	3,736
Mezzanine		439.7	4,733	124.3	1,338	-	-	315.4	3,395	315.4	3,395	-	-
2		1,038.5	11,178	91.7	987	908.6	9,780	38.3	412	38.3	412	-	-
3		868.0	9,343	51.3	552	-	-	816.7	8,791	816.7	8,791	-	-
4		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
5		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
6		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
7		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
8		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
9		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
10		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
11		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
12		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
13		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
14		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
15		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
16		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
17		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
18		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
19		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
20		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
21		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
22		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
23		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
24		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
25		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
26		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
27		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
28		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
29		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
30		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
31		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-
32		868.0	9,343	55.4	596	-	-	812.7	8,747	8			

Site Specific Zoning	Site Area Summary	Site Density	Building Use	
		m ²	m ²	
By-Law	Gross Site Area	5,273	Total GFA	30,566.6
Zone	Net Site Area (Post Weston Widening)	5,050	Ground GCA	1,397.9
Maximum Height (m)	Parkland Dedication	503	Tower B Site Area	2,303
	Tower A Site Area	2,244		
	Tower B Site Area	2,303		
			Ground Coverage	0.61
			FSI	13.27
			Total GFA	30,566.6

Loading & Garbage	Garbage Room 25 + 0.26m ³ / Unit		Bulk Storage 10m ³ / Tower		Hazardous Waste 1m ³ / 100 Units		Staging Area 5 + 5m ³ / 50 Units		Loading Space	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
P1		192.5		10.0		4.9		48.4		-
Ground				-		-		-		-
Total	139.4	192.5	10.0	10.0	4.9	4.9	49.0	48.4		Type C & G

54.9 m² 591 sf Average 43.1 m² 51.6 m² 68.6 m² 78.8 m² Average

Amenity Area			Green Roof		
	Ratio	m ²			m ²
Indoor Amenity Required	2.00 / Unit	980.0	Total Roof Area		1,210.3
Outdoor Amenity Required	2.00 / Unit	980.0	Exempt Roof Area:		
			Private Terrace		149.5
Total Required	4.00 / Unit	1,960.0	Outdoor Amenity (NIC Ground Floor)		175.0
Indoor Amenity Provided	2.00 / Unit	980.0	Total Exempt Roof Area		324.5
Outdoor Amenity Provided	2.00 / Unit	980.0	Applicable Roof Area		885.8
Total Provided	4.00 / Unit	1,960.0	Green Roof Required	60%	531.5
			Green Roof Provided	60%	531.5

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No.	Description	Date
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2847510 ONTARIO INC

1161-1179 WESTON RD & 8-17 LOCUST ST
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PROJECT STATISTICS

TOWER B

A0-011 ZBA

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1161-1179 WESTON RD & 8-17 LOCUST ST
TORONTO, ON, M6M 4P5

TGS STATISTICS

A0-012 ZBA

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m3)	825m³	938m³	114%
Soil volume provided within the site area (m³)		381m³	
Soil Volume provided within the public boulevard (m³)		557m³	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)			
Total Soil Volume (40% of the site area ÷ 66 m ³ x 30 m ³)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m ²)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

Bird Collision Reference	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m ²)			
Percentage of glazing within 16m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	-	21	-
Number of EV Parking Spaces (Residential)	-	14	-
Number of EV Parking Spaces (non-residential)	-	-	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	526	526	100%
Number of long-term bicycle parking located on:			
a) first storey of building	-	20	4%
b) second storey of building	-	200	38%
c) first level below-ground	-	306	58%
d) second level below-ground	-	-	-
e) other levels below-ground	-	-	-



Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m2 x 30 m2)	825m³	938m³	114%
Soil volume provided within the site area (m³)		381m³	
Soil Volume provided within the public boulevard (m³)		557m³	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)			
Total Soil Volume (40% of the site area ÷ 66 m ² x 30 m ³)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m ²)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m²)			
Percentage of glazing within 16m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

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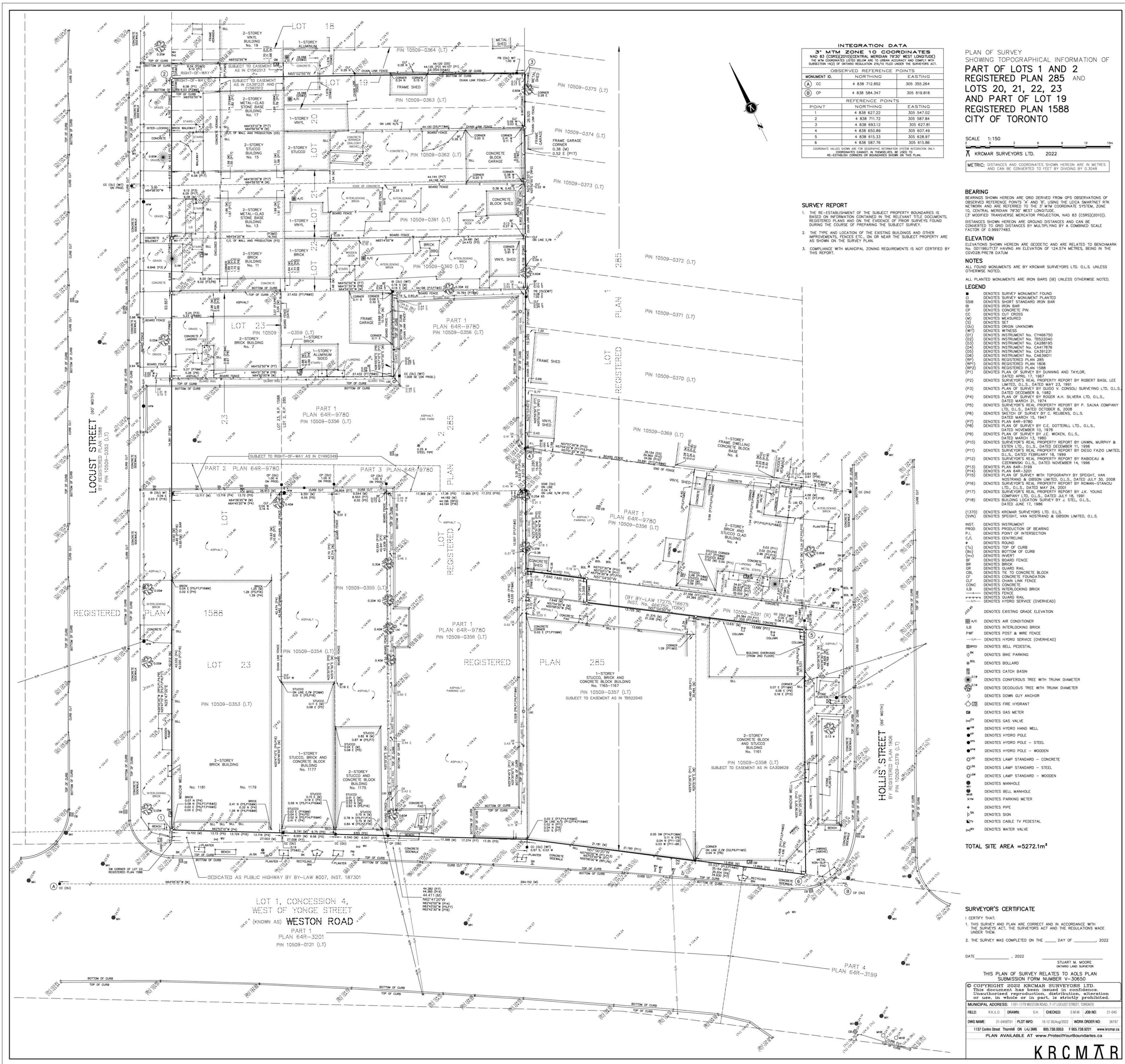
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SURVEY

A0-101 ZBA

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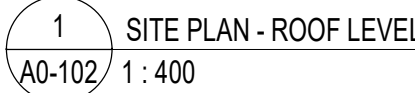


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1175 WESTON ROAD

HEET TITLE

RAIL CONTEXT PLAN

A0-102 ZBA

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A circular diagram with a vertical line passing through its center. A shaded sector is located in the upper-left quadrant, bounded by the vertical line and a radius extending to the top-left edge of the circle.

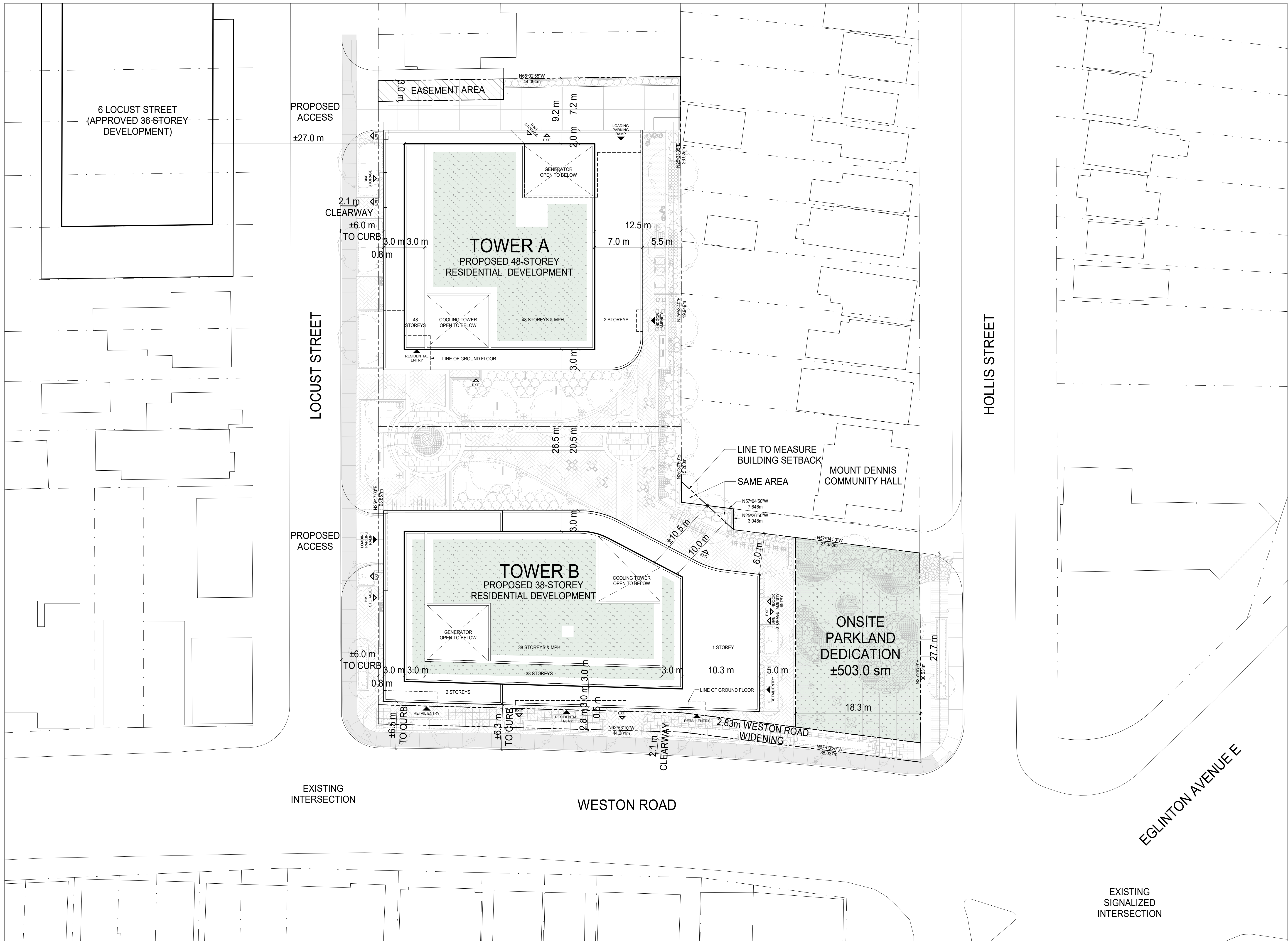
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EXISTING
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INTERSECTION

40-103 ZBA

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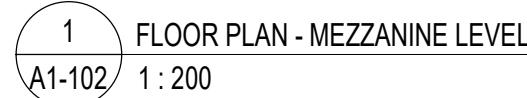
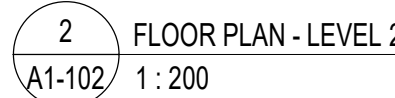
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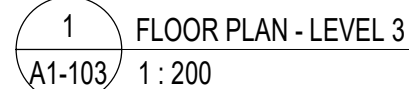
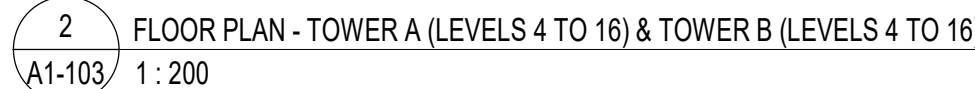
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FLOOR PLAN - LEVEL 3 &
LEVELS 4 TO 15 (TOWER A) &
LEVELS 4 TO 16 (TOWER B)

A1-103 ZBA



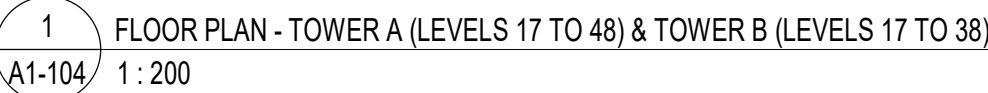
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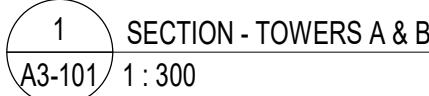
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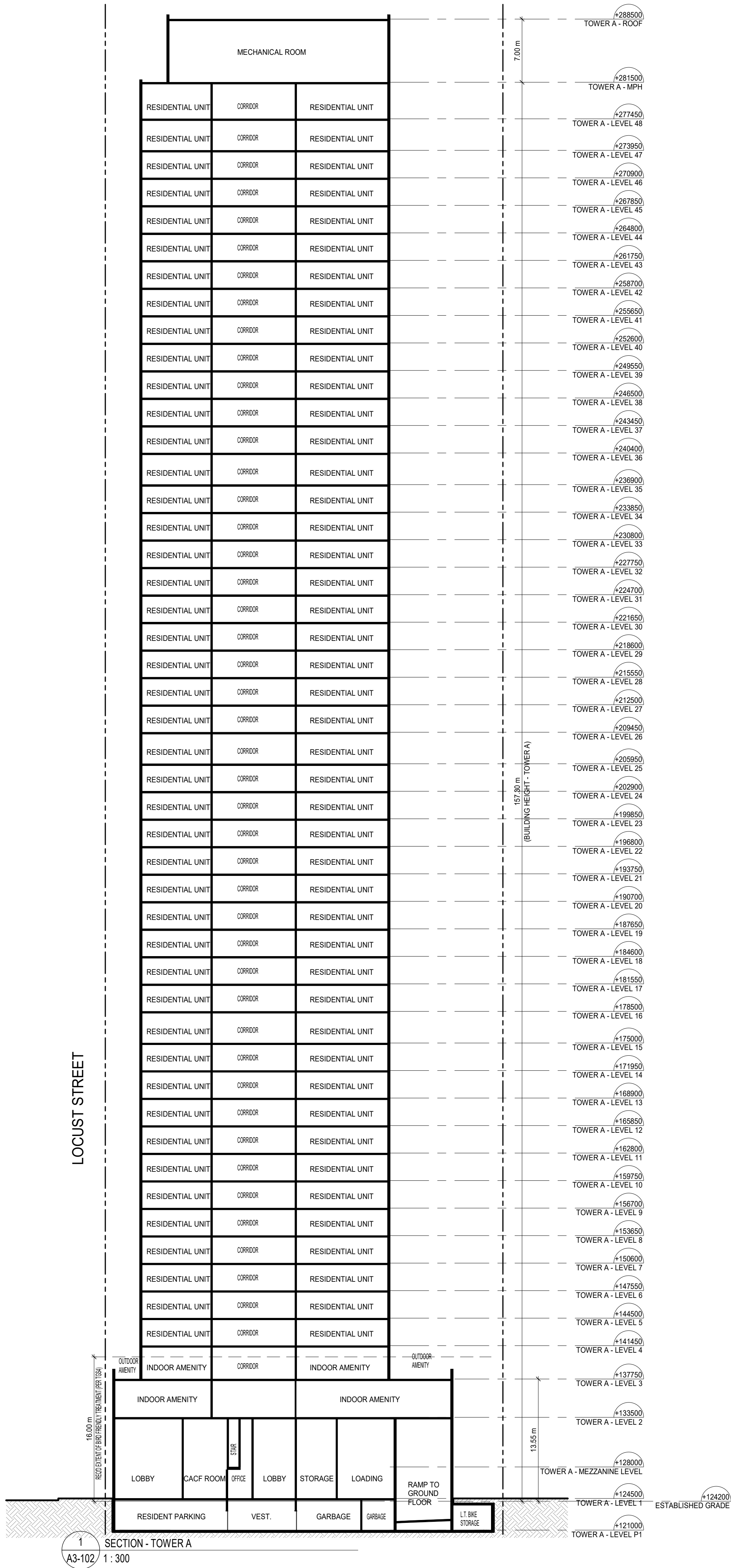
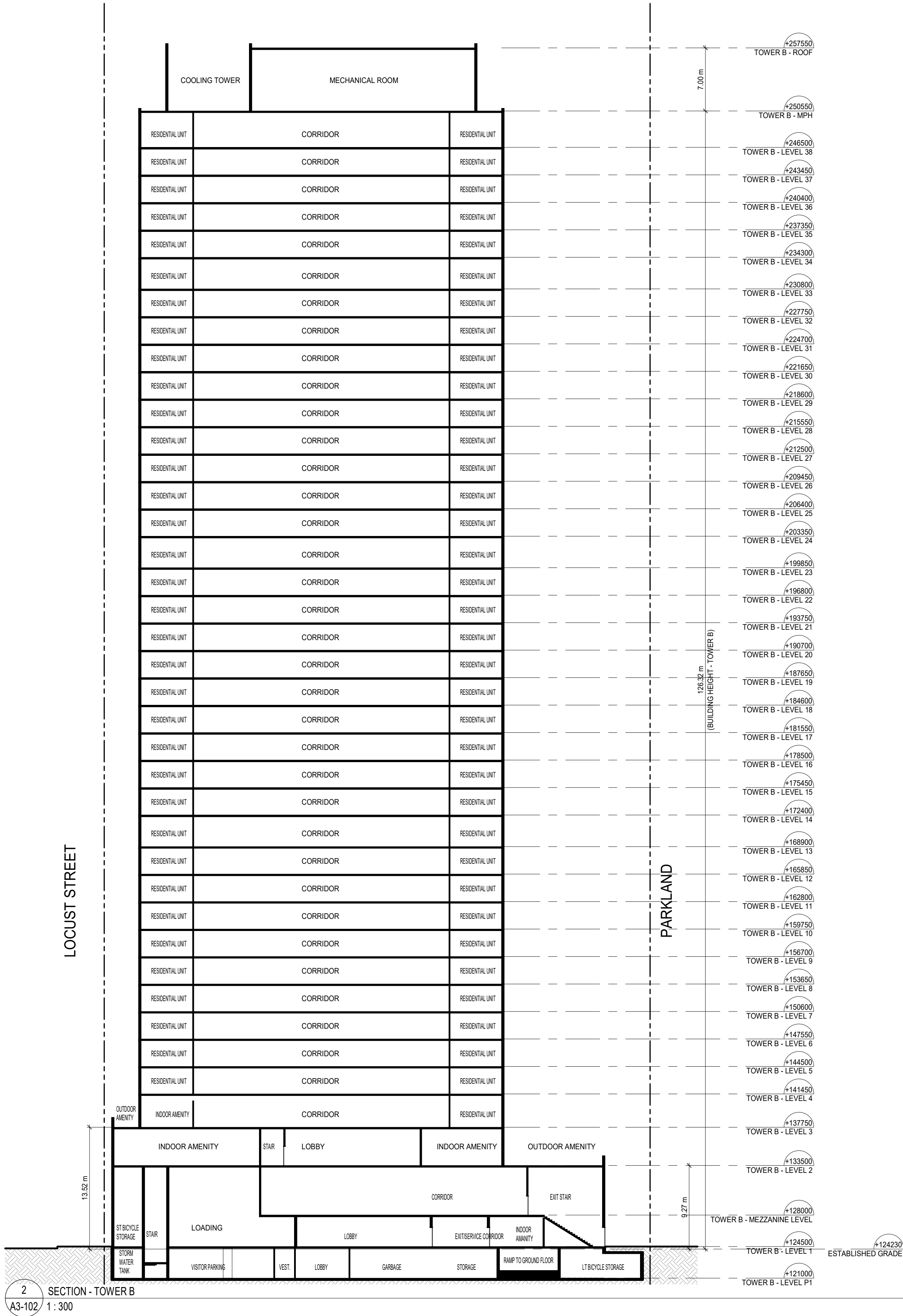
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petricono
associates

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2847510 ONTARIO INC

1175 WESTON ROAD

1161-1179 WESTON RD & 8-17 LOCUST ST
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SHEET TITLE

W-E SECTIONS

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PROJECT START DATE 25-01-31
PROJECT NUMBER 19116
SHEET NUMBER APPROVAL SET

A3-102 ZBA



APPENDIX “D”
To KingSett’s Settlement Offer Letter
Landscape/Planting Plans