



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

September 16, 2025

Our File No.: 220301

WITHOUT PREJUDICE

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

Attention: Kasia Czajkowski

Dear Sirs/Mesdames:

**Re: 11 Pleasant Boulevard – Without Prejudice Settlement Offer
Ontario Land Tribunal Case No. OLT-24-001114**

We are solicitors for 11 Pleasant Boulevard East Ltd. in respect of the property known municipally in the City of Toronto as 11 Pleasant Boulevard (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 October 8, 2025, unless otherwise indicated.

As you know, our client engaged in without prejudice mediation with City staff regarding the redevelopment proposal for the Lands. These discussions resulted in a revised set of plans, prepared by BDP Quandrangle, which are attached to this letter as Schedule “A” (the “**Revised Plans**”). Our client greatly appreciates the efforts of City staff in achieving this recommended 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 approval of the resulting zoning by-law amendment, to be finalized to the satisfaction of the City in accordance with the Revised Plans.
2. Key aspects of the Revised Plans include:
 - a. The height of the proposed building is now 18-storeys with rooftop mechanical penthouse (65.75 metres including the mechanical penthouse) and indoor/outdoor

amenity space. The owner will continue to work through the rezoning process on the feasibility of reducing the footprint of the rooftop mechanical penthouse.

- b. The overall built form has been adjusted in accordance with the Revised Plans to achieve increased setbacks and stepbacks, including a 3.0 metre setback at-grade (for approximately 7.77 metres building to curb) to achieve consistency with future developments along the street, and a 3.0 metre stepback above the 5th-storey;
 - c. Removal of structural columns from within the north/south walkway on the western portion of the Lands;
 - d. Street trees proposed along the Pleasant Boulevard curb with a 2.1 metre wide pedestrian clearway to the south of the proposed street trees;
 - e. No north/south facing windows within the 2.1 metre notch on the west side of the proposed building;
 - f. Maintaining a minimum setback of 5.5 metres for any window openings on the west side of the proposed building;
 - g. The proposed unit mix includes a minimum of 10% of the units as 3-bedroom units and 28% of the units as 2-bedroom units, which will be secured in the implementing zoning by-law amendment; and,
 - h. The implementing zoning by-law amendment will secure a minimum amount of combined indoor and outdoor amenity space at a ratio of 4.0 square metres per unit with a minimum of 2.0 square metres per unit to be provided as indoor amenity space, with a commitment for landscape buffers/screening on the eastern edges of the rooftop outdoor amenity space.
3. Our client will also work with City staff as part of the site plan control process to: implement the design proposed on the last page of the Revised Plans, work on the treatment of the blank wall on the west side of the proposed building with the used of high-quality materials, and work on the interface between the eastern edges of the rooftop outdoor amenity space and the adjacent property.
4. 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 pre-conditions, with the Ontario Land Tribunal available to be spoken to in the event that an issue arises as a result of completion of those pre-conditions:
 - a. the form and content of the Zoning By-law Amendment is satisfactory to the Executive Director, Development Review and the City Solicitor;

- b. 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;
- c. the owner has entered into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure in connection with the Functional Servicing Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required; and
- d. the owner has provided a revised Pedestrian Level Wind Study, with the identification of any required mitigation measures to be secured in the Zoning By-law Amendment and through the Site Plan Control process, all to the satisfaction of the Executive Director, Development Review.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on October 8, 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/

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

11 Pleasant Boulevard

TORONTO, ON

for
Resident

Project No. 18035
Date 11 September 2025
Issued for Settlement



ARCHITECTURAL DRAWINGS

A100.S	Statistics
A101.S	Site Plan
A201.S	B1 and Ground Floor Plan
A202.S	Mezzanine, Typical Level 2-6, and Typical Level 7-8 Floor Plans
A203.S	Typical Level 10-18 and MPH Plan
A401.S	Building Elevations
A402.S	Building Elevations
A451.S	Building Sections
A900.S	Render View

LANDSCAPE ARCHITECT

Studio TLA
20 Champlian Blvd
Suite 102
Toronto, ON M3H 2Z1

URBAN DESIGN / PLANNING

Bousfield
3 Church St
Suite 200
Toronto, ON M5E 1M2

TRAFFIC

BA Consulting Group Ltd.
45 St. Clair Ave W
Suite 300
Toronto, ON M4V 1K9

CIVIL ENGINEERING

Counterpoint Engineering Inc.
8395 Jane St
Suite 100
Vaughan, ON L4K 5Y2

WIND, ACOUSTICAL & ENERGY

RWDI
600 Southgate Dr
Guelph, ON N1G 4P6

GEOTECHNICAL & HYDROGEOLOGICAL

WSP Canada Inc.
100 Commerce Valley Dr W
Thornhill, ON L3T 0A1

	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		438-86 GFA Exempt' (sm)	Former City of Toronto By-Law 438-86				569-2013 GFA Exempt' (sm)	City-Wide By-Law 569-2013				Floor	Suite Breakdown				
							GFA (Res)		GFA (Non-Res)			GFA (Res)		GFA (Non-Res)			Bach <45sm	1 B & 1 B+D	2 B & 2B+D	3 Bdrm	Total Suites
				sm	sf		sm	sf	sm	sf		sm	sf								
ABOVE GRADE	Mech Penthouse	200	1	200	2,153	90	110	1,180			106	95	1,017			Mech Penthouse					
	Floor 10-18	347	9	3,123	33,616	184	2,939	31,640			338	2,786	29,983			Floor 10-18	9	18	9	9	45
	Floor 6-9	347	4	1,388	14,940	82	1,306	14,062			150	1,238	13,326			Floor 6-9		12	8		20
	Floor 2-5	389	4	1,556	16,749	82	1,474	15,870			150	1,406	15,134			Floor 2-5	4	12	8		24
	Mezzanine	230	1	230	2,476	20	210	2,256			38	193	2,072			Mezzanine					
	Ground	329	1	329	3,541	136	193	2,075			151	178	1,915			Ground					
	Total Above Grade			6,826	73,475		6,232	67,083				5,894	63,447				13	42	25	9	89
	B1	446	1	446	4,801	343	103	1,107	0	0	334	112	1,209	0	0	% of Suite Type	15%	47%	28%	10%	
	Total			7,272	78,276		6,335	68,190				6,007	64,656								
	Indoor Amenity Deduction							178				178									
						6,157	66,274	0.0		5,829	62,740	0.0									
TOTALS	Lot Area 525.40 sm					Former City of Toronto By-Law 438-86 Total NON-RES GFA 0.00 sm Total RESIDENTIAL GFA 6,157 sm					City-Wide By-Law 569-2013 Total NON-RES GFA 0.00 sm Total RESIDENTIAL GFA 5,829 sm					Bicycle Long term bicycle Visitor bicycle					Provided = 80 Provided = 9
	Combined RES & NON-RES Gross Floor Area Totals					6,157 by-law 438-86					5,829 by-law 569-2013					Amenity Indoor Amenity Required = 2sm/unit 178sm Provided = 209.0sm*					
	Res and Non-Res Floor Space Index					R 11.72 C 0.00	R 11.09 C 0.00					Outdoor Amenity									
	Floor Space Index (FSI)					11.72	11.09					TOTAL 356sm Provided = 147.0sm Required = 4sm/unit Provided = 356.0sm									

PROJECT STATISTICS

2025-09-11 | Settlement

ISSUE RECORD

BDP.
Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 596 1240 www.bdpquadrangle.com

11 Pleasant Boulevard

TORONTO, ON
for
Resident

18035 1 : 1 JK SSC
PROJECT SCALE DRAWN REVIEWED

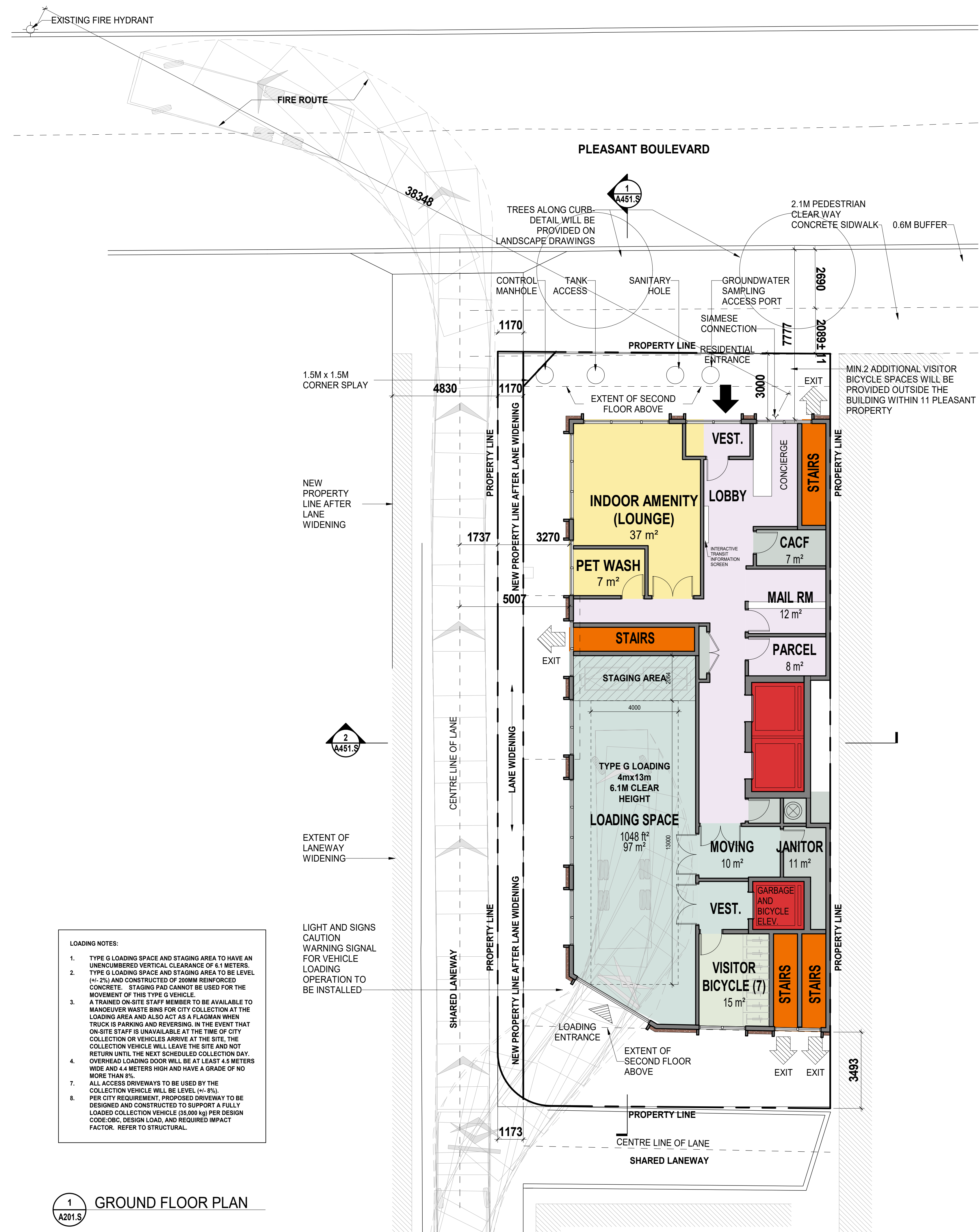
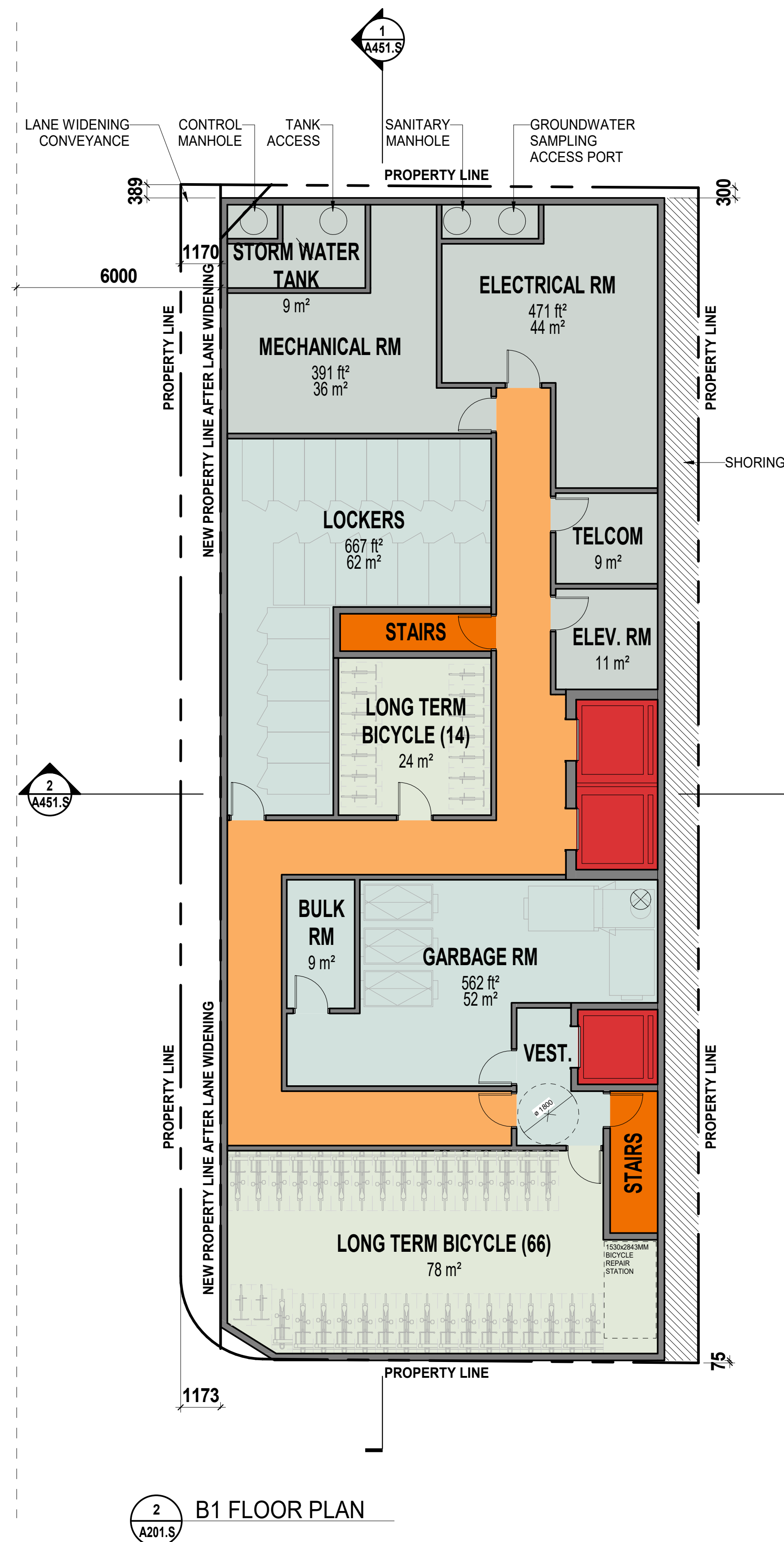
Statistics

A100.S

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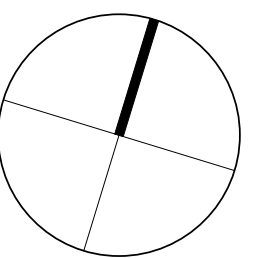
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2025-09-11	Settlement
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ISSUE RECORD



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11 Pleasant Boulevard

TORONTO, ON
for
Resident

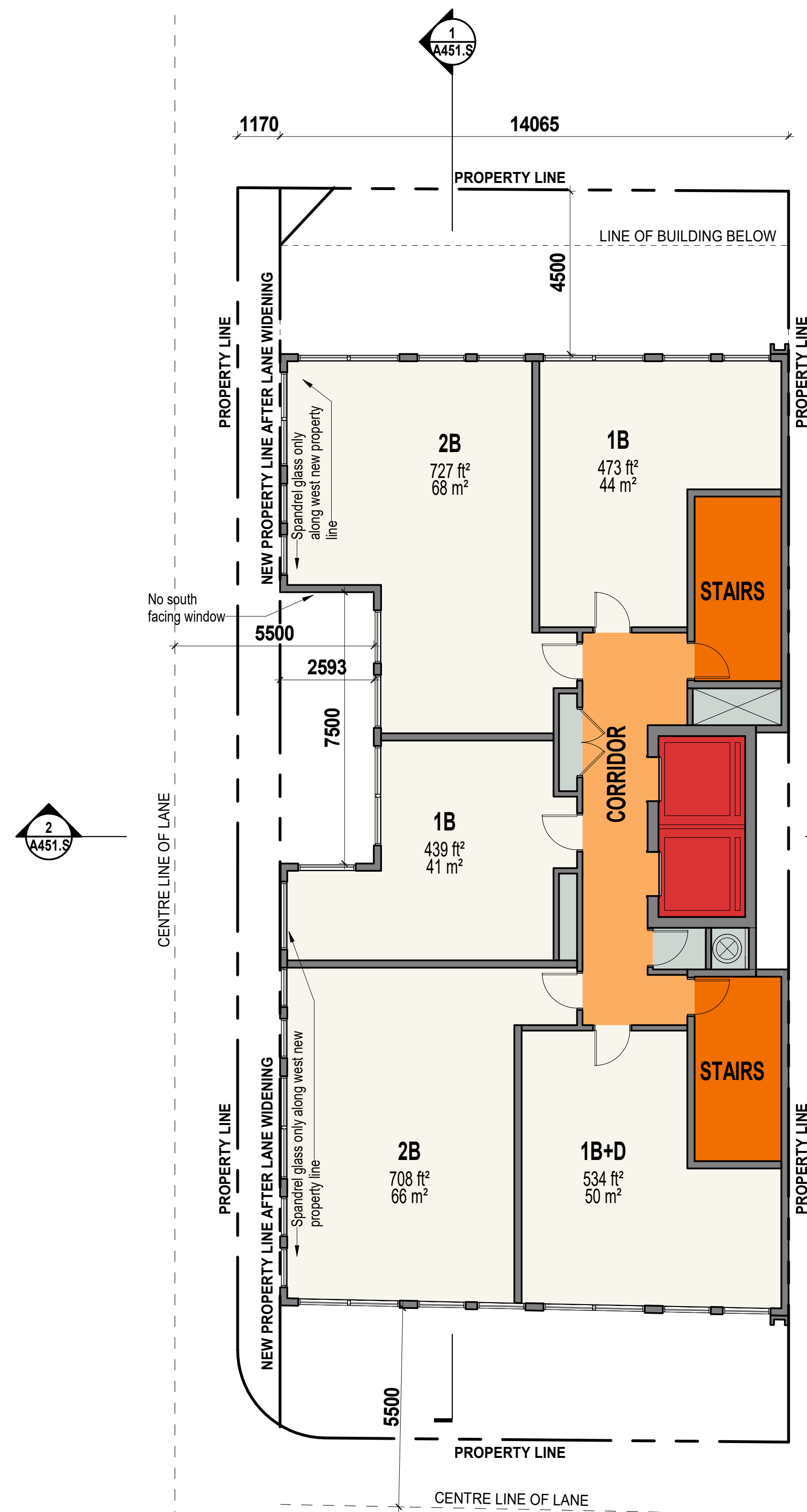
18035	1 : 100	JK	SSC
PROJECT SCALE		DRAWN	REVIEWED

B1 and Ground Floor Plan

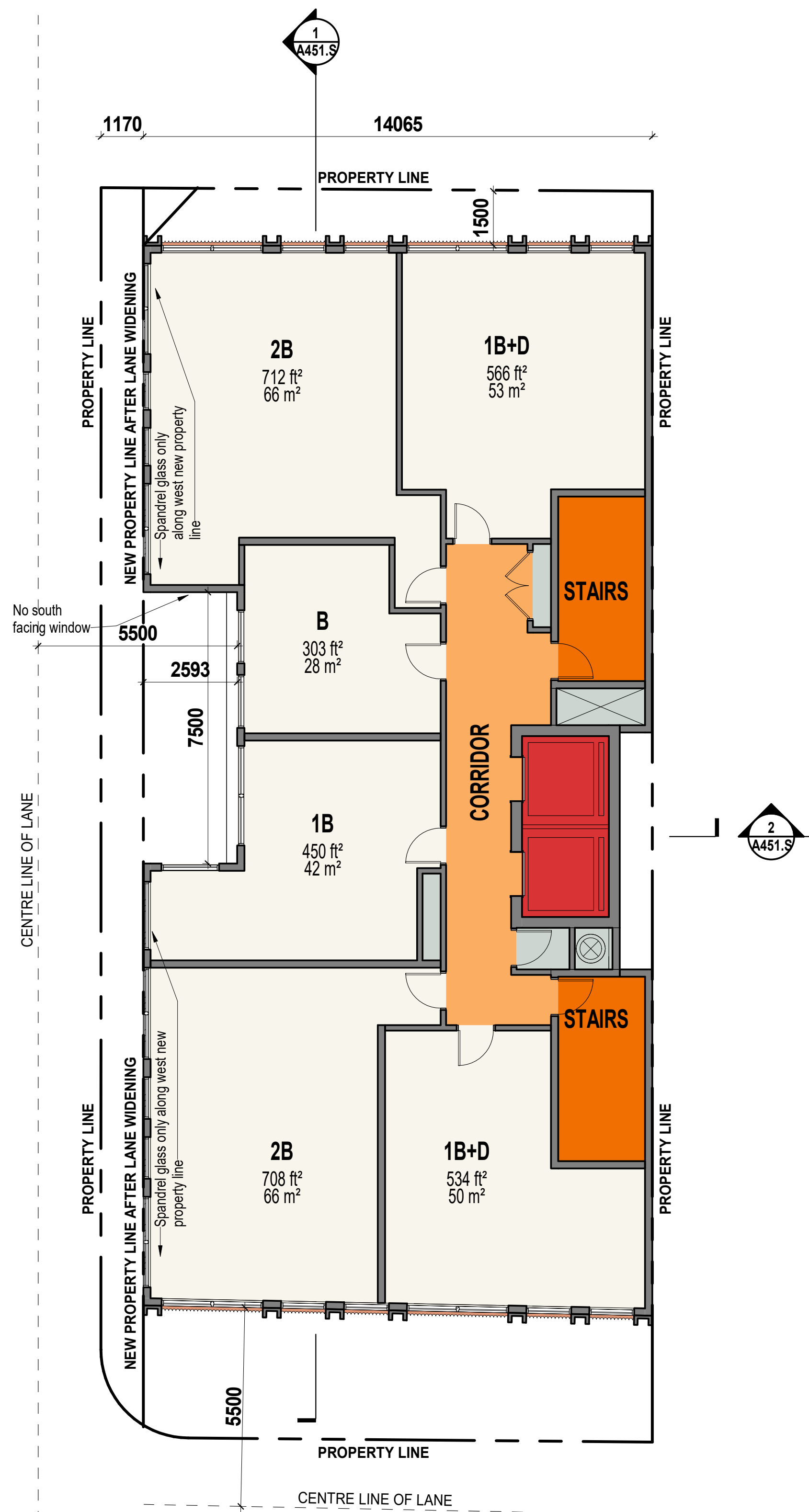
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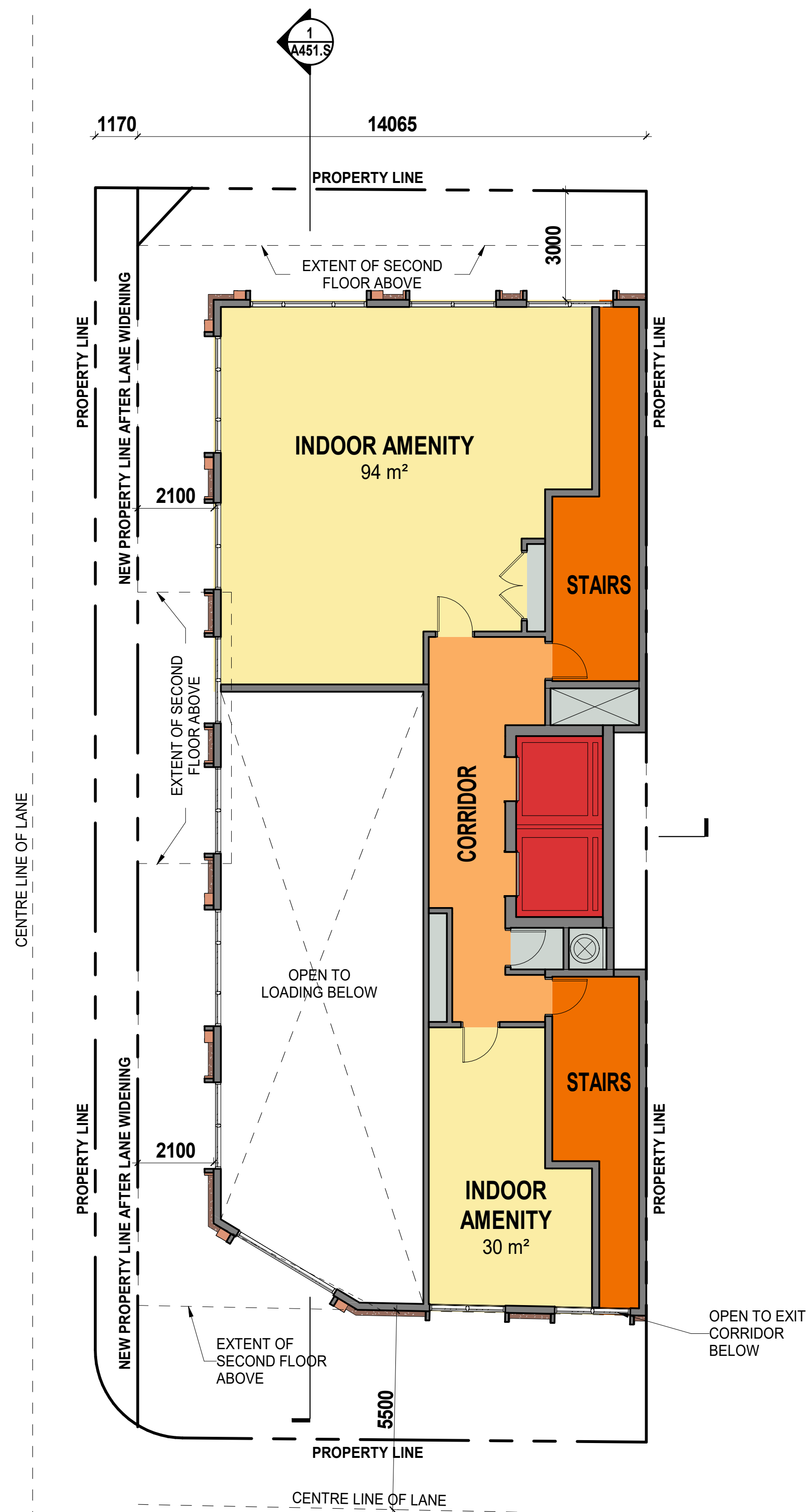
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3 TYPICAL FLOOR 6-9 PLAN
A202.S



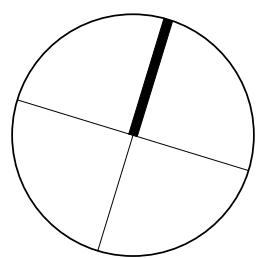
2 TYPICAL FLOOR 2-5 PLAN
A202.S



1 MEZZANINE FLOOR PLAN
A202.S

2025-09-11 | Settlement

ISSUE RECORD



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11 Pleasant Boulevard

TORONTO, ON
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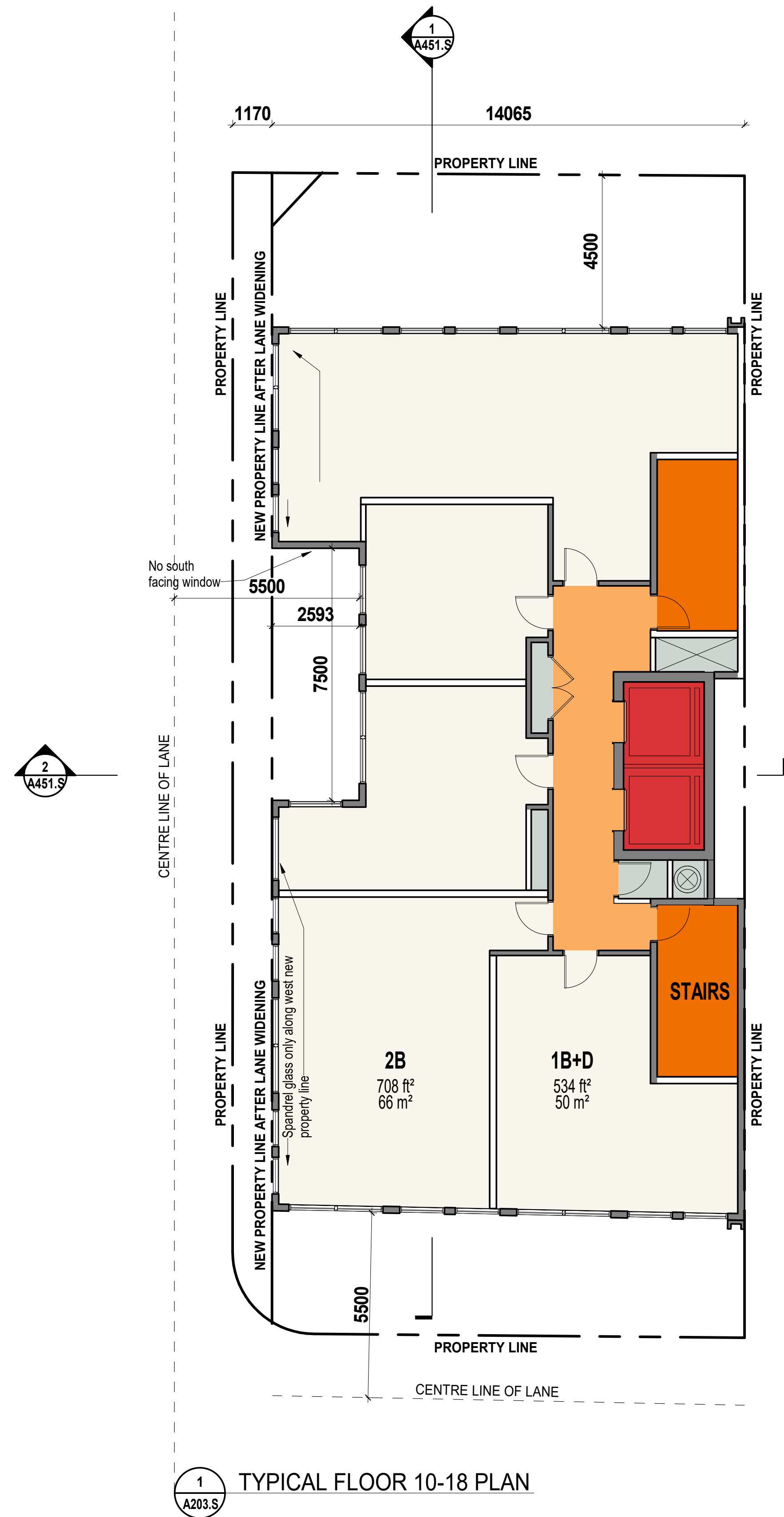
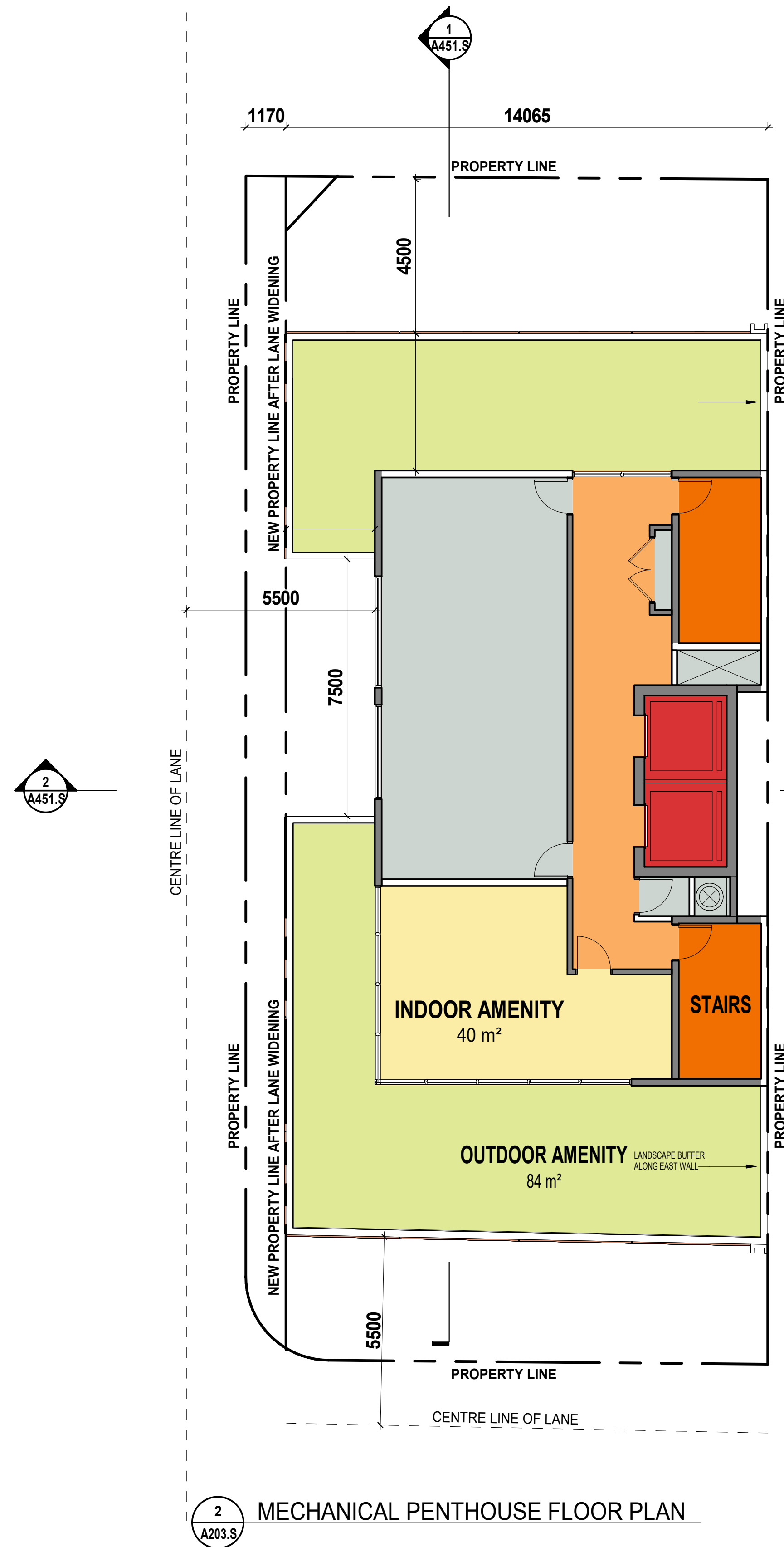
18035 1 : 100 JK SSC
PROJECT SCALE DRAWN REVIEWED

Mezzanine, Typical Level 2-6,
and Typical Level 7-8 Floor
Plans

A202.S

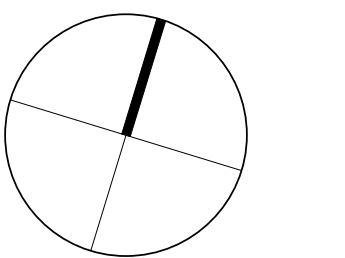
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t 416 598 1240 www.bdpquadrangle.com

11 Pleasant Boulevard

TORONTO, ON
for
Resident

18035 1 : 100 JK SSC
PROJECT SCALE DRAWN REVIEWED

Typical Level 10-18 and MPH
Plan

A203.S

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1 NORTH ELEVATION



2 WEST ELEVATION

3 SOUTH ELEVATION

LEGEND:

- BR-1 BRICK - COLOUR 1
- MT-1 PLATE ALUM CLADDING SYSTEM - COLOUR 1
- PP-1 WINDOW SYSTEM METAL SPANDREL
- VG-1 RESIDENTIAL VISION GLASS - IGU
- SG-1 SPANDREL GLASS - COLOUR 1
- GL-1 RAILING GLASS
- LV-1 ARCHITECTURAL LOUVRE

2025-09-11 Settlement

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The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
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11 Pleasant Boulevard
TORONTO, ON
for Resident

18035 1:150 ME SSC
PROJECT SCALE DRAWN REVIEWED

Building Elevations

A401.S

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Perspective view looking at northwest corner

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11 Pleasant Boulevard

TORONTO, ON
for
Resident

18035 NTS JK SSC
PROJECT SCALE DRAWN REVIEWED

Render View

A900.S

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