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WITHOUT PREJUDICE

September 19, 2025

VIA EMAIL

Jamie Dexter and Cameron McKeich
Lawyers, Planning & Administrative Tribunal Law
City of Toronto, Legal Services Division
Metro Hall, 26th Floor
55 John Street
Toronto, ON M5V 3C6

Dear Messrs. Dexter and McKeich:

RE: 849 Eglinton Avenue East, City of Toronto
Application for Zoning By-law Amendment, Official Plan Amendment
City File Nos. 22 203483 NNY 15 OZ, 22 160403 NNY 15OZ
OLT Case Nos. OLT-24-000774 & OLT-24-000775
****Offer to Settle****

We are the lawyers for Pem (Eglinton) GP Inc. ("**the Owner**"), being the Owner of the property municipally known as 849 Eglinton Avenue East in the City of Toronto (the "**Property**").

The Owner filed applications for an official plan amendment (the **"OPA Application"**), which was submitted to the City on September 1, 2022, a zoning by-law amendment (the **"ZBA Application"**), and draft plan of subdivision approval (the **"Draft Plan Application"**), which were submitted to the City on June 9, 2022, (collectively, the **"Applications"**). The ZBA Application and Draft Plan Application were deemed complete as of June 10, 2022, and the OPA Application was deemed complete as of September 19, 2022.

The Applications were appealed to the Ontario Land Tribunal (the "**Tribunal**") on July 18, 2024 on the basis of City of Toronto (the "**City**") Council's refusal or neglect to make a decision on the Applications within the timeframe set out in Sections 22, 34 and 51 of the *Planning Act* (the "**Appeals**").

A Case Management Conference for the Appeals was held before the Tribunal on January 13, 2025, and a 14-day hearing is scheduled to begin on January 19, 2026.

This Offer to Settle is being made in respect of the ZBA Application and the OPA Application.

Property Description and Planning Context

The Property is located on the south side of Eglinton Avenue East, east of Laird Drive. The Property is 1.42 hectares in size and rectangular in shape, with 79.4 metres of frontage along Eglinton Avenue East and 79.4 metres of frontage along Vanderhoof Avenue. The Property was historically operated as a car dealership. The Property is currently occupied by one large 3-storey building containing indoor pickleball courts.

The Property is located in the Leaside Neighbourhood in the former borough of East York, which consists of a diverse range of building types, generally including apartment buildings, commercial, office and retail plazas, new mixed-use developments, and the Laird Station servicing the Eglinton Crosstown LRT to the west of the Property. The Property is well served by existing and planned rapid transit and surface transit services, including, as stated, Laird Station, which is within walking distance (250 metres) of the Property.

City of Toronto Official Plan

The north portion of the Property is designated *Mixed Use Areas* and the southern portion of the Property is designated *General Employment Areas* on Map 17 of the City of Toronto Official Plan (the **"Official Plan"**). The *Mixed Use Areas* designation permits a broad range of residential, commercial and institutional uses in a variety of building formats. Based on the in-force Official Plan, the *General Employment Areas* designation generally permits a number of employment generating commercial uses, including, without limitation, all types of retail (subject to certain restrictions in respect of major retail uses) and service uses, restaurant uses, and fitness centres, amongst others.

The Property is also located within the area subject to Site and Area Specific Policy No. 568 (**"SASP 568"**). SASP 568 generally envisions the development of future residential, employment mixed-use growth at Laird Drive and Eglinton Avenue East. Under this policy framework, the Property is designated as Area A with the northern portion forming part of Parcel 1 *"Mixed Use Areas"* and the southern portion part of Parcel 2 *"General Employment Areas."* The Land Use Policies in SASP 568 require that development on Parcel 2 is limited to uses that are compatible with residential and sensitive non-residential uses permitted in the adjacent *Mixed Use Areas* and *Neighbourhoods*. SASP 568 identifies a POPS in the middle of the southern portion of Parcel 1 (i.e. which includes the Property), and Map 3 identifies potential tall building locations, including an 18-storey building on Parcel 1 and a 30-storey tall building on Parcel 2.

OPA 575 was adopted by City Council on June 19, 2022, and recently approved by the Minister of Municipal Affairs and Housing which established SASPs for 22 proposed Major Transit Station Areas (**"MTSAs"**) that are associated with higher-order transit stations. The Property is located within the boundary of the Laird Station MTSA, as set out in SASP 682. SASP 682 provides for a minimum population and employment target of 160 residents and jobs combined per hectare.

Zoning By-Law

The Property is subject to the Zoning By-law No. 1916 of the Former Town of Leaside, which zones the Property as M1(10)(Light Industrial), permitting a variety of industrial and office uses, with a maximum height of 18 metres, a maximum FSI of .75, and a minimum lot frontage of 30 metres. The Property is also subject to site-specific By-law No. 445-2002, which changed the zoning category of the Property from Light Industrial (M1) Zone to Light Industrial M1(10) Zone, and added automotive trade and motor vehicle repair shop as a permitted use, with a maximum FSI of 1.0 times the area of the Property and a building height of 22.3 metres.

The Property is not currently subject to City-wide Zoning By-law 569-2013. The ZBA Application proposes to bring the Property into By-law 569-2013, as amended, and to introduce site-specific performance standards for height, massing, density and setbacks to permit the Proposed Development, as more particularly described below.

Mediation and Settlement Offer

As appealed, the OPA Application and the ZBA Application seek to permit the redevelopment of the Property with a 40-storey residential building, a 21-storey mixed-use building, a 6-storey office building, along with a centrally located Publicly Accessible Privately Owned Space (POPS) (the "**Original Proposal**"). Collectively, the Original Proposal equates to a total FSI of 5.3 times the area of the Property.

The Original Proposal has been the subject of extensive mediation efforts between the Owner, the City and Leaside Junction Inc., being the owner of the lands to the immediate west of the Property and a party to the Appeals.

As a result of these discussions, our client is proposing to settle the appeals of the OPA Application and the ZBA Application on the basis of the following revisions to the Original Proposal and associated terms (the **"Settlement Proposal"**):

1. The development will be mixed use, comprised of residential, retail and community uses, with an overall gross building area of approximately 59,427 square metres, including a residential gross floor area of approximately 49,692 square metres, a minimum non-residential gross floor area (retail) of approximately 1,197 square metres, and a minimum non-residential gross floor area (community space) of approximately 464.5 square metres.
2. The development will include three building components as follows:
    a. Building A, with a maximum height of 21 storeys;
    b. Building B, with a maximum height of 33 storeys; and
    c. Building C, with a maximum height of 7 storeys.
3. Buildings A, B and C will be developed with residential uses. Buildings A and C will also include non-residential uses, comprised of a ground floor retail use in Buildings A and C, and a new community space in Building A as further described, and subject to the terms set out below.
4. The parkland dedication requirement for the development is 1,197.80 square metres, which is to be fulfilled through a combination of an on-site parkland dedication and cash-in-lieu, as described in more detail in provision 5 below.
5. The development will include a new on-site unencumbered public park with an approximate site area of 1,150 square metres, in a rectangular configuration generally located in the southwest corner of the Property with frontage on Vanderhoof Avenue and Don Avon Drive as generally shown on the Plan (included in Appendix A) prepared by BDP Quadrangle, dated June 16, 2025 (the "**New Public Park**"). The New Public Park will be conveyed in two phases, as more particularly described below.
    a. Prior to the issuance of the first above grade building permit for Building A, the Owner will register a Section 118 restriction pursuant to the *Land Titles Act* against title to the New Public Park, that prohibits the transfer or charge of the underlying lands without the prior written consent of the General Manager, Parks and Recreation, to the satisfaction of the City Solicitor.

    b. A 956 square metre portion of the New Public Park, as generally illustrated in Parkland Conveyances Phasing Options A and B, prepared by BDP Quadrangle, dated September 3, 2025 (included in Appendices B and C), will comprise the **"Phase One New Public Park"**, subject to the following:
        i. The Phase One New Public Park will have street frontage on a single public right-of-way. If Don Avon Drive has been constructed and assumed by the City at the time of the first above-grade

building permit is issued for Building B, then the Phase One New Public Park will front on Don Avon Drive, as illustrated in Parkland Conveyances Phasing Option A, failing which it shall front on Vanderhoof Avenue, as illustrated in Parkland Conveyances Phasing Option B (both Phasing Options prepared by BDP Quadrangle, dated September 3, 2025, included in Appendices B and C).

ii. The size of the Phase One New Public Park (956 m^2) as a portion of the New Public Park (1,150 m^2) is approximately equivalent to the relationship between the developable site area of Buildings A and B (9,556 m^2) and the total development site area (12,319 m^2).

iii. The Phase One New Public Park will be conveyed to the City prior to the issuance of the first above grade building permit for Building B, free and clear, above and below grade, of all easements, encumbrances and encroachments, with the exception of permitted tie-backs, and in an acceptable environmental condition, subject to the Owner's right to use the Phase One New Public Park for nominal consideration for the stockpiling of any soils or materials, and construction staging for the development of Buildings A and B, for a period of four (4) years following the conveyance to the City (the **"Phase One Park Staging Period"**).

iv. The Owner shall complete the base park improvements to the Phase One New Public Park within one (1) year after the expiration of the Phase One Park Staging Period. Prior to the Owner commencing base park improvements, the Owner, at their sole expense will provide an addendum to the environmental report, peer reviewed if deemed necessary, to confirm that the park block continues to be suitable for park use per O.Reg. 153/04.

v. Prior to conveyance of the Phase One New Public Park, the Owner and the City shall enter into an agreement(s) to secure the Owner's ongoing right to use these lands for the stockpiling of soil and construction staging during the Phase One Park Staging Period, the Owner's obligation to complete the base park improvements, inclusive of soil decompaction, and such additional reasonable commercial terms to the satisfaction of the General Manager, Parks and Recreation.

c. A 194 square metre portion of the New Public Park, as generally illustrated in Appendix B and C will comprise the **"Phase Two New Public Park"**, subject to the following:

i. The size of the Phase Two New Public Park (194 m^2) as a portion of the New Public Park (1,150 m^2) is approximately equivalent to the relationship between the developable site area of Building C (2,763 m^2) and the total development site area (12,319 m^2).

ii. The Phase Two New Public Park will be conveyed to the City prior to the issuance of the first above grade building permit for Building C, free and clear, above and below grade, of all easements, encumbrances and encroachments, with the exception of permitted tie-backs, and in an acceptable environmental condition, subject to the Owner's right to use the Phase Two New Public Park for nominal consideration for the stockpiling of any soils or materials, and construction staging for the development of Building C, for a period of four (4) years following the conveyance to the City (the **"Phase Two Park Staging Period"**).

iii. The Owner shall complete the base park improvements to the Phase Two New Public Park within one (1) year after the expiration of the Phase Two Park Staging Period. Prior to the Owner commencing base park improvements, the Owner, at their sole expense will provide an addendum to the environmental report, peer reviewed if deemed necessary, to confirm that the park block continues to be suitable for park use per O.Reg. 153/04.

iv. Prior to conveyance of the Phase Two New Public Park, the Owner and the City shall enter into an agreement(s) to secure the Owner's ongoing right to use these lands for the stockpiling of soil and construction staging during the Phase Two Park Staging Period, the Owner's obligation to complete the base park improvements, inclusive of soil decompaction, and such additional reasonable commercial terms to the satisfaction of the General Manager, Parks and Recreation.

d. A minimum 5-metre setback will be provided between the parkland boundary and any building face abutting the New Public Park;

e. The above principles related to the timing for conveyance of the New Public Park, the completion of base park improvements, and the Owner's ongoing right to use such lands for the stockpiling of soils and materials and construction staging will be set out as conditions of draft plan of subdivision approval and will be secured through the Site Plan Agreement(s) for Buildings A, B and C or the subdivision agreement, whichever is entered into and registered on title earlier; and

f. The remaining parkland dedication requirement shortfall of approximately 47.8 square metres as per Section 42 of the *Planning Act* will be satisfied by a payment of cash-in-lieu to be paid prior to the issuance of the first above-grade building permit for Building C.

6. The development maintains the 5.5-metre-wide land dedication to complete the Frederick Todd Way right-of-way on the east side of the Property, and the 4.5-metre-wide land dedication on the west side of the Property to complete the planned Don Avon Drive right-of-way, subject to the following:

    a. The land conveyances described above will be secured through the draft plan approval process.

    b. The 4.5 metre land dedication will consist of a 2.1-metre sidewalk, as generally shown on the Landscape Plan, prepared by Strybos Barron King, dated June 4, 2025 (included in Appendix D), and the F-1 cross section and Grading Plan, prepared by SCS Consulting (included in Appendix E). This configuration is intended to facilitate a phased construction of Don Avon Drive so that both the Property and the adjacent lands to the west can proceed to construction independent of the other property. The more detailed design of this component of the future Don Avon Drive right-of-way will be determined through the draft plan approval and site plan approval processes.

    c. The owner acknowledges that the City will not be required to assume the dedicated land (4.5m) until the 15.5 m wide portion of land on the Leaside Junction Inc. property is secured, constructed and assumed by the City. Until such time, the Owner or its successor shall be responsible for all maintenance, liability, and obligations associated with the 4.5m wide dedicated land.

7. The Settlement Proposal includes an in-kind community benefit under Section 37 of the *Planning Act* and the City's Community Benefits Charge By-law 1139-2022 as follows:

    a. The in-kind community benefit is comprised of:

        i. a new community space within the second storey of Building A with an area of approximately 464 square metres (inclusive of the ground floor dedicated vestibule entrance from Eglinton Avenue East, dedicated elevator and stairwell) in the location generally shown on the Plan (included in Appendix A) prepared by BDP Quadrangle, dated June 16, 2025, to be conveyed to the City, and designed and constructed by the Owner, at the Owner's expense, in accordance with the City's Community Space Tenancy Term Sheet dated May 29, 2021, with such space to be used in accordance with said Term Sheet (the **"New Community Space"**); and,

ii. 6 affordable rental housing units (to be located in Building A or B), subject to the following:

a. the average unit size of the Affordable Rental Housing Units shall be no less than the average unit size of all the market units, by unit type

b. the minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit sizes of all market units, by unit type

c. The unit mix of the affordable housing shall reflect the market component of the development.

d. the Affordable Rental Housing Units shall be provided in contiguous groups of at least 6 rental dwelling units if tenure of the building is condominium;

e. the general configuration, location and layout of the Affordable Rental Housing Units in the development shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

f. tenants of the Affordable Rental Housing Units shall be provided with access to, and use of all indoor and outdoor amenities in the development at no extra charge; access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

g. all Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;

h. tenants of the Affordable Rental Housing Units will be provided with access to permanent and visitor bicycle parking/bicycle lockers in accordance with the Zoning By-law and on the same basis as other units within the development.

i. The affordable rental housing units shall be secured for a minimum of 99 years beginning with the date each unit is first occupied (the **"Affordability Period"**).

j. The initial rents (inclusive of utilities) charged to the first tenants of the Affordable Rental Housing Units and upon turnover of any Affordable Rental Housing Units shall not exceed the lower of the City of Toronto Official Plan income-based affordable rental housing definition or affordable rental housing as defined in the Provincial Affordable Residential Units Bulletin. As of the date of this Settlement Offer, the following is a breakdown of the City's income-based affordable rental housing definition by unit type:

2025 City of Toronto Affordable Rent Limits

Unit Type	Affordable Rent Limits[1]
Studio	$1,109
1-Bedroom	$1,404
2-Bedroom	$1,985
3-Bedroom	$2,257

k. During the Affordability Period, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline, regardless of whether the Provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;

l. the owner shall provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in 1(j) and (k) above for the duration of the Affordability Period. The Affordable Rental Housing Units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a

[1] Affordable Rents are equal to or below the lower of (1) rent affordable to specific low and moderate-income households as defined by the City of Toronto (2) 100% of average City of Toronto rent, by unit type, as reported by Canada Mortgage and Housing Corporation (CMHC) (3) Provincial Affordable Residential Units Bulletin.

dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any Affordable Rental Housing Unit shall be made for the duration of the Affordability Period. Upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

m. The owner of the Affordable Rental Housing Units shall enter into a Shared Facilities Agreement with the Condominium Corporation on the Subject Property wherein the Affordable Rental Housing Units are located, in order to manage common facilities, amenities and to outline cost sharing for same.

n. the Owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat; and at least six (6) months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat;

o. the Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units erected on the site are available and ready for occupancy; and,

p. The Affordable Rental Housing Units shall be constructed and provided as part of the first phase of any phased development plan.

b. The In-Kind Contribution will fully satisfy the community benefit requirements for the Settlement Proposal under Section 37 of the *Planning Act* and the City of Toronto Community Benefits Charge By-law 1139-2022.

c. The In-Kind Contribution will be secured through an agreement authorized under Section 37 of the *Planning Act*, to be entered into as a precondition of the OLT’s Final Order approving the ZBA Application and the OPA Application.

8. The Owner acknowledges that the OPA shall contain a policy encouraging the provision of affordable rental housing in Building C should it be developed with more than 99 units.

In support of the Settlement Proposal, we enclose the following:

1. the architectural plans and drawings prepared by BDP Quadrangle dated June 16, 2025, enclosed as **Appendix "A"**;

2. the Parkland Conveyances Phasing Option A plan prepared by BDP Quadrangle dated September 3, 2025, enclosed as **Appendix "B"**;

3. the Parkland Conveyances Phasing Option B plan prepared by BDP Quadrangle dated September 3, 2025, enclosed as **Appendix "C"**;

4. the Landscape Plan, illustrating the planned Don Avon Drive cross-section as it applies to the Property, prepared by Strybos Barron King dated June 4, 2025, enclosed as **Appendix "D"**; and,

5. associated F-1 Cross Sections and Grading Plan, prepared by SCS Consulting dated June 4, 2025, enclosed as **Appendix "E"**.

<u>Other Matters</u>

If City Council accepts the Settlement Offer, the Owner will write to the Tribunal to advise on consent that the City's issues have been resolved based on the revisions and associated terms described above. The Owner will further request that its appeal of the Draft Plan Application be adjourned *sine die*. The Owner will lead evidence in support of the Settlement Proposal at the Hearing, and the Owner and the City will jointly request that prior to the final Tribunal Order issuing to bring into force the modified official plan amendment and zoning by-law amendment, the following matters are to be satisfied:

a. The Owner and the City have filed with the Tribunal the final form of the Official Plan Amendment, which instrument shall be to the satisfaction of the City Solicitor and the Executive Director, Development Review, and which shall designate the New Public Park as *Parks*.

b. The Owner and the City filed with the Tribunal the final form of the Zoning By-law Amendment, which instrument shall be to the satisfaction of the City Solicitor and the Executive Director, Development Review, and which shall zone the New Public Park as Open Space.

c. The Owner and the City have entered into an agreement under Section 37 of the *Planning Act* to secure the provision of the new community space and 6 affordable rental housing units.

d. The Owner has filed an updated Functional Servicing Report, to the satisfaction of the Director, Engineering Review.

e. The Compatibility Mitigation Study, Air Quality, Noise and Vibration, prepared by SLR Consulting (Canada) Ltd., dated May 20, 2025 and previously filed with the City, has been peer reviewed by a third-party consultant retained by the City, and the Owner agrees to implement any necessary air quality, noise, vibration or land use compatibility control measures and recommendations identified through the peer review, with the control measures to be secured through the site plan approval and/or subdivision process, to the satisfaction of the Executive Director, Development Review.

f. The Owner has satisfactorily addressed the Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated May 7, 2024, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of the Director, Engineering Review.

g. The Owner has submitted a revised Traffic Impact Assessment acceptable to the Executive Director, Development Review and the General Manager, Transportation Services and that such matters arising from such study have been secured if required.

h. The Owner has satisfactorily addressed the Urban Forestry matters in the Urban Forestry Memorandum dated August 9, 2022, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of the Supervisor, Tree Protection & Plan Review.

i. The Owner has made revisions to meet the Toronto Green Standard requirements applicable at the time of the applicant's initial Site Plan Application of June 9, 2022 to the satisfaction of the Executive Director, Development Review.

j. Should it be determined that upgrades are required to infrastructure to support the development according to the accepted Functional Servicing Report and/or the Traffic Impact Study, the design and construction of any improvements to municipal infrastructure and the provision of financial securities shall be secured to the satisfaction of the Director, Engineering Review and the General Manager, Transportation Services.

k. The Owner and the City have received draft plan of subdivision approval for the Draft Plan Application (City File No. 22 162079 NNY 15 SB, OLT Case No. OLT-24-000774).

l. The Owner has withdrawn its appeal of City Initiated Official Plan Amendment 558 (OLT No. OLT-21-001844).

This Settlement Offer is being submitted for consideration by City Council at its meeting on October 8-10, 2025, following which it will be null and void if not accepted.

If accepted by City Council, the Owner consents to this Settlement Offer and City Council's consideration thereof being made public.

Yours truly,
Overland LLP

Per: Daniel B. Artenosi
Partner

Encl.

APPENDIX “A”

Architectural plans prepared by BDP Quadrangle, dated June 16, 2025

BDP.
Quadrangle

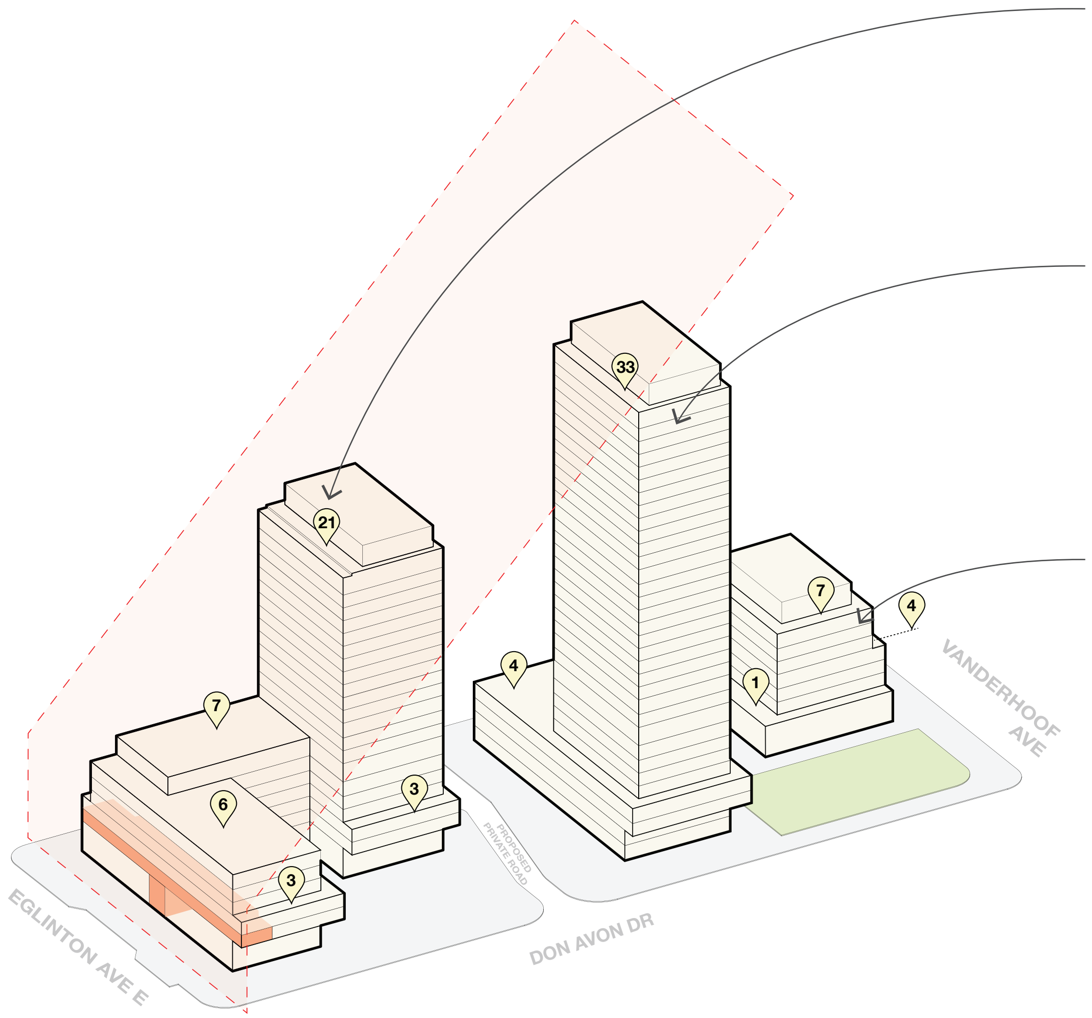
849 Eglinton Avenue East

16 June 2025

Mediation Massing Study

WITHOUT PREJUDICE - FOR DISCUSSION PURPOSES ONLY

Mediation Massing Study



Building A - Proposed

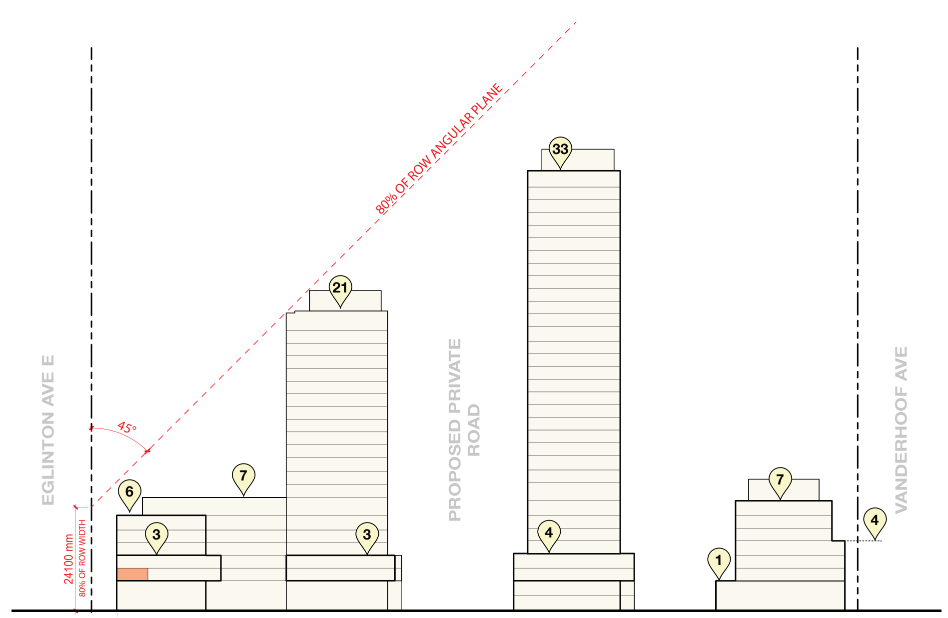
Storeys:	21
Height:	± 69 m
Units:	± 333
GFA (Residential):	± 21,943 sm
GFA (Retail):	± 796.8 sm
GFA (Community):	± 464.5 sm
Interior amenity:	± 666 sm
Outdoor Amenity:	± 666 sm

Building B - Proposed

Storeys:	33
Height:	± 102.35 m
Units:	± 365
GFA (Residential):	± 23,094sm
Interior amenity:	± 730 sm
Outdoor Amenity:	± 730 sm

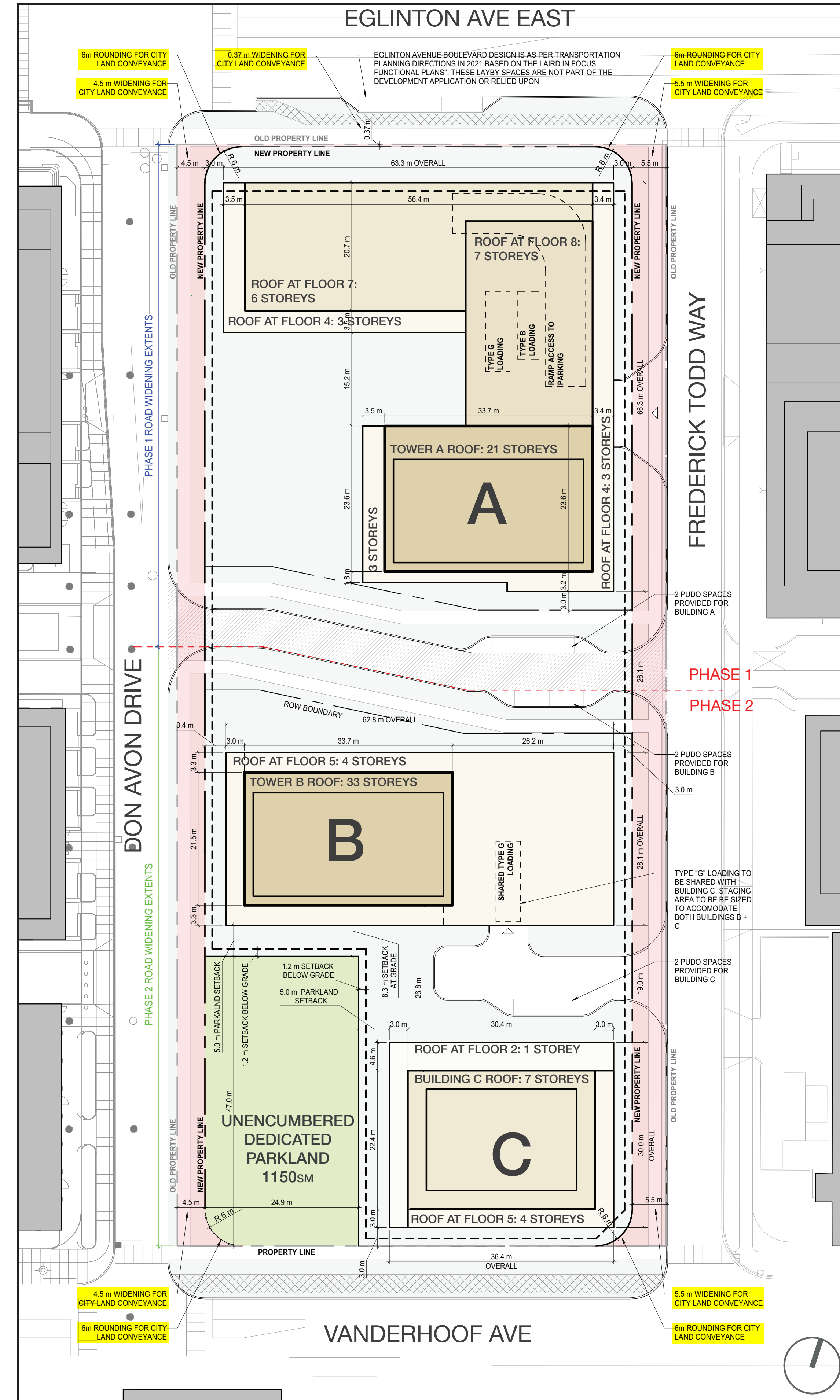
Building C - Proposed

Storeys:	7
Height:	± 26 m
Units:	± 72
GFA (Residential):	± 4,655 sm
GFA (Retail):	± 400 sm
Interior amenity:	± 144 sm
Outdoor Amenity:	± 144 sm

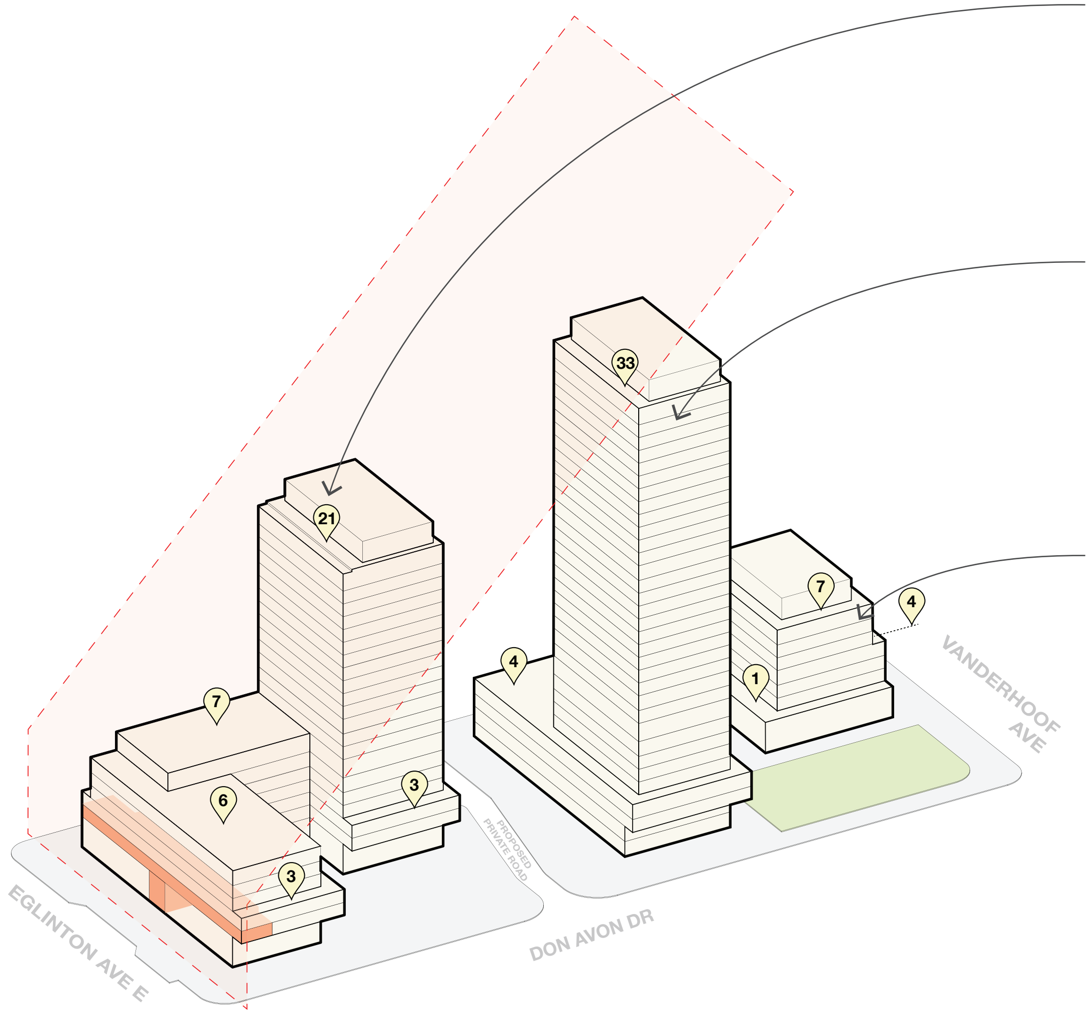


Legend:

- Property Line
- Below Grade
- Angular Plane
- Dedicated Parkland
- City Land Conveyance
- Proposed Residential
- Proposed Community Space
- Proposed Building Storey Heights



Mediation Massing Study



Building A - Proposed

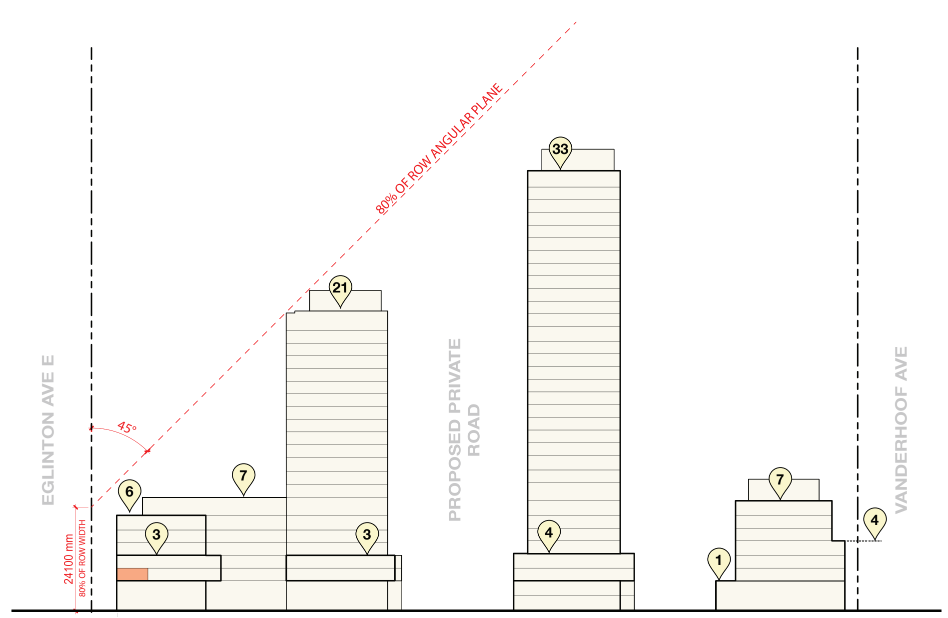
Storeys: 21
Height: ± 69 m
Units: ± 333
GFA (Residential): ± 21,943 sm
GFA (Retail): ± 796.8 sm
GFA (Community): ± 464.5 sm
Interior amenity: ± 666 sm
Outdoor Amenity: ± 666 sm

Building B - Proposed

Storeys: 33
Height: ± 102.35 m
Units: ± 365
GFA (Residential): ± 23,094sm
Interior amenity: ± 730 sm
Outdoor Amenity: ± 730 sm

Building C - Proposed

Storeys: 7
Height: ± 26 m
Units: ± 72
GFA (Residential): ± 4,655 sm
GFA (Retail): ± 400 sm
Interior amenity: ± 144 sm
Outdoor Amenity: ± 144 sm



Legend:

- - - Property Line
---- Below Grade
- - - Angular Plane
Dedicated Parkland
City Land Conveyance
Proposed Residential
Proposed Community Space
Proposed Building Storey Heights

SITE AREA	Overall Site Area		14,157.1 sm	152,391 sf
	Public Road Conveyances	+/-	1,838.2 sm	19,787 sf
	Net Site Area (Overall Site Area - Park Dedication - Public Road Conveyances)	+/-	12,318.9 sm	132,604 sf
BUILDING A (PROPOSED)	Approx. Gross Building Area (Above Grade)	+/-	26,895 sm	289,505 sf
	Approx. Residential Gross Floor Area	+/-	21,943 sm	236,200 sf
	Approx. Non-res Gross Floor Area (Retail)	+/-	796.8 sm	8,577 sf
	Approx. Non-res Gross Floor Area (Community)	+/-	464.5 sm	5,000 sf
	Approx. Residential Units	+/-	333	
	Approx. Internal Amenity	+/-	666 sm	7,169 sf
	Approx. Outdoor Amenity	+/-	666 sm	7,169 sf
	Loading Spaces Required	1 Type "B", 1 Type "G"		
BUILDING B (PROPOSED)	Approx. Gross Building Area (Above Grade)	+/-	26,858 sm	289,107 sf
	Approx. Residential Gross Floor Area	+/-	23,094 sm	248,590 sf
	Approx. Residential Units	+/-	365	
	Approx. Internal Amenity	+/-	730 sm	7,858 sf
	Approx. Outdoor Amenity	+/-	730 sm	7,858 sf
	Loading Spaces Required	1 Type "G" (Shared with Building C)		
BUILDING C (PROPOSED)	Approx. Gross Building Area (Above Grade)	+/-	5,674 sm	61,076 sf
	Approx. Residential Gross Floor Area	+/-	4,655 sm	50,108 sf
	Approx. Non-res Gross Floor Area (Retail)	+/-	400.0 sm	4,306 sf
	Approx. Residential Units	+/-	72	
	Approx. Internal Amenity	+/-	144 sm	1,550 sf
	Approx. Outdoor Amenity	+/-	144 sm	1,550 sf
	Loading Spaces Required	1 Type "G" (Shared loading provided in Building B)		
PROPOSED SITE TOTALS (ABOVE GRADE)	Approx. Gross Building Area (Above Grade)	+/-	59,427 sm	639,688 sf
	Approx. Residential Gross Floor Area (Above Grade)	+/-	49,692 sm	534,898 sf
	Approx. Non-res Gross Floor Area (Retail)	+/-	1,197 sm	12,883 sf
	Approx. Non-res Gross Floor Area (Community)	+/-	464.5 sm	5,000 sf
	Approx. Combined Gross Floor Area	+/-	51,353 sm	552,780 sf
	Approx. Residential Units	+/-	770	
	Approx. Internal Amenity	+/-	1,540 sm	16,577 sf
	Approx. Outdoor Amenity	+/-	1,540 sm	16,577 sf
FSI (ABOVE GRADE)	Approx. Residential FSI	+/-	4.03	
	Approx. Retail FSI	+/-	0.10	
	Approx. Community FSI	+/-	0.04	
	Approx. Total Proposed Floor Space Index (FSI) (GFA/Overall Site Area)	+/-	4.17	

Notes:

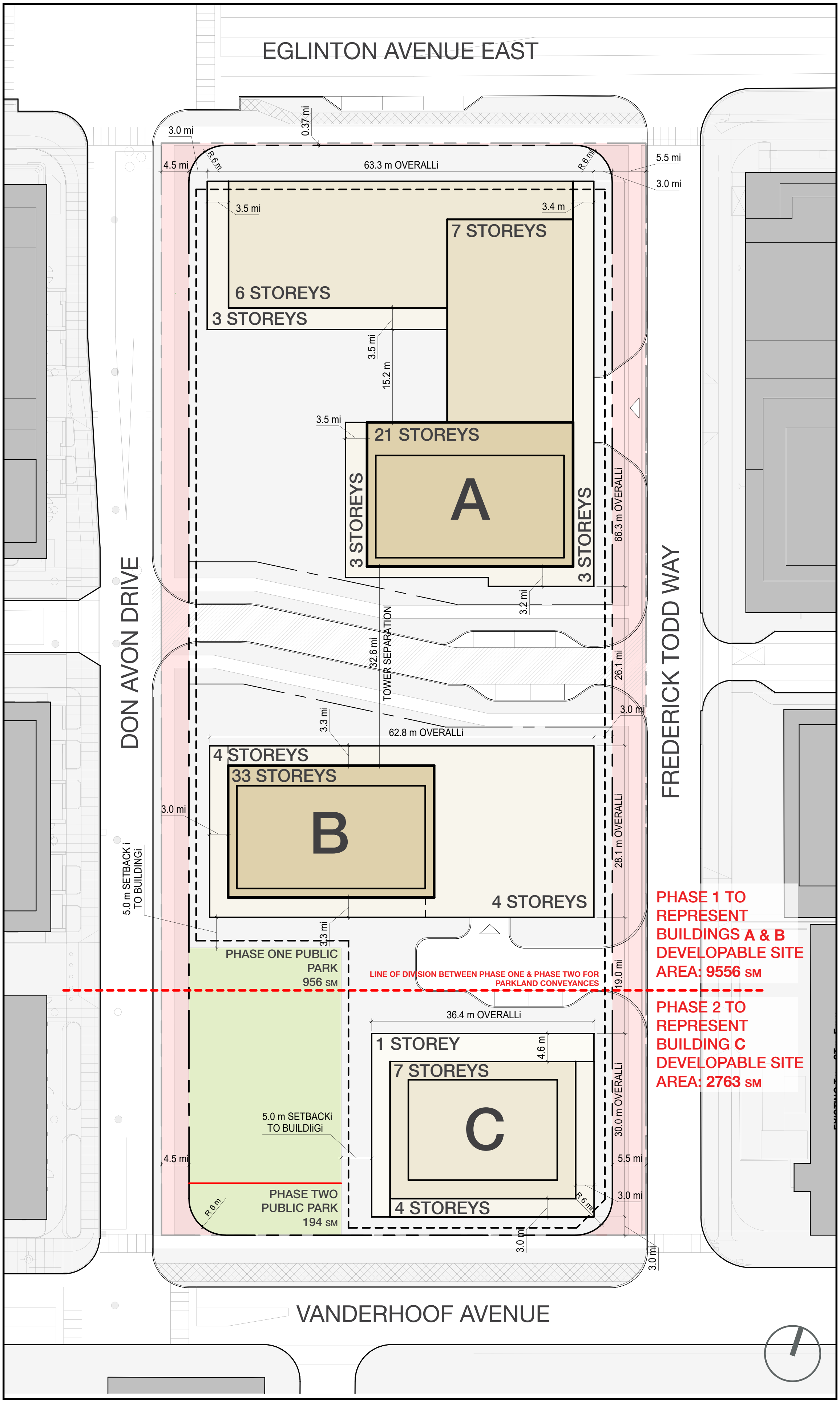
- Approx. GBA includes all above grade construction, with no deductions
- Approx. RGFA assumes 95% of GBA.
- Approx. Unit count assumes average unit size and % as noted below;
  - Studio: 320-330 sq ft 3%
  - 1B: 405-435 sq ft 15%
  - 1B+D (1 bath): 510-540 sq ft 17%
  - 1B+D (2 bath): 560-590 sq ft 30%
  - 2B (2 bath): 610-660 sq ft 25%
  - 3B (2 bath): 780-850 sq ft 10%

WITHOUT PREJUDICE - FOR DISCUSSION PURPOSES ONLY

APPENDIX “B”

Parkland Conveyances Phasing Option A Plan, prepared by BDP Quadrangle, dated September 3, 2025

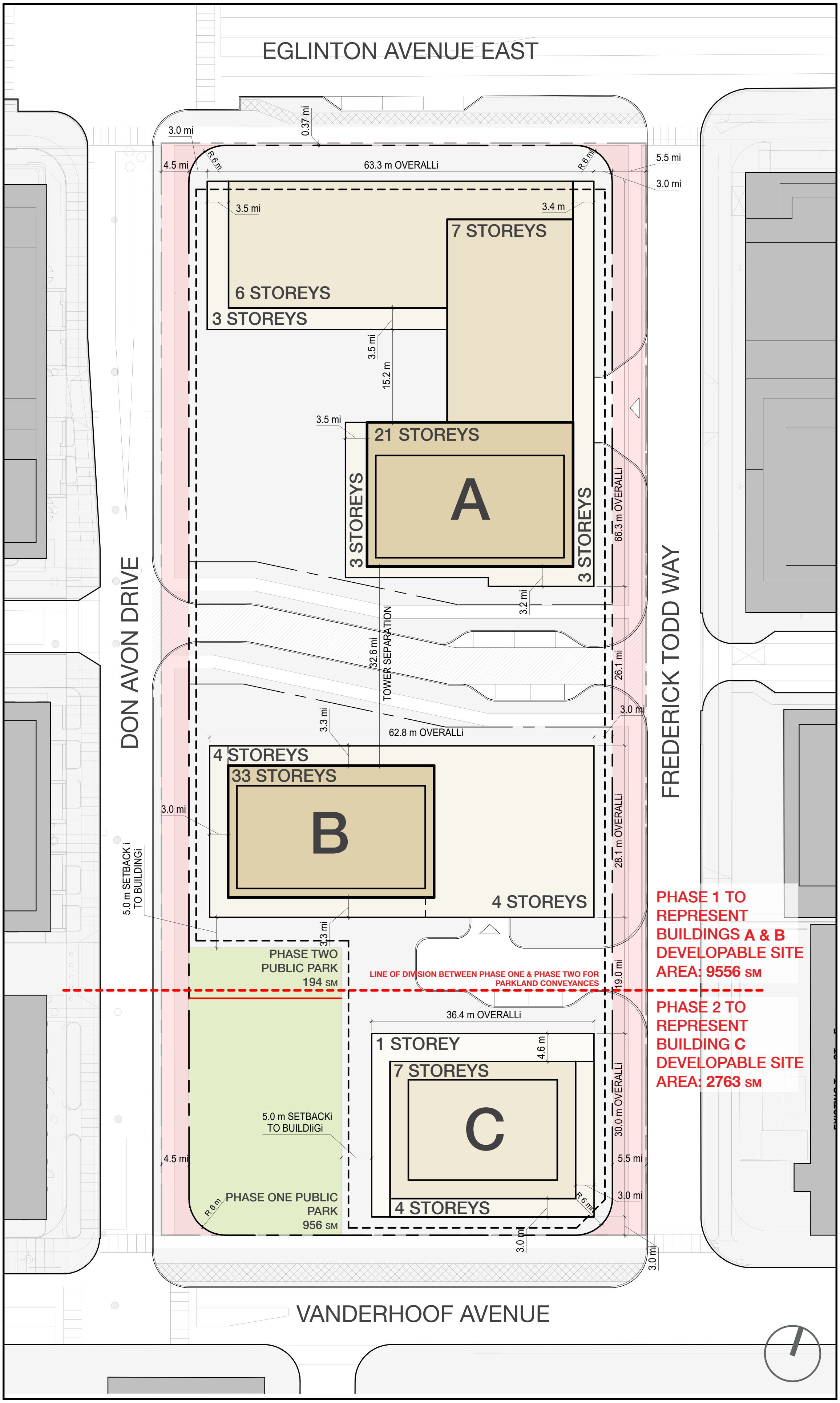
Parkland Conveyances | Phasing Option A



APPENDIX "C"

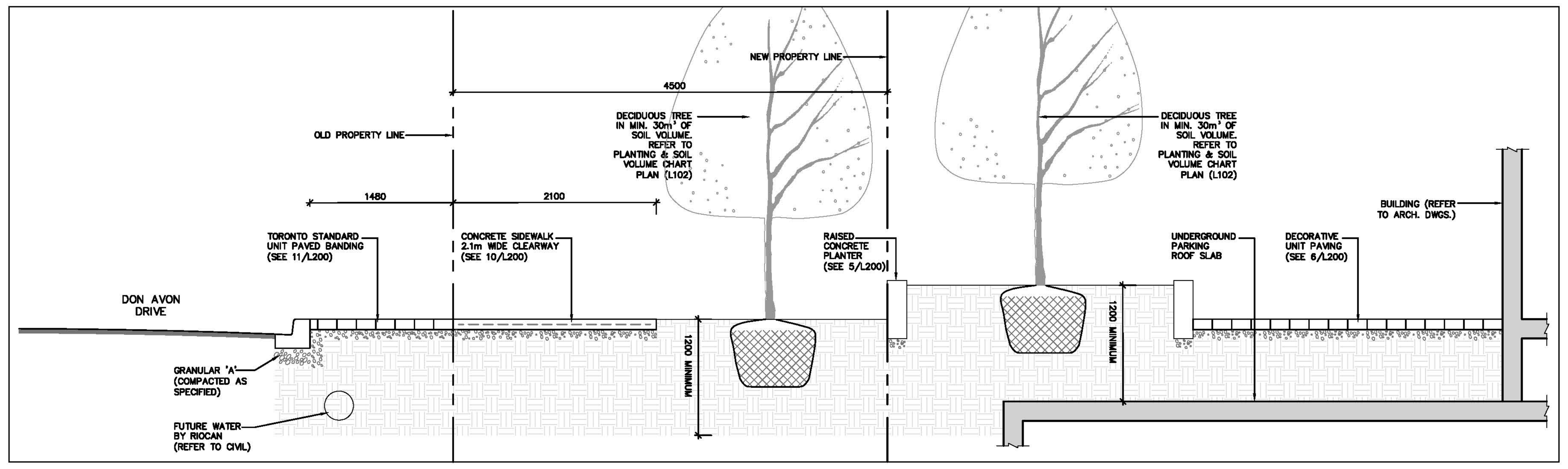
Parkland Conveyances Phasing Option B Plan, prepared by BDP Quadrangle, dated September 3, 2025

Parkland Conveyances | Phasing Option B



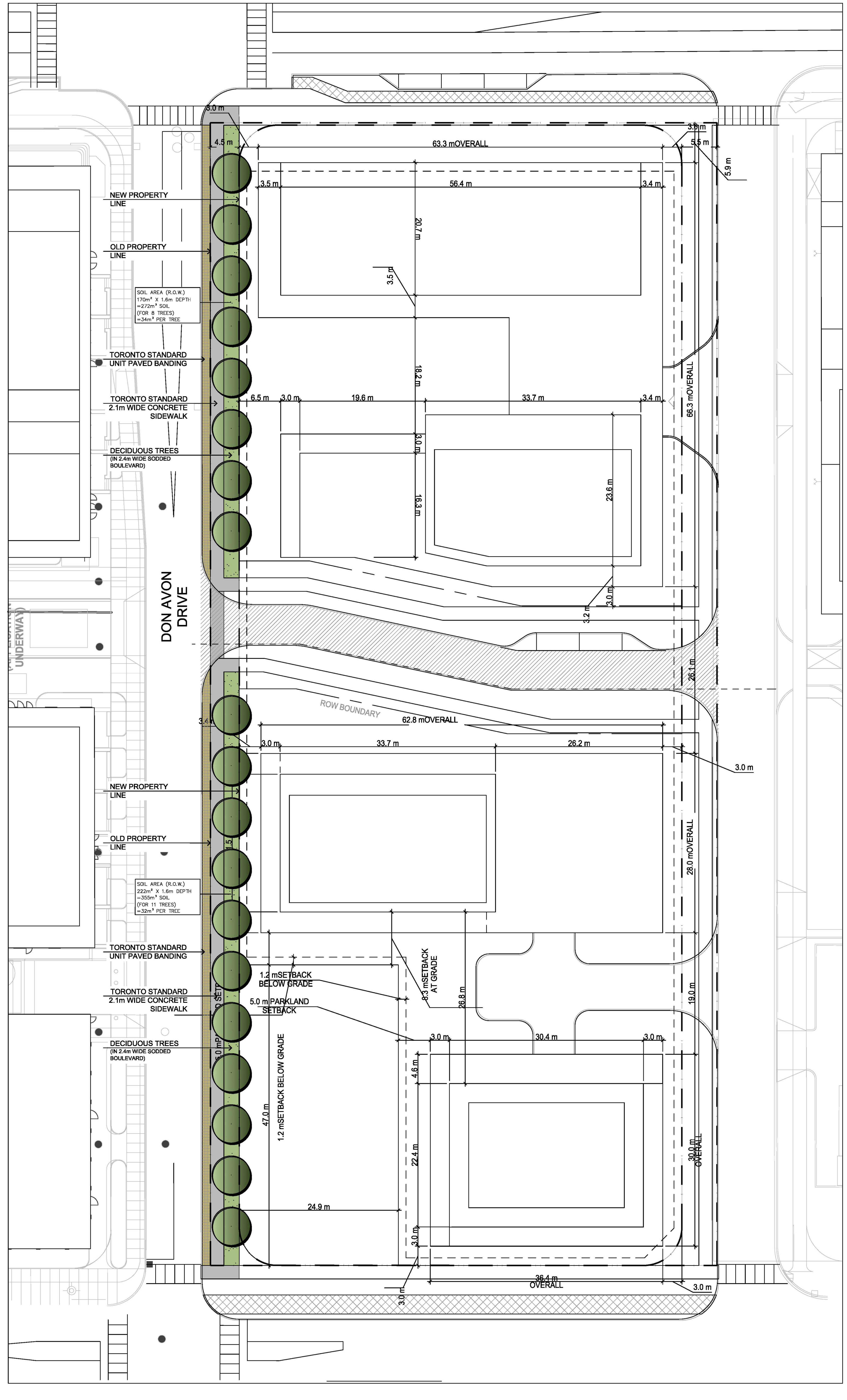
APPENDIX “D”

Landscape Plan, prepared by Strybos Barron King dated June 4, 2025



1
L100
TYPICAL DON AVON DRIVE SECTION – PROPOSED SIDEWALK SHIFT

1:40



GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

LEGEND:

- DECIDUOUS TREES
- HIGH ALBEDO CONCRETE PAVING
- SODDING
- PROPERTY LINE

No.	DATE.	REVISION.	BY.
1	2025-06-04	ISSUED FOR REVIEW	SV

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE
5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L5R 3G5
T: 416.695.4949 F: 905.712.3101
WWW.STRYBOS.COM

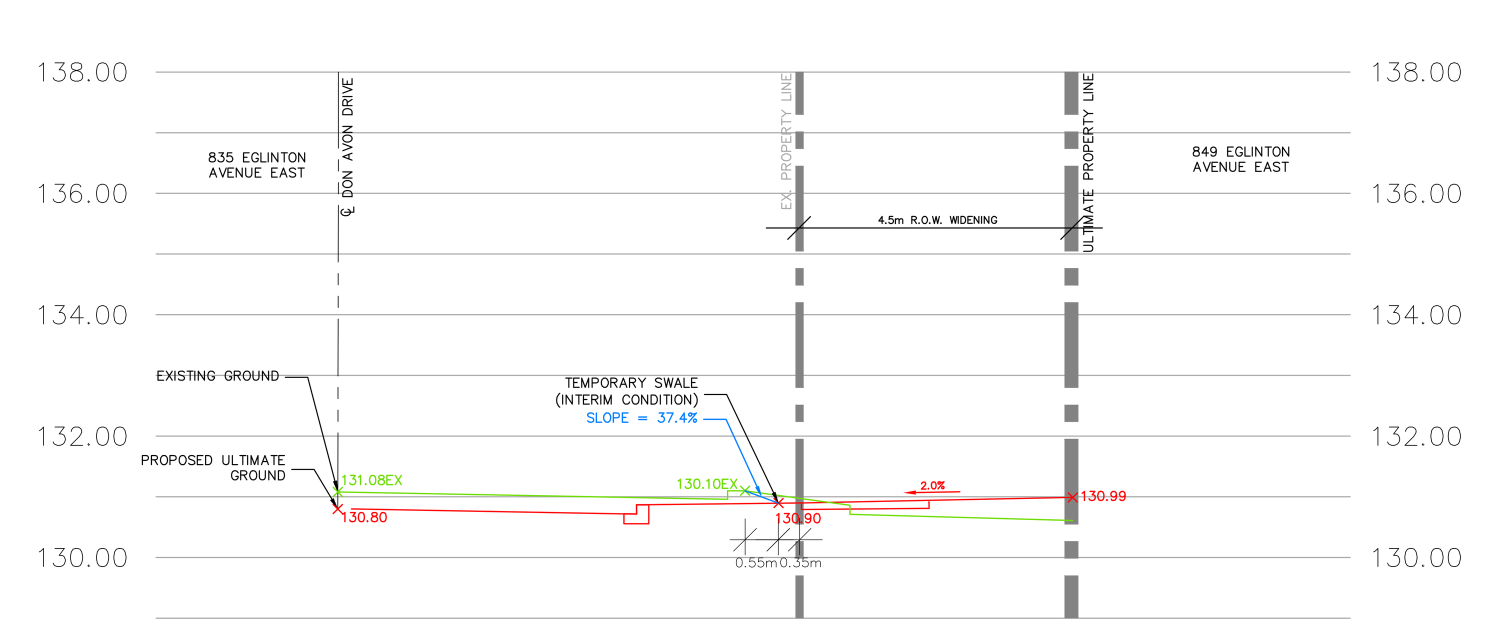
PROJECT.
MIXED-USE CONDOMINUM DEVELOPMENT
849 EGLINTON AVENUE EAST
CITY OF TORONTO

DRAWING TITLE.
LANDSCAPE PLAN - DON AVON

SCALE. 1:300
DATE. JANUARY 2022
DRAWN BY. J.M.
CHECKED BY. S.V.
PROJECT No. 5702
DRAWING No. L100

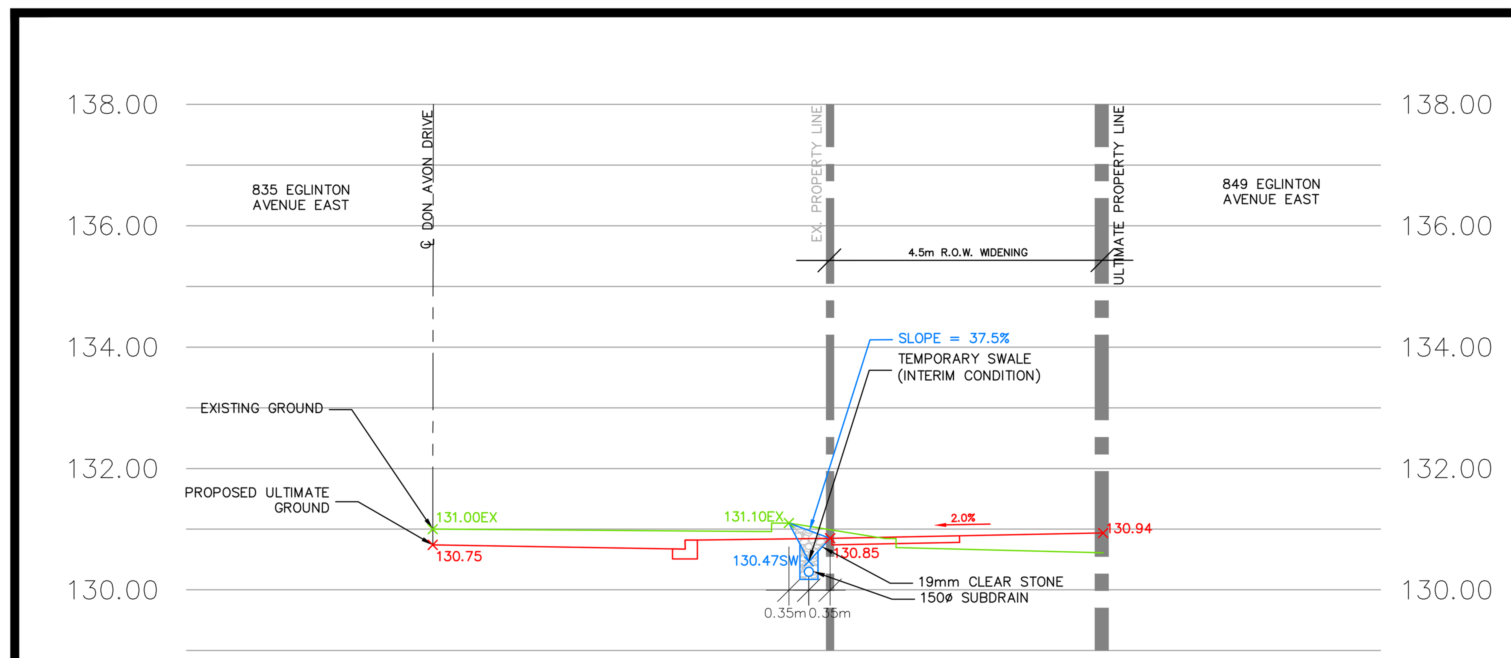
APPENDIX “E”

F-1 Cross Sections and Grading Plan, prepared by SCS Consulting dated June 4, 2025



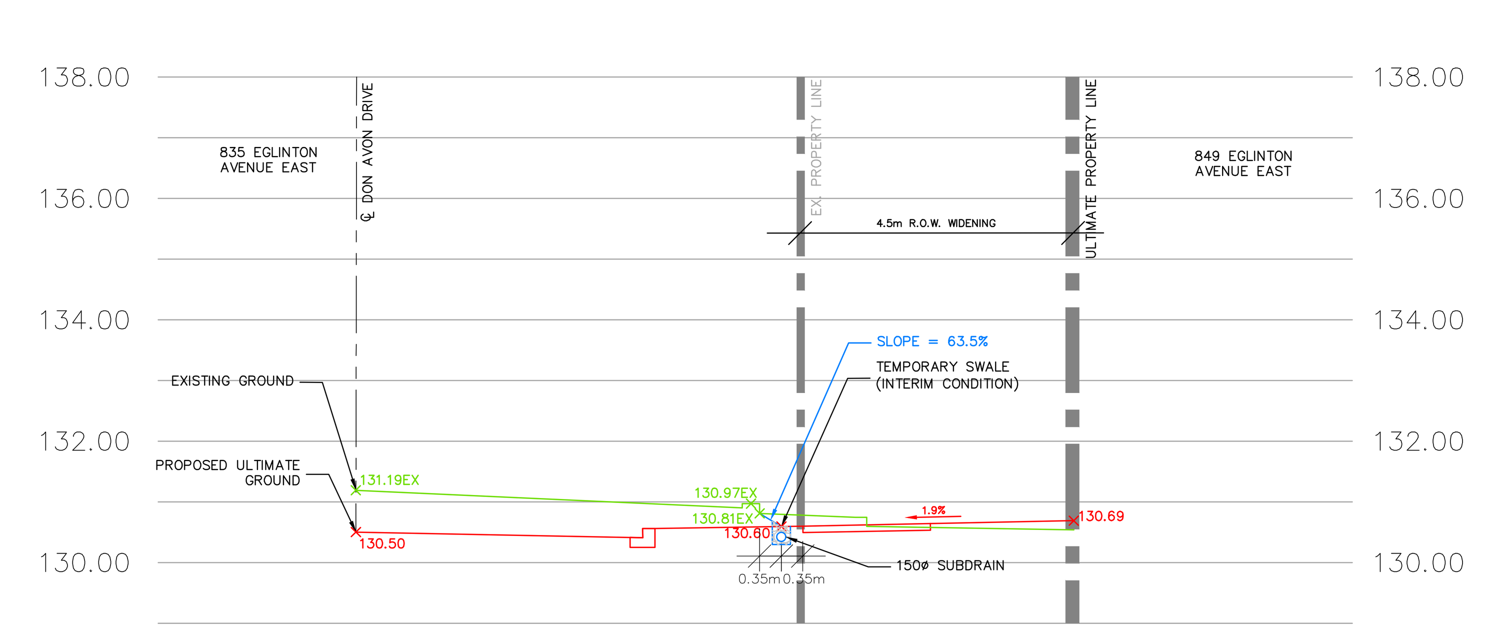
A CROSS SECTION 'A' - BOULEVARD GRADING

SCALE: 1:75



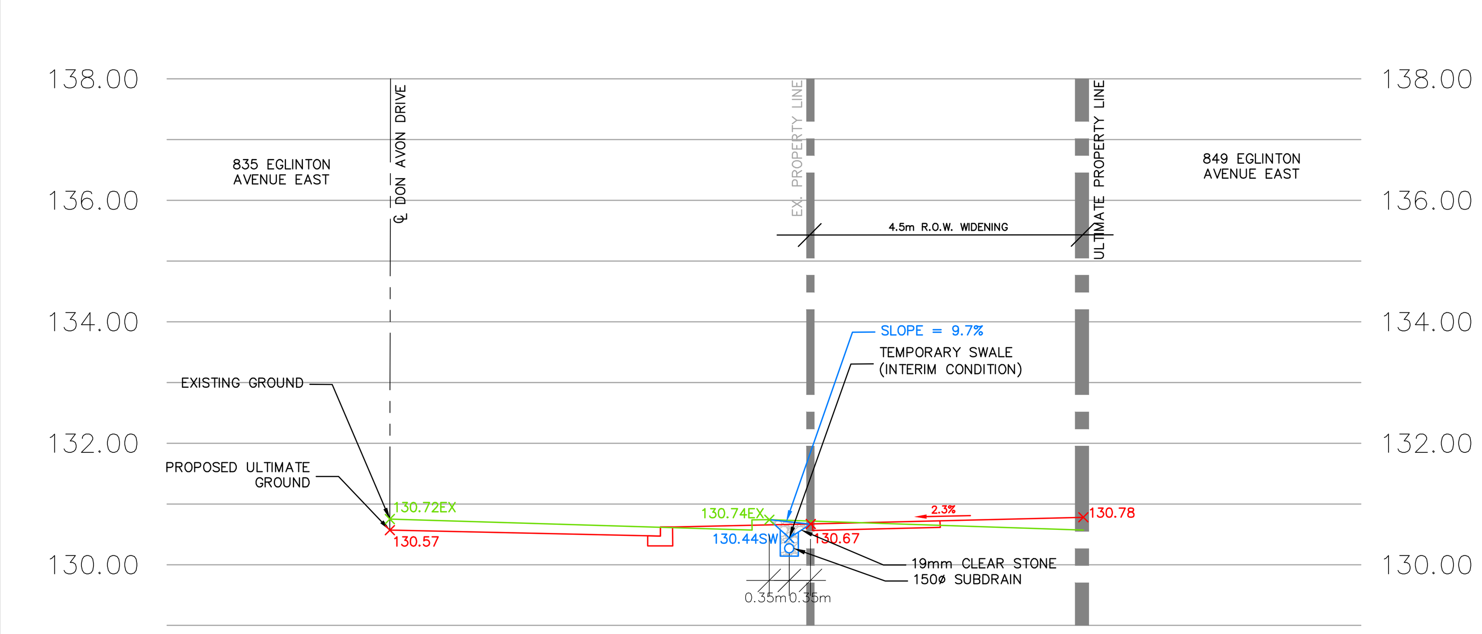
E CROSS SECTION 'E' - BOULEVARD GRADING AT HIGH POINT

SCALE: 1:75



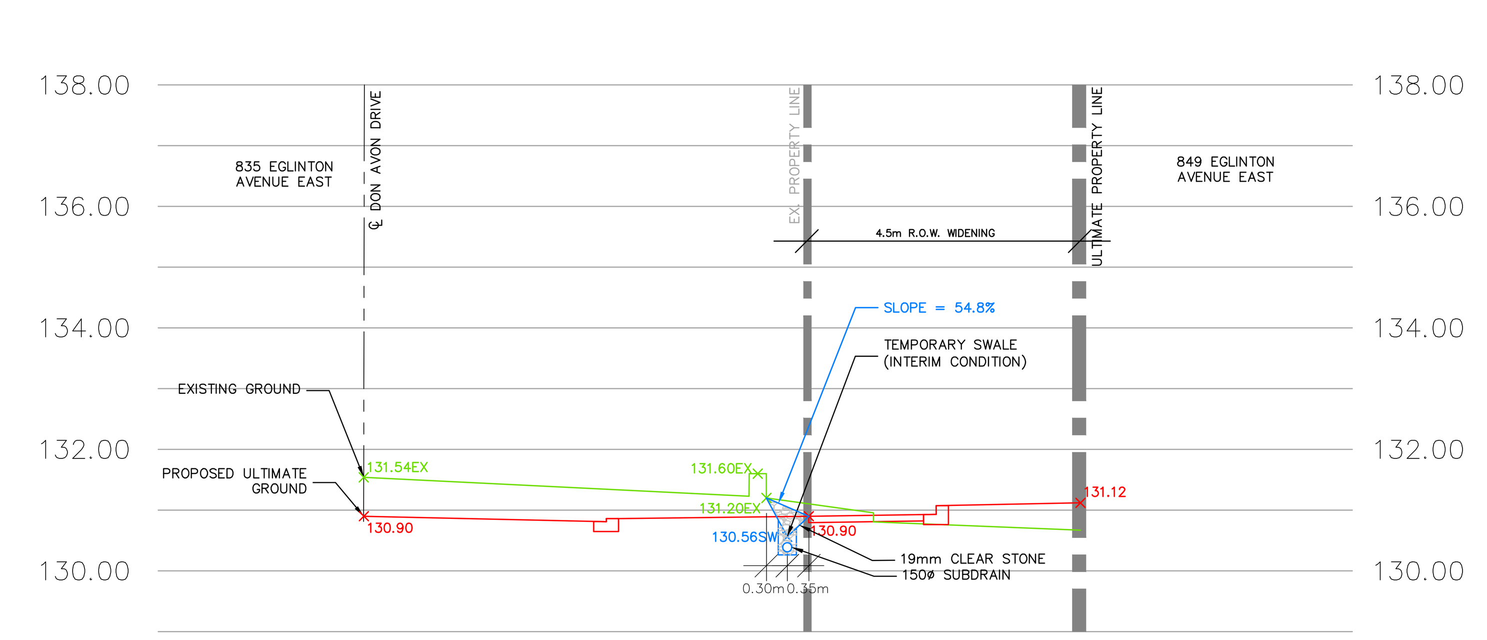
B CROSS SECTION 'B' - BOULEVARD GRADING AT LOW POINT

SCALE: 1:75



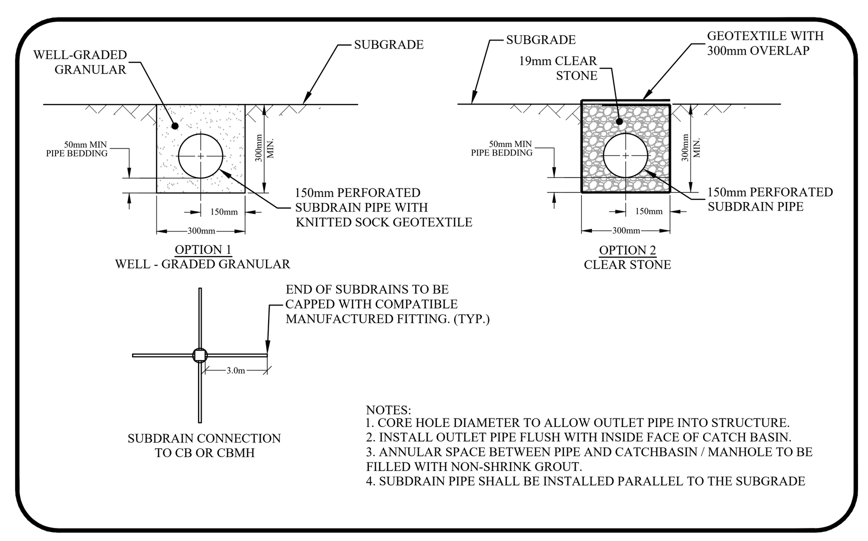
F CROSS SECTION 'F' - BOULEVARD GRADING

SCALE: 1:75



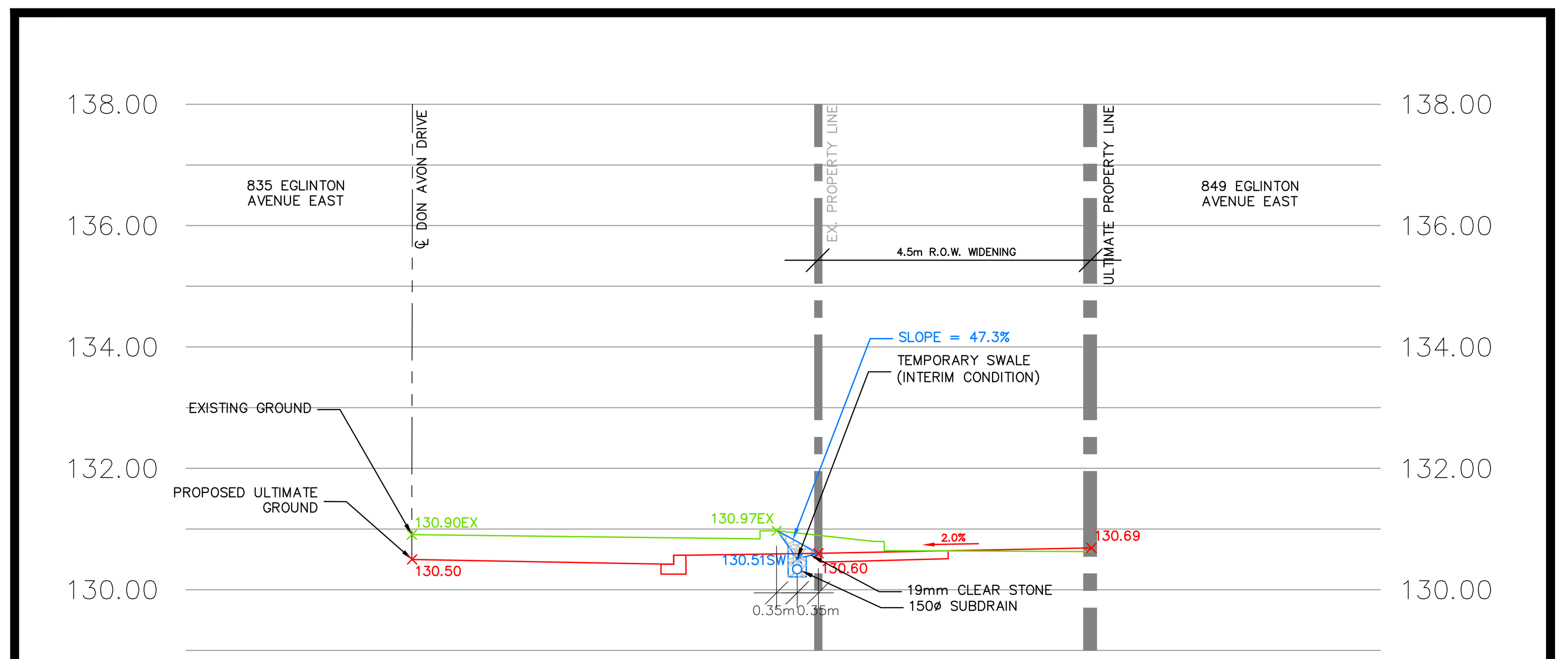
C CROSS SECTION 'C' - BOULEVARD GRADING AT HIGH POINT

SCALE: 1:75



SUBDRAIN PIPE DETAIL

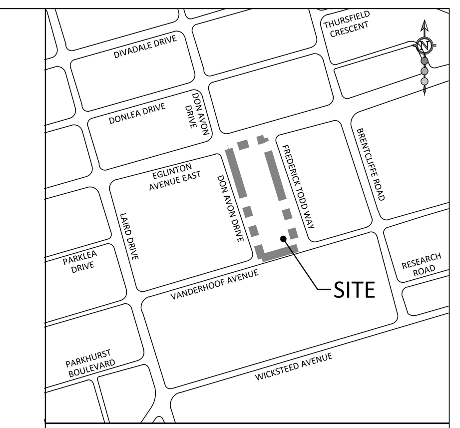
SCALE: N.T.S.



D CROSS SECTION 'D' - BOULEVARD GRADING AT LOW POINT

SCALE: 1:75

June 4, 2025



BENCHMARK: 130.321m

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO VERTICAL BENCH MARK NUMBER 12719680275 HAVING AN ELEVATION OF 130.321 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, PRE-1978 ADJUSTMENT (CGVD-1928:PRE-1978).

TOPOGRAPHIC SURVEY PROVIDED BY R-PE SURVEYING LTD., JANUARY 2021

TORONTO ENGINEERING AND CONSTRUCTION SERVICES DIVISION

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING, CITY OF TORONTO

DATE__________

REVISION RECORD

1.	ISSUED FOR SITE PLAN APPLICATION	JUN 07/22	JH
2.	2nd SUBMISSION SITE PLAN APPLICATION	FEB 21/24	JH

ISSUE RECORD

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

BDP. Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.bdpquadrangle.com

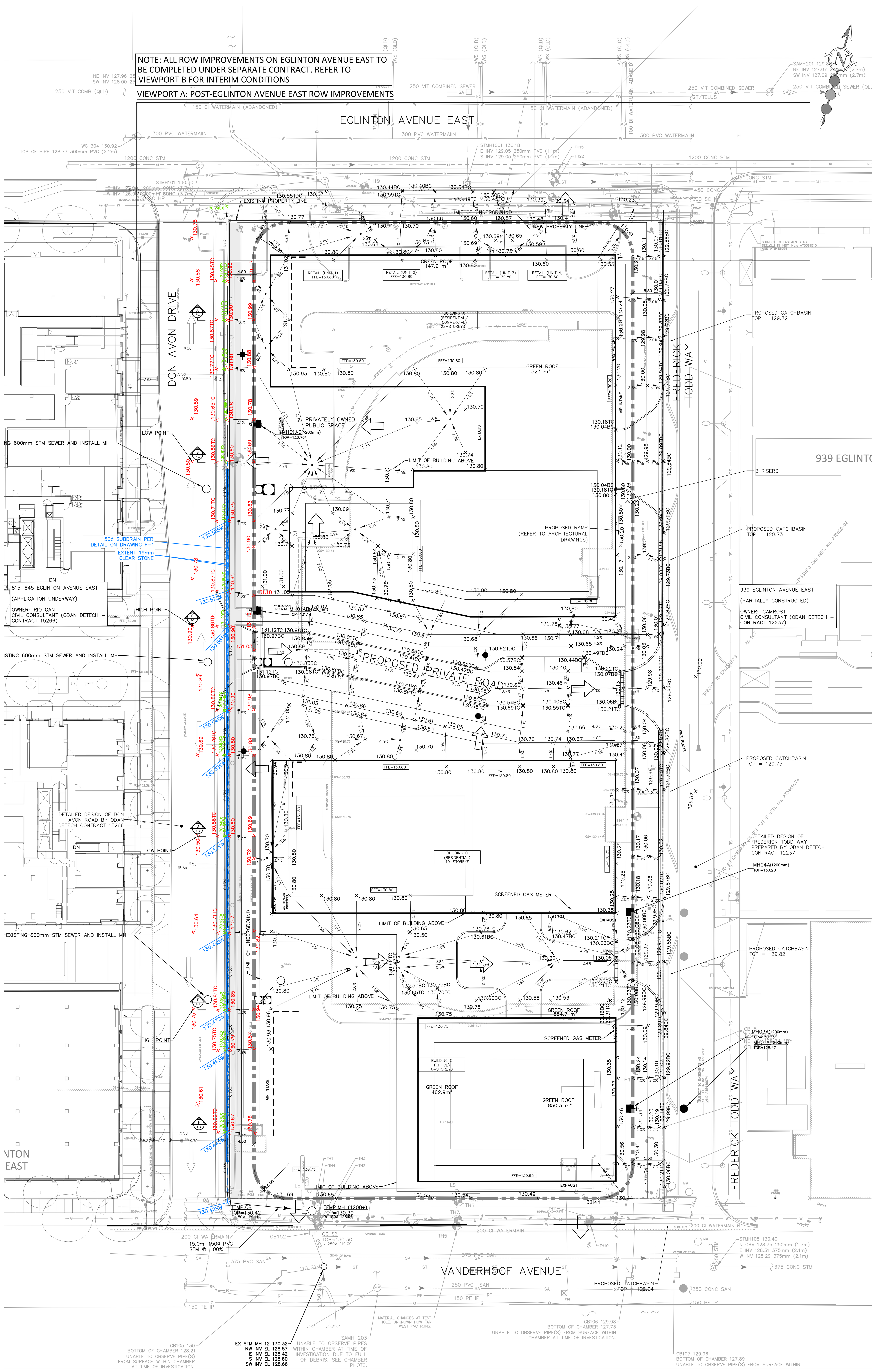
849 Eglinton Avenue East

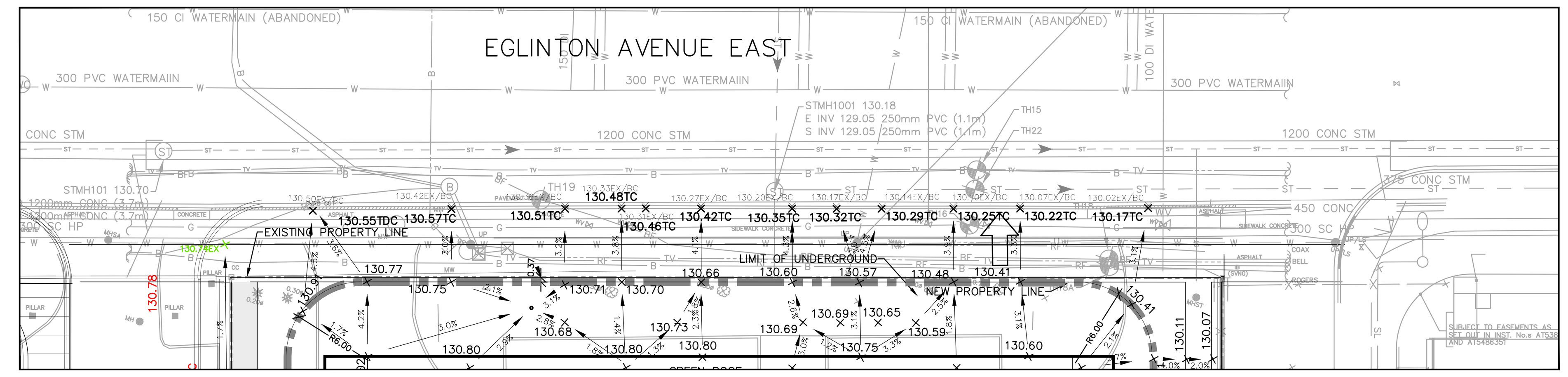
Toronto, ON M4G 2L5

for
Pem (Eglinton) LP

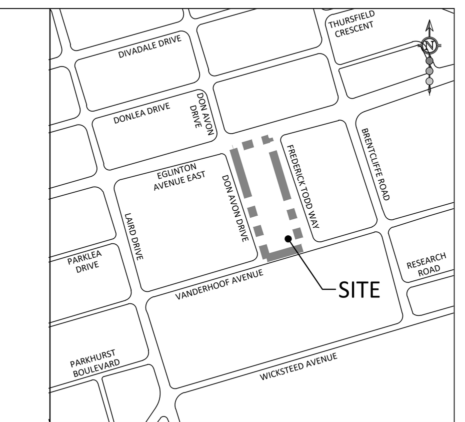
2313	N.T.S.	ES	JH
PROJECT	SCALE	DRAWN	REVIEWED

F-1





VIEWPORT B: PRE-EGLINTON AVENUE EAST ROW IMPROVEMENTS



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LEGEND:

	PROPERTY BOUNDARY
× (130.53)	EXISTING ELEVATION
× (130.47)CL	EXISTING CENTERLINE ELEVATION
× (130.53)T/C	EXISTING TOP OF CURB ELEVATION
× (130.38)G/L	EXISTING GUTTERLINE ELEVATION
× (130.20)HP / × (129.91)LP	EXISTING HIGH/LOW POINT ELEVATION
×130.80	PROPOSED ELEVATION
×130.87 TC / ×130.72 BC	PROPOSED TOP/BOTTOM OF CURB ELEVATION
×130.87 TDC	PROPOSED TOP OF DEPRESSED CURB ELEVATION
×123.23 TW	PROPOSED TOP OF WALL ELEVATION
×123.23 BW	PROPOSED BOTTOM OF WALL ELEVATION
	PROPOSED OVERLAND FLOW ROUTE
	LIMIT OF BUILDING OVERHANG
	EXISTING PROPERTY BOUNDARY
	SANITARY MAINTENANCE HOLE
M	WATER METER
BP	BACKFLOW PREVENTOR
	STORM MAINTENANCE HOLE
	LIMIT OF UNDERGROUND
CB	CATCHBASIN COMPLETE WITH GOSS TRAP
	FIRE DEPARTMENT CONNECTION
AD	AREA DRAIN
MW	EXISTING MONITORING WELL
	VALVE & BOX
	HYDRANT
GLB	EXISTING GROUND LEVEL BOX
CB	EXISTING CATCHBASIN
UP	EXISTING UTILITY POLE
GS	EXISTING GARAGE SILL ELEVATION
WV	EXISTING WATER VALVE
HV	EXISTING HYDRO VAULT
—W—	EXISTING OVERHEAD WIRE
LS	EXISTING LAMP STANDARD
0.15ø / 0.50ø	EXISTING TREE
MH	EXISTING MAINTENANCE HOLE
	EXISTING FENCE LINE
MHSA	EXISTING SANITARY MAINTENANCE HOLE
MHST	EXISTING STORM MAINTENANCE HOLE
FH	EXISTING HYDRANT
MHW	EXISTING WATER MAINTENANCE HOLE

TOPOGRAPHIC SURVEY PROVIDED BY R-PE SURVEYING LTD., JANUARY 2021

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Toronto, ON M4G 2L5

for
Pem (Eglinton) LP

2313	1 : 300	ES	JH
PROJECT	SCALE	DRAWN	REVIEWED

GRADING PLAN

GR-1

NOTES

1. TRENCHING WITHIN PAVED ROADWAY FOR REMOVAL/CONSTRUCTION OF SERVICE CONNECTIONS TO BE BACKFILLED WITH UNSHRINKABLE FILL TO UNDERSIDE OF ROAD BASE. ROAD TO BE RESTORED TO EXISTING CONDITION OR BETTER. PAVEMENT TO MATCH INTO EXISTING WITH LAP JOINTS PER DETAIL ON D-1.

June 4, 2025