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July 7, 2025

**VIA ELECTRONIC MAIL**

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

Attention: Laura Bisset, Gabe Szobel,  
Solicitors City of Toronto

Dear Ms. Bisset and Mr. Szobel:

**Re: Confidential and Without Prejudice Settlement Offer – Official Plan Amendment  
and Zoning By-law Amendment  
Specific lands within the boundaries of the Major Street Zoning By-law  
Appellant: 2856973 Ontario Inc.  
OPA OLT Case Number: OLT-24-000837  
ZBA OLT Case Number: OLT-24-000838**

We are writing to you on behalf of our client, 2856973 Ontario Inc. (the "**Appellant**"). As you are aware, the Appellant is a developer of infill developments within the City of Toronto and is the owner of the property located at 417-419 Burnhamthorpe Road, Toronto.

This letter constitutes our client's "without prejudice" submission with respect to the above-noted matter that would, if accepted, settle the matter in its entirety.

**Settlement Offer Overview**

The Appellant's settlement offer consists of the following:

1. withdrawal of the Official Plan Amendment No. 727 ("**OPA**") appeal, in part, subject to the following amendments to the OPA:
  - Policy 12. c. – have setbacks that are generally meet those permitted by zoning for adjacent residential properties contextually appropriate, unless the established development pattern along the major street is predominantly reversed lot frontages,

in which case the front yard setback along the major street will be determined in accordance with Policy 13;

- Policy 12. f. – locate, screen and wherever reasonably possible enclose service areas, garbage storage, and parking when required to minimize impact on adjacent properties;
- Policy 12. i. shall be deleted in its entirety;
- Policy 13. b. shall be deleted in its entirety; and
- Policy 13. c. – ensure an active frontage, ~~such as building entrances,~~ onto the local street and onto the major street",

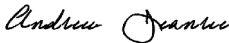
2. a withdrawal of the appeal of Zoning By-law No. 608-2024.

Should you have any questions about the foregoing, please contact the undersigned.

Yours truly,

**BENNETT JONES LLP**

Per:

DocuSigned by:  
  
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Andrew Jeanrie

ALJ/cmt

