

Mark Flowers

File No. 704466

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### WITHOUT PREJUDICE

June 13, 2025

### By E-Mail

Jyoti Zuidema and Gabe Szobel City of Toronto, Legal Services Division Metro Hall, 26th Floor 55 John Street Toronto, Ontario M5V 3C6

Dear Ms. Zuidema and Mr. Szobel:

Re: Without Prejudice Settlement Offer Appeals by 297506 Ontario Ltd. and Diamond Corp.

2346 Yonge Street, Toronto OLT Case No. OLT-25-000060

We are counsel to 297506 Ontario Ltd. and Diamond Corp. (the "Applicants"), the applicants/appellants in respect of the above matter concerning the lands municipally known as 2346 Yonge Street, Toronto (the "Lands").

### Applications and Appeals

On May 1, 2024, the Applicants submitted Official Plan Amendment and Zoning By-law Amendment applications (City File No. 24 146664 NNY 08 OZ) (the "Applications") to permit the redevelopment of the Lands for a 56-storey mixed-use building containing approximately 36,384 square metres of residential gross floor area and approximately 272 square metres of commercial space at grade (the "Original Proposal").

On January 10, 2025, the Applicants appealed the City's refusal to approve the Applications to the Ontario Land Tribunal (the "Tribunal" or "OLT") and the Tribunal has assigned these appeals Case No. OLT-25-000060 (the "Appeals").

On May 1, 2025, the Applicants submitted revised plans, with relatively minor refinements to the Original Proposal, including an increase to the ground floor commercial space and an additional short-term parking space at grade and Type C loading space identified.



As you are aware, the Tribunal has scheduled a 15-day hearing to commence on October 6, 2025, for a joint hearing of the Appeals together with the appeal by 2350 Yonge Street Inc. of its zoning by-law amendment application for the adjacent lands at 2350-2352 Yonge Street (OLT Case No. OLT-23-000686) to permit what is currently proposed as a 56-storey mixed-use development (the "2350-2352 Yonge Proposal").

### Without Prejudice Offer to Settle the Appeals

We are writing to present the City with a "without prejudice" offer to settle the Appeals based on the following terms:

- 1. The Applicants will further revise the proposed development on the Lands based on the attached architectural plans prepared by CGL Architects, dated June 13, 2025 (the "Revised Proposal"), which include the following revisions from the Original Proposal, as revised on May 1, 2025:
  - (a) a reduction of two storeys, from 56 to 54 storeys, representing a height reduction of approximately 6 metres;
  - (b) a reduction in the total gross floor area from 37,176.9 square metres to 33,018.4 square metres;
  - (c) an increase in the minimum tower setback for Floors 13 and above from the east property line from 2.2 metres to 3.0 metres;
  - (d) an increase in the minimum building setback for Floors 4 and above from the south property line from 2.0 metres to 2.5 metres;
  - (e) to offset the increased setbacks in (c) and (d) above, a decrease in the building setback for Floors 4 and above from the west property line from a minimum of 11.4 metres and an average of 12.0 metres to a minimum of 10.0 metres; and
  - (f) an increase in the amount of both indoor and outdoor amenity space per dwelling unit, with an increase in the amount of indoor amenity space from 1.74 to 1.78 square metres per dwelling unit and an increase in the amount of outdoor amenity space from 1.66 to 1.83 square metres per dwelling unit.

The Revised Proposal continues to propose nearly 300 square metres of non-residential space on the ground floor, with frontage onto both Yonge Street and Orchard View Boulevard. It also maintains a minimum 3 metre wide "mid-block connection" along the west property line (the "Mid-Block Connection"), which is intended to allow for a publicly accessible pedestrian connection between Orchard View Boulevard and Helendale Avenue in conjunction with other lands fronting



onto Helendale Avenue. As part of this settlement offer, the Applicants commit to providing the City with an easement for publicly accessible pedestrian passage over the Mid-Block Connection, to be secured at the site plan approval stage.

- 2. Although not reflected in the Revised Proposal, the Applicants will agree to provide a minimum of 10% of the total dwelling units within the proposed new building on the Lands as 3-bedroom units, negating the need for an Official Plan Amendment. Consequently, if City Council accepts this settlement offer, the Applicants will withdraw the appeal of their Official Plan Amendment application.
- 3. The Applicants and the City will work cooperatively to prepare a proposed Zoning By-law Amendment (the "Proposed ZBA") that would permit a mixed-use development on the Lands that is substantially in accordance with the Revised Proposal, with appropriate rounding of numeric development standards. For clarity, being "substantially in accordance with the Revised Proposal" is in relation to the built form and massing depicted in the Revised Proposal, together with the total gross floor area and minimum amounts of non-residential space and amenity areas, but does not include the layout of interior areas within the proposed building.
- 4. Although no projecting balconies are shown on the Revised Proposal, the Applicants will, for certainty, agree to the inclusion of a provision in the Proposed ZBA that expressly prohibits projecting balconies on any portion of the proposed building on the Lands.
- 5. The Applicants and the City will jointly support the approval, in principle, of the Proposed ZBA by the Tribunal and, in that regard, will cooperate to provide evidence and make submissions in support of the Proposed ZBA, as may be required by the Tribunal and to counter any potential opposition from other parties. The Applicants and the City will also cooperate to present the settlement to the Tribunal for approval as soon as reasonably possible, recognizing that this may be at the hearing that is currently scheduled to commence on October 6, 2025.
- 6. If the Tribunal is prepared to approve, in principle, the Proposed ZBA, the Applicants and the City will jointly request that the Tribunal withhold the issuance of its final Order until the following conditions have been satisfied:
  - (a) The final form and content of the draft Zoning By-law Amendment is to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
  - (b) If required, provisions for a holding by-law pursuant to Section 36 of the *Planning Act* are included in the Zoning By-law Amendment regarding the provision of an acceptable sanitary system solution constructed and operational as determined by the Chief Engineer & Executive Director,



Engineering and Construction Services which may include the applicant obtaining MECP Environmental Compliance Approval and upgrading the existing municipal infrastructure off site;

- (c) The owner has satisfactorily addressed the Transportation Services and Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated September 24, 2024, and any outstanding issues arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Zoning By-law Amendment application to the satisfaction of the General Manager, Transportation Services and Chief Engineer and Executive Director, Engineering and Construction Services;
- (d) The owner satisfactorily addressing matters from the Urban Forestry memorandum dated September 20, 2024, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of Urban Forestry;
- (e) The owner submitting to the Chief Engineer and Executive Director of Engineering and Construction Services for review and acceptance, prior to approval of the Zoning By-law Amendment, a Functional Servicing Report to determine the storm water runoff, sanitary flow and water supply demand resulting from the proposed development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development;
- (f) The owner shall make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the proposed development, according to the Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services;
- (g) In the agreement(s) referred to in (f) above, the owner will agree that prior to the issuance of any final permit(s) for the construction of any required off-site improvements, the owner will provide financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and General Manager, Toronto Water, where it has been determined that improvements or upgrades are required to support the development. In requiring any off site municipal infrastructure upgrades, the owner is to make satisfactory



- arrangements with Engineering & Construction Services for work on the City's Right-of-Way;
- (h) The owner has submitted a revised Travel Demand Management Plan acceptable to, and to the satisfaction of, the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services;
- (i) The owner has submitted architectural plans reflecting the proposal as approved in whole or in part, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- (j) 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; and
- (k) The owner has submitted an updated Pedestrian Level Wind Study, and where necessary incorporating any required mitigation measures in the Zoning By-law Amendment or otherwise to be implemented at the site plan approval stage, to the satisfaction of the Executive Director, Development Review.
- 7. The Revised Proposal includes the following notation on certain plans: "North Facing Windows and/or Treatment Level 13 and Above, To Be Determined, Subject to the Outcome of OLT Hearing for 2350-2352 Yonge St". This notation is in recognition of the fact that the 2350-2352 Yonge Proposal is scheduled for a hearing by the Tribunal, and is currently proposing a 56 storey building immediately adjacent to the north property line of the Lands. The Applicants and the City agree that it would not be appropriate for a new building on the Lands to have north facing windows adjacent to the north property line if there is approval for a portion of a building on 2350-2352 Yonge Street immediately opposite. Conversely, the Applicants and the City agree that it would be appropriate for a new building on the Lands to have north facing windows adjacent to the north property line, at Floor 13 and above, if it is determined by the Tribunal that the maximum total height of a new building at 2350-2352 Yonge Street will be below the height of that floor. Accordingly, the placement of north facing windows adjacent to the north property line for the portion of the Revised Proposal at Floor 13 and above will be determined based on the outcome of the appeal of the zoning by-law amendment for 2350-2352 Yonge Street. The Applicants agree that even if and where north facing windows are not appropriate adjacent to the north property line of the Lands at Floors 13 and above, the exterior of that portion of the north façade of the new building would be designed such that it would give the appearance to those viewing it from other properties, including the public realm, that there are north facing windows adjacent to the north property line at those levels and avoiding the appearance of a "blank wall" condition. The Applicants and the City agree that the



final elevations, including the north façade of the proposed new building on the Lands, would be determined and secured through the site plan approval process.

- 8. Although not reflected in the Revised Proposal, and subject to the outcome of the appeal of the zoning by-law amendment for 2350-2352 Yonge Street, the Applicants will make reasonable best efforts to work with the City to incorporate a "partial reveal" along a portion of the north façade at the 12th Floor of the proposed new building on the Lands prior to the finalization of the zoning by-law amendment for the Lands.
- 9. The Applicants and the City shall bear their own costs in respect of the Appeals and neither the Applicants nor the City shall seek an Order from the Tribunal for costs as against the other party.
- 10. This settlement offer is conditional on City Council accepting all of the terms of this offer at its meeting that is scheduled to commence on June 25, 2025, and this settlement offer will remain open for consideration until the conclusion of that meeting. The City Solicitor shall advise counsel for the Applicants, on a confidential basis, as to whether or not the City accepts the settlement offer as soon as possible following this offer being considered by City Council.
- 11. If this settlement offer is accepted by City Council, the Owner consents to the public release of this letter and the Revised Proposal (Architectural Plans prepared by CGL Architects dated June 13, 2025) as soon as reasonably possible following the conclusion of the City Council meeting that is scheduled to commence on June 25, 2025.

We look forward to receiving confirmation of the City's acceptance of this settlement offer. In the meantime, please do not hesitate to contact us if you have any questions regarding this proposal, or if you require anything further in advance of presenting this settlement offer to City Council.

Yours truly,

**DAVIES HOWE LLP** 

Mark R. Flowers

**Professional Corporation** 

copy: Client

7	Issued for Without Prejudice Settlement Offer	Jun. 13/25
6	Submitted to OLT (Ontario Land Tribunal)	May 01/25
5	Issued for TTC Review	Jan.10/25
4	Issued for SIte Plan Approval	Nov. 28/24
3	Issued for OP and ZBA Application	Apr. 26/24
2	Issued for Coordination	Feb 15 24
1	Issued for Preconsultation Meeting	June 29 23
NO.	REVISION	DATE

ISSUED FOR WITHOUT PREJUDICE







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MIXED-USE RESIDENTIAL

2346 YONGE STREET,

2346 YONGE STREET, TORONTO, ONTARIO

**COVER SHEET** 

PROJECT CONTACT LIST:



DiamondCorp 22 ST CLAIR AVE E #1010, TORONTO, ON M4T 2S3, CANADA





GOLDBERG GROUP
PHONE: +1 416-322-6364 2098 AVENUE RD, TORONTO, ON M5M 4A8, CANADA





STRUCTURAL: JABLONSKY AST & PARTNERS PHONE: +1 416-447-7405 3 CONCORDE GATE #400, NORTH YORK, ON M3C 3N7, CANADA







40 UNIVERSITY AVENUE, SUITE 503 TORONTO, ON M5J 1T1, CANADA



A.000

# 2346 YONGE STREET, MIXED-USE RESIDENTIAL

ISSUED FOR WITHOUT PREJUDICE SETTLEMENT OFFER

### **ARCHITECTURAL DRAWING LIST**

Sheet Number	Sheet Name
A.000	COVER SHEET
A.001	PROJECT STATISTICS
A.100	SURVEY
A.100A	EXISTING CONTEXT PLAN
A.100B	PROPOSED CONTEXT PLAN
A.101	SITE PLAN (ROOF)
A.102	SITE PLAN (GROUND)
A.103	SITE PLAN - SETBACKS AND SEPARATIONS DIAGRA
A.130	South Site Elevation facing Orchard View Blvd
A.131	East Site Elevation facing Yonge Street
A.140	E-W - SITE & BUILDING SECTION
A.141	N-S - SITE & BUILDING SECTION
A.200	BASEMENT FLOOR PLAN
A.202	GROUND FLOOR PLAN
A.203	LEVEL 2 FLOOR PLAN
A.204	LEVEL 3 FLOOR PLAN
A.205	LEVEL 4 FLOOR PLAN
A.206	LEVEL 5 - 6 FLOOR PLAN
A.207	LEVEL 7 - 11 FLOOR PLAN
A.208	LEVEL 12 FLOOR PLAN
A.209	LEVEL 13 - 54 FLOOR PLAN
A.210	MECHANICAL PENTHOUSE
A.211	ROOF PLAN
A.300	SOUTH AND EAST BUILDING ELEVATIONS
A.301	NORTH AND WEST BUILDING ELEVATIONS
A.400	BUILDING SECTION
A.401	BUILDING SECTION
A.402	BUILDING SECTION @ PODIUM

BUILDING SECTION @ PODIUM

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Statistics Template – Toronto Green Standard Version 4.0 City Agency, Corporation & Division-Owned Facilities

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan

submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1. For Site Plan Control applications: complete General Project Description, Section 1 and Section 2. For further information, please visit <u>www.toronto.ca/greendevelopment</u>

General Project Description		Proposed	
Total Gross Floor Area	33018.39 SM		
Breakdown of project components (m²):			
Retail			
Commercial	292.72 SM		
Industrial			
Institutional/Other			
Total number of residential units	391 UNITS		

	391 UNITS			
Total number of residential units	391 UNITS			
ection 1: For Stand Alone Zoni	ng Bylaw Amendment Ap	oplications and Sit	e Plan Contro	l Applications
Low Emissions Transportation		Required	Proposed	Proposed %
Number of Parking Spaces		6	3	50%
Number of EV Parking Spaces (Re	sidential)	2 (25%)	0	0%
Number of EV Parking Spaces (No	on - Residential)	N/A	N/A	N/A
Cycling Infrastructure		Required	Proposed	Proposed %
Number of long-term bicycle par	king spaces (all-uses)	367	367	100%
Number of long-term bicycle par	king located on:			
a) first storey of building		0	0	0
b) second storey of building	ng	0	0	0
c) first level below-ground		367	367	100%
d) second level below-gro	ound	N/A	N/A	N/A
e) other levels below-grou	ind	N/A	N/A	N/A
Number of short-term bicycle par	king spaces	92	96	102%
Number of shower and change f	acilities	N/A	N/A	N/A

Statistics Template – Toronto Green Standard Version 4.0 City Agency, Corporation & Division-Owned Facilities

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)	225.9	120	53.2%
Soil volume provided within the site area (m³)		0	
Soil Volume provided within the public boulevard (m³)		120	

### Section 2: For Site Plan Control Applications

Cycling intrastructure	kequirea	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade		96	
Number of publicly accessible bicycle parking spaces		14	
Number energized outlets for electric bicycles		56	
Tree Canopy	Required	Proposed	Proposed %
		100000	

Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)		1242.5	
Total Soil Volume (40% of the site area $\div$ 66 m <sup>2</sup> x 30 m <sup>3</sup> )	225.9	120	53.2%
Total number of trees planted		3	
Number of surface parking spaces (if applicable)		N/A	
Number of shade trees located in surface parking area		N/A	

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		193	100%
Total non-roof hardscape area treated for Urban Heat Island (minimum 75%) (m²)		193	100%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		193	
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Total number of plants		138	

Available Roof Space provided as Solar Panels (m<sup>2</sup>)

Statistics Template – Toronto Green Standard Version 4.0 City Agency, Corporation & Division-Owned Facilities

Landscaping & Biodiversity Required Proposed Proposed % Total number of native plants and % of total plants 68% 100% Available Roof Space (m²) 551 sm Available Roof Space provided as Green Roof (m²) 434 Available Roof Space provided as Cool Roof (m<sup>2</sup>)

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade		1085.34	
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m²)	85%	1085.34	100%
Percentage of glazing within 16m above grade treated with:			
a) Visual markers		1038.81	95.7%
b) non-reflective glass		46.53	4.3%
c) Building integrated structures		233.83	21.5%

**Green Roof Statistics** 

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184\_492.pdf

### **Green Roof Statistics**

		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m2)		33018.39 sm
Total Roof Area (m²)		1129.85 sm
Area of Residential Private Terraces (m2)		0 sm
Rooftop Outdoor Amenity Space, if in a Residenti	ial Building (m²)	461.54 sm
Area of Renewable Energy Devices (m <sup>2</sup> )		0 sm
Tower (s)Roof Area with floor plate less than 750	m <sup>2</sup>	664.56 sm
Total Available Roof Space (m²)		3.75 sm
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m²)	2.25	551 sm
Coverage of Available Roof Space (%)	60%	100%



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3	Issued for Coordination	Feb 15 24
2	Issued for Review	Dec 05 23
1	Issued for Preconsultation Meeting	June 29 23
NO.	REVISION	DATE

NO. REVISION	DATE
REVISIONS:	
ISSUED FOR:	DATE
ISSUED FOR WITHOUT PREJUDICE SETTLEMENT OFFER	JUN. 13 / 25





156 AVENUE ROAD TORONTO ON M5R 2H8 ADMINISTRATION@CGLARCHITECTS.COM WWW.CGLARCHITECTS.COM T: 416 925 8100 F: 416 925 8527

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2346 YONGE STREET, MIXED-USE

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CONSULTANT:

SCALE: 1:1

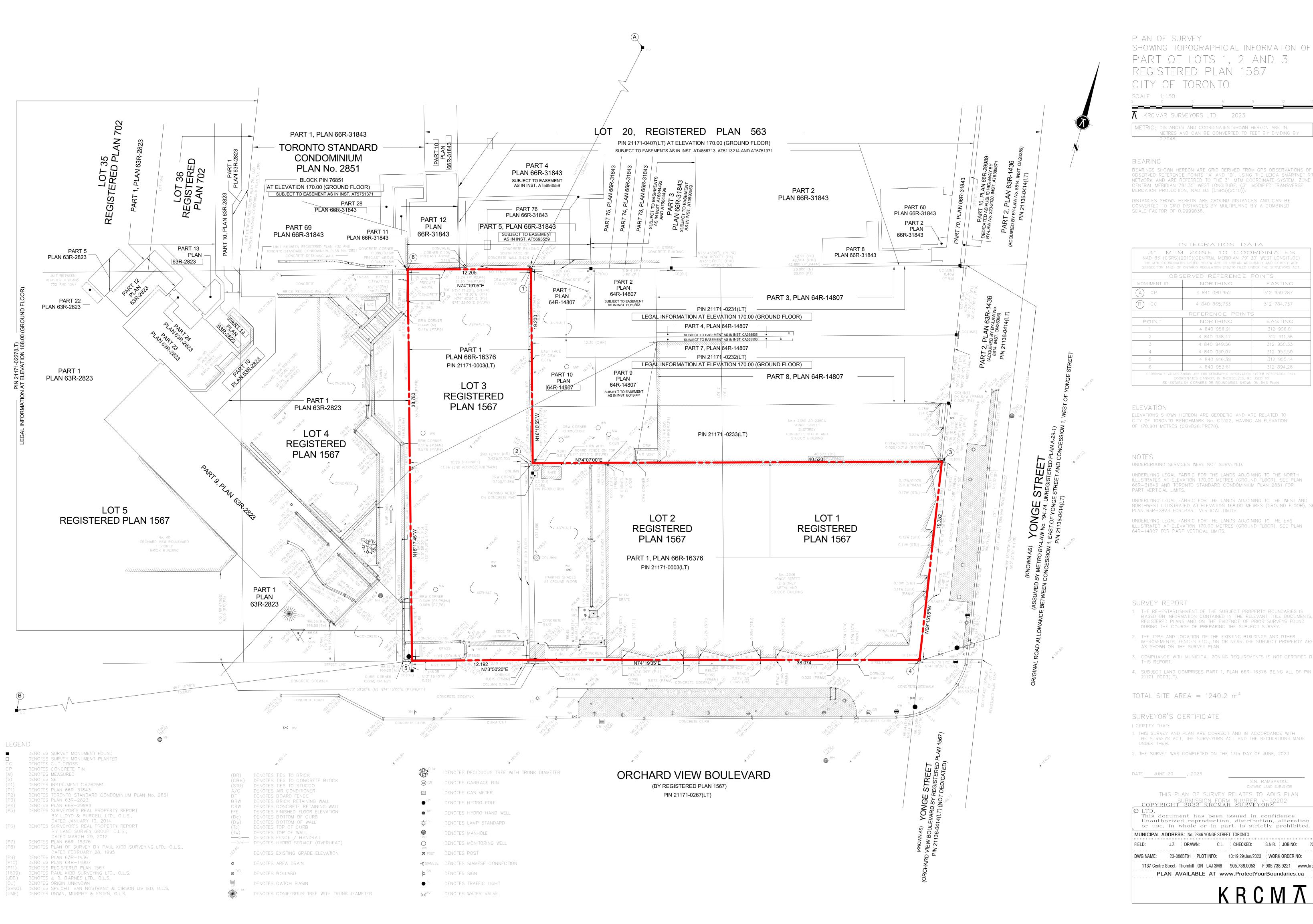
PROJECT

STATISTICS

A.001

Page 2 of 3

Page 3 of 3



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BEARING

OBSERVED REFERENCE POINTS "A" AND "B", USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 3° MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE. (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED

SCALE FACTOR OF 0.9999038.

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B cc	4 840 865.733	312 784.737
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POINT	NORTHING	EASTING
1	4 840 956.91	312 906.01
2	4 840 938.47	312 911.36
3	4 840 949.56	312 950.33
4	4 840 930.07	312 953.50
5	4 840 916.39	312 905.14
6	4 840 953.61	312 894.26
C00	Hown are for geographic information RDINATES CANNOT, IN THEMSELVES, BE LISH CORNERS OR BOUNDARIES SHOWN	USED TO

ELEVATION ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCHMARK No. CT322, HAVING AN ELEVATION OF 170.901 METRES (CGVD28:PRE78).

UNDERGROUND SERVICES WERE NOT SURVEYED. UNDERLYING LEGAL FABRIC FOR THE LANDS ADJOINING TO THE NORTH ILLUSTRATED AT ELEVATION 170.00 METRES (GROUND FLOOR). SEE PLAN 66R-31843 AND TORONTO STANDARD CONDOMINIUM PLAN 2851 FOR PART VERTICAL LIMITS. UNDERLYING LEGAL FABRIC FOR THE LANDS ADJOINING TO THE WEST AND NORTHWEST ILLUSTRATED AT ELEVATION 168.00 METRES (GROUND FLOOR). SEE PLAN 63R-2823 FOR PART VERTICAL LIMITS. UNDERLYING LEGAL FABRIC FOR THE LANDS ADJOINING TO THE EAST ILLUSTRATED AT ELEVATION 170.00 METRES (GROUND FLOOR). SEE PLAN

SURVEY REPORT

. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.

2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.

3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY 4. SUBJECT LAND COMPRISES PART 1, PLAN 66R-16376 BEING ALL OF PIN

TOTAL SITE AREA =  $1240.2 \text{ m}^2$ 

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE

2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF JUNE, 2023

DATE <u>JUNE 29</u>, 2023

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-52202 COPYRIGHT 2023 KRCMAR SURVEYORS This document has been issued in confidence.

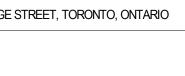
Unauthorized reproduction, distribution, alteration or use, in whole or in part, is strictly prohibited MUNICIPAL ADDRESS: No. 2346 YONGE STREET, TORONTO. FIELD: J.Z. DRAWN: C.L. CHECKED: S.N.R. JOB NO: 23-088

DWG NAME: 23-088BT01 PLOT INFO: 10:19 29/Jun/2023 WORK ORDER NO: 38309 1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

DRAWING NO.: **A.**100

REVISION No:





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**WITHOUT** 

**PREJUDICE** 

**Diamond**Corp

PROPERTIES LIMITED

Nov.18/24

Apr. 26/24

Dec 05 23

June 29 23

JUN. 13 / 25

DATE

Issued for Without Prejudice Settlement Offer

Submitted to OLT (Ontario Land Tribunal)

Issued for TTC Review Issued for Site Plan Approval Issued for Coordination

Issued for Coordination

Issued for Review

NO. REVISION

**REVISIONS:** 

**ISSUED FOR:** 

Issued for OP and ZBA Application

Issued for Preconsultation Meetin

ISSUED FOR WITHOUT PREJUDICE

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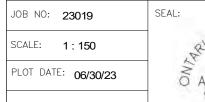
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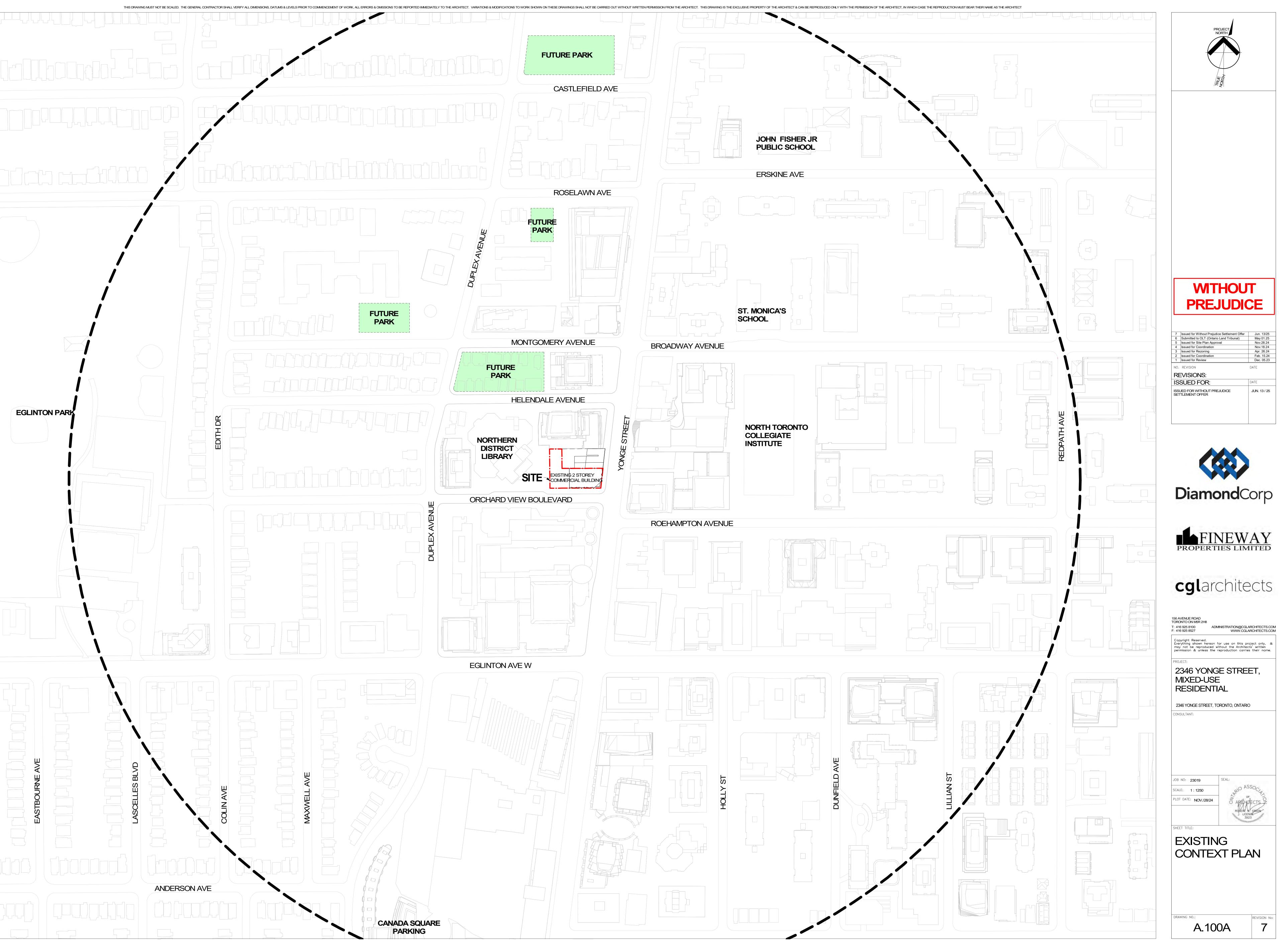
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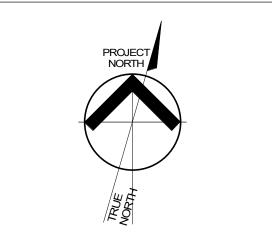
CONSULTANT:





SURVEY





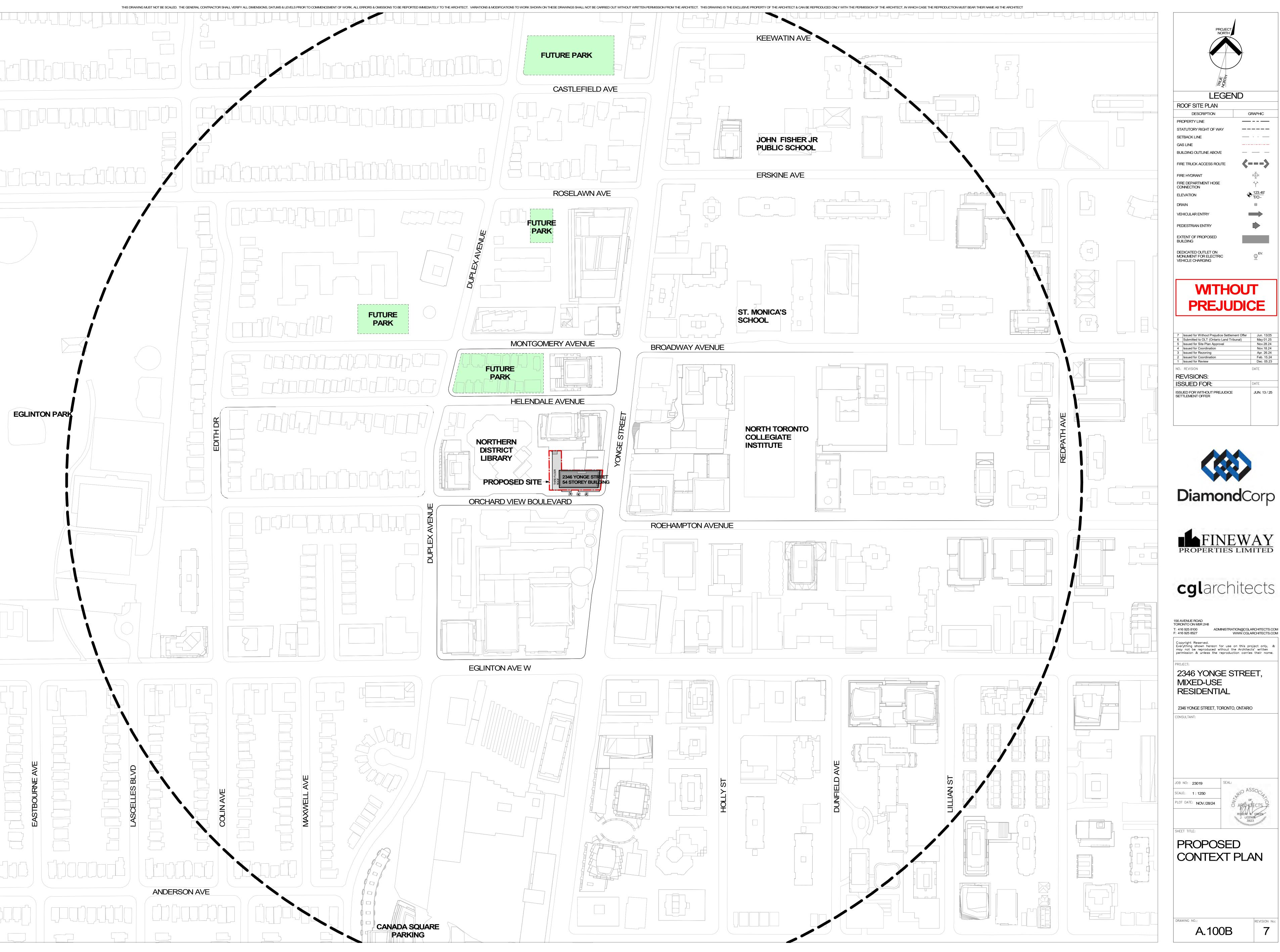


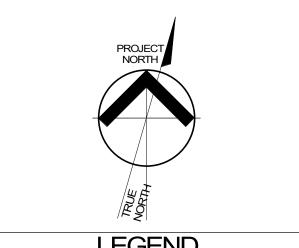
NO.	REVISION	DATE
1	Issued for Review	Dec. 05.23
2	Issued for Coordination	Feb. 15.24
3	Issued for Rezoning	Apr. 26.24
4	Issued for Coordination	Nov.18.24
5	Issued for Site Plan Approval	Nov.28.24
6	Submitted to OLT (Ontario Land Tribunal)	May 01.25
7	Issued for Without Prejudice Settlement Offer	Jun. 13/25









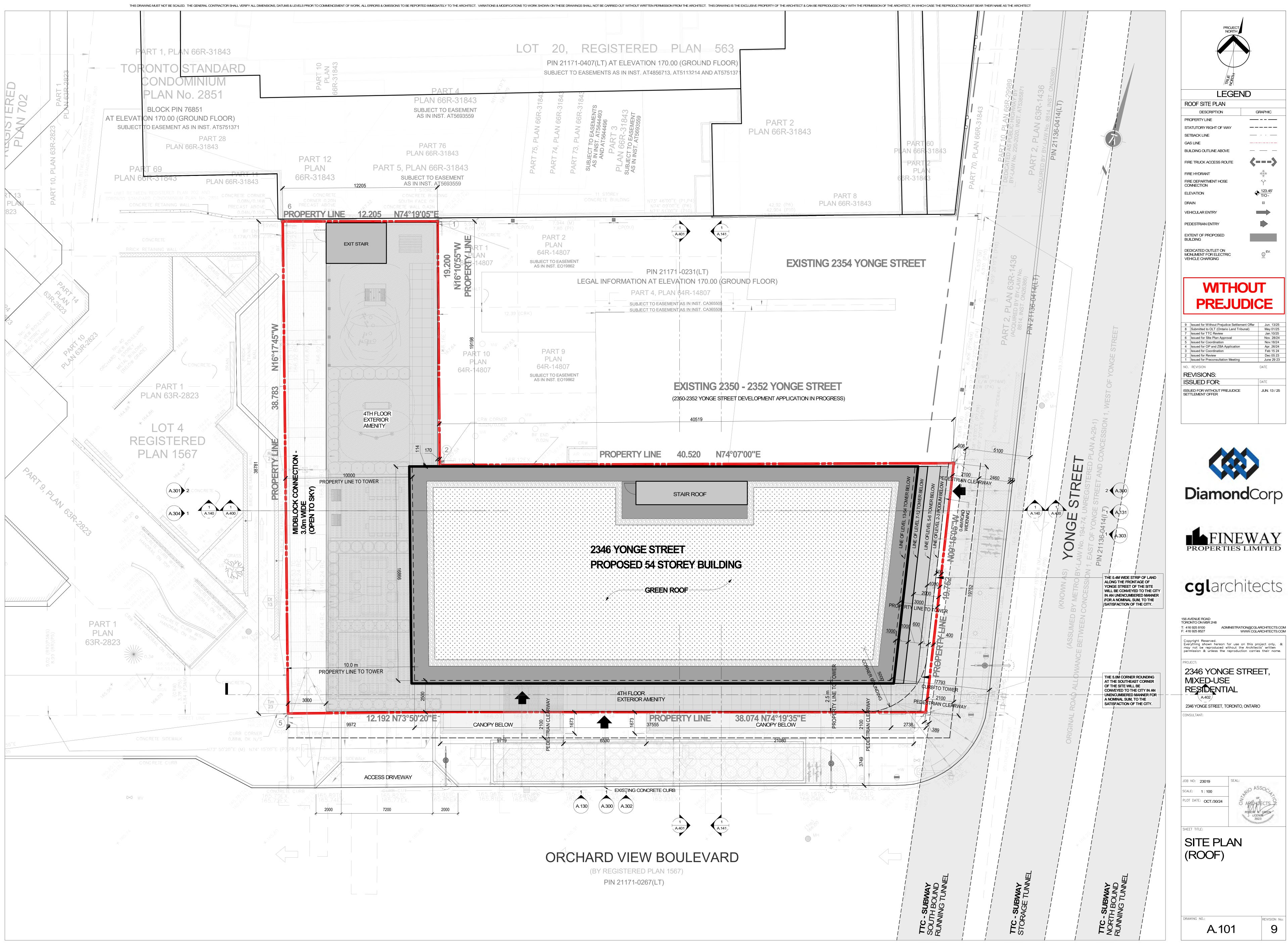


LEGEND	
ROOF SITE PLAN	
DESCRIPTION	GRAPHIC
ROPERTY LINE	
TATUTORY RIGHT OF WAY	
ETBACK LINE	
SAS LINE	
UILDING OUTLINE ABOVE	
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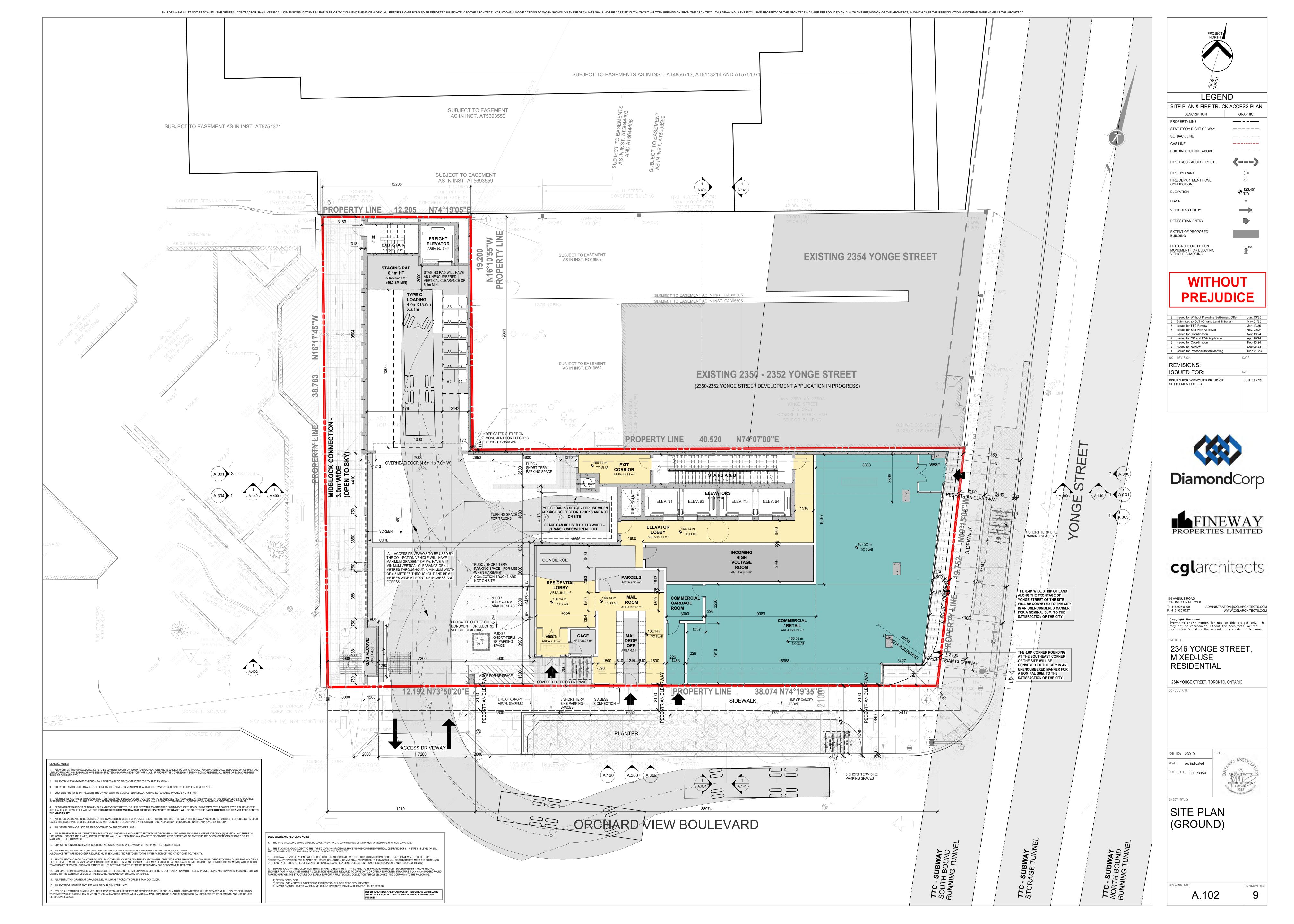
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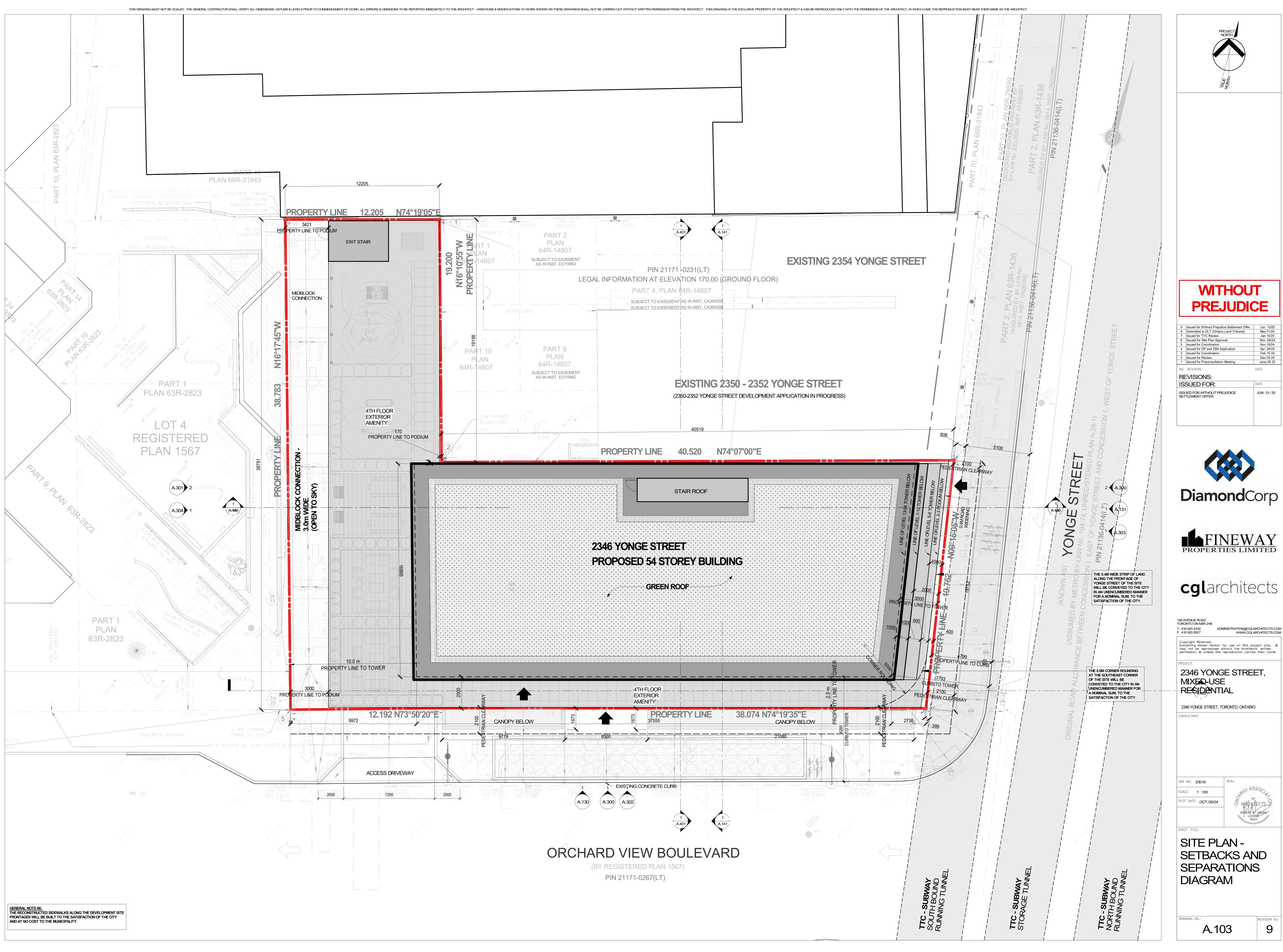












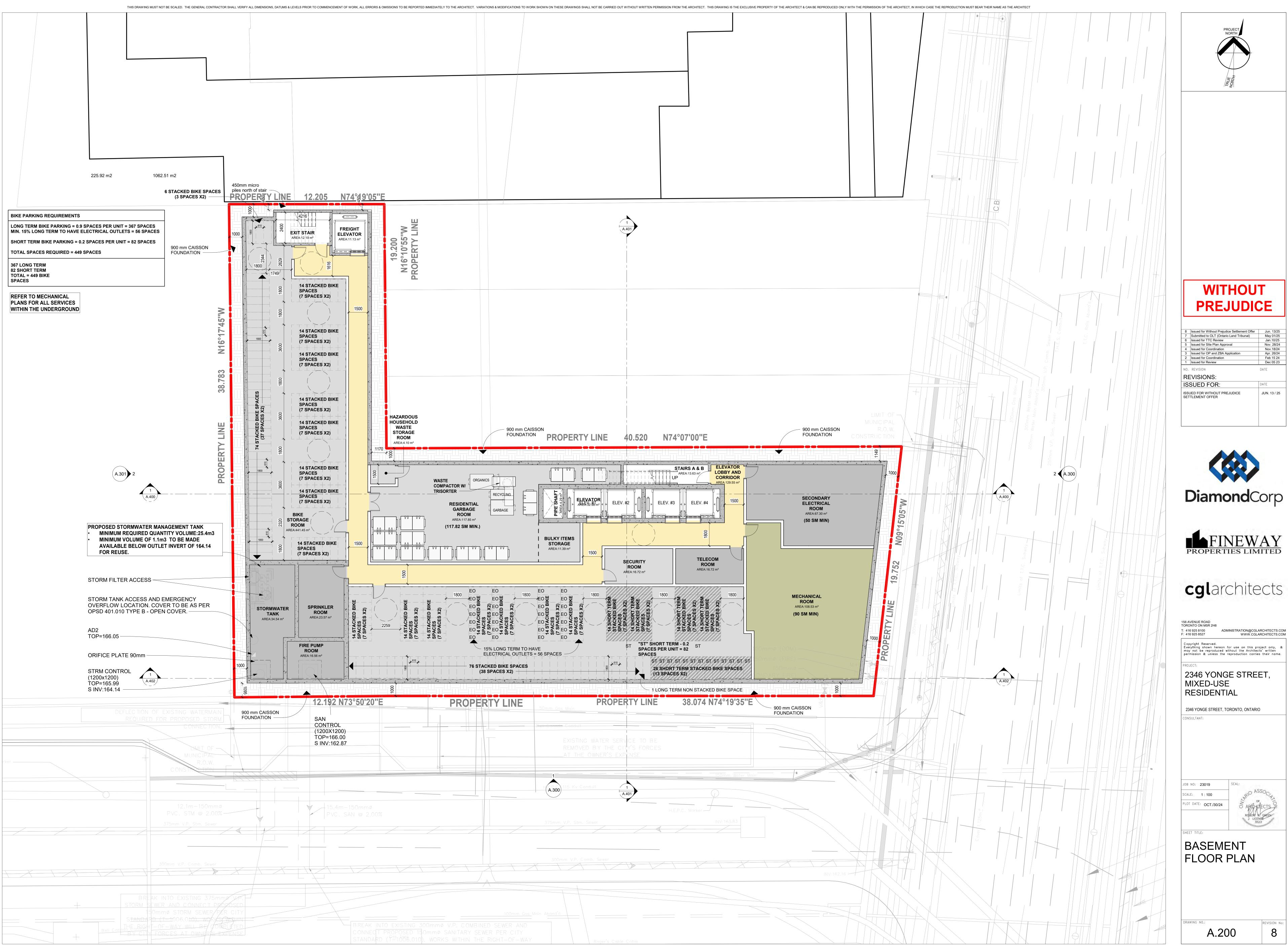
## **PREJUDICE**

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