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September 25, 2025

Via Email (cameron.mckeich@toronto.ca; adrienne.debacker@toronto.ca)

With Prejudice

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To Whom it May Concern:

**Re: Settlement Offer – 65-81 McCormack Street
Ontario Land Tribunal Case No. OLT-24-000005
City of Toronto Planning Application No. 22 123884 WET 05 OZZ**

We represent Greenline Renovations Plus Ltd. (the “**Owner**”), the controlling mind over the registered owners of the lands municipally known as 65-81 McCormack Street (the “**Subject Property**”) in the City of Toronto (the “**City**”). On March 7, 2022, the Owner submitted applications to amend the City’s Official Plan and the City of Toronto Zoning By-law No. 569-2013 (City Application No. No. 22 123884 WET 05 OZ – the “**Application**”) as it relates to the Subject Property. The Application was deemed complete by the City on December 15, 2022.

Pursuant to subsections 22(7) and 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13 (the “**Planning Act**”), on December 19, 2023, the Owner appealed the Application to the Ontario Land Tribunal (the “**Tribunal**”), which appeal was assigned Tribunal Case No. OLT-24-000005 (the “**Appeal**”). In its order dated January 15, 2025, the Tribunal set a nine-day hearing for the Appeal scheduled to commence on November 18, 2025.

Further to our productive and fruitful discussions with City staff, we write to make a with prejudice offer to settle the Appeal with the City in its entirety (the “**Settlement Offer**”).

The Settlement Offer terms are as follows:

1. Settlement Plans

The zoning by-law amendment and official plan amendment will permit the proposed mixed-use development subject to the matters expressly set out herein (the “**Development**”), substantially in accordance with the set of plans and drawings and site

statistics which is attached hereto as Schedule "A" (the "**Settlement Plans**"), which include the following:

- (a) two mixed-use buildings (a 14-storey west building and a 17-storey east building, excluding mechanical penthouses), comprised of:
 - (i) a maximum of 29,360 square metres of residential gross floor area, inclusive of the units identified on the Settlement Plans as "Residential*"; and
 - (ii) a minimum of 440 square metres of non-residential gross floor area, located along the McCormack Street frontage as identified in the Settlement Plans;
- (b) for the portions of the Development depicted in the Settlement Plans as "Residential*", the zoning by-law will include additional non-residential use permissions, and these Residential* units will be able to be accessed from the exterior of the building(s);
- (c) for the podium and tower portions of the Development, height, massing, and setbacks substantially as depicted in the Settlement Plans, including all first storey non-residential and Residential* units having minimum floor to ceiling heights of at least 4.5 metres;
- (d) the provision of amenity space that meets or exceeds the requirements as set out in the City of Toronto Zoning By-law No. 569-2013;
- (e) a unit mix that meets or exceeds the City's Growing Up Guidelines; and,
- (f) a Privately Owned Publicly Accessible Space (POPS) of a minimum 54 square metres, identified as "POPS Area" on the Settlement Plans, to be shown in the zoning diagram, with POPS easement to be conveyed to the City prior to the earlier of first condominium registration and first residential use of any part of the Development, with the exact size and configuration to be finalized as part of the Site Plan Approval (SPA) process.

The Settlement Plans included alongside this Settlement Offer, if accepted by City Council, are intended to amend the plans previously submitted to the Tribunal for the Appeal.

2. **Other Settlement Terms**

The Owner also agrees to the following:

- (a) The provision of affordable housing in accordance with the requirements of Site and Area Specific Policy (SASP) 437(j) of the City's Official Plan (the "**Affordable Housing Commitment**"). For additional clarity, pursuant to Policy 437(j)(ii), the Affordable Housing Commitment shall not apply if the Development is purpose-built rental;

- (b) The Hazard Lands, being the lands south of the red line identified as “LTSTOS BUFFER 10m” on the Settlement Plans will be redesignated *Natural Areas* in the Official Plan, and rezoned to “Open Space – Natural Zone (ON) in the zoning by-law.
- (c) The Owner’s obligations pursuant to s. 42 of the Planning Act shall be satisfied by the payment of cash-in-lieu of parkland dedication, to be paid prior to the issuance of the first above-grade building permit for the Development. For additional clarity, no physical parkland dedication will be conveyed by the Owner as part of the Development;
- (d) A Holding (“H”) Provision shall be placed on the Subject Property, with the full and complete list of conditions for removal being:
 - (i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the Affordable Housing Commitment, if applicable, or confirm that the tenure of the building(s) will be purpose-built rental housing; and
 - (ii) The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, City Planning that identifies the unit mix and unit sizes of the Affordable Housing Commitment, if applicable, or confirmation that the tenure of the building(s) will be purpose-built rental housing.
- (e) Certain matters shall be addressed as part of the Site Plan Approval (SPA) process, including:
 - (i) Details of pedestrian access to the non-residential space identified on the Settlement Plans, and the appropriate landscaping treatment of the street-facing portion of the Subject Property, between the northern façade of the Development and the property line to account for grading changes located therein;
 - (ii) Matters relating to the POPS as set out in section 1(e), above;
 - (iii) The size, type, and location of a fence to be installed on the Subject Property to separate the Development and the lands south of the red line identified as “LTSTOS BUFFER 10m” (the “**Hazard Lands**”) within the Settlement Plans; and
 - (iv) The submission and acceptance of a:
 - A. Re-naturalization Plan for the Hazard Lands, to the satisfaction of the Toronto and Region Conservation Authority (the “**TRCA**”) and the Executive Director, Environment, Climate, and Forestry, and Chief Planner and Executive Director, City Planning; and

- B. Revised Natural Heritage Impact Study, to be peer reviewed by a third-party consultant on behalf of the City to the satisfaction of the Chief Planner and Executive Director, City Planning.
- C. Ravine Stewardship Plan, Erosion and Sediment Control Plan, Landscape Plan and Planting Plan to the satisfaction of the Chief Planner and Executive Director, City Planning, and Executive Director, Environment, Climate, and Forestry.

3. Conditions Prior to the Issuance of a Final Order

The Owner agrees that the following matters will be addressed to the satisfaction of the City prior to the issuance of a final order by the Tribunal allowing the Appeals on the terms set out herein:

- (a) the Official Plan Amendment and Zoning By-law Amendment be finalized, in a form and content acceptable to the City Solicitor and Executive Director, Development Review
- (b) The Owner has addressed all outstanding issues identified within the Engineering and Construction Services correspondence dated October 30, 2023, to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services;
- (c) The Owner has submitted a revised Transportation Impact Study including all requested revisions identified within the Engineering and Construction Services correspondence, dated October 30, 2023, to the satisfaction of the General Manager, Transportation Services;
- (d) The Owner has submitted a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director of 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 Development and/or any upgrades that may be required. The Owner shall also provide the Servicing Report Groundwater Summary, Foundation Drainage Summary Form, Foundation Summary Form Technical Brief, and the Hydrological Review Summary to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services. Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report and/or the Transportation Impact Study, 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, at no cost to the City, to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services and General Manager, Transportation Services;

- (e) The Owner has provided a Pedestrian Level Wind Study, in accordance with the City's Terms of Reference, with such report to be reviewed and recommendations implemented as part of the Zoning By-law and/or secured in a development agreement, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- (f) The Owner has submitted an Electromagnetic Field (EMF) Management Plan to be peer reviewed at the owner's expense, with recommendations to be implemented to the satisfaction of the Chief Planner and Executive Director, City Planning;
- (g) The Owner has satisfactorily addressed matters from the Urban Forestry, Tree Protection and Plan Review and provided required materials, including a Public Utilities Plan and a Site Grading Plan, all to the satisfaction of the Executive Director, Environment, Climate, and Forestry;
- (h) The Owner has submitted a phasing plan to demonstrate, to the satisfaction of the Executive Director, Development Review, how the required non-residential gross floor area will be achieved;
- (i) The Owner has made revisions to meet the Toronto Green Standard requirements current as at the time of zoning application, if applicable, to the satisfaction of the Executive Director, Development Review;
- (j) The submission and acceptance of a Compatibility and Mitigation Study (including air quality and noise and vibration assessments), which shall be peer reviewed at the owner's expense, with recommendations to be implemented to the satisfaction of the Executive Director, Development Review; and
- (k) The Owner has provided an updated Geotechnical Study and/or Erosion Hazard Assessment to the satisfaction of the Chief Planner and Executive Director, City Planning and the TRCA.

4. Settlement Offer Conditions

This Settlement Offer is conditional on:

- (a) City Council accepting this Settlement Offer during its meeting scheduled for October 8 – 10, 2025;
- (b) the City consenting to the Owner requesting a settlement hearing for the Appeal, to be held during the hearing scheduled for the Appeal, for the issuance of an interim order by the Tribunal approving the Development and the Settlement Plans in principle (however, should the conditions outlined in Section 3 herein be cleared prior to the settlement hearing, the City will consent to the Owner

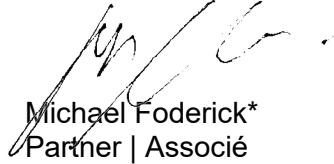
requesting the issuance of a final order by the Tribunal approving the Development at the settlement hearing).

This Settlement Offer is made with prejudice.

Should you require further information please do not hesitate to contact our office.

Sincerely,

McCarthy Tétrault LLP

A handwritten signature in black ink, appearing to read 'Michael Foderick', is written over the printed name and title.

Michael Foderick*
Partner | Associé

MF/JC
Attachment

SCHEDULE "A"

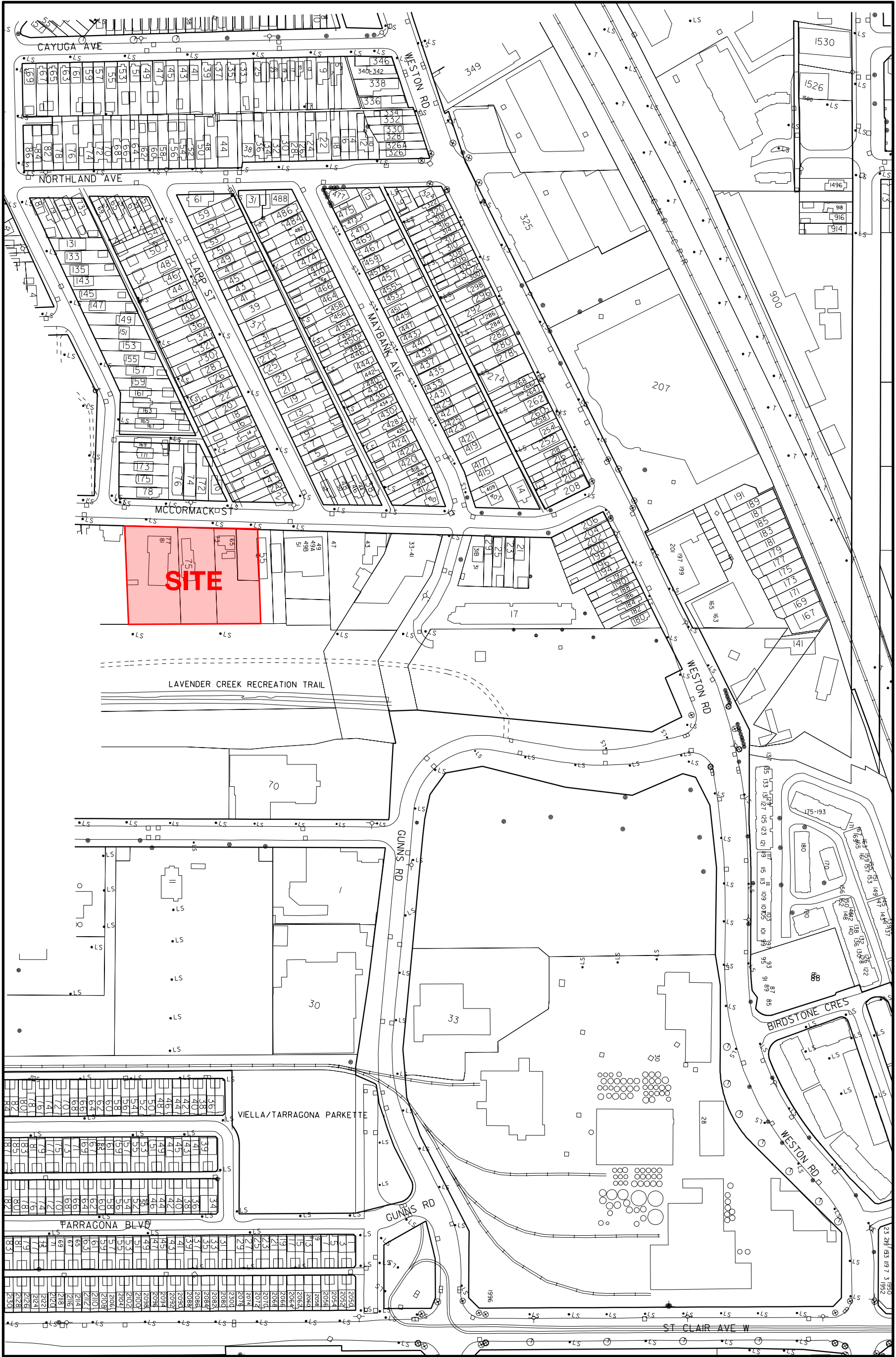
Settlement Plans, prepared by TACT Architecture, dated September 25, 2025

225517/542145
MTDOCS 62291109

Cameron McKeich, Solicitor, Adrienne DeBacker, Solicitor - September 25, 2025

STATISTICS SUMMARY

MUNICIPAL ADDRESS		65-81 McCormack Street		
TOTAL GFA		sm	29,796.4	sf 320,726.0
FSI		x	4.604	
TOTAL UNITS			370	
GROSS SITE AREA		sm	6,472.0	sf 69,664
UNDEVELOPABLE AREA (LTSTOS SETBACK)		sm	1,155.4	sf 12,437
NET SITE AREA (EXCLUDES UNDEVELOPABLE AREA BELOW LTSTOS)		sm	5,316.6	sf 57,227
BUILDING			A	B
TOTAL GROSS FLOOR AREA		sm	14,136.3	15,660.1
RESIDENTIAL GFA		sm	13,187.7	14,660.0
RESIDENTIAL* GFA		sm	757.9	750.2
NON-RES GFA		sm	190.7	249.9
MAXIMUM HEIGHT		m	43.73	53.78
		storeys	14 ST	17 ST
INDOOR AMENITY	Required	sm	362.0	378.0
	Proposed	sm	388.4	382.1
OUTDOOR AMENITY	Required	sm	740.0	
	Proposed	sm	761.2	
UNIT COUNT BREAKDOWN			181	189
STUDIO			1 1%	0%
1 BD			101 56%	88 47%
2 BD			61 34%	81 43%
3 BD			18 10%	20 11%
RESIDENTIAL* UNITS (included in unit counts above)			6	5
VEHICLE PARKING RATES			REQUIRED / MAX	PROVIDED
VISITOR			41	41 †
RESIDENTIAL			357	127
NON-RESIDENTIAL & RESIDENTIAL*			-	- †
TOTAL VEHICULAR PARKING			398	168
ACCESSIBLE (INCL. IN TOTAL)			6	6
E.V.S.E. (INCL. IN TOTAL)			34	34
BICYCLE PARKING RATES				
LONG-TERM RESIDENTIAL			333	348
SHORT-TERM RESIDENTIAL			74	75
LONG-TERM NON-RES & RESIDENTIAL*			-	5
SHORT-TERM NON-RES & RESIDENTIAL*			-	7
Notes: 1. All GFA numbers calculated per City of Toronto Zoning By-law 569-2013. 2. Amenity space for BLDG A & B provided at 2.0 sm/unit of indoor amenity and 2.0 sm/unit of outdoor amenity. 3. Refer to report prepared by Nexttrans Consulting Eng.s for vehicle and bicycle parking information. † Visitor parking and Non-Res & GF Res. parking are shared.				



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file: 2106_65-81_McCormack_St_v.19.1
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job title
65-81 McCormack St

client
Greenline Renovations Plus

sheet title
Statistics & Property Data Map

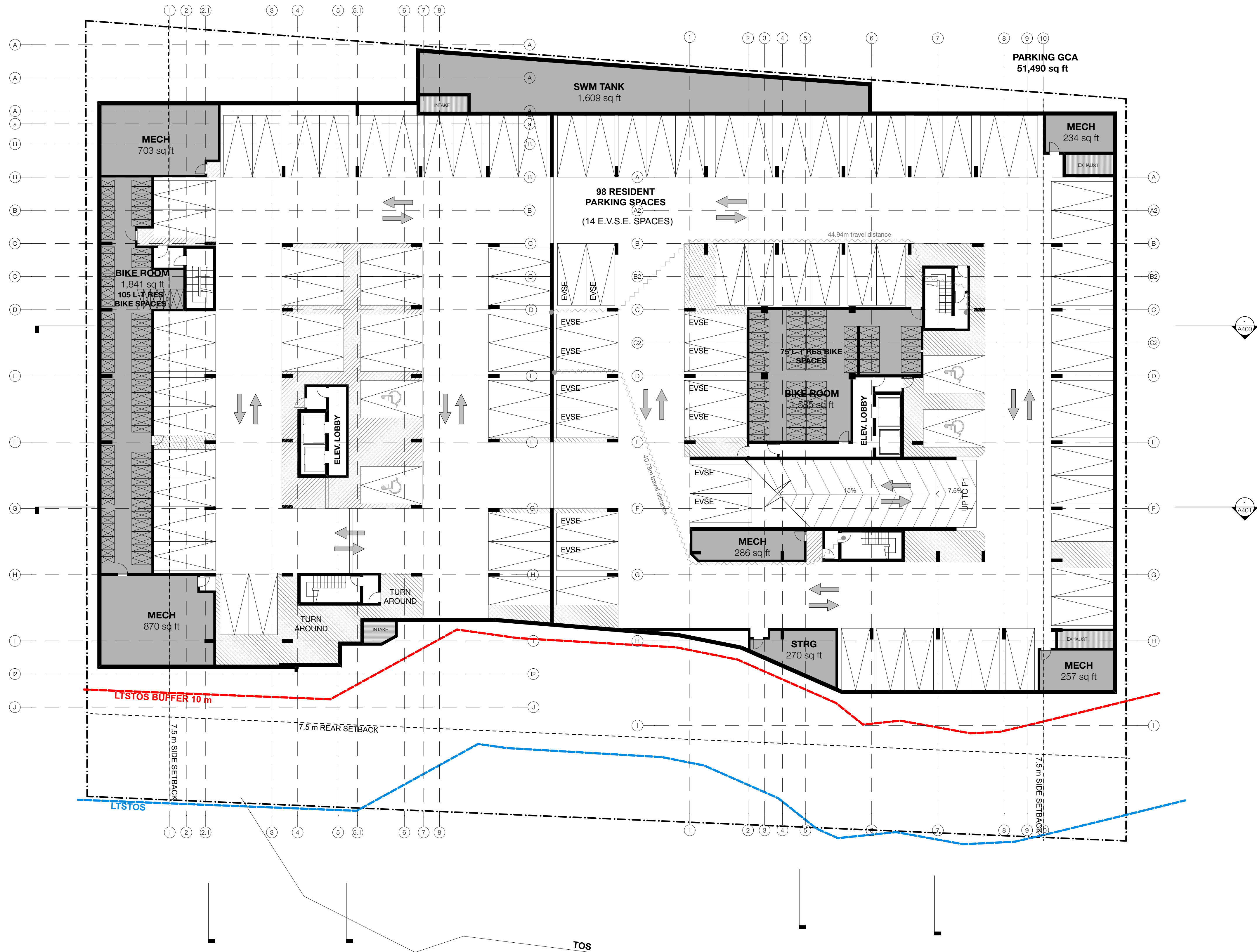
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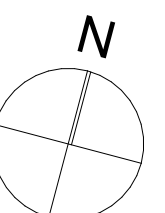
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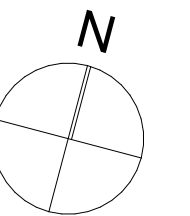
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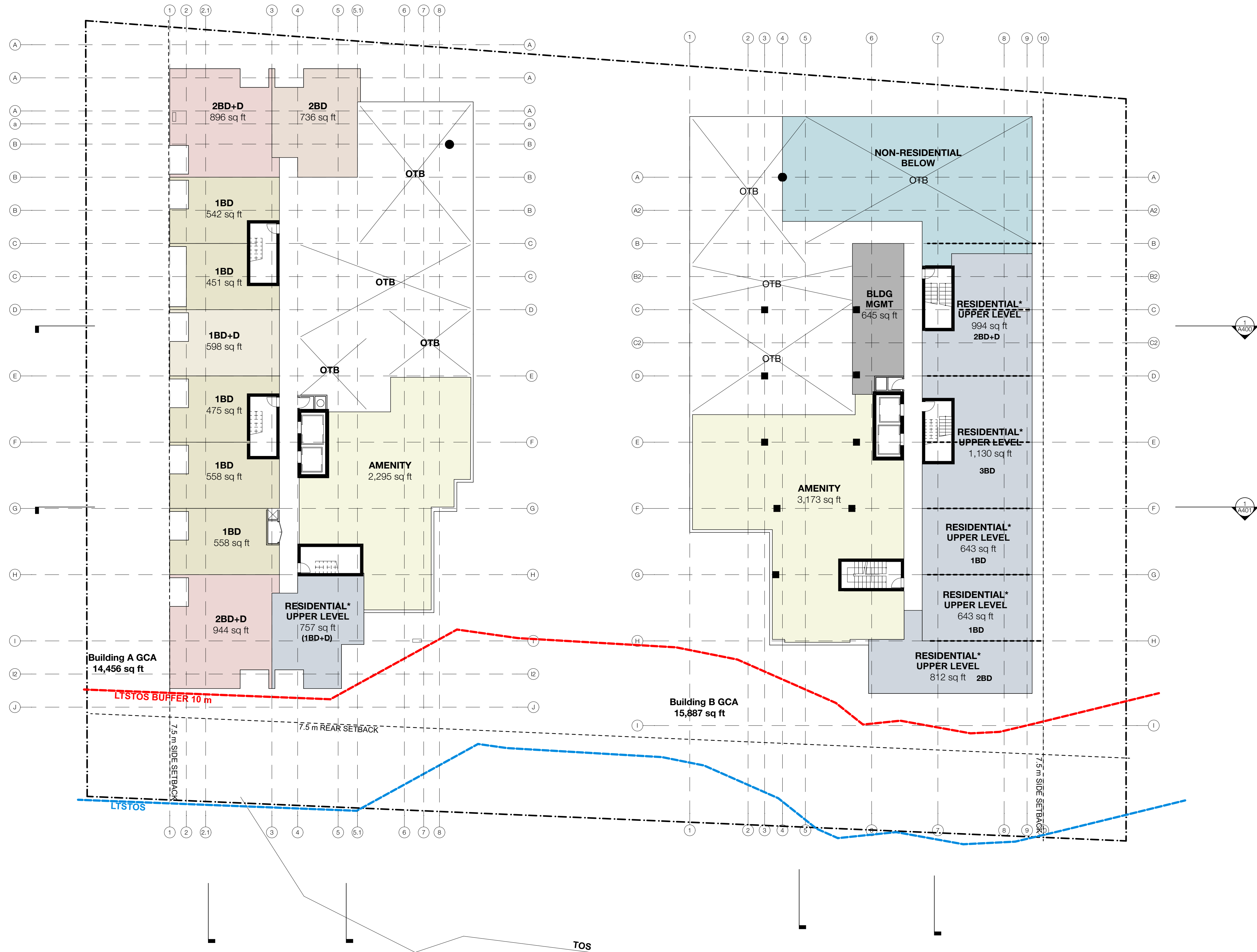
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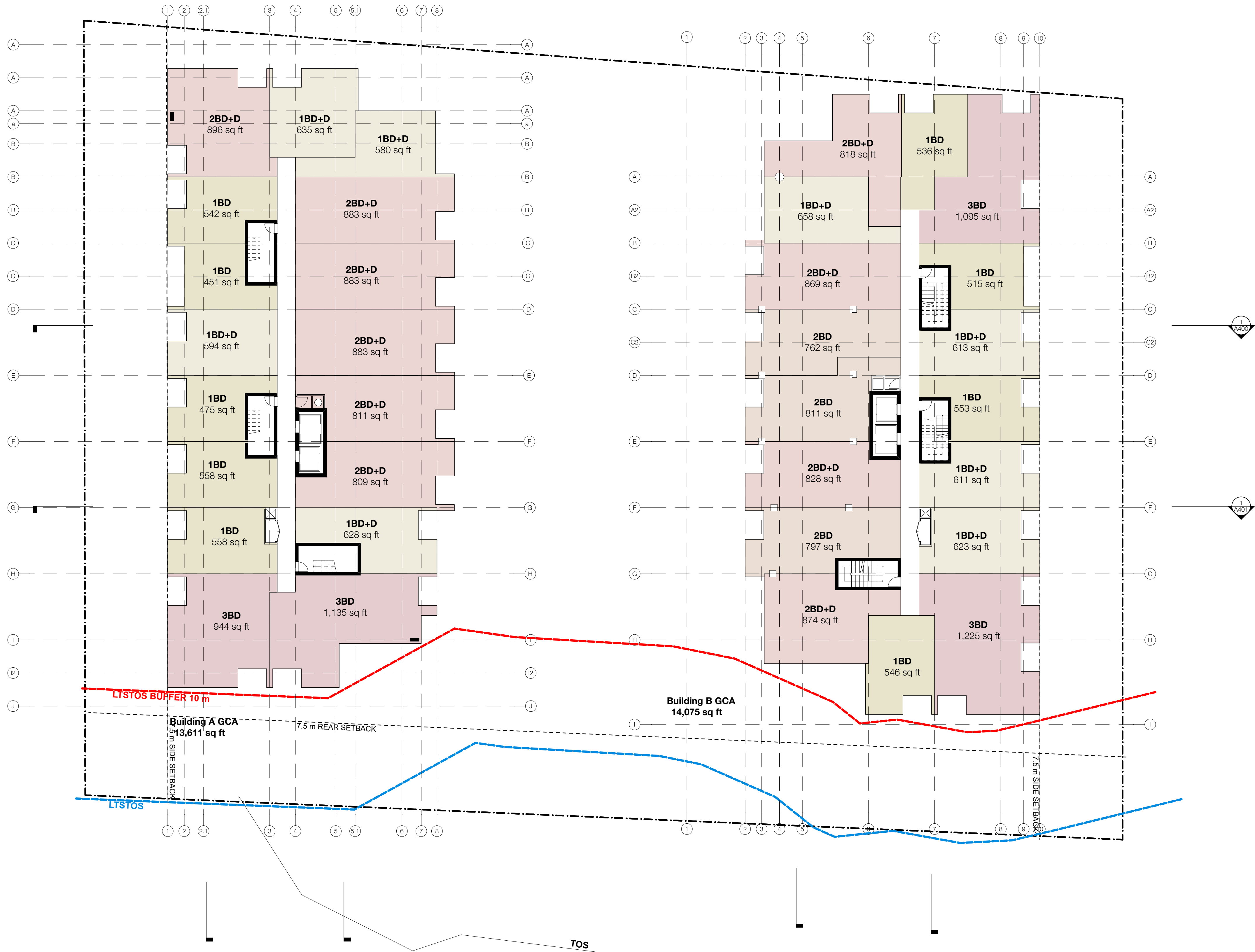
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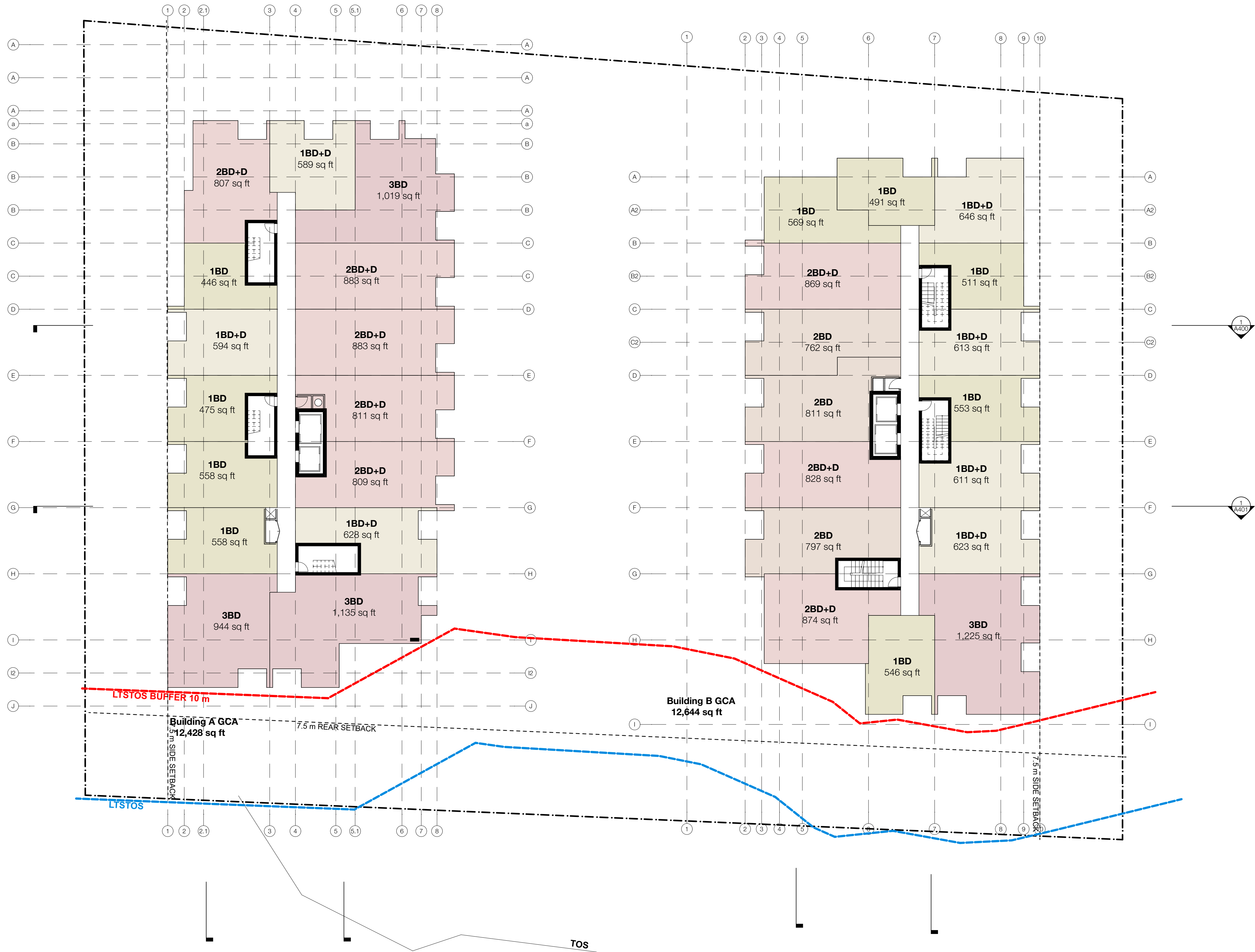


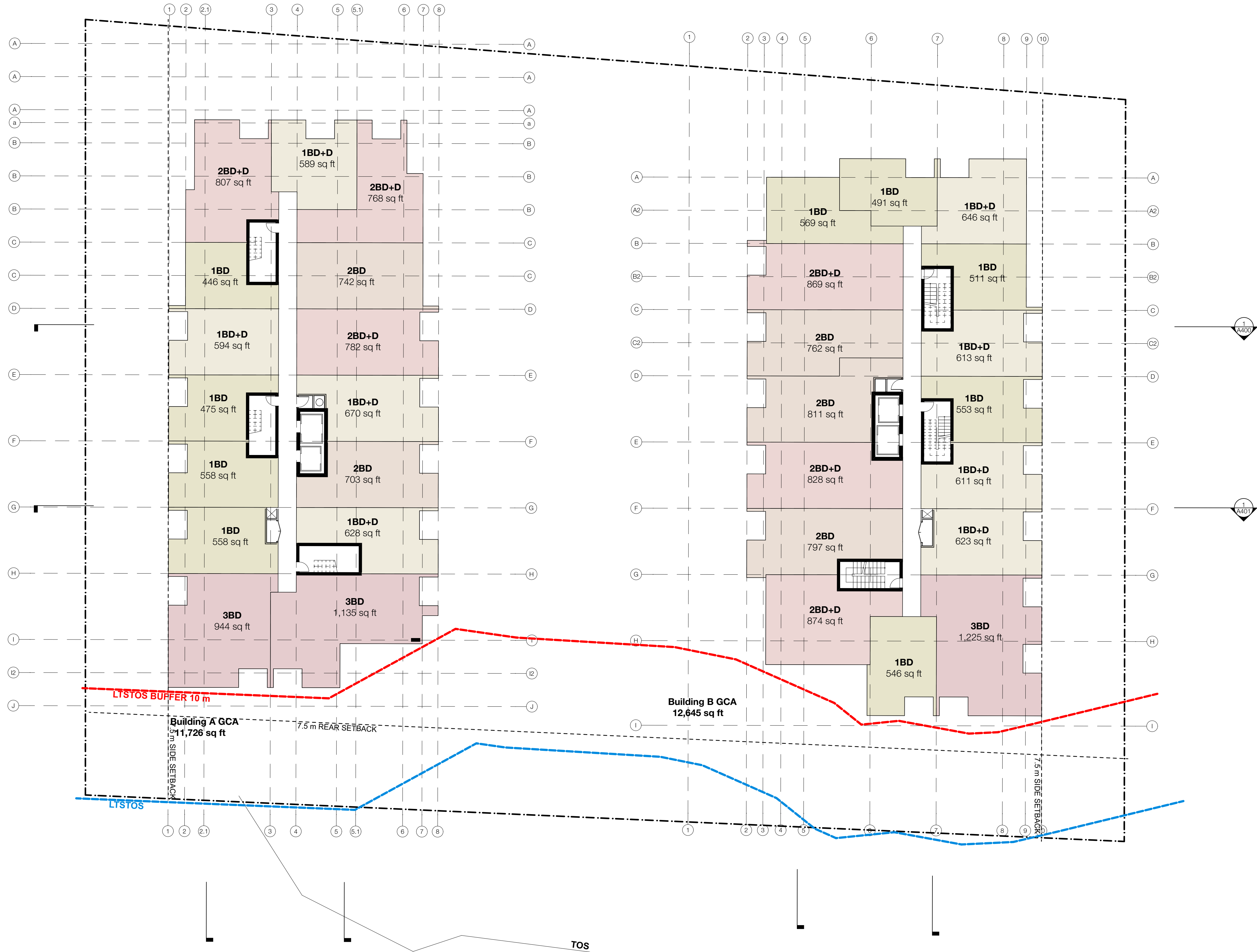
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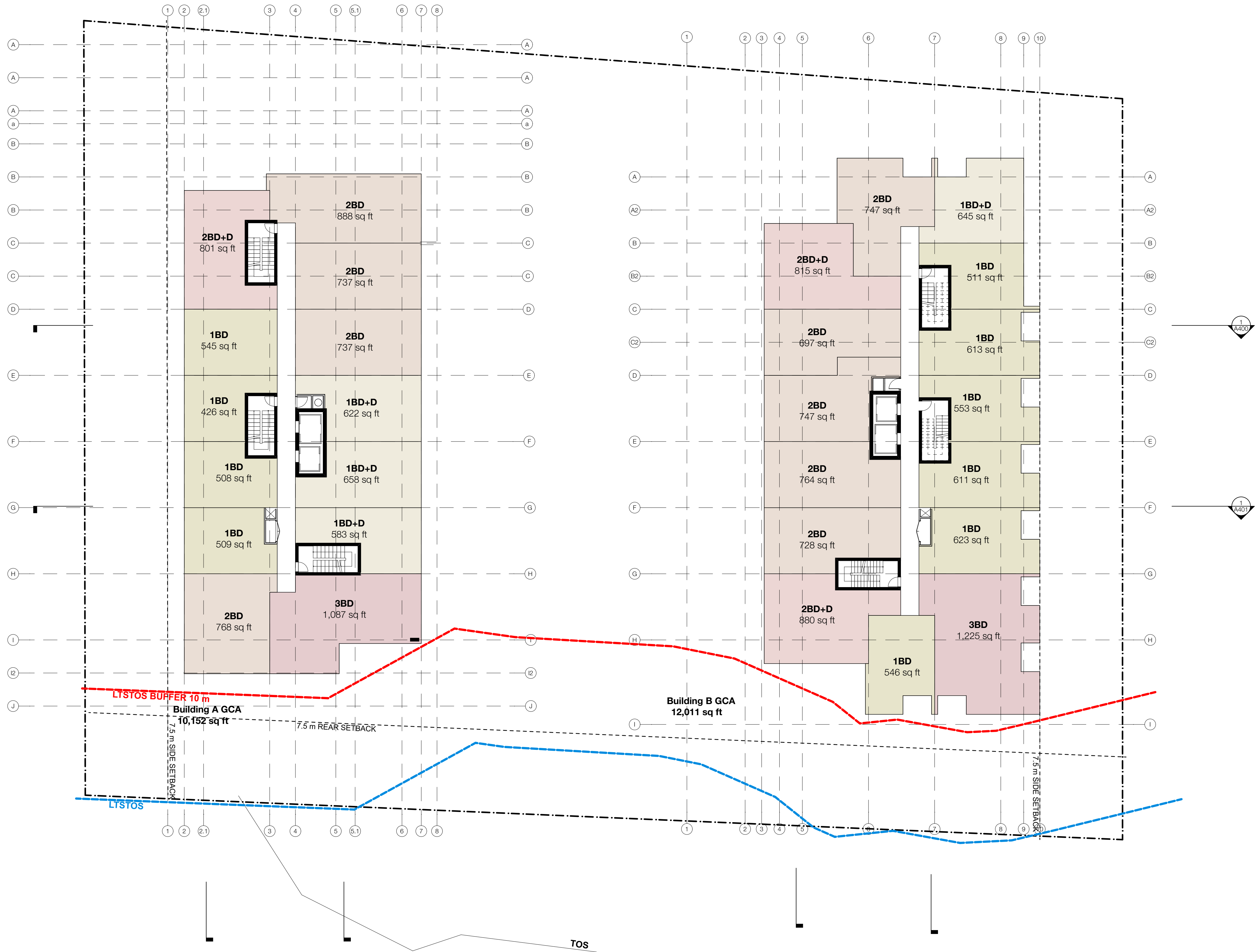
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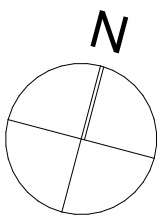












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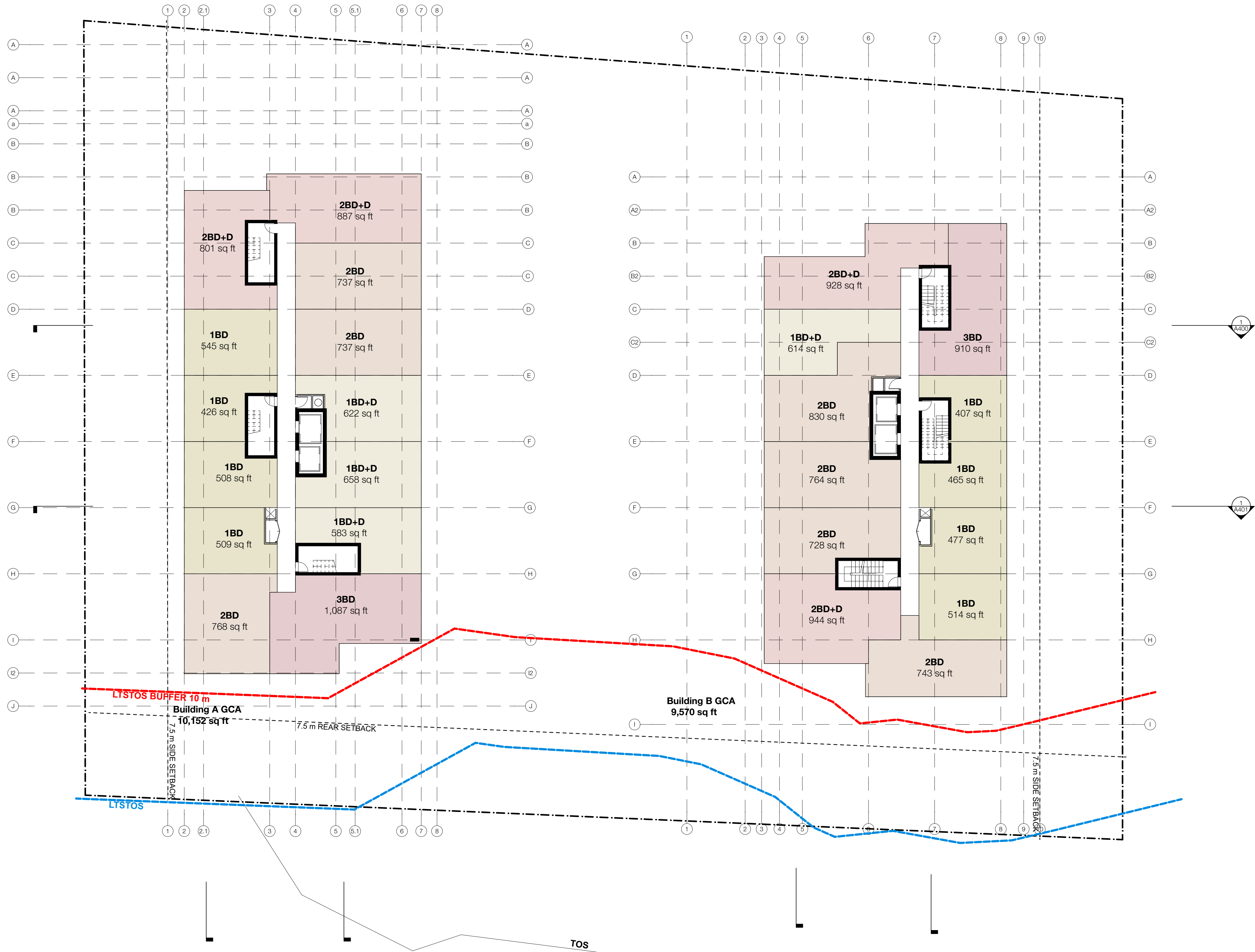
Greenline Renovations Plus

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9F - 10F

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job title
65-81 McCormack St

client
Greenline Renovations Plus

sheet title
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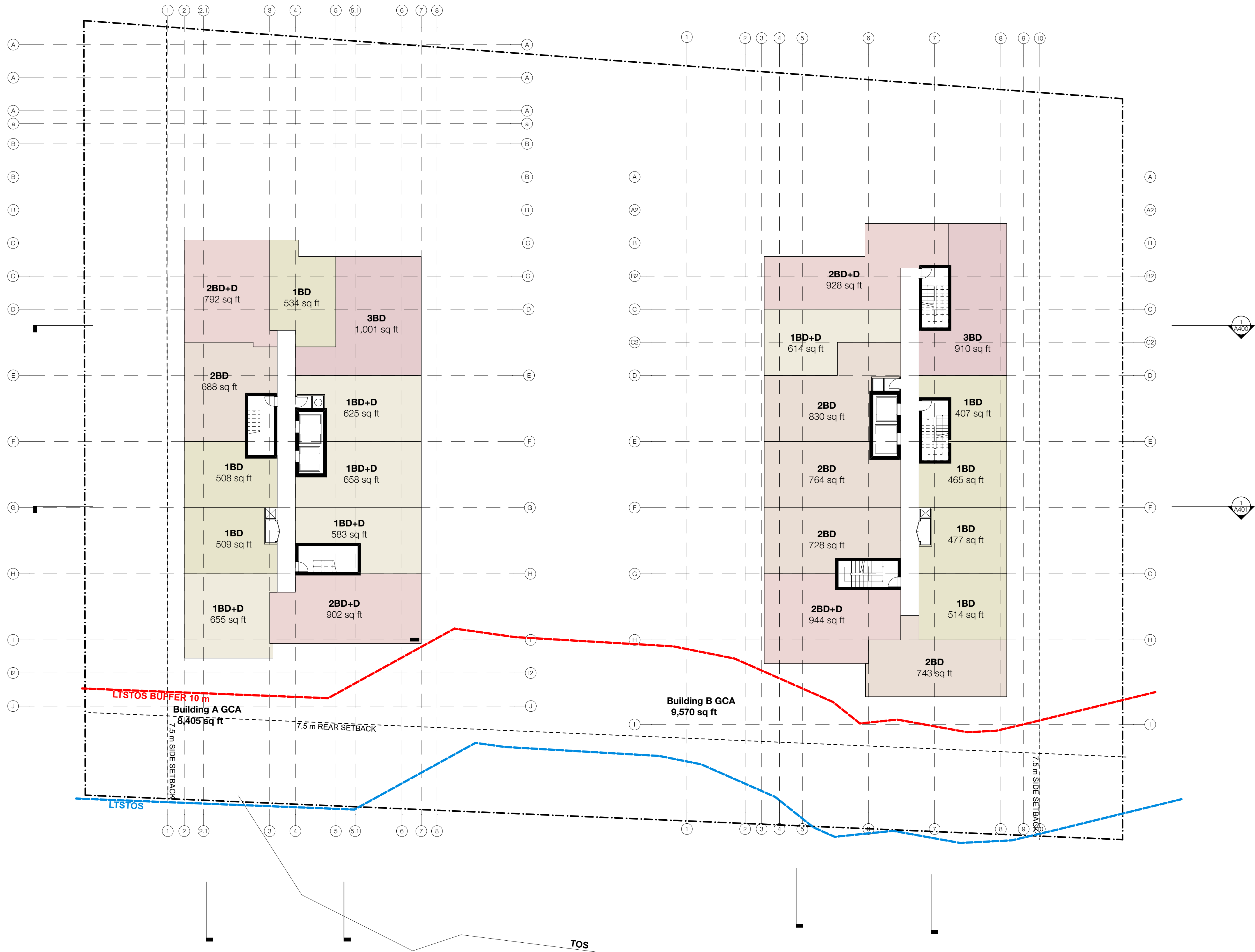
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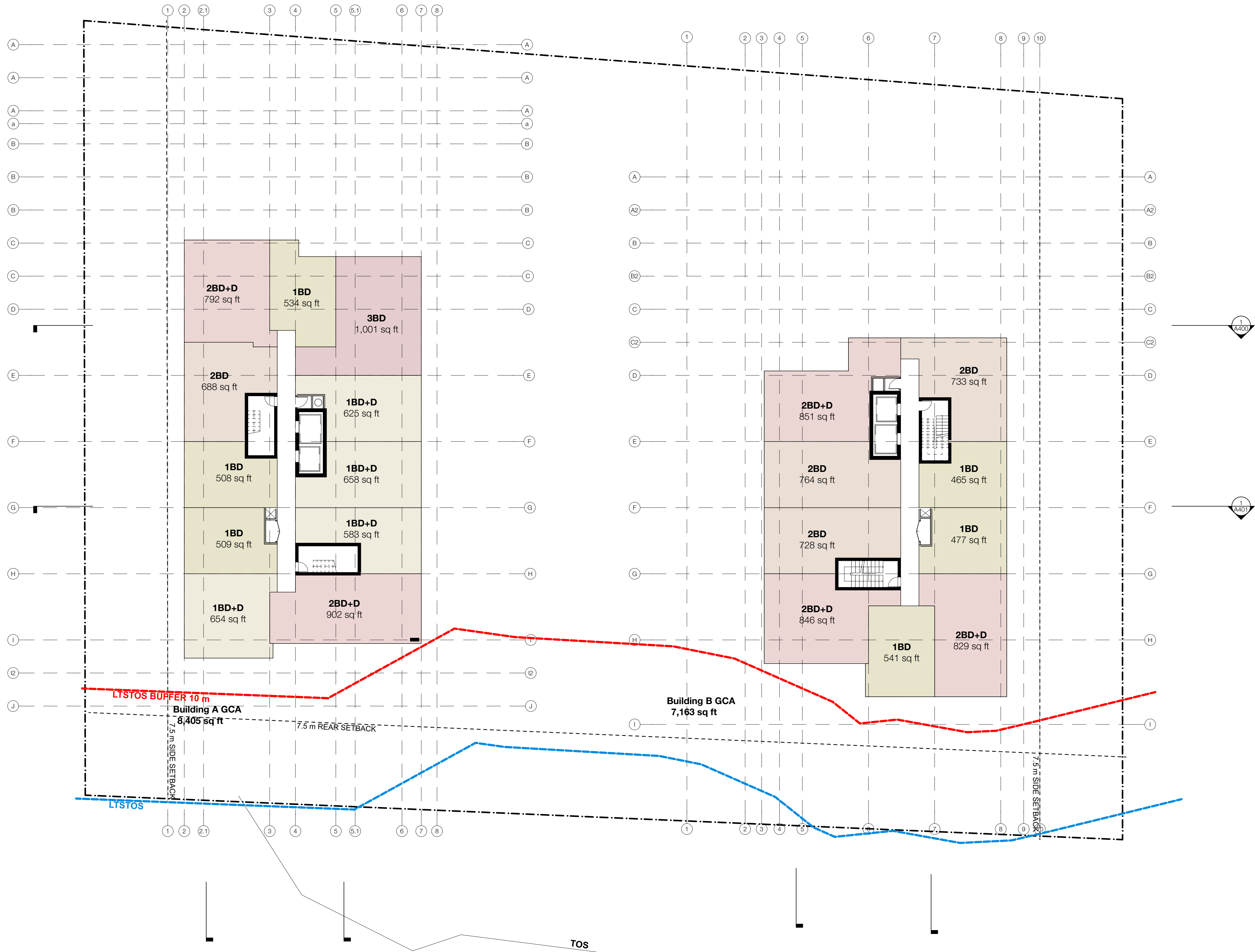
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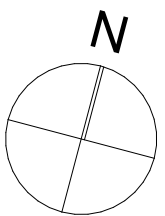
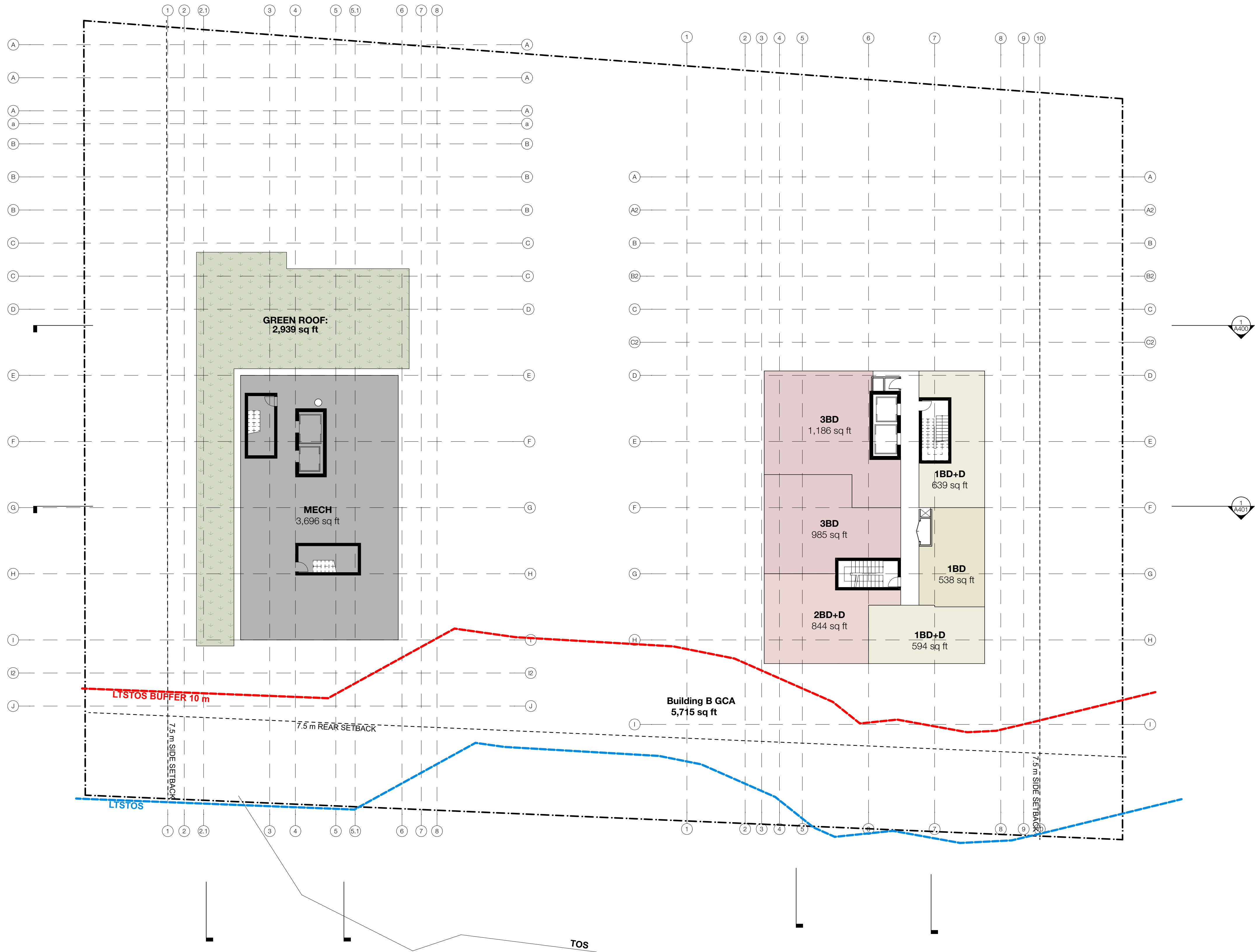
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job title
65-81 McCormack St

client
Greenline Renovations Plus

sheet title
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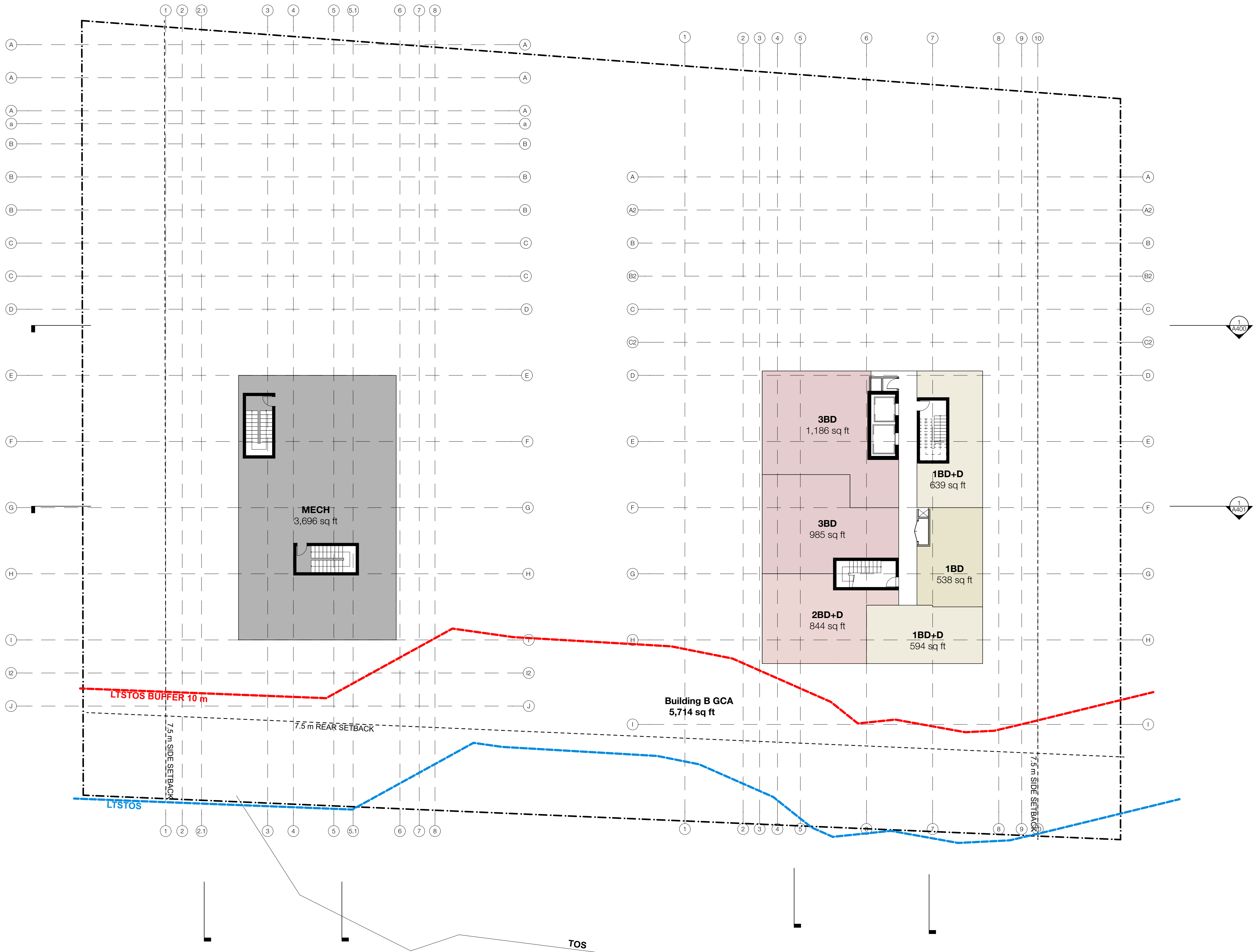
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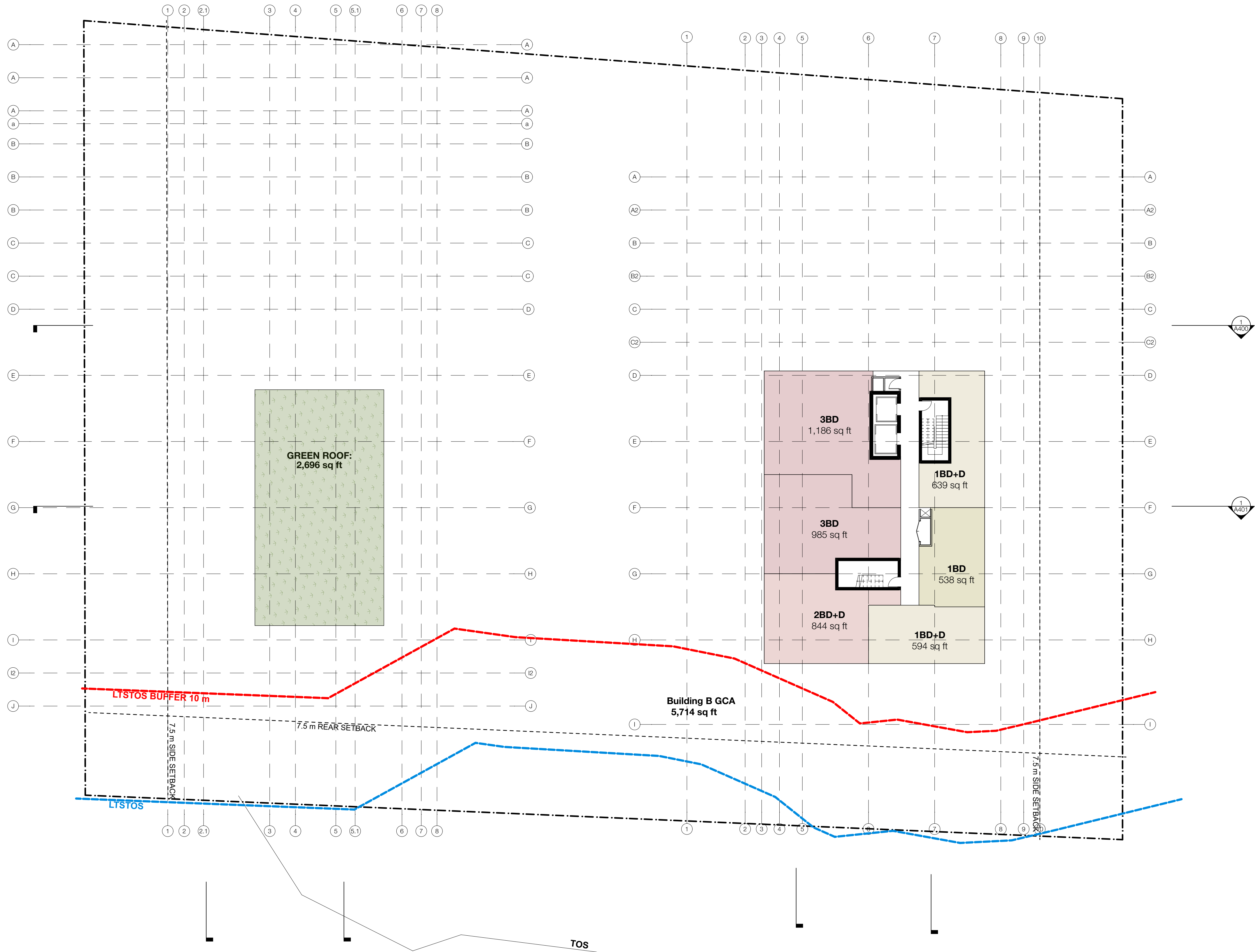
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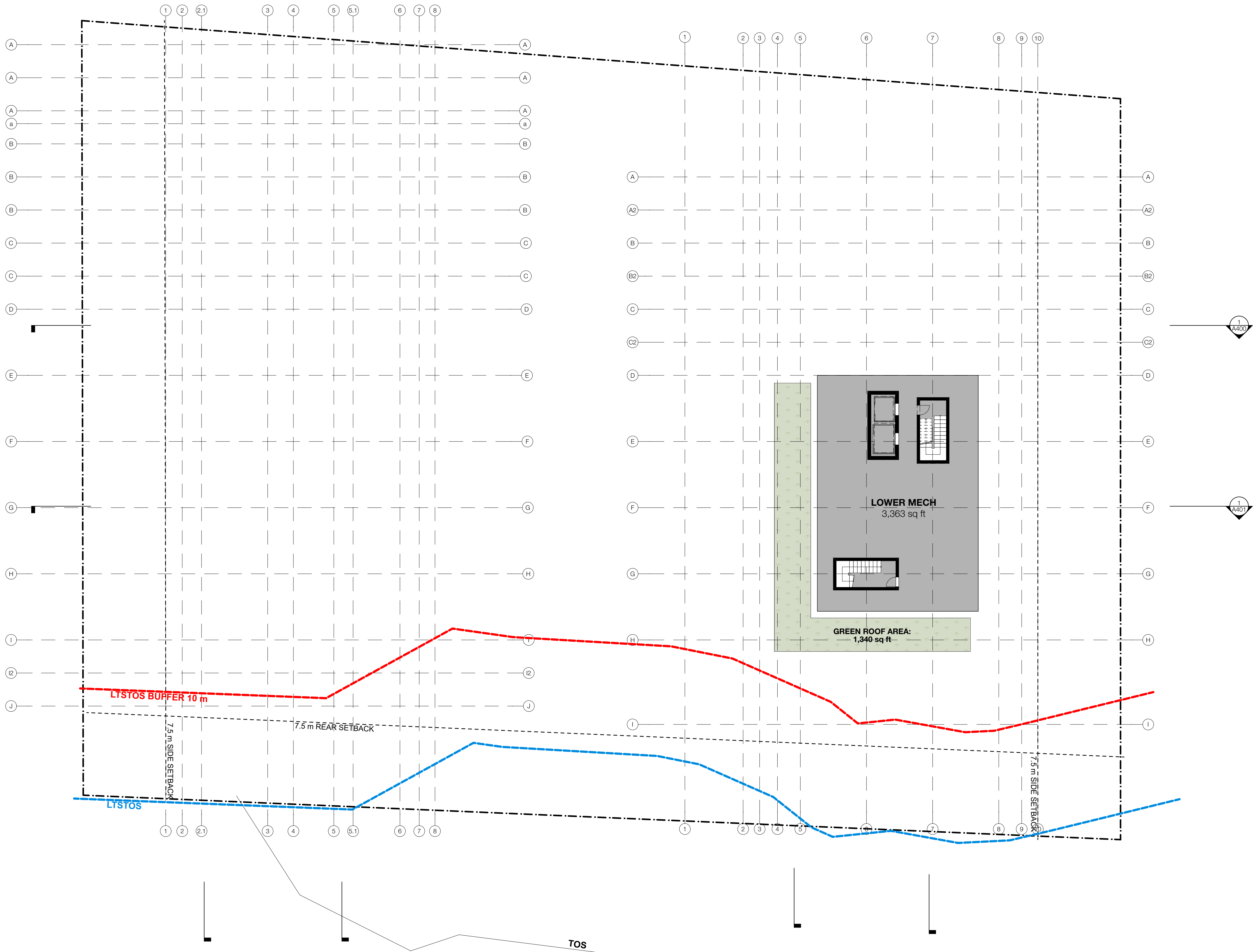
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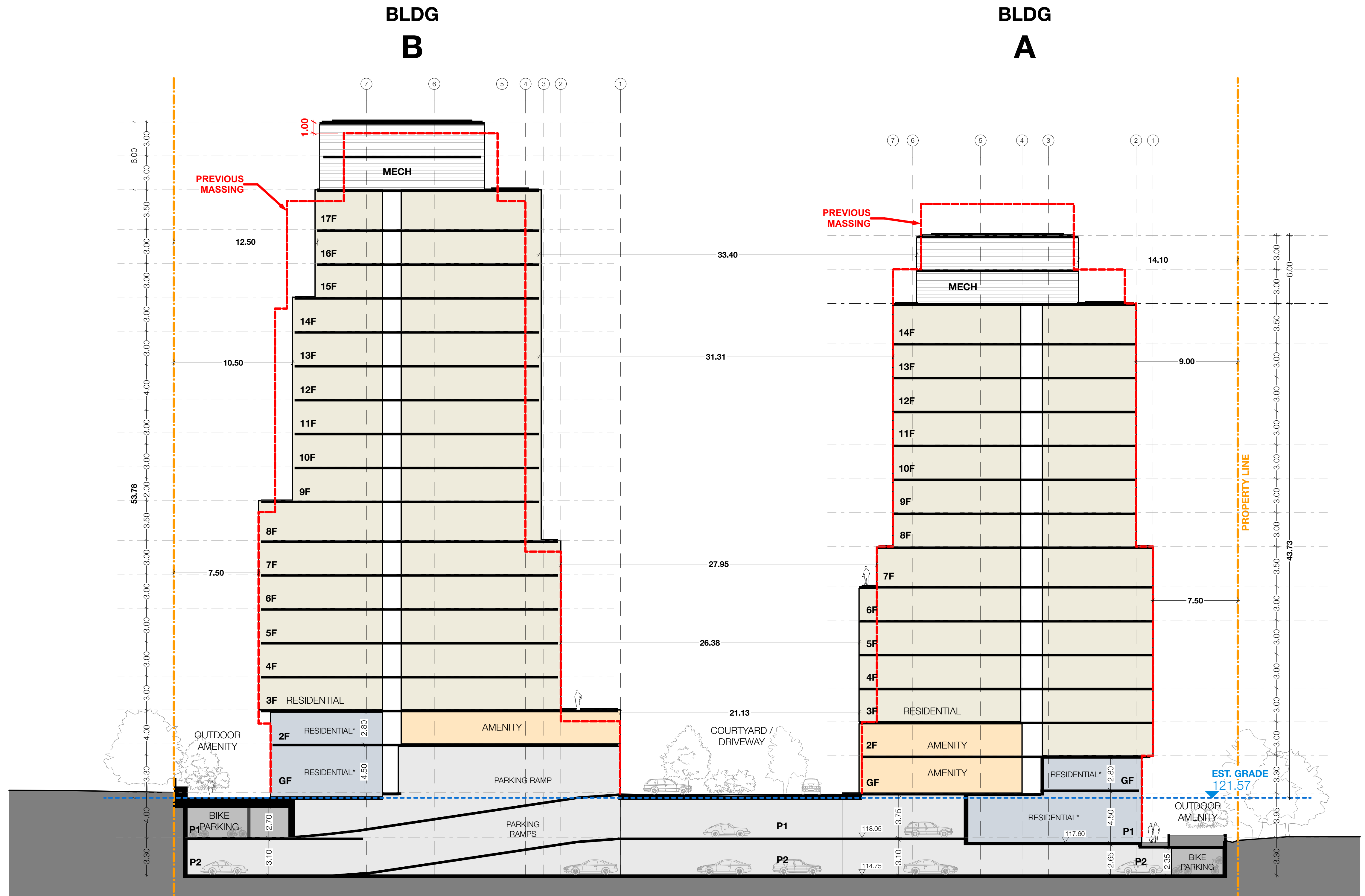
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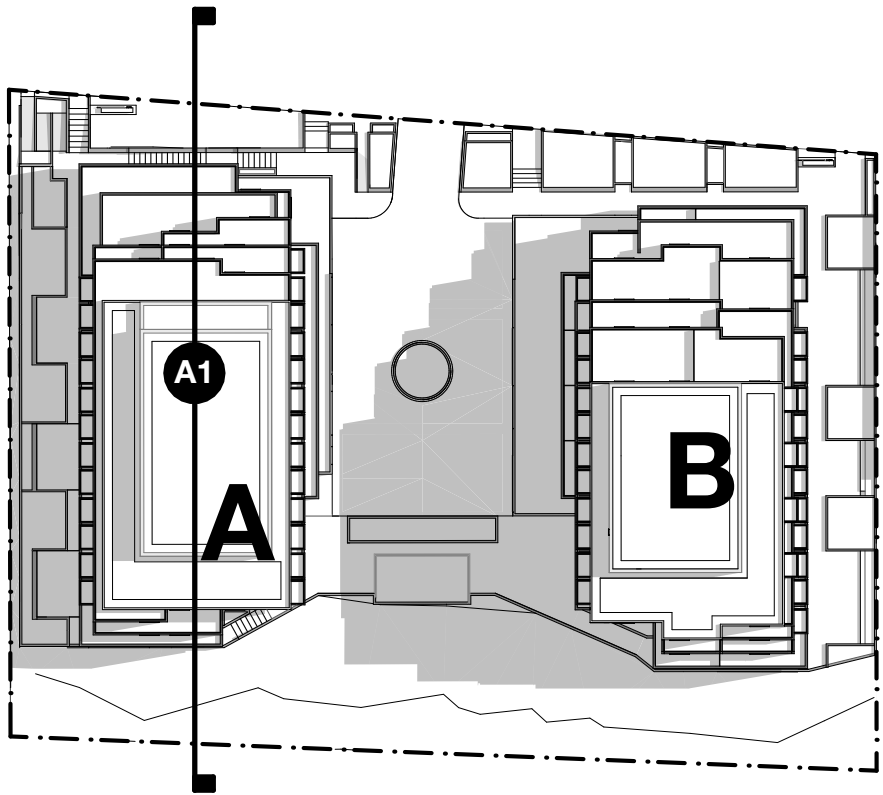




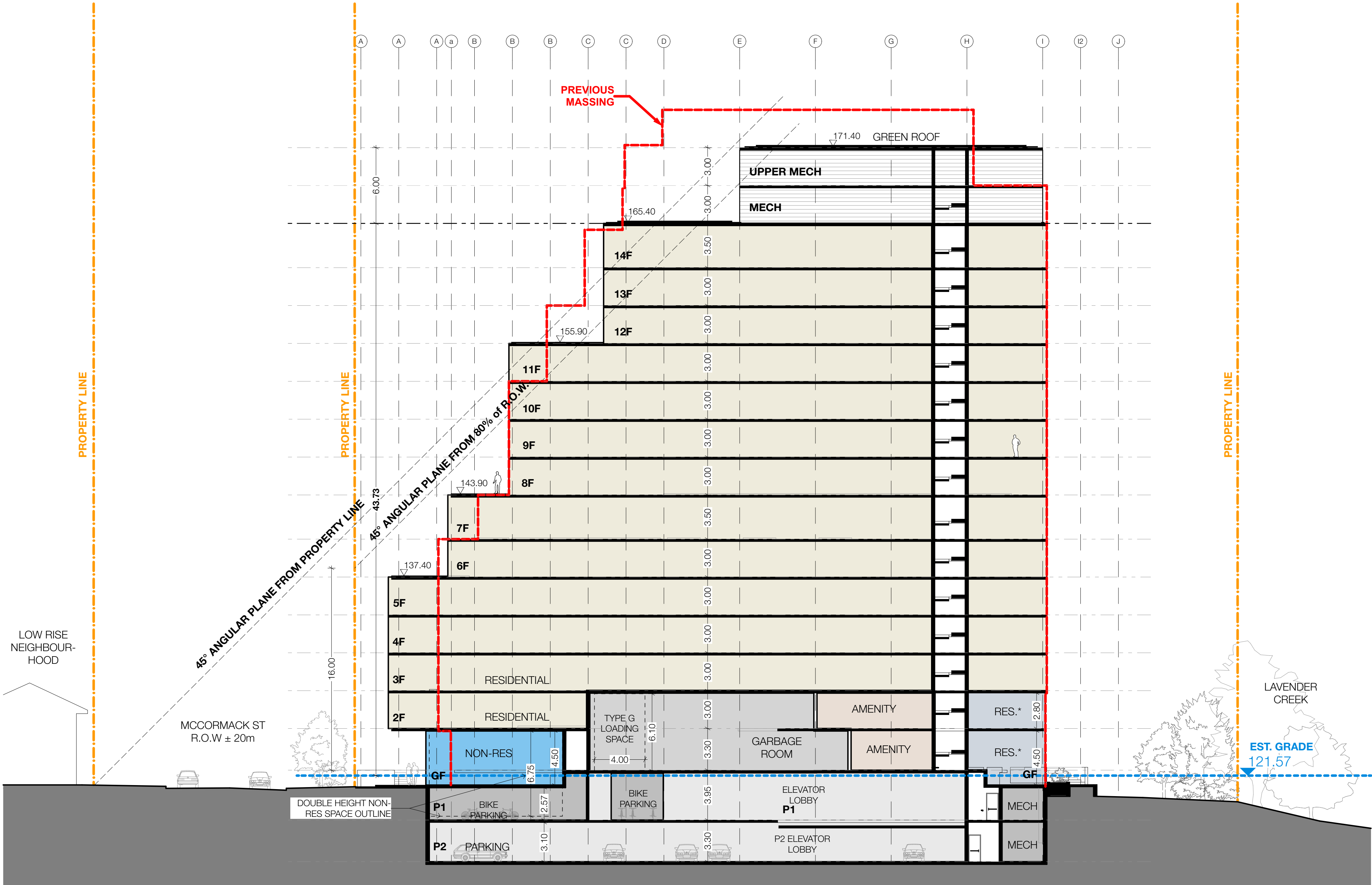




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1 SECTION A1
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sheet title
Section A1

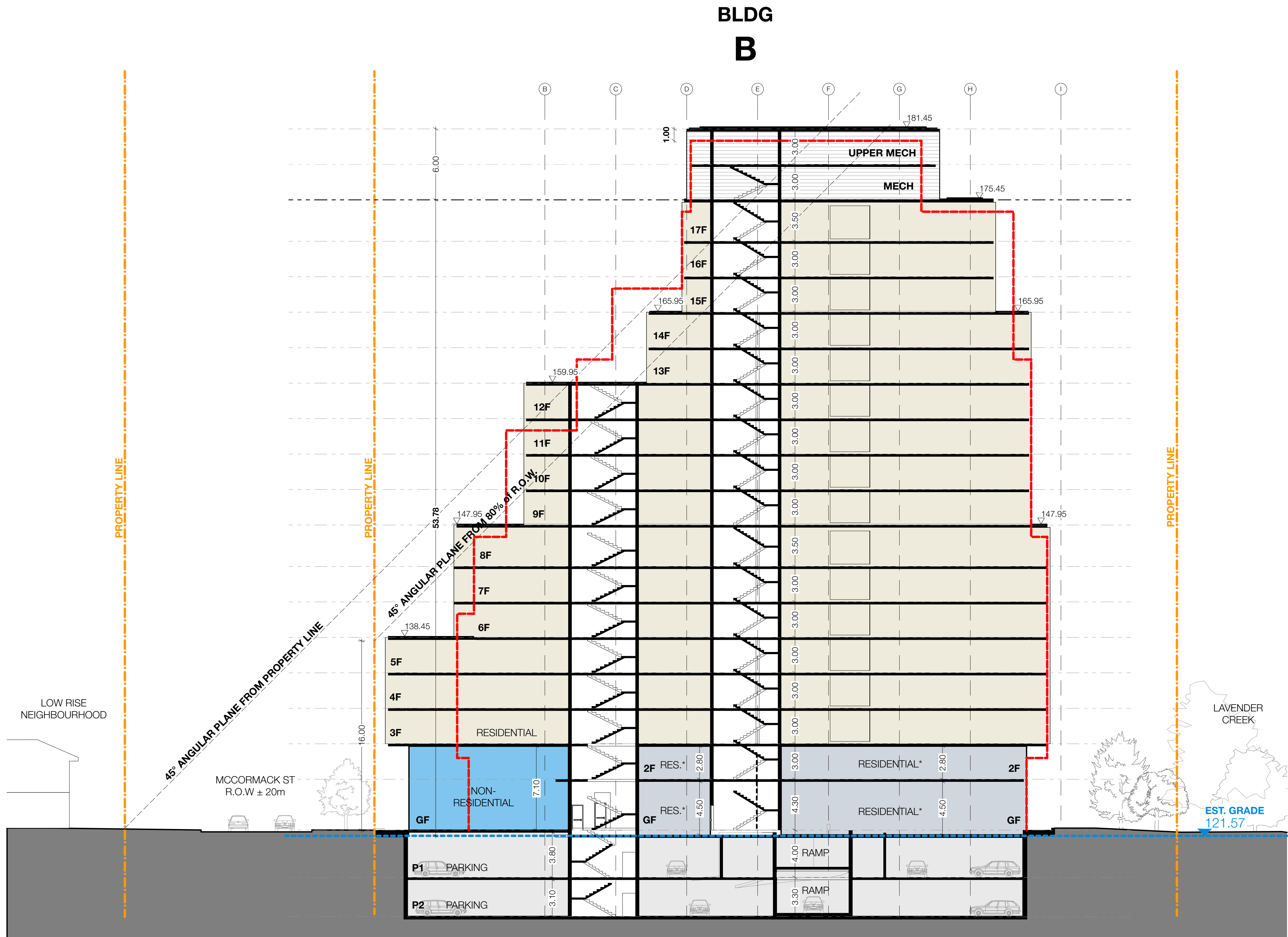
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1 SECTION B1
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65-81 McCormack St

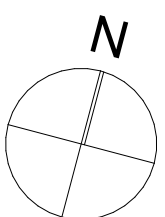
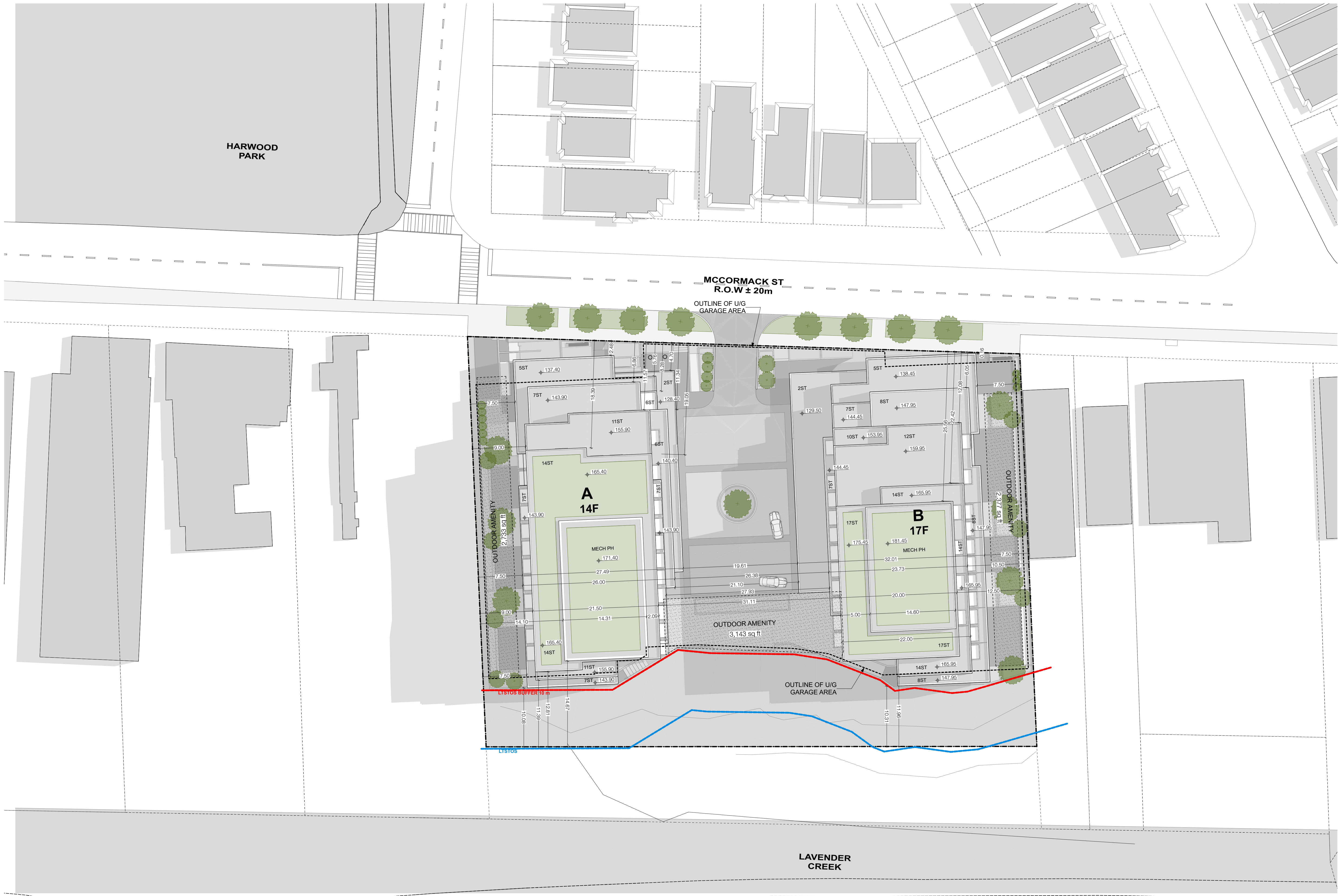
Greenline Renovations Plus

Section B1

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job title
65-81 McCormack St

client
Greenline Renovations Plus

sheet title
Roof Plan

drawn by
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checked by
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job number
2106

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