

July 8, 2025

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**WITHOUT PREJUDICE**

File 25386.00001

VIA EMAIL: adam.ward@toronto.ca & nathan.muscat@toronto.ca

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Dear Sirs:

**Re: OLT-24-001194 - 464 Royal York Road, Toronto, ON**

As you are aware, we are solicitors for Wycliffe Royal York Limited with respect to the redevelopment of their property at 464 Royal York Road in the City of Toronto (the "Site").

The Site is located south of Oxford Street and the Queen Elizabeth Expressway, west of Royal York Road, and North of Evans Avenue. The Site is a generally rectangular-shaped parcel with an area of approximately 2,440 square metres (+/- 0.602 acres). The Site has frontages of approximately 33.90 metres (111.22 feet) on Oxford Street, 75.35 metres (247.21 feet) on Royal York Road, and 75.10 metres (246.39 feet) along a municipal laneway.

The Site is located at the northern end of the Mimico-Queensway Neighbourhood, a community which has been evolving with approved and proposed residential building types and heights, at various densities. The Mimico-Queensway Neighbourhood is generally bound by the Gardiner Expressway to the North, the Canadian Pacific Railway

and Dwight Avenue to the west, the Lakeshore West Go rail corridor and Lake Ontario to the south, and Lake Shore Boulevard West and Mimico Creek to the east. The area is very well served with surface and rapid transit stations, including several bus routes and one GO transit station, all within convenient walking distance to/from the Site.

The Applications contemplate the development of a 12-storey purpose built rental apartment building with a Floor Space Index ("FSI") of 5.12 based on the net lot area, 61 parking spaces, 2 additional PUDO spaces, and 85 bicycle parking spaces.

Further to our attendance at mediation with Ms. Dale Harris, we are writing to provide a formal settlement offer flowing from that mediation:

- The applicant will arrange for private garbage pickup at the Site;
- The applicant acknowledges that any screening of the loading area will be determined through the site plan approval process;
- The applicant will provide for a pedestrian ramp generally in the location shown on the site plan attached to this letter as Schedule A, with a maximum slope of no more than 5.9% and where there are no conflicts with the underground garage ramp as shown on the attached site plan, the width of the ramp will be 2.1 metres. In any event, the width will be no less than 1.8m for the areas that cannot be widened to 2.1 metres. It is acknowledged that the portion of the proposed ramp which accesses the bicycle room will be 2.1 metres in width. The ramp will have a public access easement to facilitate public pedestrian movement over private property. This access easement is noted on the concept plan set out in Schedule A;
- The specific details of the ramp will be agreed to as between the applicant and the City by no later than the next mediation date in September 2025;

- The applicant will secure the design, construction, and provide financial securities for all work required to accommodate the proposed pedestrian ramp, through the site plan process to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and General Manager, Transportation Services.
- The owner will provide a revised Functional Plan and Pavement Marking and Signage Plan to the satisfaction of the General Manager, Transportation Review as part of the site plan approval application.
- The applicant will provide a revised Pedestrian Level Wind Study , to the satisfaction of the Executive Director, Development Review, as part of the site plan approval application.
- The applicant will address all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review, to the satisfaction of the Executive Director, Environment, Climate and Forestry, through the site plan approval process.
- The City acknowledges that it is otherwise satisfied with respect to the organization of the Site as shown on the attached site plan;
- The applicant and the City agree to a request for a contingent order of the Tribunal with the Final Order issuing when the following have been met:
  - a. The final form and content of the Official Plan and Zoning By-law Amendments are satisfactory to the Executive Director, Development Review, and the City Solicitor.
  - b. The owner, at its sole expense to:
    - i. Submit a revised Functional Servicing and Stormwater Management Report, to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development, and whether there

is adequate capacity in the existing municipal infrastructure to accommodate the proposed development to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

- ii. Submit revised civil drawings and bridge retaining wall design reports to determine bridge connection specifications and whether upgrades to the municipal infrastructure are necessary to accommodate the proposed development to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services.
- c. The owner has secured the design, construction, and provision of financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that upgrades are required to infrastructure to support the development according to the accepted Functional Servicing and Stormwater Management Report.
- d. The owner has ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") Bylaw symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required;

- e. The owner has submitted a revised Hydrological Investigation Report, and Hydrological Review Summary Form, Servicing Report Groundwater Summary Form, and Foundation Drainage Summary Form to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;
- f. The owner has provided a revised Transportation Impact Study to ensure that it reflects the concept set out in Schedule A.
- g. The owner has submitted a revised Compatibility Mitigation Study to reflect the updated plans, to the satisfaction of the Executive Director, Development Review. A third-party peer review of the air quality analysis will be completed as part of the site plan process.
- h. The owner has submitted a revised Noise Study to reflect the updated plans, to the satisfaction of the Executive Director, Development Review;

This offer will expire at the end of the July 2025 Council meeting if not accepted by Council.

Should Council accept this settlement offer, the applicant will immediately reach out to the OLT to request a further CMC date from of the Ontario Land Tribunal for the end of

October which will be converted to a settlement hearing should all the settlement materials be finalized.

Yours truly,

**WeirFoulds LLP**

A handwritten signature in black ink, appearing to read "DBaker", written over a horizontal line.

Denise Baker  
Managing Partner

DB