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September 23, 2025

Our File No.: 240173

Without Prejudice

Planning & Administrative Tribunal Law
City of Toronto Legal Services
55 John Street, 26th Floor, Metro Hall
Toronto, ON M5V 3C6

Attention: Lauren Pinder and Jason Davidson, City Legal

**Re: 120 Bouchette Street, City of Toronto
City of Toronto File No. 24 149325 STE 14 OZ
OLT Case No. OLT-25-000100
Without Prejudice Offer to Settle Official Plan and Zoning By-law Amendment
Appeals**

We are solicitors for 1956565 Ontario Inc., the owner of the property known municipally as 120 Bouchette Street in the City of Toronto (the “**Property**”). We are writing on behalf of our clients with a without prejudice settlement offer in respect of the above-noted matter.

As you know, our clients have participated in a multi-day without prejudice mediation with City staff and neighbouring landowners regarding the redevelopment proposal for the Property, that has resulted in the revised plans, prepared by Turner Fleischer, attached to this letter (the “**Settlement Plans**”). We are pleased to provide this settlement offer, which is the product of a comprehensive and collaborative discussions and supported by City staff.

Background

The Property is rectangular in shape, 0.9 hectares in size, located on the south side of Lake Shore Boulevard East, between Bouchette Street and Saulters Street South, within the City’s Port Lands. The Port Lands are a 325-hectare area of land east of Toronto’s downtown core bounded by the Inner Harbour to the west, the Keating Channel and Lake Shore Boulevard East to the north, Leslie Street to the east and Unwin Avenue to the south. The Port Lands is one of the most significant urban renewal opportunities in Toronto. It has been the subject of considerable and ongoing study, earmarked for redevelopment with plans to revitalize the area into a complete community. The Port Lands is comprised of several districts, including the McCleary District, where the Property is located.



The Property is also located within the Council-delineated East Harbour Station PMTSA (Site and Area Specific Policy 688), which is planned for a minimum population and employment target of 300 residents and jobs per hectare. The Property is within walking distance to one of the most connected future transit hubs in the City, which will provide connections to regional GO Transit service and local TTC subway service, is located on the future Broadview LRT extension, and is a short walk north of the proposed Waterfront LRT extension on Commissioners.

In addition, the Property falls within the Central Waterfront Secondary Plan (the “CWSP”). The CWSP contains policies requiring affordable housing, Production, Interactive and Creative (PIC) uses and built form policies that guide height and separation distances between towers, including a 40 metre separation distance between towers. As discussed further below, the revised proposal arrived at through without prejudice settlement discussions with City staff now respond to all these policies.

The Settlement

On May 16, 2025, our client submitted planning applications to the City of Toronto for the Property (the “**Original Applications**”). The Original Applications proposed to replace the existing warehouse and surface-level storage yard with three towers. Informed by the City’s Tall Building Design Guidelines, the proposed towers, situated at the southeast, northeast, and northwest portions of the site - Towers A, B, and C, respectively - were all separated from each other by at least 25 metres. Tower A had a height of 43 storeys. Towers B and C had heights of 46 and 49 storeys, respectively. The proposal included 1626 units, with a total of 115,173.8 square metres of residential space, 1,990.9 square. Along the east side of the Property, vehicle access to an internal courtyard was proposed from Bouchette Street. A second vehicle access was also proposed along the south end of the Property connecting to Bouchette Street.

Through the mediation with City staff a number of significant changes have been made to the Original Applications, which have been incorporated into this without prejudice settlement offer, as shown in the Settlement Plans, attached to this letter. In particular, we note the following components of the settlement:

Built Form and Public Realm

- **Number of Towers and Tower Heights:** The three-tower proposal has been revised to provide two-towers on base buildings, with a 16 storey pop-up at the northwest corner of the Property. The height of the towers are 56 and 53 storeys, consistent with the City Council endorsed settlement for 685 Lake Shore Boulevard East, immediately abutting the site to the west, for heights 58 and 54 storeys (and later revised to 55 and 54 storeys to accommodate Ports Toronto’s flight path). The towers step down gradually toward the south.



- **Base Building Heights:** The base building heights are 10-storeys at the north end of the Property and 8-storeys at the south end of the Property, with a pop-up to 12 storeys on Bouchette Street.
- **Tower Separation and Setbacks:** Tower separation distances on the Property above the height of 20 storeys meet or exceed the 40 metre separation requirement in the CWSP. The tower setbacks would be as shown on the Settlement Plans.
- **Tower Alignment:** In direct response to staff's request the orientation of the two towers on the Property are aligned north to south. The site layout maximizes morning and early afternoon light into both the centre of the courtyard and the units within the building, creating a more livable, sun-lit unit orientation.
- **Tower Floorplate:** The length of the east and west tower façades reflects the dimensions requested by staff, as shown in the Settlement Plans. Step-backs to the south of each tower at various levels have been incorporated reduce the east and west facing tower façades, as they rise. Angles at the northeast and northwest ends of Towers A and B, respectively, have been incorporated to help diminish the perception of the tower faces and introduce opportunities for architectural interest along these frontages.
- **POPS and Villiers Public Realm:** As shown on the Settlement Plans, a POPS space will be secured to provide a central, programmable public space opening into the courtyard space of the proposal, which will provide public space near McLeary Park.
- **Unit Mix:** Consistent with the City's Growing up Guidelines, a minimum of 15% of total units will be two-bedroom and a minimum of 10% of total units will be three-bedroom.
- **Vehicle Access:** One vehicle access is proposed from Bouchette Street with loading and parking internal to the Property, as requested by City staff.
- **Amenity Space:** A total of 3.50 square metres of amenity space per unit is provided, comprising a minimum of 2.00 sqm of indoor amenity space per unit.

Affordable Housing

The Owner is agreeable to provide affordable rental housing units ("ARH") on the following terms:

The Owner, in its sole discretion, to be made at the time of site plan application, will elect one of the following options consistent with the CWSP policies regarding the provision of affordable housing:



1. 10% of the residential GFA to be secured as ARH units for a period of 25 years commencing from first occupancy; or
2. 6.5% of the residential GFA to be secured as ARH units for a period of 99 years commencing from first occupancy.

The Owner may provide cash-in-lieu for a portion of the ARH units, to the mutual satisfaction of both the City and the Owner, if agreed to.

In addition, terms related to the provision of ARH units are:

- a) The specific distribution and location of the ARH units will be identified through a Housing Issues Report provided at the time of Site Plan application. Among other things, the Housing Issues Report will identify:
 - i. The percentage of dwelling units that will be two and three bedrooms in size for both the market units and for the affordable housing units; and
 - ii. The proposed number, unit types, unit sizes, unit mix, layouts, location of affordable housing units, and all related facilities to support the affordable rental housing units in a development.
- b) The operator of the ARH units will offer the ARH units to tenant households who have demonstrated that they are in need of ARH and who are on the City's centralized housing access system or, in the event the centralized housing access system is not available, through a fair and transparent advertising and selection process to the satisfaction of the Chief Planner and Executive Director City Planning and the Executive Director, Housing Secretariat.
- c) The unit mix and unit sizes of the ARH units will be consistent with the unit mix and average unit sizes by unit type of the gross floor area of the market residential units, which unit mix and sizes may be revised to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat.
- d) ARH units will be provided as per the City's Official Plan definition of affordable rental housing, where the total monthly shelter cost (i.e. gross monthly rent, inclusive of utilities for heat, hydro, hot water and water) is at or below the lesser of one times the average City of Toronto rent, by dwelling unit type, as reported annually by the Canada Mortgage and Housing Corporation, or 30% of the before tax monthly income of renter households in the City of Toronto as follows:
 - (a) Studio units: one-person households at or below the 50th percentile income;
 - (b) One-bedroom units: one-person households at or below the 60th percentile income;



- (c) Two-bedroom units: two-person households at or below the 60th percentile income; and
 - (d) Three-bedroom units: three-person households at or below the 60th percentile income.
- e) At the election of the Owner, to be made at the time of site plan application, the ARH units will be delivered either by:
 - i. the provision of the proportionate share of ARH units to be provided together with the market units on a phase-by-phase basis; or
 - ii. all units being located in Phase 1.
- f) The ARH units shall be made ready and available for occupancy no later than the date by which 70 percent of the market units in the proposed development, on a phase-by-phase basis, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning.
- g) The ARH units may be grouped together and located in the podiums of the buildings and may be operated and maintained by a not-for-profit affordable housing provider, as selected by the Owner, to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director of Housing Secretariat.
- h) The ARH units may include live-work units, subject to the mutual satisfaction of both the City and the Owner, if agreed to.
- i) The ARH units will have no associated vehicular parking and storage lockers.
- j) The ARH units will satisfy one hundred percent of the 4% Community Benefit Charge requirement for this development and will be secured in an agreement pursuant to Section 37(7.1) of the Planning Act.
- k) Given that the proposed provision of ARH units is anticipated to exceed the statutory requirement for CBC contribution, the Owner may seek to secure incentives, funding, credits and other mechanisms to facilitate the delivery of ARH units that may be available. The acceptance of the settlement offer by City Council would not constitute a binding commitment by the City to provide municipal incentives, funding, credits or other mechanisms unless otherwise explicitly identified by the City.

Production, Interactive and Creative Uses (PIC)

The Owner is agreeable to providing the City with 5,000 square metres of PIC. The PIC may be provided in the northeast corner of the ground floor and the second floor of the podium. As part of the settlement with the City, the City and the Owner would work in good faith to define and list



PIC uses, which definition would be included in the planning instruments to be finalized and issued by the Tribunal. It is the Owner's understanding that PIC uses which can be accommodated within the podium of a mixed-use building and co-existing with immediately adjacent residential uses can be located within these spaces. We note that in November 2024, City Council accepted a settlement of the planning application appeals for 685 Lake Shore Boulevard East, which immediately abuts the 120 Bouchette Property to the west. As part of that settlement, 5,000 square metres of PIC were secured, the same amount being proposed here as part of this without prejudice settlement offer for the Property.

Implementation of Settlement Offer

Our client is prepared to proceed to the Ontario Land Tribunal (the "OLT") on the basis of the without prejudice Settlement Plans attached to this letter to achieve a settlement with the City. In addition to the community benefits and revisions to the plans shown in the Settlement Plans, and described above, our clients would agree to request that the OLT withhold its final Order for the Zoning By-law Amendment for the Property pending:

1. The Official Plan and Zoning By-law Amendments are in a final form satisfactory to the Executive Director, Development Review, and the Owner, which will include Holding conditions as set out in the Settlement Offer (as set out below);
2. Joint ministerial approval pursuant to the Lower Don Special Policy Area and Lower Don Protocol for the Official Plan Amendment has been obtained;
3. The Owner has entered into and registered on title an agreement with the City to secure the provision of ARH units, to the satisfaction of the City Solicitor; and
4. The Owner has provided a revised Pedestrian Level Wind Study including a Wind Tunnel Study, with recommendations implemented as part of the Zoning By-law Amendment and the City has advised that any building envelope changes to address the findings of the studies have been made, to the satisfaction of the Executive Director, Development Review.

The final form of the Zoning Bylaw will include a holding symbol, to be removed when the implementation of the following conditions (unless a condition has already been satisfied when the Tribunal Order is ready to issue, in which case it will not be a condition in the holding symbol) at the owner's sole expense has been secured to the satisfaction of the Executive Director, Development Review:

5. A Functional Servicing Report demonstrating satisfactory arrangements to secure the provision of local municipal infrastructure, and/or acceptable interim arrangements and infrastructure including sewer, water, and stormwater networks to service the proposed development, has been submitted to the satisfaction of the General Manager, Toronto Water and the Executive Director, Development Review;



6. Sanitary servicing capacity issues have been addressed through completion of any necessary capital improvements, or through any interim improvements and arrangements as detailed by the owner, to the satisfaction of the General Manager, Toronto Water and the Executive Director, Development Review;
7. A revised noise study, air quality study, and a detailed design plan for any sensitive land use which demonstrate that appropriate noise and/or air quality mitigation works will be implemented and the noise and air quality studies have been peer reviewed at the owner's expense. The Owner may be requested to provide a copy to industrial operators within the Port Lands.
8. The requirements of Ministry of Environment, Conservation and Parks regulation and guidelines, including NPC-300, in accordance with the July 11, 2022 Ontario Land Tribunal Decision approving the Port Lands Area Specific Policies, have been satisfactorily addressed; and
9. Subject to the joint Ministerial Approval of the Official Plan Amendment under the Lower Don Special Policy Area, the Owner has provided written confirmation from the Toronto and Region Conservation Authority that: (a) any necessary flood protection infrastructure is complete and functional, and the Special Policy Area designation is removed; or (b) that the requirements of the Protocol Regarding the Lower Don Specific Policy Area have been satisfied.

Conclusion

Our client and its consultant team appreciate City staff's extensive efforts to work with our client, with such discussions resulting in this without prejudice settlement offer. We are hopeful that City Council will instruct the City solicitor to support approval of the settlement at the OLT.

The settlement offer remains open until the end of the City Council meeting scheduled to commence on October 8, 2025.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "Joe Hoffman", with a stylized flourish at the end.

Joe Hoffman
JBH/

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		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	149,335	
Total Roof Area (m ²)	5165.4	
Area of Residential Private Terraces (m ²)	833.5	
Roof-top Outdoor Amenity Space, if in a Residential Building (m ²)	1922.9	
Area of Renewable Energy Devices (m ²)	-	
Tower (s)/Roof Area with floor plate less than 750 m ²	-	
Total Available Roof Space (m ²)	2469	
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	1445.4	1445.4
Coverage of Available Roof Space (%)	60%	60%

**WITHOUT
PREJUDICE**

1	20YY-MM-DD	REVISION 1	
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1956565 ONTARIO INC

PROJECT _____

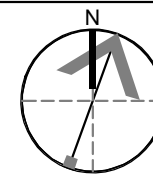
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20 Bouchette Street, Toronto, ON

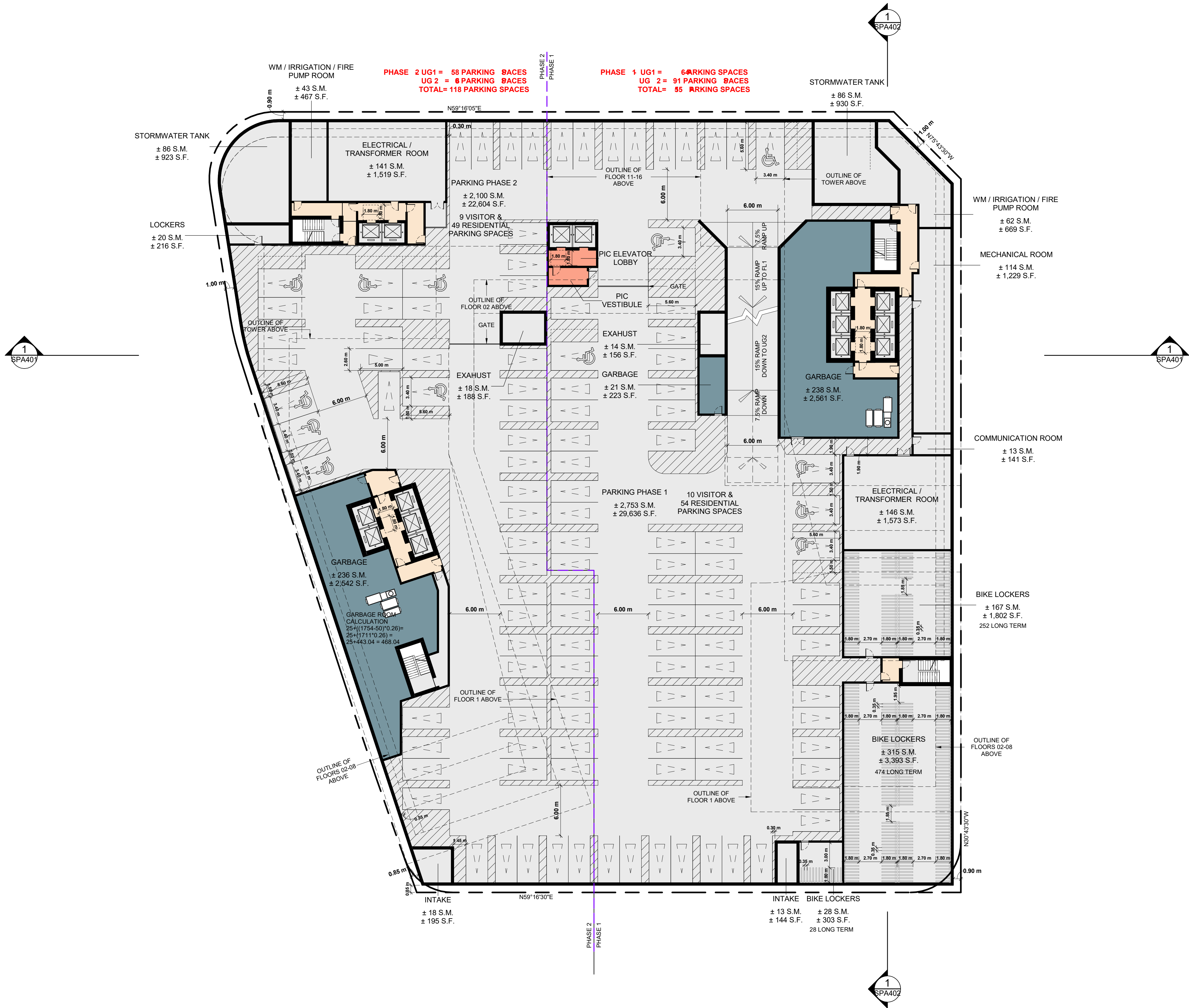
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SITE PLAN / ROOF PLAN

PROJECT NO 24.007P01	
PROJECT DATE 2025-09-11	
DRAWN BY EHS	
CHECKED BY RF	



DRAWING NO.	REV.
SPA005	1



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1956565 ONTARIO INC

PROJECT
120 Bouchette Street
120 Bouchette Street, Toronto, ON

DRAWING
UNDERGROUND LEVEL 01

PROJECT NO. 24.007P01	
PROJECT DATE 2025-09-11	
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CHECKED BY RF	
SCALE 1 : 250	

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AREA LEGEND

- COMMON AREAS
- RETAIL
- PIC

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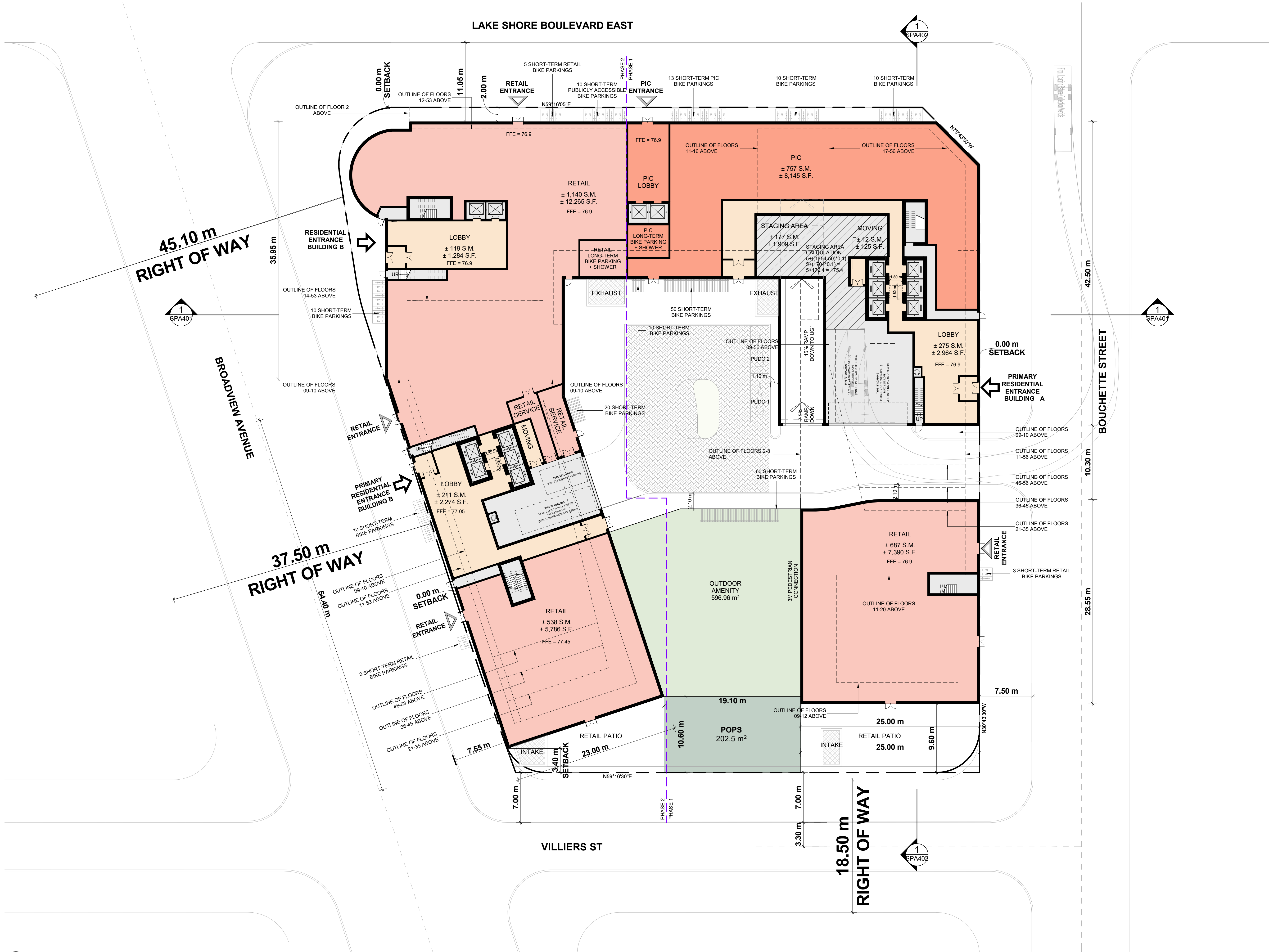
1956565 ONTARIO INC

PROJECT
120 Bouchette Street
120 Bouchette Street, Toronto, ON

DRAWING
FLOOR 01

PROJECT NO.
24.007P01
PROJECT DATE
2025-09-11
DRAWN BY
VVA
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SCALE
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DRAWING NO.
SPA151
REV.
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1 FLOOR 1
SPA151 1 : 250

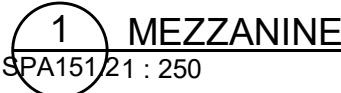
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COMMON AREAS

COMMON AREAS

RETAIL

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PROJECT

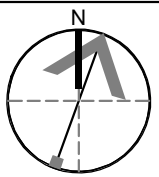
120 Bouchette Street

20 Bouchette Street, Toronto, ON

DRAWING

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PROJECT DATE	2025-09-11
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SCALE	as indicated



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SPA151.2	1

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AREA LEGEND

- COMMON AREAS
- RETAIL
- PIC

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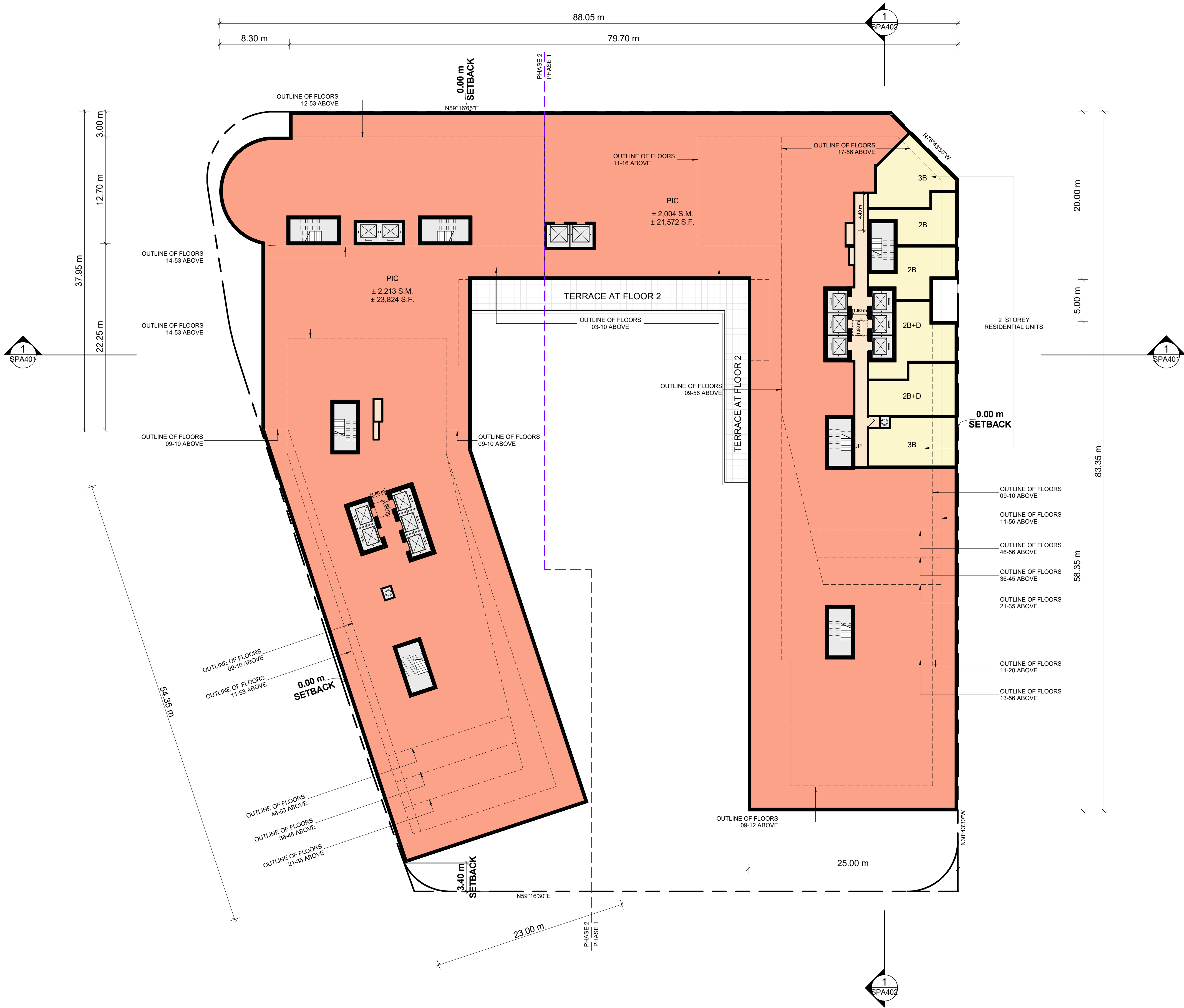
1956565 ONTARIO INC

PROJECT
120 Bouchette Street
120 Bouchette Street, Toronto, ON

DRAWING
FLOOR 02

PROJECT NO.
24.007P01
PROJECT DATE
2025-09-11
DRAWN BY
EHS
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SCALE
As indicated

DRAWING NO.
SPA152
REV.
1



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AREA LEGEND

COMMON AREAS

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1956565 ONTARIO INC

PROJECT 120 Bouchette Street

120 Bouchette Street, Toronto, ON

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PROJECT NO.

24.007P01

PROJECT DATE

2025-09-11

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EHS

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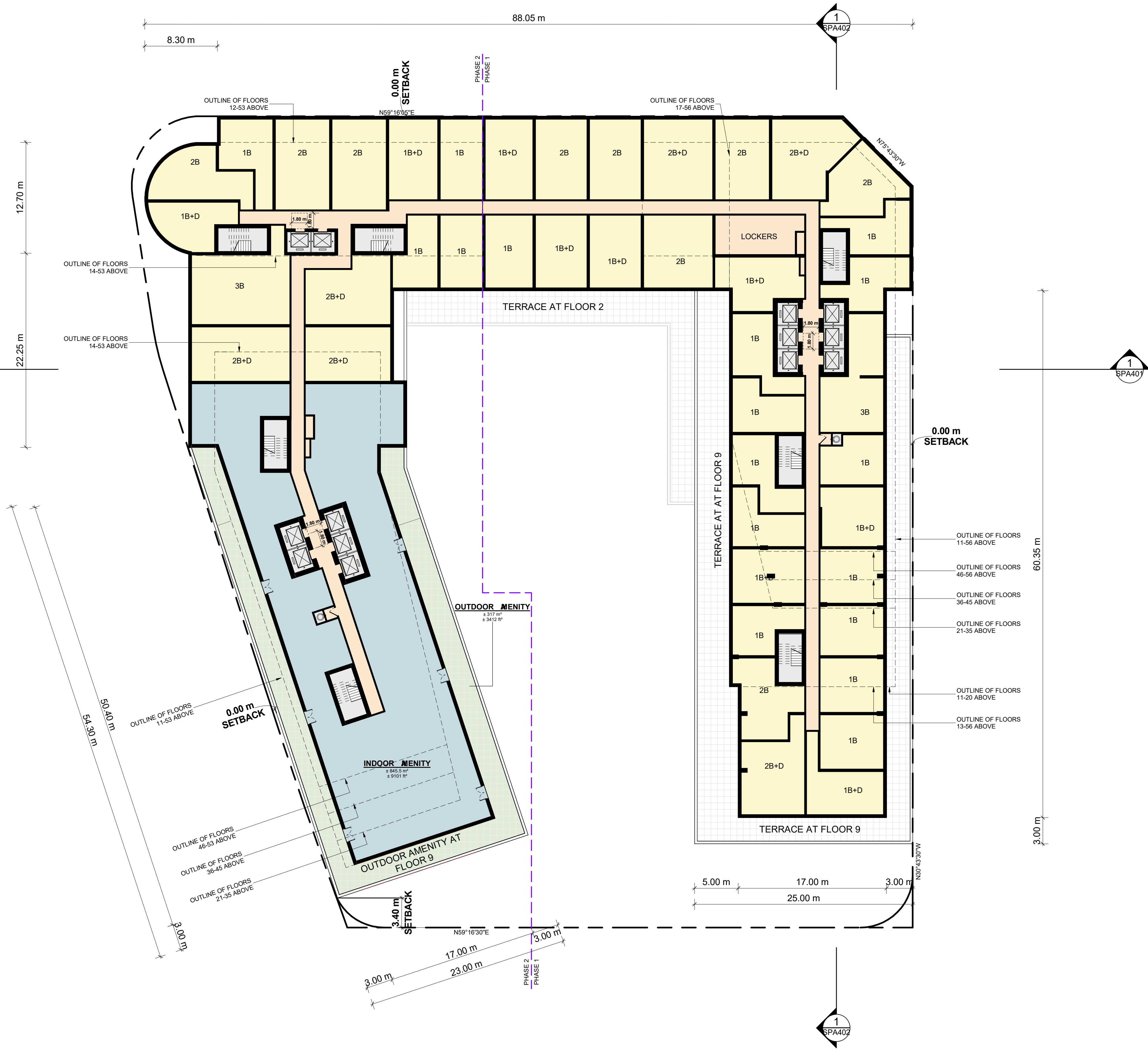
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1



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COMMON AREAS

COMMON AREAS

RETAIL

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20YY-MM-DD	REVISION 1	
DATE	DESCRIPTION	BY

1956565 ONTARIO INC

120 Bouchette Street

20 Bouchette Street, Toronto, ON

DRAWING

FLOOR 11

PROJECT NO.

24.007P01

PROJECT DATA

2025-09-1

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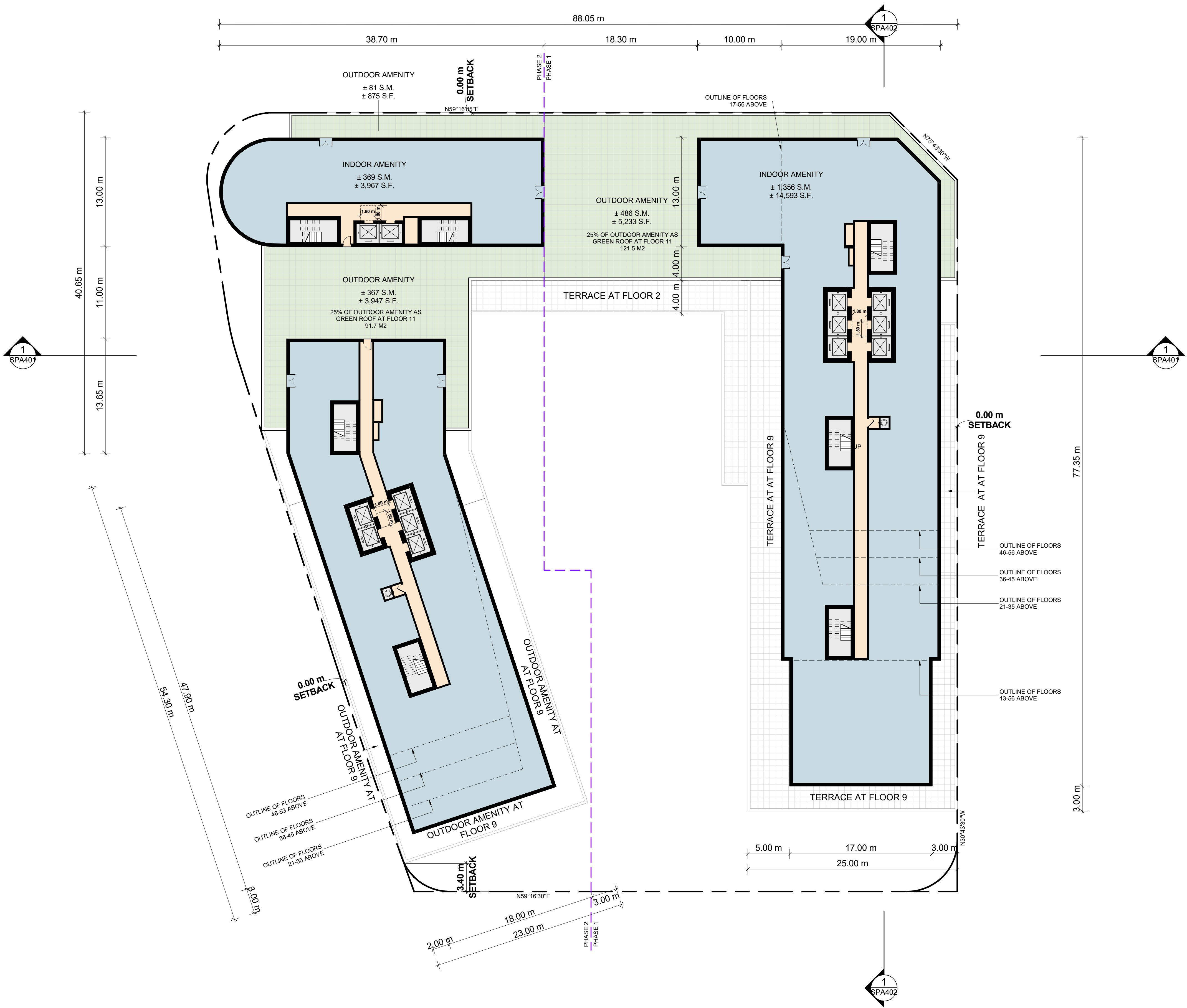
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1956565 ONTARIO INC

PROJECT 120 Bouchette Street

120 Bouchette Street, Toronto, ON

DRAWING

FLOOR 13

PROJECT NO.	24.007P01
PROJECT DATE	2025-09-11
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SCALE	As indicated

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AREA LEGEND

- COMMON AREAS
- RETAIL
- PIC

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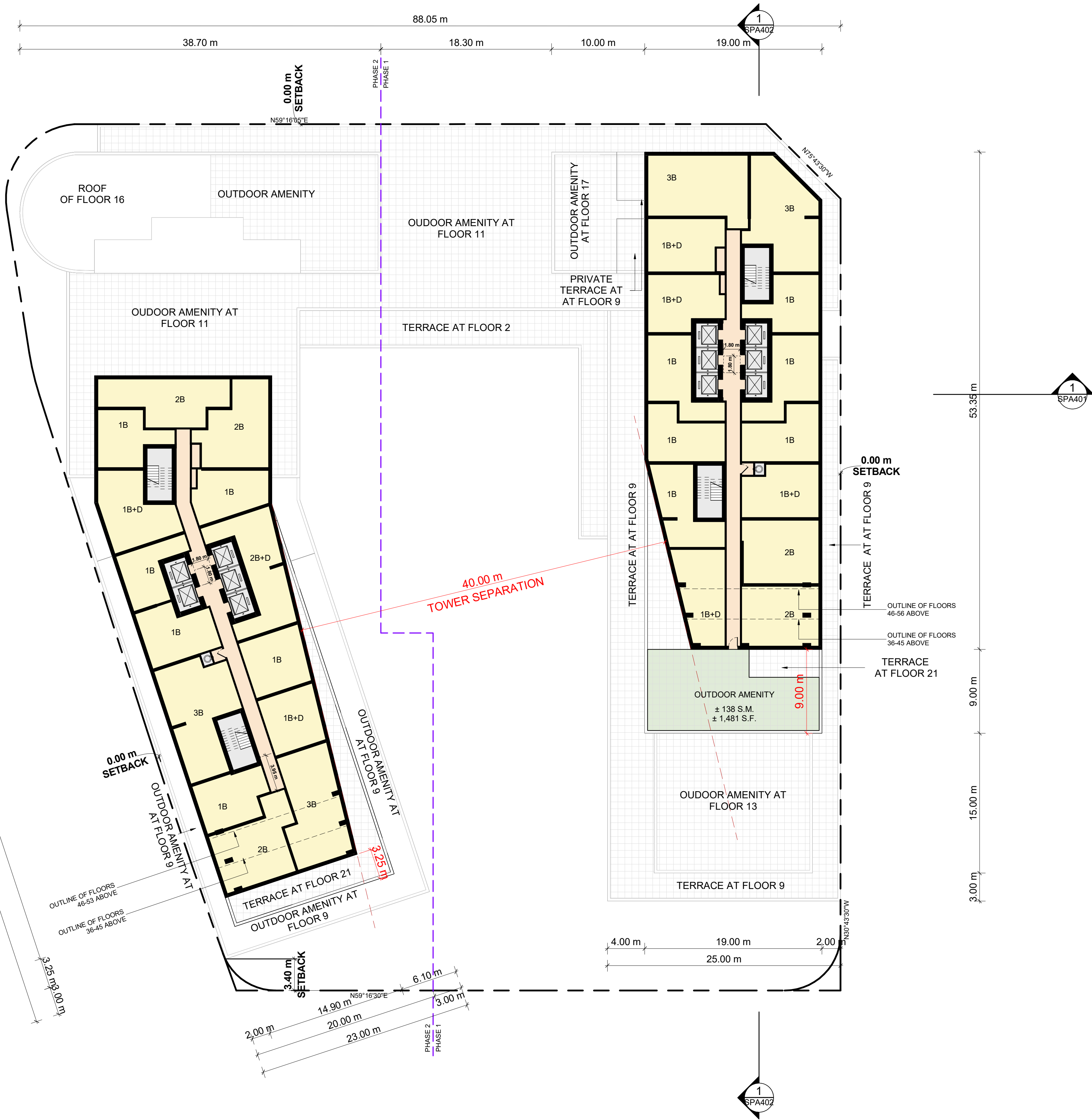
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120 Bouchette Street

120 Bouchette Street, Toronto, ON

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PROJECT DATE 2025-09-11	
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1956565 ONTARIO INC

PROJECT
120 Bouchette Street

120 Bouchette Street, Toronto, ON

DRAWING
BUILDING SECTIONS

PROJECT NO.
24.007P01
PROJECT DATE
2025-09-11
DRAWN BY
EHS
CHECKED BY
RF
SCALE
1 : 400

DRAWING NO.
SPA401
REV.
1

