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WITH PREJUDICE

October 28, 2025

VIA EMAIL

Mr. Gabe Szobel
Solicitors, Planning & Administrative Tribunal Law
City of Toronto, Legal Services Division
Metro Hall, 55 John Street, 26th Floor
Toronto, ON, M5V 3C6

Dear Mr. Szobel:

RE: 6 Lloyd Avenue (City of Toronto)
Official Plan Amendment (City File No. 13 278533 WET 11 OZ)
Ontario Land Tribunal Case No. PL180400
With-Prejudice Settlement Offer

We are the lawyers for Berkeley Carlyle (Junction) Inc. ("**Carlyle**"), being the owner of the properties municipally known as 6 Lloyd Avenue and 159, 181, 179, 177, 175, 171, 169, 167, 165, 163 and 161 Mulock Avenue and commonly referred to as 6 Lloyd Avenue (the "**Site**").

This letter constitutes our client's offer to settle the appeal that is currently before the Ontario Land Tribunal (the "**Tribunal**") in respect of Carlyle's application for an Official Plan Amendment (OLT Case No. PL180400, the "**OPA Application**"). This offer to settle is being submitted on a without-prejudice basis.

The Site and Surrounding Area

The Site is located to the southeast of the intersection at St. Clair Avenue West and Keele Street. The Site directly abuts the Metrolinx/CP railway corridor to the east, St. Clair Avenue West to the north, Lloyd Avenue to the south, and Mulock Avenue to the west. The Site has a total area of approximately 1.06 hectares (2.65 acres). A retaining wall exists along the northern boundary of the site abutting St. Clair Avenue West which slopes down under the rail overpass. The Site was previously occupied by the former Benjamin Moore paint plant and nine detached dwellings. It is currently vacant and has been remediated to residential standards.

The Site is located within the Junction neighbourhood which consists of a mix of residential, commercial and industrial uses. The surrounding area has experienced redevelopment over the last 20 years, including large-scale commercial redevelopment at the intersection of St.

Clair Avenue West and Keele Street. In recent years, the immediately surrounding area has seen a general transition away from former heavy industrial uses to artist studios, light industrial and other commercial uses. This context further includes an established residential community to the southwest. A number of recent proposals for high-density residential developments have been submitted for lands in the surrounding area.

From a transportation context, the Site has excellent access to higher-order transit including the adjacent Metrolinx/CP railway corridor, TTC streetcar route 512 along St-Clair and, further south, the Yonge-University Subway line. The Site is also within walking distance of the proposed St. Clair–Old Weston SmartTrack Station and is well served by active transportation infrastructure such as multi-use pathways and bike lanes.

Background

By way of background, the Site was previously designated *Employment Areas* under the City of Toronto Official Plan. The OPA Application was submitted to the City on December 16, 2013 by the previous owner of the Site to permit mixed-use development on the Site, including residential uses.

On December 16-18, 2013, City Council adopted Official Plan Amendment 231 with respect to Toronto's *Employment Areas*. OPA 231 redesignated the northern two-thirds of the Site from *Employment Areas* to *Mixed Use Areas*, while redesignating the southern portion of the Site to *General Employment Areas*. OPA 231 also introduced Site and Area Specific Policy 447 ("**SASP 447**") to provide specific policies for residential and commercial development on the Site.

OPA 231 was approved, with minor modifications, by the Minister of Municipal Affairs and Housing on July 9, 2014. On July 29, 2014, the previous owner of the Site appealed OPA 231 to the (then) Ontario Municipal Board (the "**OPA 231 Appeal**").

Carlyle acquired the Site in 2017 and assumed all rights and interests in the Property, including the OPA Application and the OPA 231 Appeal. On March 29, 2018, Carlyle appealed the OPA Application to the (then) Ontario Municipal Board on the basis of City Council's refusal or neglect to make a decision within the statutory timeframe.

As a related matter, in 2019, Carlyle filed an application for a zoning by-law amendment (the "**ZBA Application**") (City File No.19 239452 WET 05 OZ) to permit a mixed-use development consisting of two residential buildings, an office building and a large public park on the Site.

As part of the ZBA Application, Carlyle met with City Staff and provided additional technical information to address policies of SASP 447 in dispute. On April 8, 2021, the Tribunal issued

its Order approving revisions to SASP 447, which redesignated the entire Site to *Mixed Use Areas*, and an area at the southwest corner of the Site to *Parks and Open Spaces*. As approved, SASP 447 limits residential uses to the northern two-thirds of the Site and requires that a minimum of 4000 square metres of new office space, inclusive of a daycare, be developed in the southern one-third of the Site.

On November 4, 2022, Carlyle appealed the ZBA Application to the Tribunal on the basis of City Council's refusal or neglect to make a decision within the statutory timeline (the "**ZBA Appeal**") (OLT Case. No. 22-004660).

On April 5, 2024, Carlyle filed a with-prejudice offer to settle the ZBA Appeal (the "**ZBA Settlement Offer**") which was subsequently accepted by City Council at its meeting on April 17-18, 2024. As accepted, the ZBA Settlement Offer contemplated the redevelopment of the Site with two residential buildings with heights of 35 and 28 storeys (the "**North Tower**" and "**South Tower**", respectively), along with an 8-storey office building with a maximum gross floor area of 8,000 square metres, inclusive of a private daycare that has a minimum area of 500 square metres (the "Office Building") as well as an 880 square metre public park (the "**Public Park**")

On July 18, 2024, the Ontario Land Tribunal issued a written decision that allowed, in part, the ZBA Appeal, and approved in principle the draft ZBA filed at the settlement hearing on consent, but withheld its final order until the owner satisfies a number of preconditions. A copy of the OLT decision is included as **Attachment "1"**.

On August 15, 2025, the Minister of Municipal Affairs and Housing approved the Keele-St. Clair Secondary Plan ("**OPA 537**"), which was originally adopted by City Council on July 19-22, 2022. As a result, the Site is situated within a PMTSA, and the underlying land use designation remains *Mixed Use Areas*.

The City recently released a proposed policy modification to the office replacement policies originally adopted in 2013 through OPA 231. By way of summary, the proposed modifications would modify the 1-for-1 office replacement policy with a policy requiring that only 25% of existing office space be replaced in a redevelopment, which can be made up of a variety of non-residential uses and/or affordable housing.

Settlement Proposal

Carlyle is offering to settle the OPA Appeal in accordance with the draft included as **Attachment "2"** (the "**Draft OPA**"). By way of high-level summary, the Draft OPA proposes to amend SASP 447 to achieve the following:

1. Allow residential uses throughout the Site (not just the northern two-thirds of the Site) save and except for the location of the new public park, which would remain designated *Parks and Open Spaces*.
2. Introduce a policy allowing, as an alternative to the minimum 3500 square metres of office space, an area equal to 25% of this office requirement (875 square metres) to be developed with affordable housing, along with a new daycare use having a minimum gross floor area of 500 square metres.
3. A policy requiring that the office space or affordable housing alternative, and the daycare use, be developed prior to or concurrently with any residential development on the lands.
4. A policy providing that the building height, envelope and land uses for the developable lands will be determined through the implementing zoning by-law amendment based on the submission of certain studies to the satisfaction of the Chief Planner.

Matters of Implementation

Should this Offer be accepted by City Council, Carlyle and the City will jointly advise the Tribunal that the parties have resolved the OPA Appeal, and seek directions to convene a settlement hearing.

Carlyle will be responsible for leading planning evidence in support of the Settlement Proposal and the implementing draft OPA, including filing any sworn affidavit evidence with the Tribunal.

The Settlement Offer is open until the conclusion of the City Council meeting that is scheduled to commence on November 12, 2025, following which it will become null and void if not accepted. If accepted, Carlyle consents to the public release of this Settlement Offer.

If you have any questions, please contact the undersigned and Rowan Barron (rbarron@overlandllp.ca).

Yours truly,
Overland LLP



Per: Daniel Artenosi
Partner

Attachment 1

OLT Decision Issued July 18, 2024

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: July 18, 2024

CASE NO(S).:

OLT-22-004660

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:

Berkeley Carlyle (Junction) Inc.

Subject:

Zoning By-law Amendment

Description:

To permit construction of two residential buildings with 535 units and a total GFA of 52,980 square metres

Property Address:

159,161-181 Mulock Ave & 6 Lloyd Ave

Municipality/UT:

Toronto

Municipal File No.:

19 239452 WET 05 OZ

OLT Case No.:

OLT-22-004660

OLT Lead Case No.:

OLT-22-004660

OLT Case Name:

Berkeley Carlyle (Junction) Inc. v. Toronto (City)

Heard:

April 22, 2024 by Video Hearing

APPEARANCES:

Parties

Berkeley Carlyle (Junction) Inc.

City of Toronto

Counsel

Daniel Artenosi
Michael Cara

Gabe Szobel

**MEMORANDUM OF ORAL DECISION DELIVERED BY J. INNIS ON APRIL 22, 2024
AND INTERIM ORDER OF THE TRIBUNAL**

[Link to Order](#)

INTRODUCTION

[1] This appeal arises following a non-decision by the City of Toronto (“City”) within the statutory timeframe regarding a revised application for a Zoning By-law Amendment to permit the re-development of lands known municipally as 159, 161-181 Mulock Avenue and 6 Lloyd Avenue (“Subject Property”), to construct two residential buildings with heights of 44 and 31 storeys (“North and South Towers”), and one eight-storey office building (“Office Building”).

[2] The application by Berkeley Carlyle (Junction) Inc. (“Applicant”) seeks two amendments, one to the City Zoning By-law No. 569-2013 and one to City Zoning By-law No. 438-86

[3] The jointly proposed settlement proposal supports the development comprising of the North and South Towers and associated podium to include an overall gross floor area (“GFA”) of approximately 70,500 square metres (“sq m”) of residential floor area (inclusive of above-grade parking), and a minimum of 1,000 sq m of accessory retail. The Office Building will have a maximum GFA of 8,000 sq m and include a minimum area of 500 sq m for a private daycare. The unit mix for the North and South Towers and associated podium will include a minimum of 15 percent two-bedroom units and 10 percent three-bedroom units. Indoor amenity space will be a minimum of 2 sq m per unit and 1.9 sq m per unit for outdoor amenity space. Bicycle parking rates for the Subject Property shall be 0.9 long-term bicycle parking spaces and 0.1 short-term bicycle parking spaces for each dwelling unit. The development shall include one Type-G, one Type-B, and three Type-C loading spaces.

[4] Further modifications from the revised application dated May 2023 are as follows:

- a. North Tower: the height of the North Tower has been reduced from 44 to 35 storeys; reconfiguration of the footprint to allow for a minimum separation distance of 25 metres (“m”) between the two towers; and the tower floorplate would have a maximum gross construction area of 750 sq m;
- b. South Tower: the height of the South Tower has been reduced from 31 to 28 storeys; minimum distance separation of 15 m has been provided between the South Tower and the Office Building; the four-storey portion of the podium situated beneath the South Tower has a minimum setback of 5 m from the new public park at the southwest corner of the Subject Property;
- c. Office Building: a minimum setback of 5 m has been provided from the four-storey podium portion of the Office Building to the new public park; will include a minimum of non-residential GFA equal to 4,000 sq m; and
- d. Parkland Dedication: the size of the new Public Park has increased from 842 sq m to 880 sq m.

[5] Disposition of the matter has come before the Tribunal as a Settlement Hearing. The Tribunal confirms that it has received, reviewed and considered the following materials and submissions:

- i. The uncontested opinion evidence of Michael Bissett, a Registered Professional Planner and full member of the Canadian Institute of Planners, contained in his comprehensive affidavit sworn April 21, 2024 (marked as Exhibit 1);
- ii. The Applicant’s Architectural Plans dated March 20, 2024 (marked as Exhibit 2);
- iii. The draft Zoning By-law Amendment (marked as Exhibit 3);
- iv. The Applicant’s Visual Evidence (marked as Exhibit 5);

- v. The draft Order provided on consent of the Parties (marked as Exhibit 4);
and
- vi. The Parties' oral submissions in support of the settlement.

DECISION

[6] The Tribunal understands that the aforementioned sworn affidavit evidence of Mr. Bissett reflects revisions to the application before the Tribunal that were reached through the cooperative efforts of the Parties.

[7] The Tribunal accepts the opinion evidence of Mr. Bissett as presented in his affidavit and similarly finds that the subject application, as revised, has regard to those applicable matters of provincial interest found in section 2 of the *Planning Act*, is consistent with the Provincial Policy Statement, 2020, conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, and the City of Toronto Official Plan, and otherwise reflect principles of good land use planning.

INTERIM ORDER

[8] THE TRIBUNAL ORDERS THAT:

1. The appeal is allowed, in part, on an interim basis, contingent upon confirmation, satisfaction and receipt of those pre-requisite matters identified in subparagraph 2 below and the Tribunal approves, in principle, the Zoning By-law set out in Attachment 1 to this Interim Order and the form of development set out in the Architectural Plans in Attachment 2 to this Interim Order and Decision.

2. The Tribunal will withhold the issuance of its Final Order contingent upon confirmation of the Parties that the following matters have been resolved:
 - a. That the Tribunal has received, and approved, the Zoning By-Law Amendment submitted in final form, confirmed to be satisfactory in final form and content by the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - b. The Applicant has submitted a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, 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 proposed development and/or any upgrades that may be required;
 - c. The Applicant has submitted a revised Hydrological Review Report, Servicing Report Groundwater Summary Form and Hydrological Review Summary Form to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - d. The Applicant has provided a revised Pedestrian Wind Study, such report to be reviewed with 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;
 - e. The Applicant has submitted revised drawings illustrating the conveyance of lands required by the General Manager, Transportation Services and the Chief Planner and Executive Director, City Planning;

- f. The Applicant has submitted revised Noise and Vibration Feasibility Study and a Rail Safety Study, to be peer reviewed by consultants retained by the City at the Applicant's expense, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- g. The Applicant has submitted a revised Transportation Impact Study including all requested revisions to the satisfaction of the General Manager, Transportation Services;
- h. If required by Metrolinx, the Applicant shall, at the Applicant's own expense, initiate the Metrolinx Deviation Process with Metrolinx and Metrolinx's Technical Advisor AECOM, and if required by Metrolinx, the Applicant shall submit information and made revisions requested in correspondence, dated July 17, 2023, from Metrolinx, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the Manager, Technical Review, Metrolinx;
- i. The Applicant makes satisfactory arrangements with Engineering and Construction Services and enters into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Servicing Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and Traffic Impact Study accepted by the General Manager, Transportation Services;
- j. The Applicant has addressed all outstanding issues raised by Urban Forestry noted in correspondence, dated July 6, 2023, including the need for an updated Arborist Report and Landscape Plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation; and

- k. The Applicant has made revisions to meet the Toronto Green Standard requirements to the satisfaction of the Chief Planner and Executive Director, City Planning.
3. The Member will remain seized for the purposes of reviewing and approving the final draft of the Zoning By-Law Amendment and the issuance of the Final Order.
4. If the Parties do not submit the final draft of the Zoning By-law Amendment, as set out in subparagraph [8]2.a. above by **Wednesday, February 19, 2025**, the Applicant and the City shall provide a written status report to the Tribunal by that date as to the timing of the expected confirmation of satisfied prerequisites identified in subparagraphs [8]2.b. – k., and submission of the final form of the Zoning By-law Amendment for the Tribunal's approval and the issuance of its Final Order.
5. The Tribunal may, as necessary, arrange the further attendance of the Parties by Telephone Conference Call to determine additional timelines and deadline for the satisfaction of the contingent prerequisites, the final form of the Zoning By-law Amendment, and the issuance of the Final Order

“J. Innis”

J. INNIS
MEMBER

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 1

City of Toronto By-law xxx-20~

Authority: Ontario Land Tribunal Decision issued on [date] Order issued on [date] in Tribunal File OLT-22-004660

**CITY OF TORONTO
BY-LAW ###-2024(OLT)**

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 159 & 161-181 Mulock Avenue and 6 Lloyd Avenue.

Whereas the Ontario Land Tribunal, by its Decision issued on [date] and its Order issued on [date], in respect of Tribunal File OLT-22-004660, upon hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P13, as amended, determined to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 159 & 161-181 Mulock Avenue and 6 Lloyd Avenue; and

Whereas the Ontario Land Tribunal has the authority pursuant to Section 34 of the Planning Act, as amended, to pass this By-law; and

The Ontario Land Tribunal Orders:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of EH 7.0 to a zone label of CR 3.0 (c1.0; r2.5) SS2 (XXXXX), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Parking Area Zone Overlay Map in Section 995.5 for the lands subject to this By-law, to Parking Zone A, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, to a height label of HT 16.0, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, and applying no lot coverage label.

7. Zoning By-law 569-2013, as amended, is further amended by amending the Rooming House Overlay Map in Section 995.40 for the lands subject to this By-law, to a rooming house label of B1 as shown on Diagram 5 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number [#]

(xxxx) Exception CR 3.0 (c1.0; r2.5) SS2 (XXXXX)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 159 & 161-181 Mulock Avenue and 6 Lloyd Avenue if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Z) below:
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 125.39 metres and the elevation of the highest point of the **building** or **structure**;
- (C) For the purposes of this exception:
 - (i) "Building A" means the **building** identified as "Building A (Mixed-Use Building)" on Diagram 6 of By-law [Clerks to insert By-law ##];
 - (ii) "Building B" means the **building** identified as "Building B (Office Building)" on Diagram 6 of By-law [Clerks to insert By-law ##];
- (D) For the purposes of this exception:
 - (i) mezzanines shall not be considered as **storeys** for the purpose of determining building height where the aggregate area of mezzanine floors does not exceed 10% of:
 - (a) the **dwelling unit** in which it is located, where there is more than one **dwelling unit** in the **storey**, or
 - (b) the **storey** in which it is located, in all other cases; and
 - (ii) mezzanines shall not be considered as **storeys** for the purpose of determining building height where they occupy an aggregate area

not exceeding 40% of the area of the room or the **storey** in which they are located provided the space above the mezzanine floor has no visual obstructions more than 1,070 mm above such floors;

- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law [Clerks to insert By-law ##];
- (F) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number in metres following the letters "ST" as shown on Diagram 6 of By-law [Clerks to insert By-law ##];
- (G) Despite Regulations 40.5.40.10(3) to (8) and (E) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 of By-law [Clerks to insert By-law ##]:
 - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 7.0 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 7.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) roof assemblies, planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.75 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.6 metres;
 - (vii) architectural cladding, by a maximum of 0.5 metres;
 - (viii) elements listed in subsection (G)(iv), as well as garbage chutes and roof access equipment, may project above the permitted height limit for the mechanical penthouse as set out in subsection (G)(ii) by a maximum of 3.0 metres; and

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- (H) In addition to the building elements listed in Regulations 40.5.40.40(1) and (3), the **gross floor area** of a **mixed use building** and a **non-residential building** is also reduced by the areas in a building used for:
- (i) a commercial **parking garage** and **public parking**, inclusive of ramps and aisles above and below ground;
 - (ii) hallways and elevator vestibules below ground; and,
 - (iii) electrical, utility, mechanical and ventilation rooms on any level of the building;
- (I) Regulations 40.10.20.100(7) and (8), with respect to the location of **public parking** and access to **public parking**, do not apply;
- (J) Regulations 40.10.20.100(1), 40.10.20.100(17), 40.10.20.100(33) and 150.100, with respect to the maximum **interior floor area** for an **eating establishment**, **retail service** and **take-out eating establishment**, do not apply;
- (K) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may be located on the same level or below non-residential use portions of the **building**;
- (L) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.4 metres;
- (M) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 79,600 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses in "Building A" is 70,500 square metres;
 - (ii) the minimum required **gross floor area** for non-residential uses in "Building A" is 1,000 square metres;
 - (iii) the minimum required **gross floor area** for office and **medical office** use in "Building B" is 4,000 square metres, of which:
 - (a) a minimum of 500 square metres is required for **daycare** uses;
 - (iv) the permitted maximum **gross floor area** for office and **medical office** use in "Building B" is 8,000 square metres;

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- (N) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.9 square metres for each **dwelling unit**, of which:
- (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
 - (ii) at least 1.9 square metres for each **dwelling unit** is outdoor **amenity space**, of which at least 40.0 square metres is in a location adjoining or directly accessible to indoor **amenity space**; and
 - (iii) no more than 25% of the outdoor component may be a **green roof**;
- (O) Despite Regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and required separation of **main walls** are as shown in metres on Diagram 6 of By-law [Clerks to insert By-law ##];
- (P) Despite Clause 40.10.40.60 and (O) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.5 metres;
 - (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) grade-related patios providing access to a **dwelling unit**, by a maximum of 3.5 metres;
 - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
 - (v) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.5 metres;
 - (vii) eaves, by a maximum of 2.0 metres; and
 - (viii) crash wall, by a maximum of 2.0 metres
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, car-share parking spaces" are permitted, as defined in (i) to (ii) below;
- (i) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor

- vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
- (ii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes; and
- (R) Despite Regulation 200.5.1.10(2)(A)(iv) and (D), a maximum of 10 **parking spaces** may have a minimum width of 2.6 metres and be obstructed on one or two sides, as described in Regulation 200.5.1.10(2)(D), without being required to provide additional width for the obstructed sides of the **parking space**;
- (S) Despite Regulations 200.15.1(1) to (4), accessible **parking spaces** must be provided in accordance with the following:
- (i) An accessible **parking space** must have the following minimum dimensions:
- (a) width of 3.4 metres;
 - (b) length of 5.6 metres; and
 - (c) vertical clearance of 2.1 metres;
- (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path on one side of the accessible **parking space**; and
- (iii) Accessible **parking spaces** must be located within 30 metres of a barrier free entrance to a **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (T) Despite Clause 220.5.10, a minimum of three Type "C", one Type "G" and one Type "B" loading space must be provided;
- (U) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** for **dwelling units** must be provided at a minimum rate of:
- (i) 0.9 "long-term" **bicycle parking space** per **dwelling unit**; and
 - (ii) 0.1 "short-term" **bicycle parking space** per **dwelling unit**;
- (V) Despite Regulation 230.5.1.10(4)(A), a horizontal bicycle parking space must have a minimum width of at least 0.4 metres and a minimum length of at least 1.6 metres;

- (W) Despite Regulation 230.5.1.10(4)(B), a vertical bicycle parking space must have a minimum width of at least 0.4 metres and a minimum horizontal clearance from the wall of at least 1.1 metres;
- (X) Despite Regulation 230.5.1.10(7), at least 1 shower and change facility must be provided within "Building B";
- (Y) Despite Regulations 230.5.1.10(9) and (10), and Clause 230.40.1.20, long-term and short-term **bicycle parking spaces** may be:
 - (i) located in a stacked **bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions; and
 - (ii) located outdoors or indoors in a secure or enclosed room or enclosure on any floor of a **building** above or below ground level; and
- (Z) The provision of **dwelling units** is subject to the following:
 - (i) A minimum of 10 percent of the total number of **dwelling units** **must have** three or more bedrooms;
 - (ii) A minimum of 15 percent of the total number of **dwelling units** must have two bedrooms;

Prevailing By-laws and Prevailing Sections: None Apply

Ontario Land Tribunal Decision issued on [date] and its Order issued on [date], in respect of Tribunal File OLT-22-004660.



159 and 161-181 Mulock Avenue & 6 Lloyd Avenue, Toronto

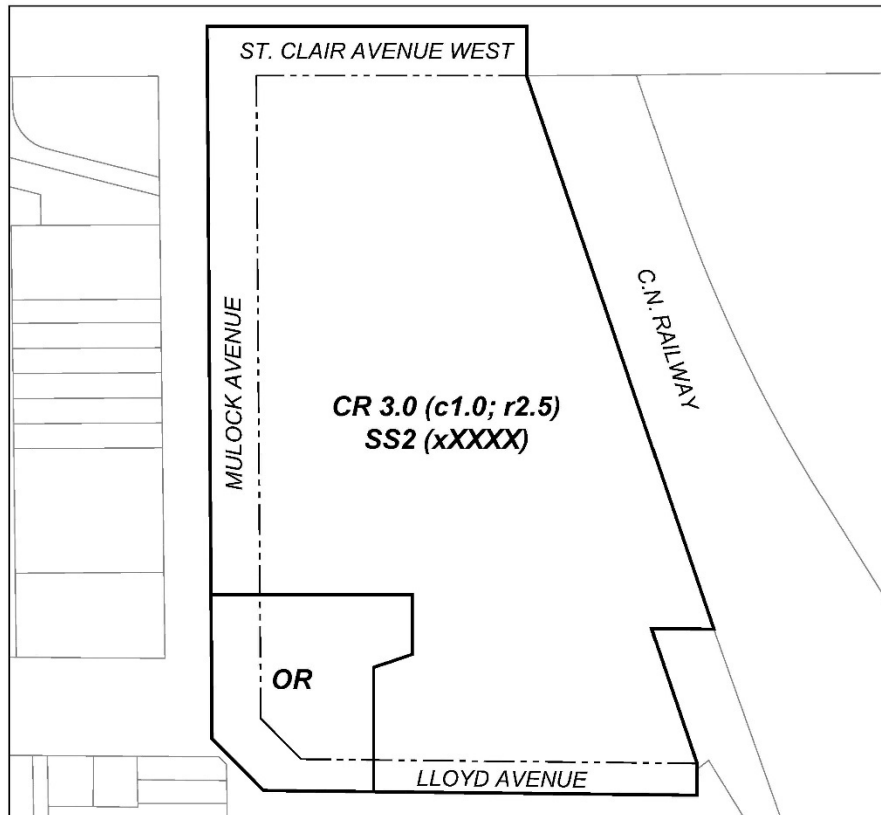
Diagram 1

File #22

- Road Widening
- Parkland Dedication
- Easement



Not to Scale



 **Toronto**
Diagram 2

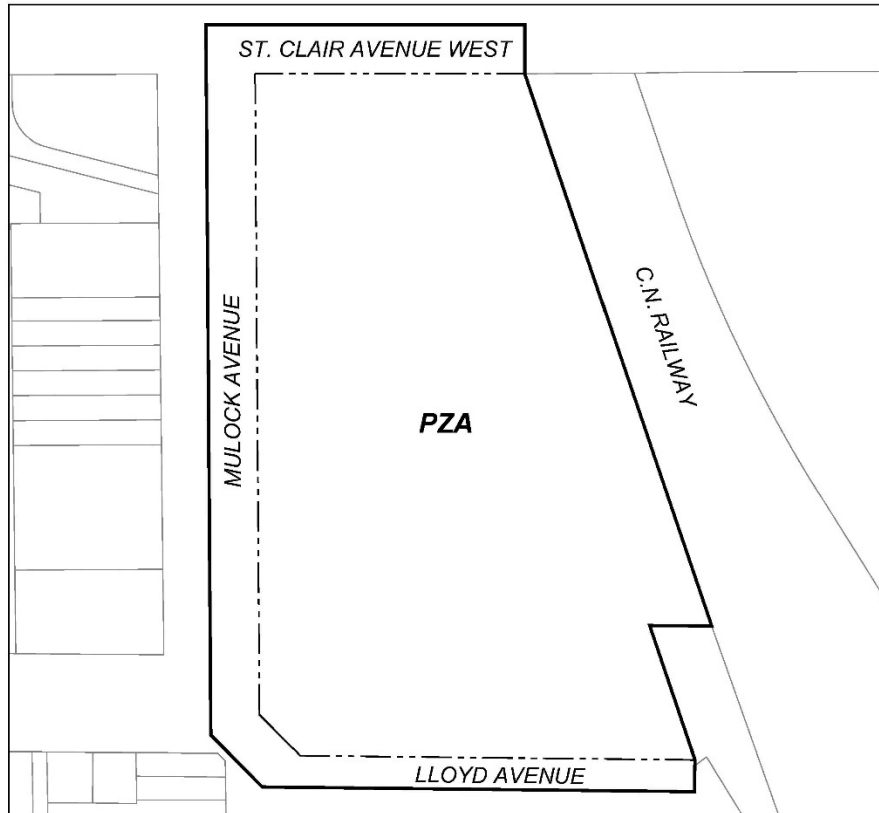
159 and 161-181 Mulock Avenue & 6 Lloyd Avenue, Toronto

File #22



Not to Scale

10
City of Toronto By-law xxx-20~



 **Toronto**
Diagram 3

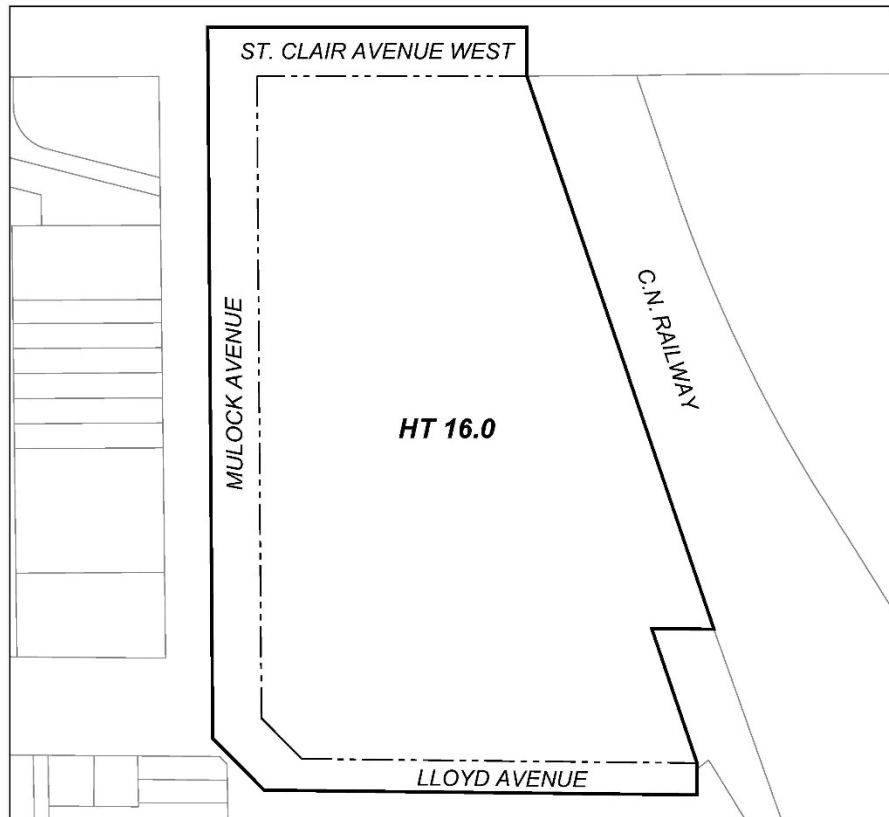
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File #22



Not to Scale

11
City of Toronto By-law xxx-20~



 **Toronto**
Diagram 4

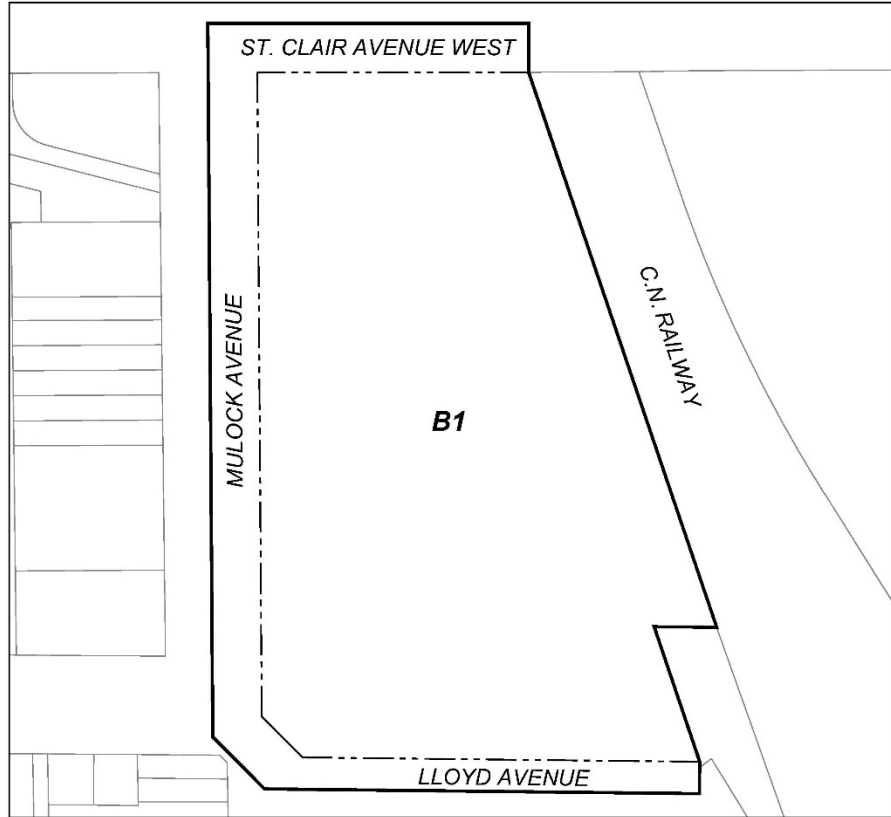
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File #22



Not to Scale

12
City of Toronto By-law xxx-20~



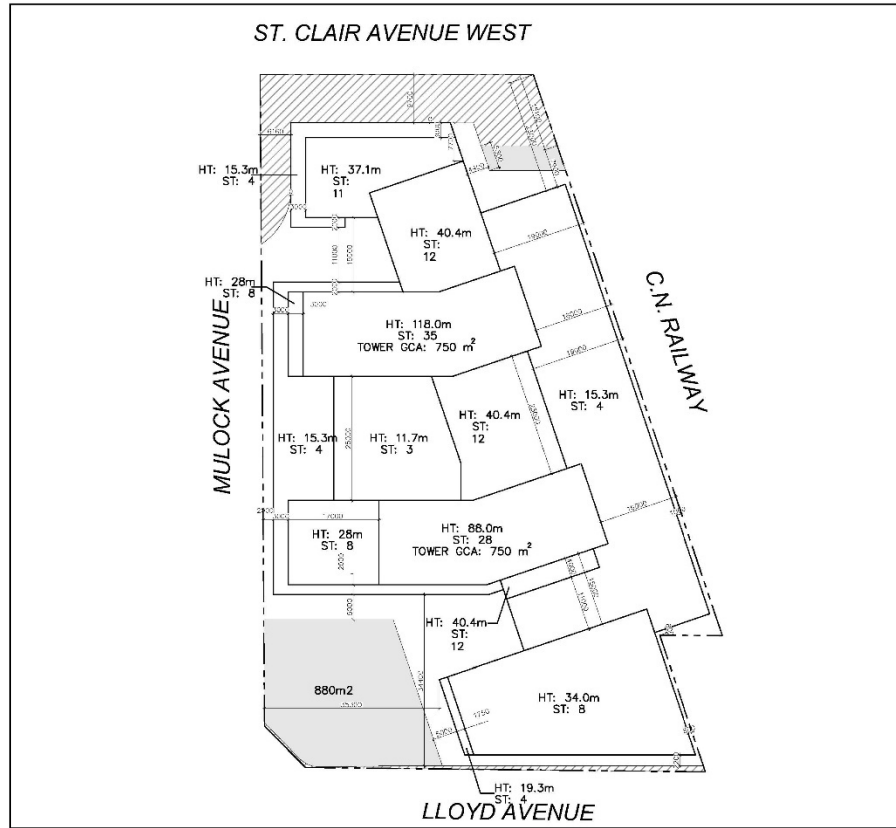
 **TORONTO**
Diagram 5

159 and 161-181 Mulock Avenue & 6 Lloyd Avenue, Toronto

File #22 _____



Not to Scale



159 and 161-181 Mulock Avenue & 6 Lloyd Avenue, Toronto

Diagram 6

File #22_____

- Road Widening
- Parkland Dedication
- Easement



Not to Scale

ATTACHMENT 2

JUNO RESIDENCES

6 Lloyd Avenue

CARLYLE COMMUNITIES

Project: 17065
Date: 2024-03-20
Issued for: SETTLEMENT

ARCHITECTURAL DRAWING LIST	
NO.	DESCRIPTION
1	GENERAL NOTES
2	FOUNDATION
3	FLOOR
4	CEILING
5	WALL
6	DOOR
7	WINDOW
8	STAIR
9	ROOF
10	MECHANICAL
11	ELECTRICAL
12	PLUMBING
13	PAINT
14	LANDSCAPE
15	EXTERIOR FINISH
16	INTERIOR FINISH
17	MECHANICAL
18	ELECTRICAL
19	PLUMBING
20	PAINT
21	LANDSCAPE
22	EXTERIOR FINISH
23	INTERIOR FINISH

PROJECT: JUNO RESIDENCES
6 LLOYD AVENUE
CARLYLE COMMUNITIES
17065
DATE: 2024-03-20
ISSUED FOR: SETTLEMENT

SCALE: 1/8" = 1'-0"

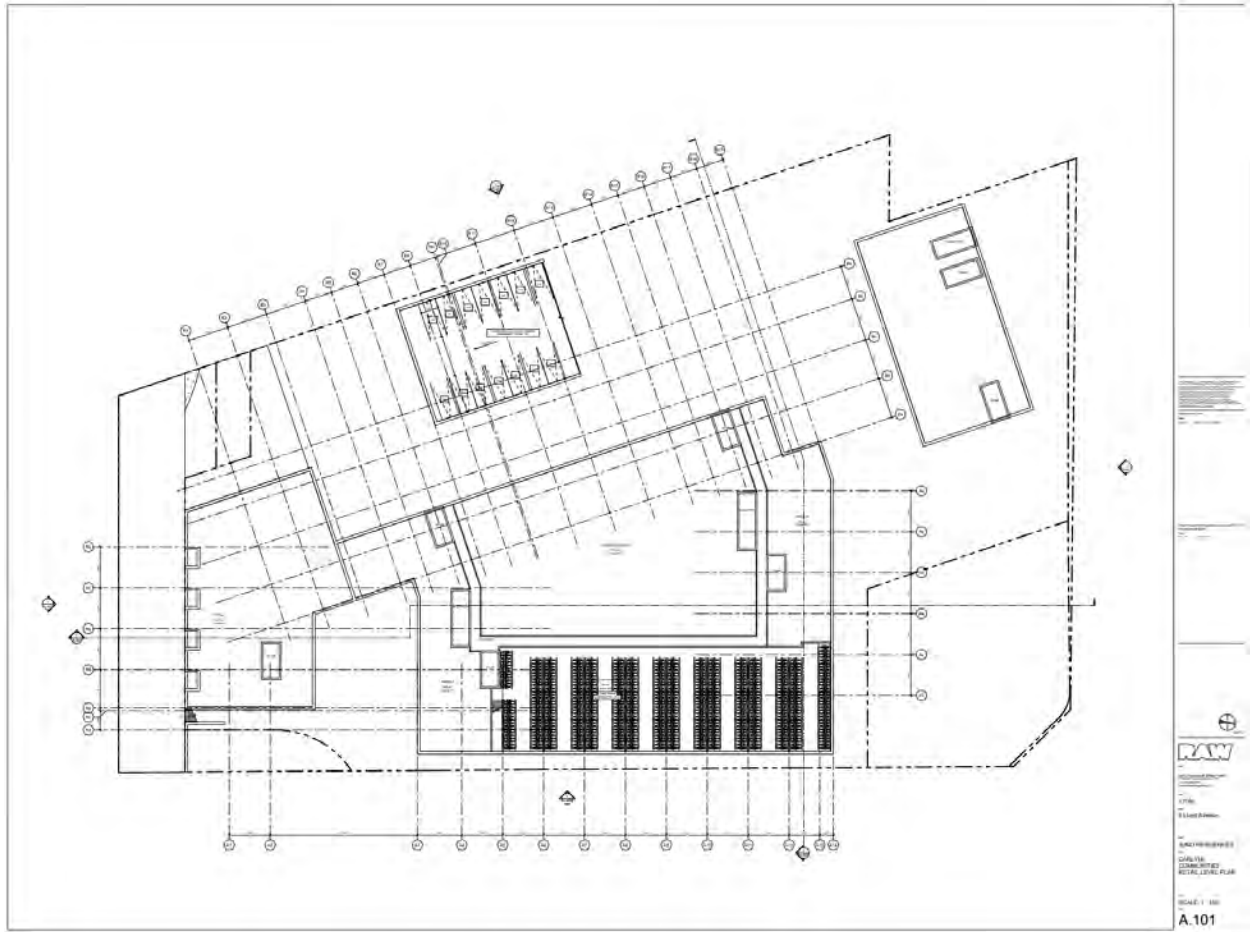
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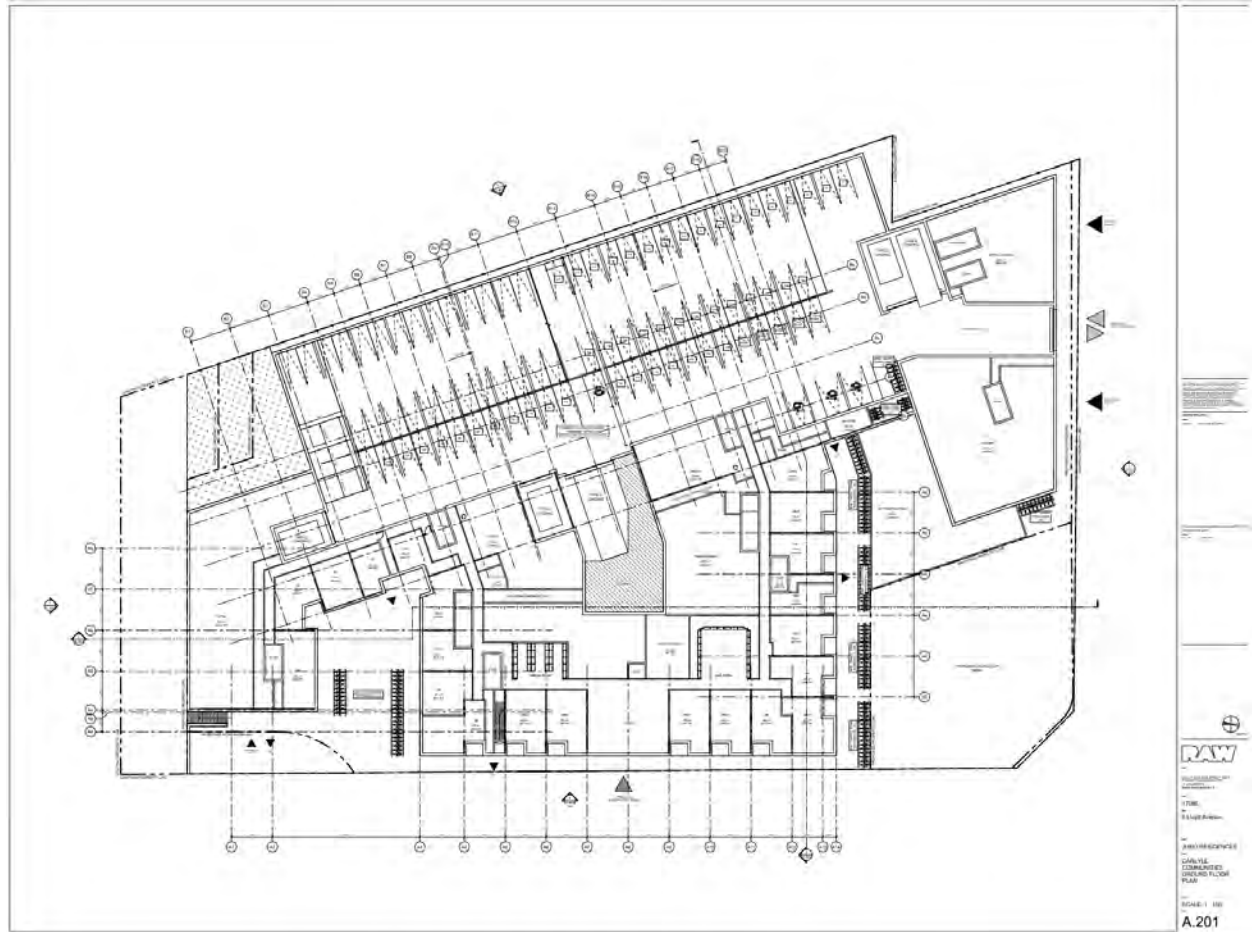
17065
CARLYLE COMMUNITIES
JUNO RESIDENCES
6 LLOYD AVENUE
17065

SCALE:
A.000

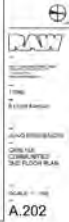
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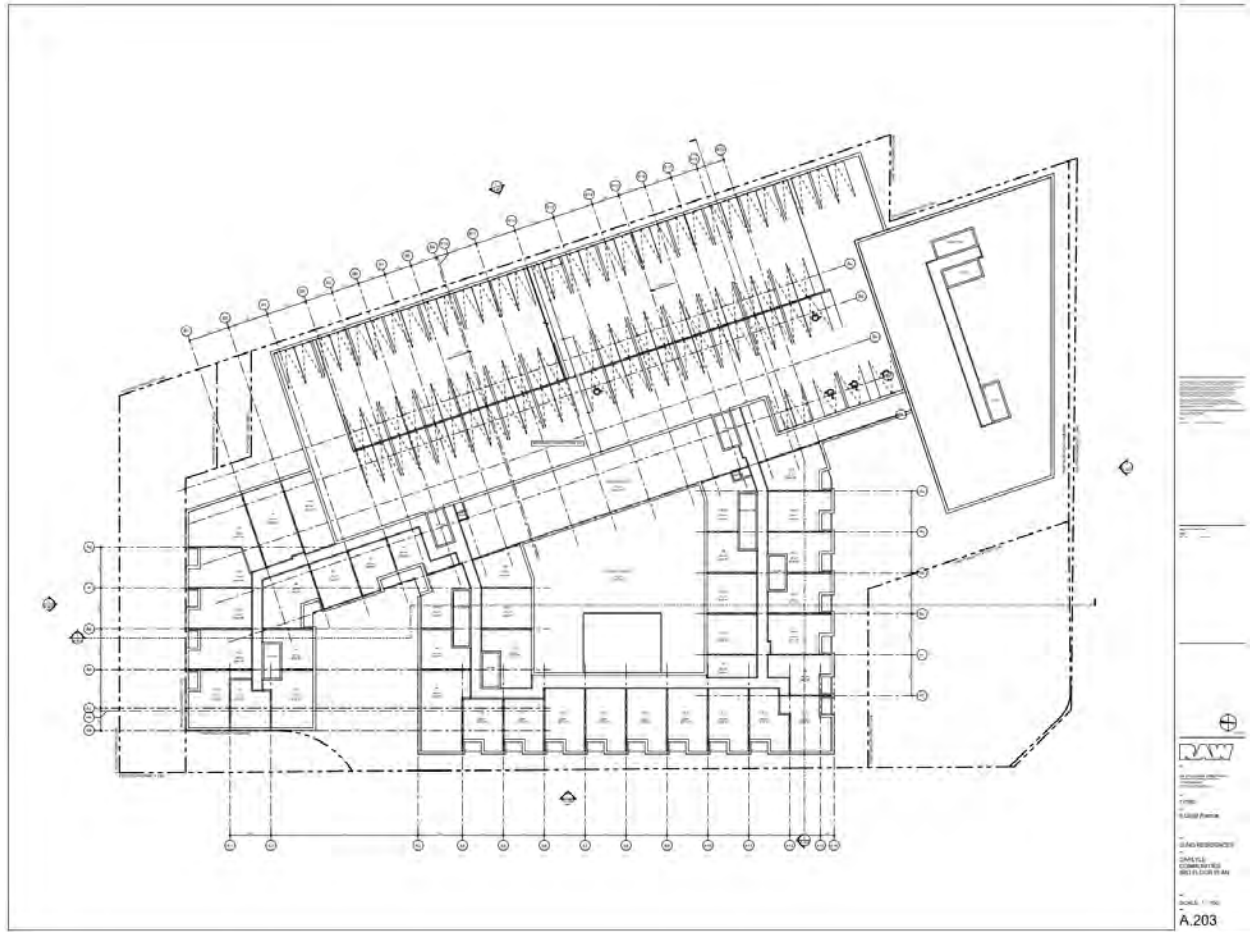


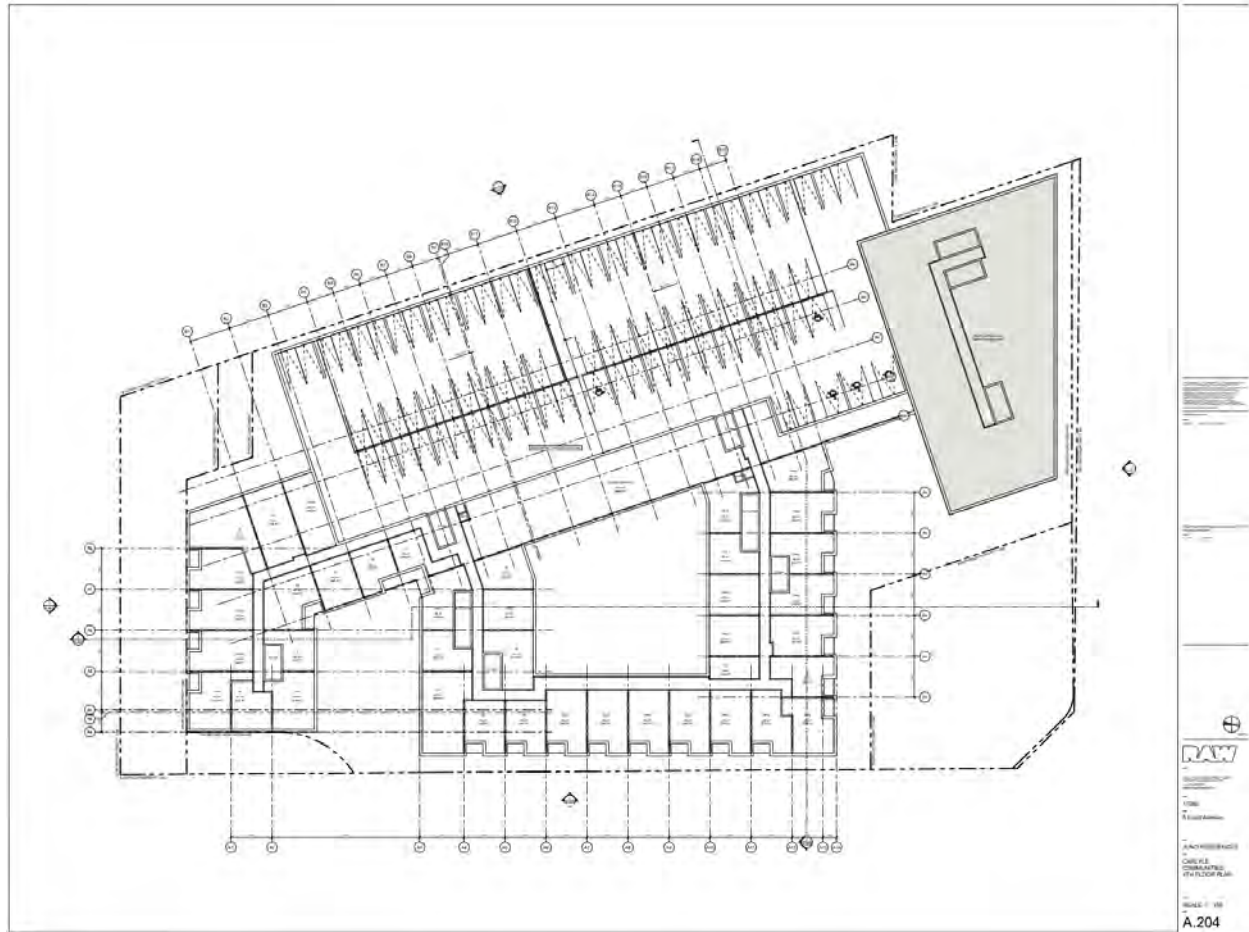


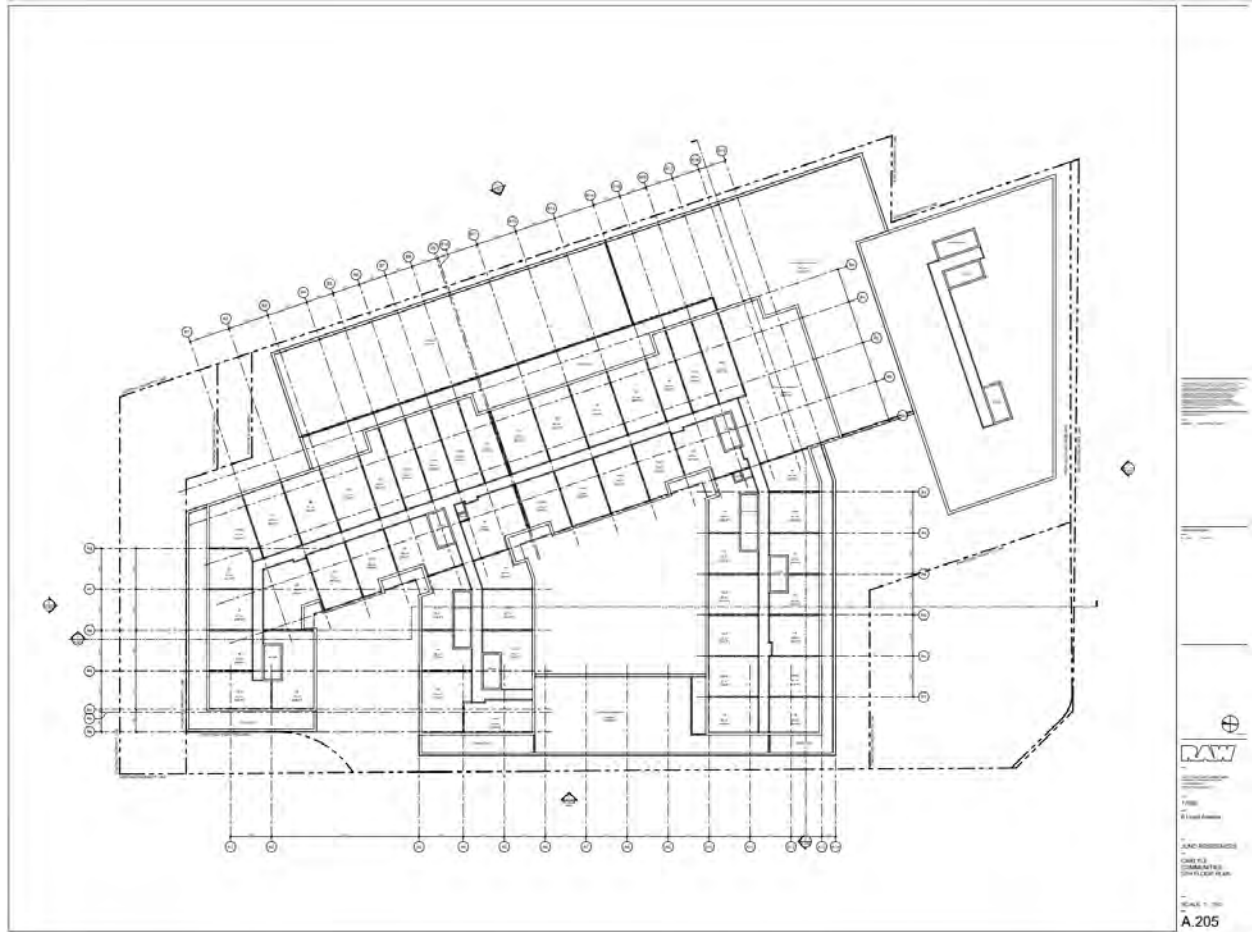


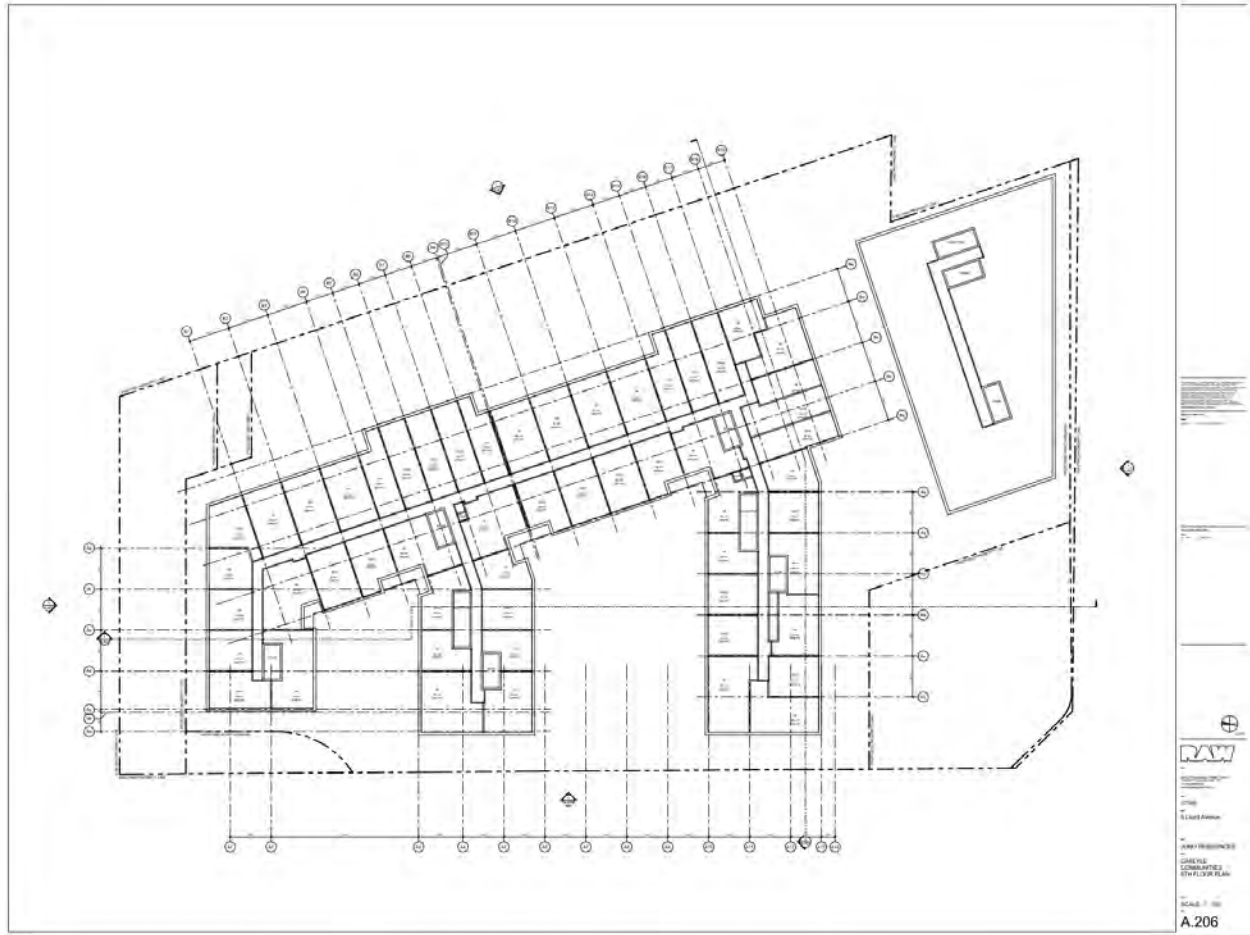


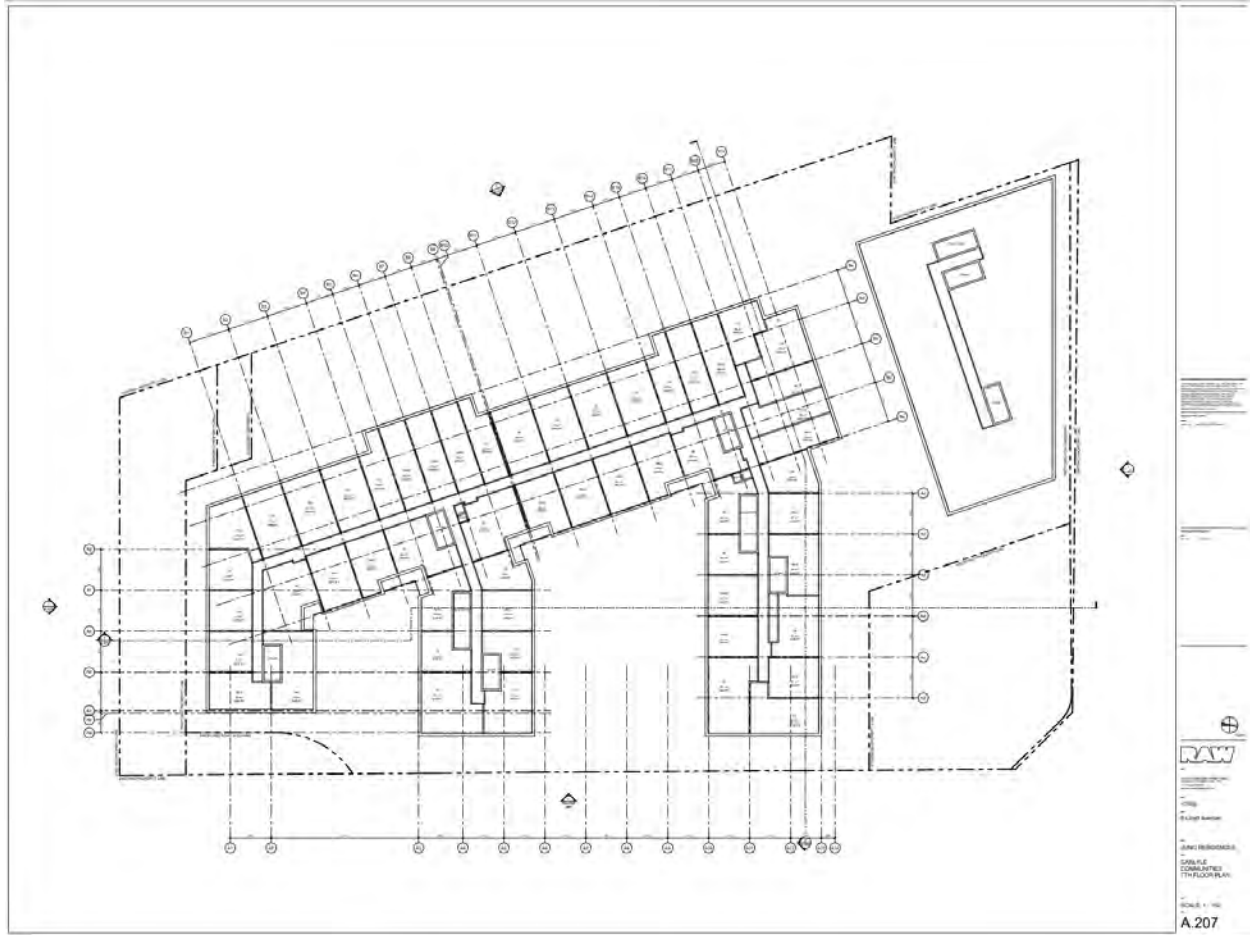








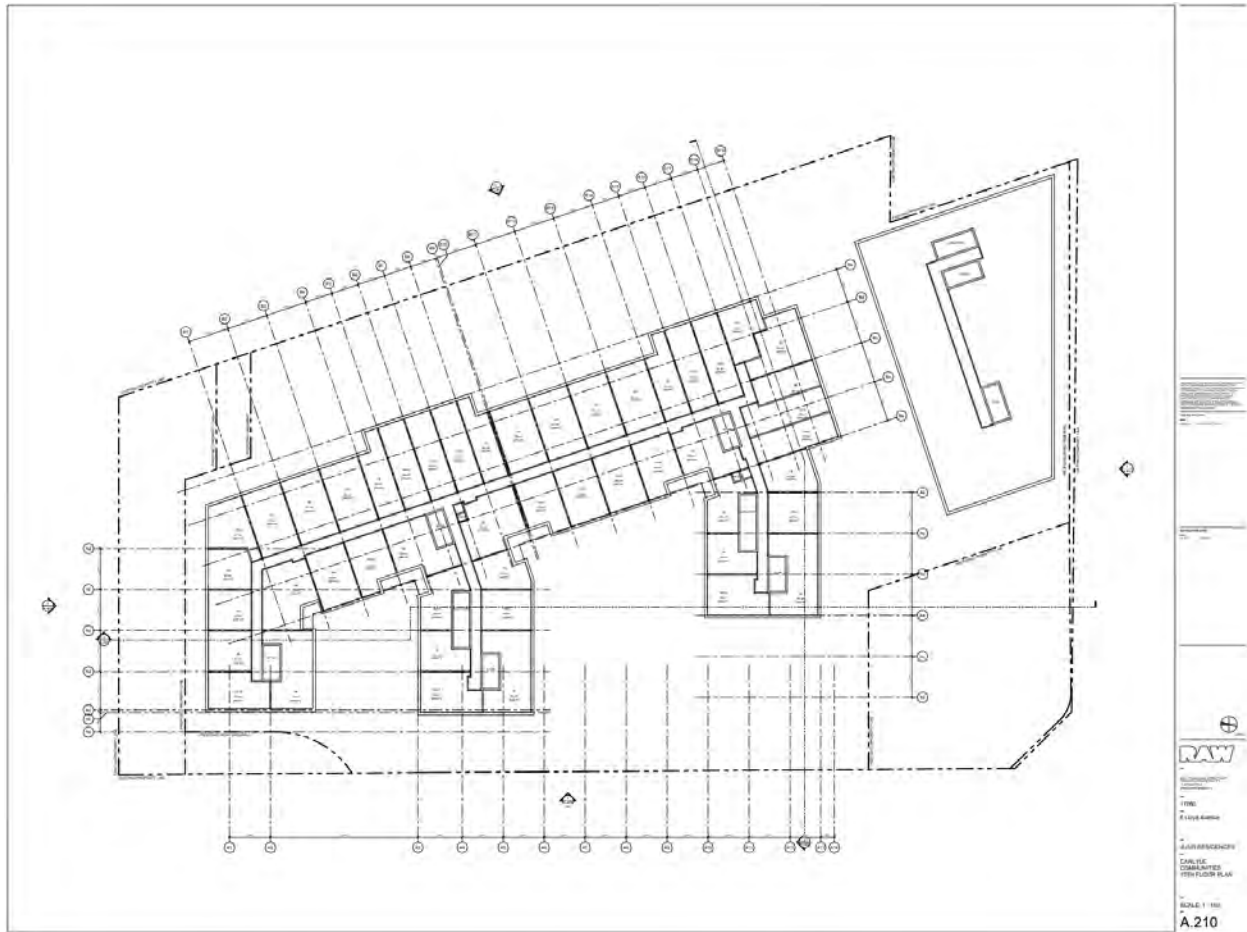








A.209

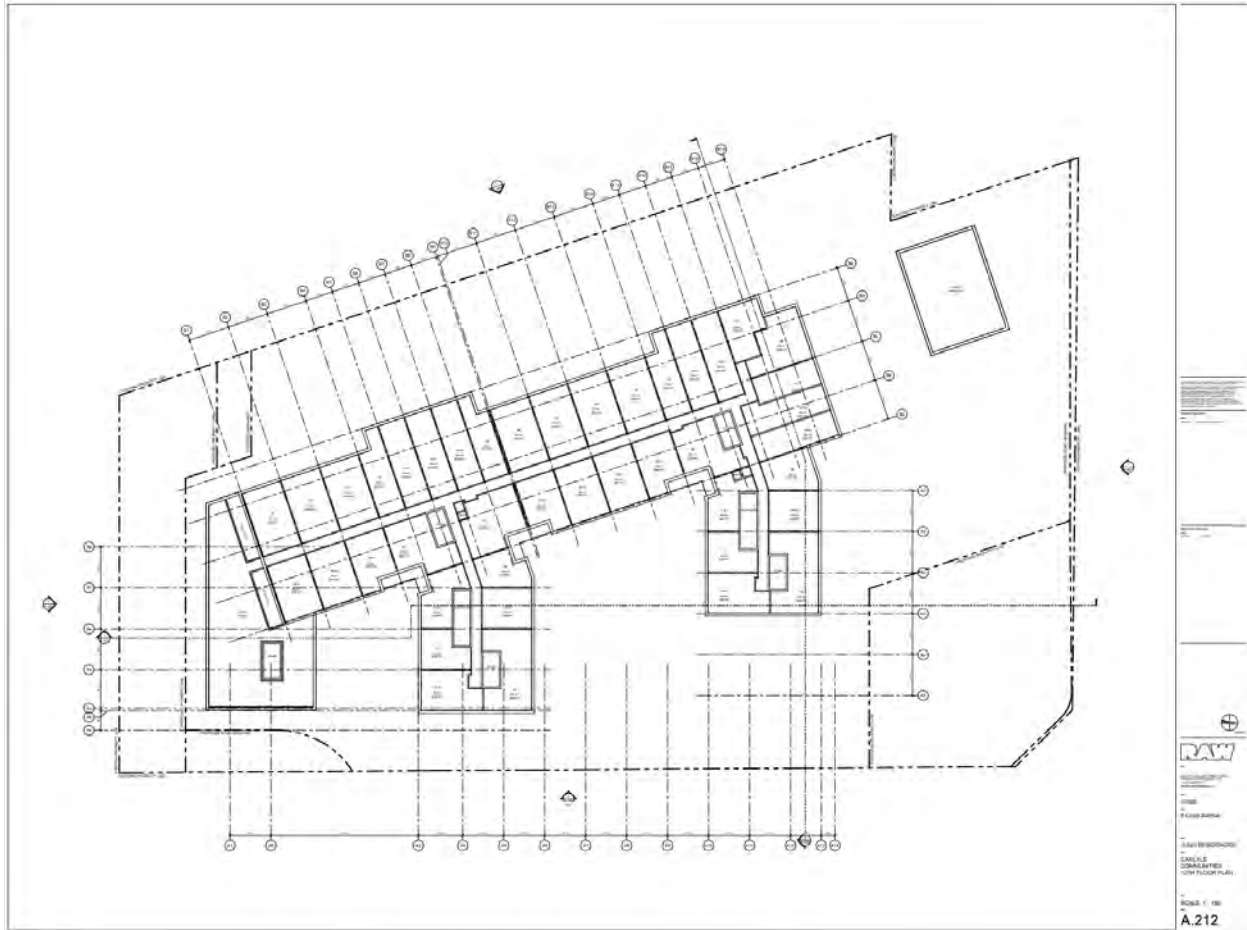


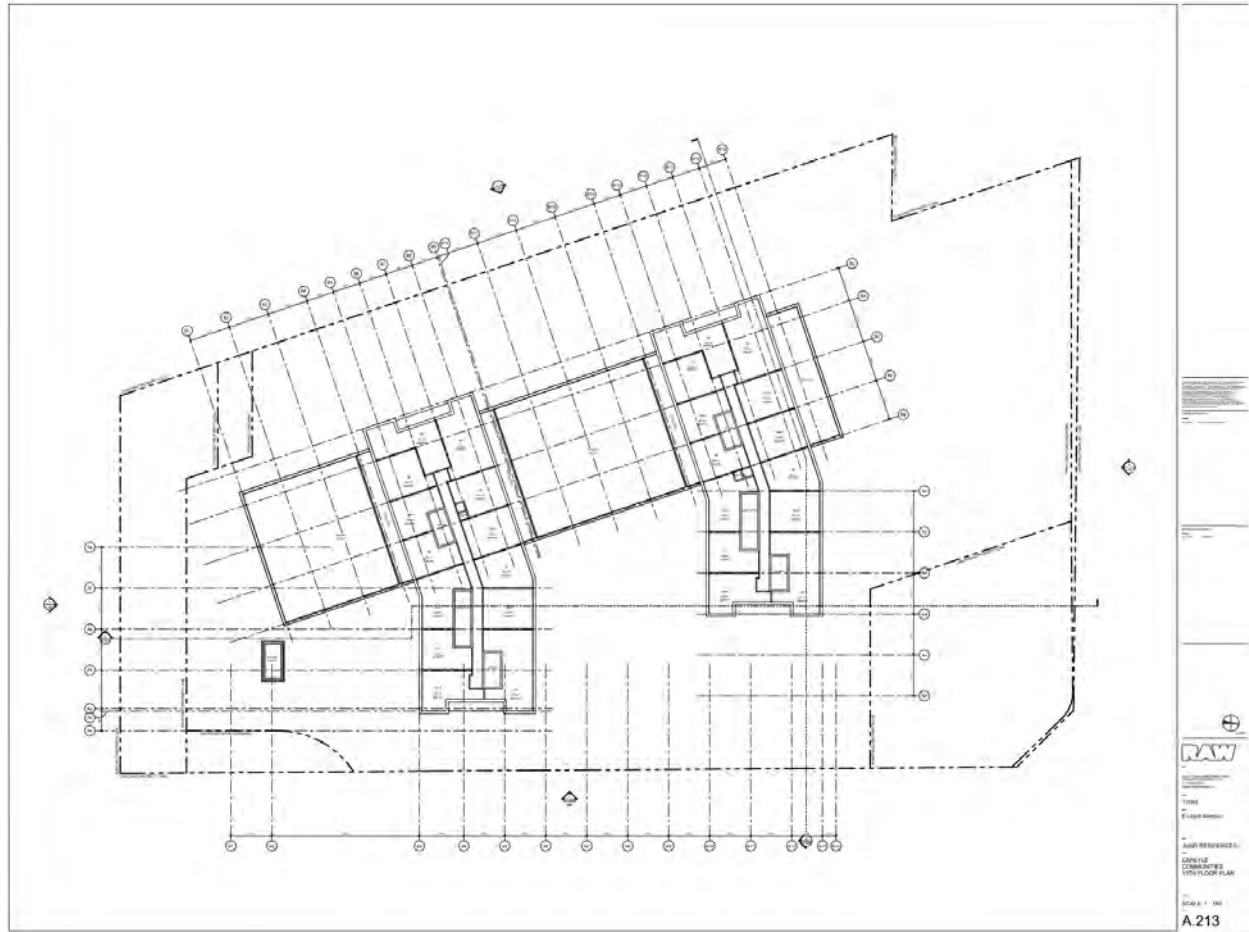


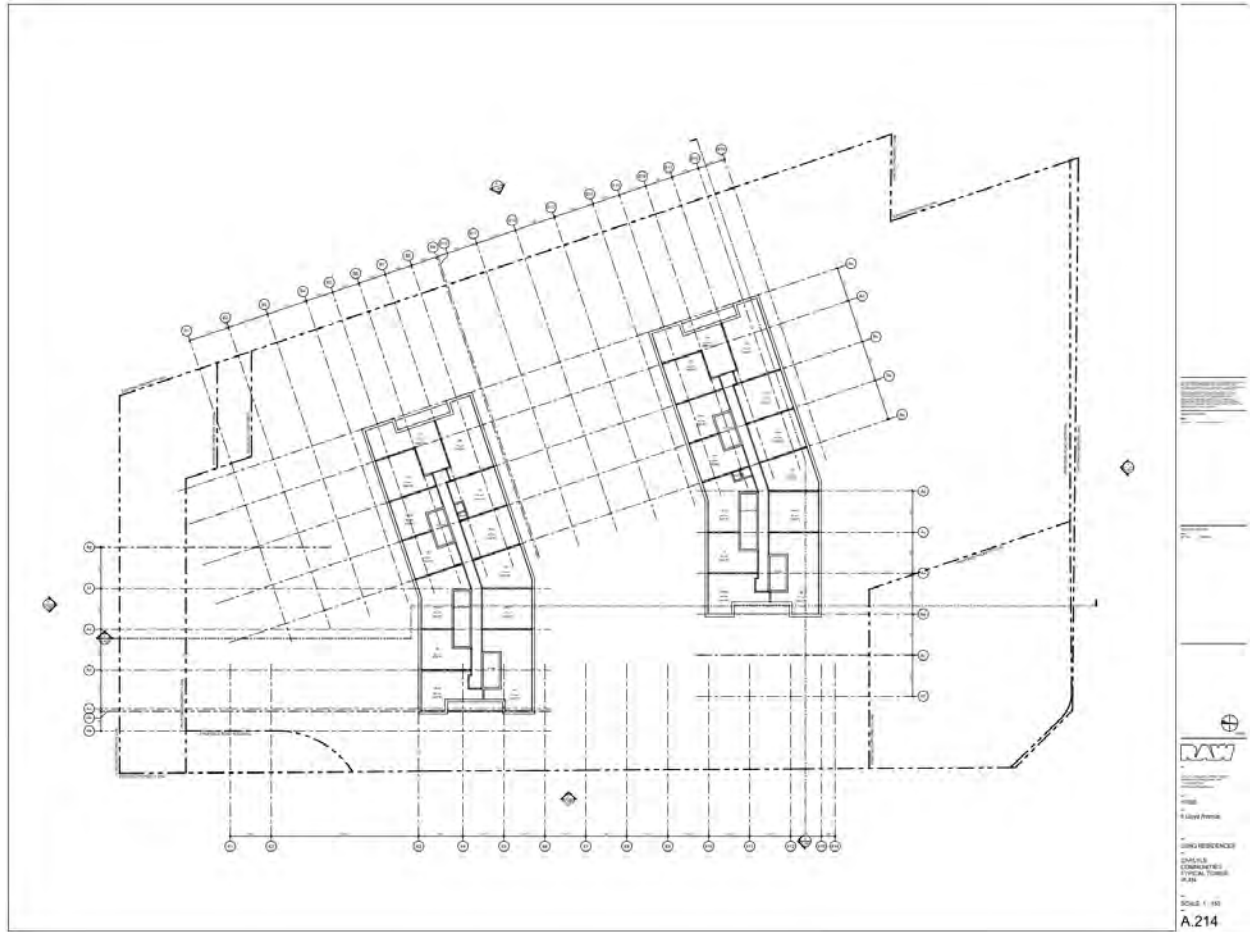
W. L. Rouse

— 3. NO RESTRAINTS
— CAR FILE
COMPLETED
11TH FLOOR PLAN

A.211

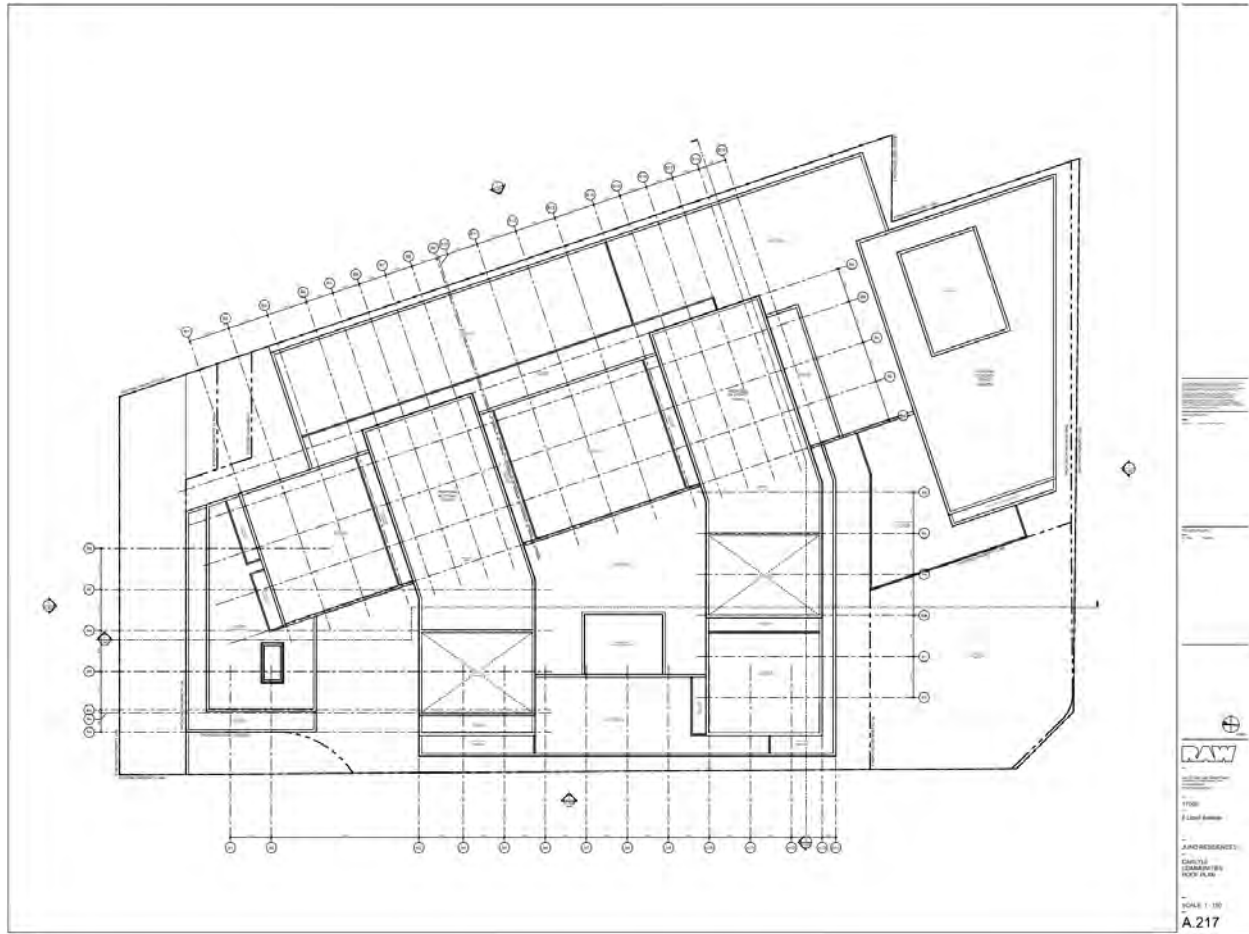


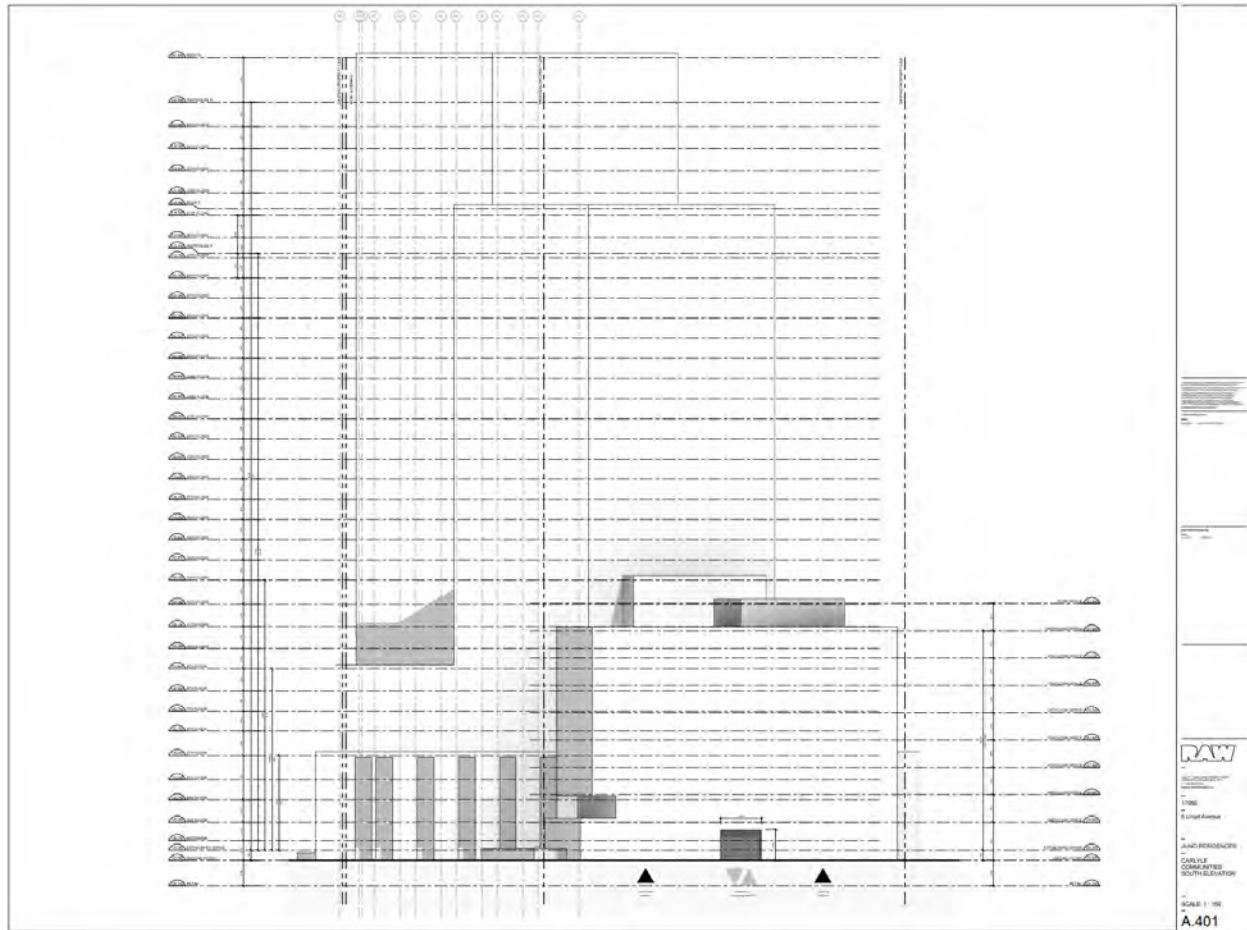


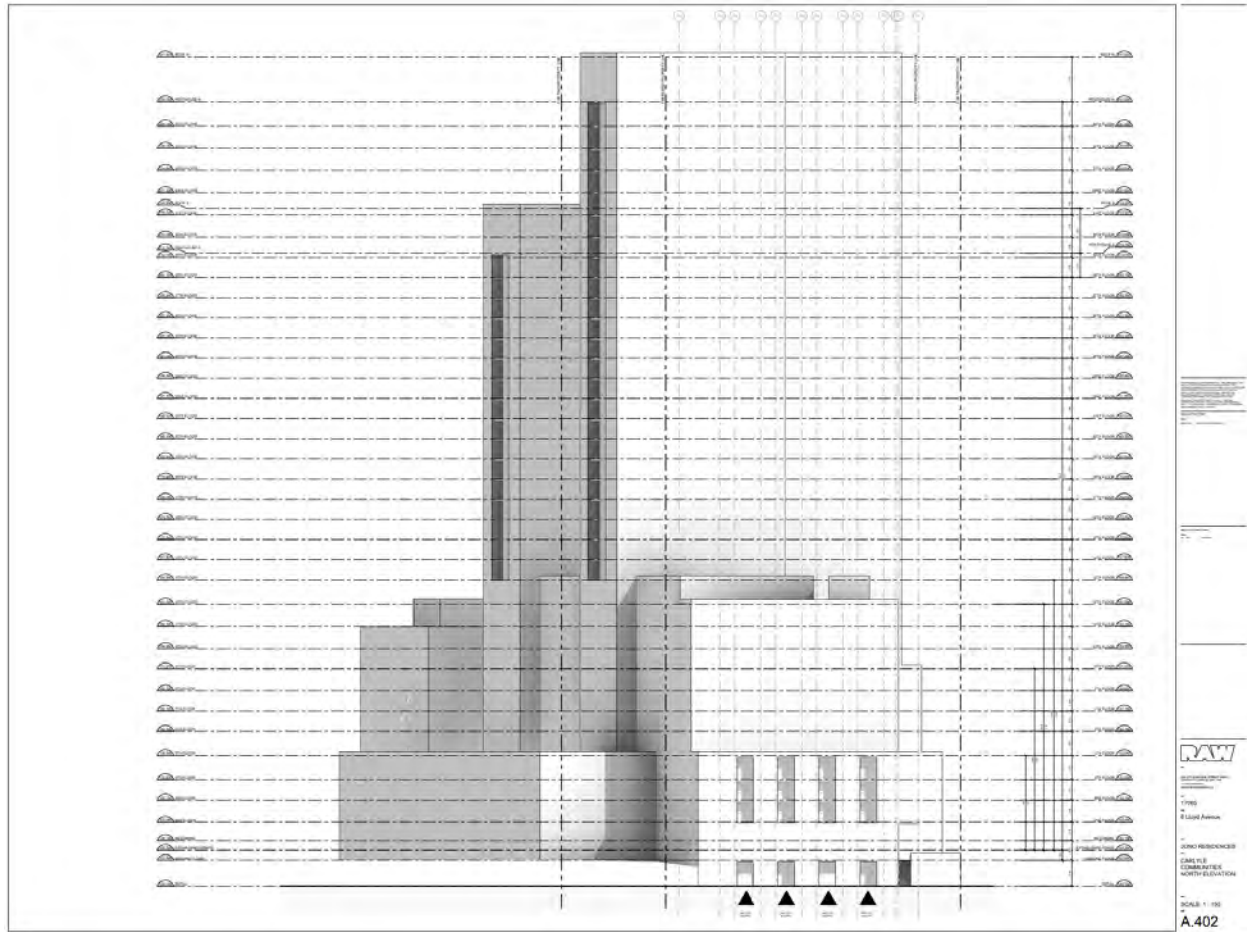


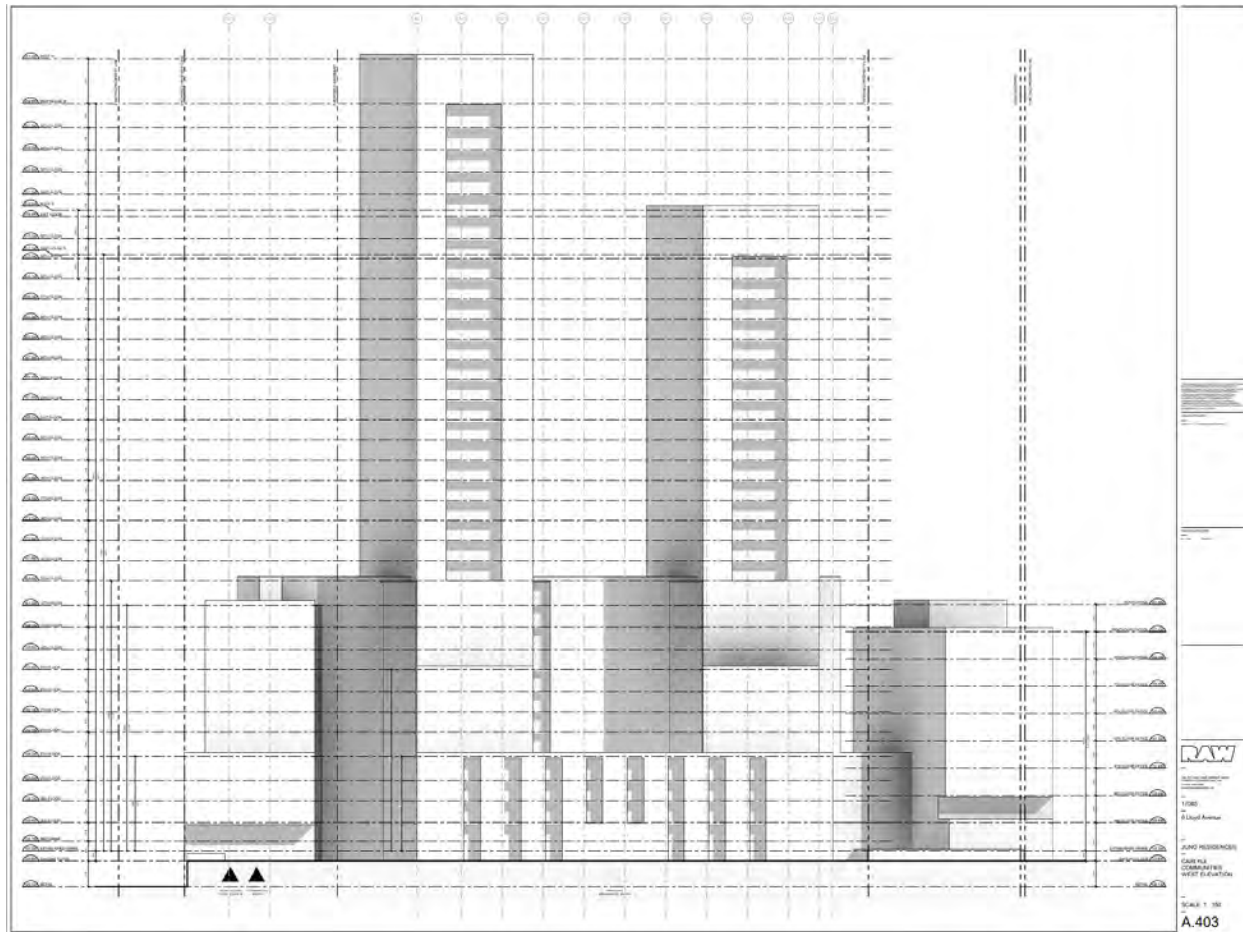




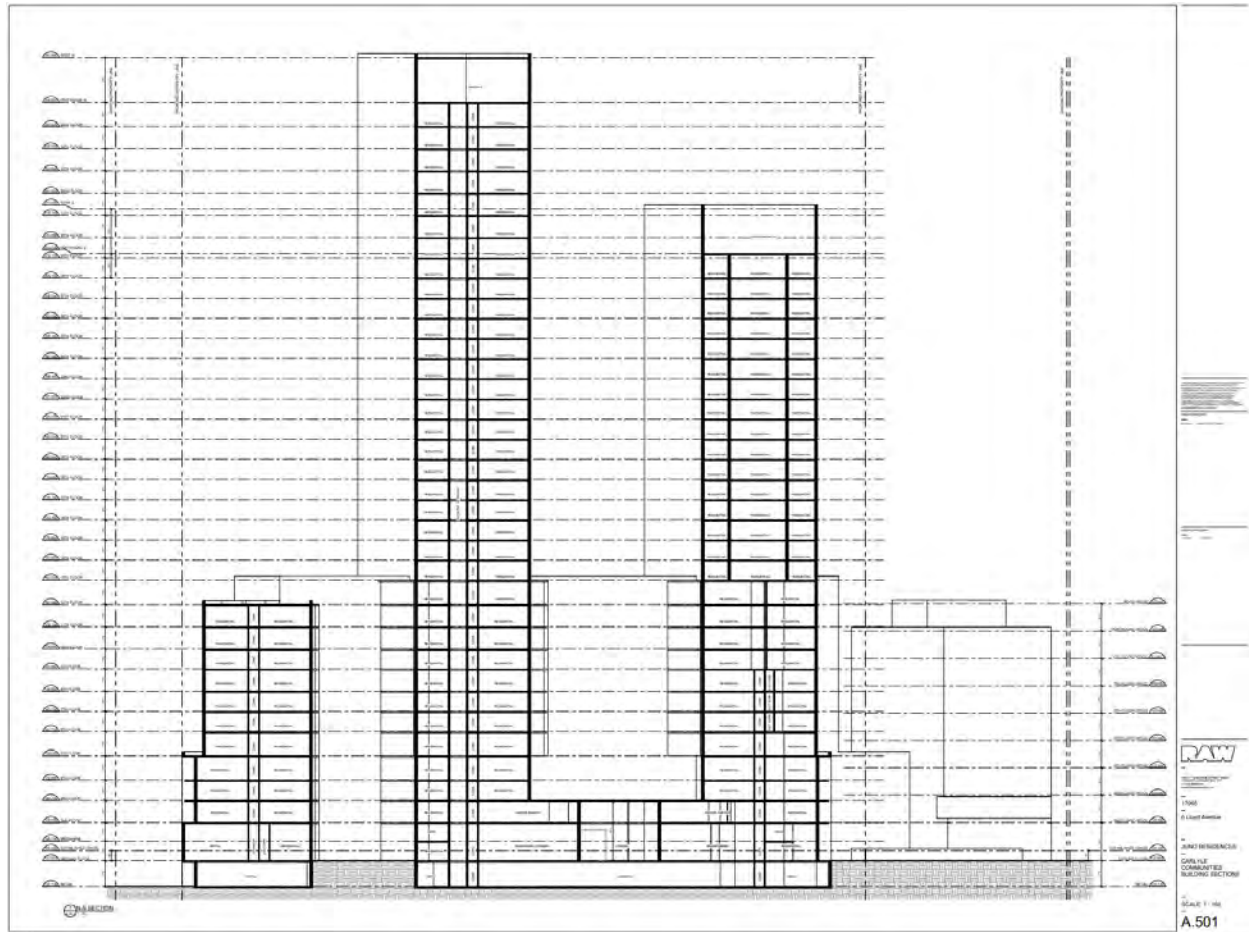


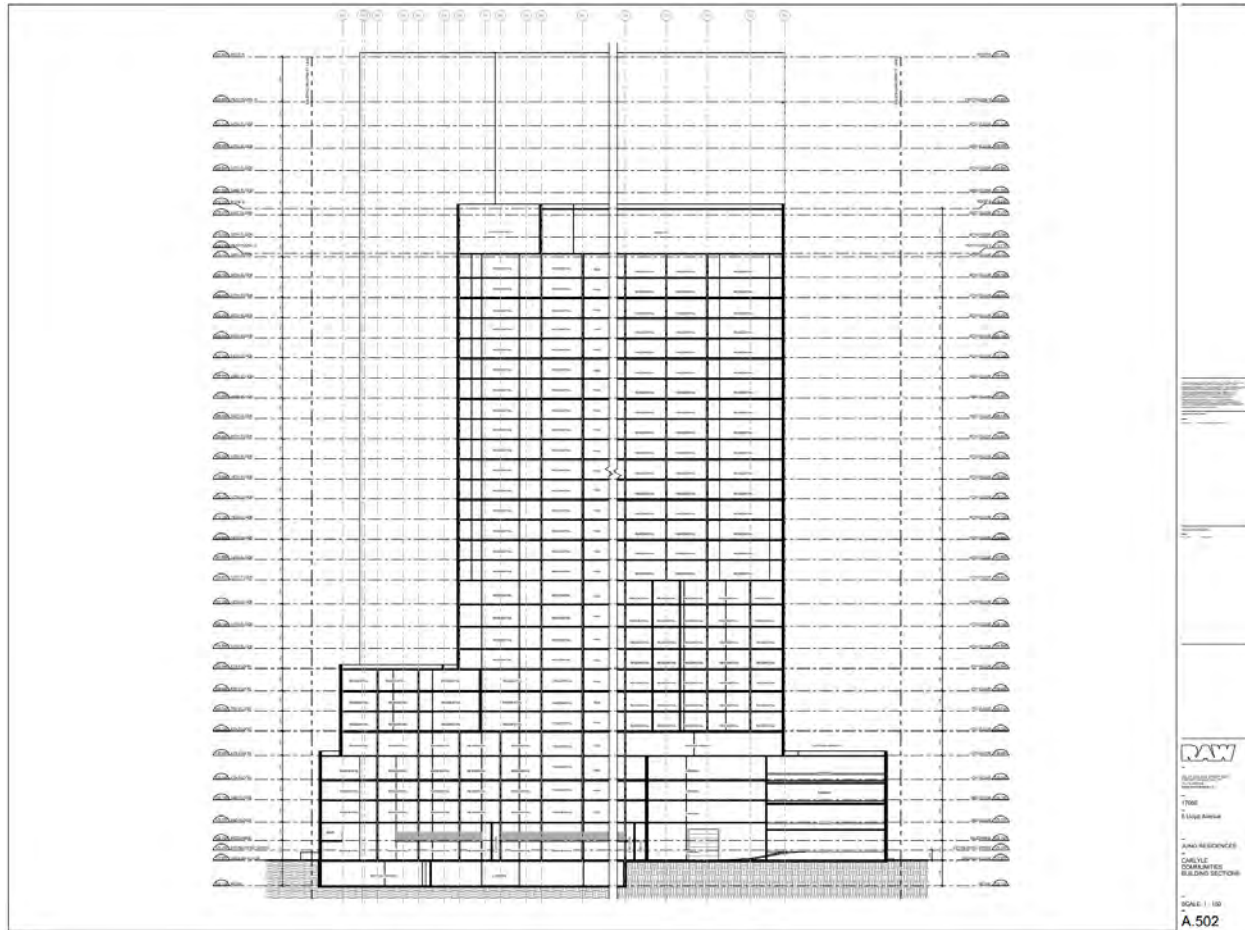












Attachment 2

Draft OPA

AMENDMENT NO. XXX
TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 447 “North Side of Lloyd Avenue East of Mulock Avenue” is modified as follows:

447. North Side of Lloyd Avenue East of Mulock Avenue

a) On the lands shown as Area 'B', the following development and use provisions will apply:

i) A minimum of 3500 square metres of commercial and/or office space will be constructed and that this development occurs:

1) along at least 50% of the Lloyd Avenue frontage; and

2) at a minimum height of 10 metres.

ii) A reduction to the minimum gross floor area required in a. i) may be replaced with a minimum of 875 square metres of affordable housing in Areas 'A' and/or 'B' and the requirements set out in a.(i)1 and 2 shall not apply. ;

b) A minimum of 500 square metres of daycare gross floor area will be constructed, which may be located in Areas 'A' and/or 'B'; and,

c) the uses required under a.(i) or a. (ii), as the case may be, and the use required under b. shall be developed prior to or concurrently with any residential development on the lands;

b) The permitted building height, envelope and land uses for Area 'A' and Area 'B' will be determined through the implementing zoning by-law amendment based on the following studies to the satisfaction of the Chief Planner:

i) a Rail Safety and Mitigation Study to support any building setback less than 30 metres from the rail corridor; and

ii) a Compatibility Mitigation Study, Air Quality Study, Noise Impact Study, and Vibration Study.

c) A park shall be located on the lands shown generally as Area 'C'.