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File No. 704630

**WITHOUT PREJUDICE**

December 16, 2025

**By E-Mail Only to *horatio.waller@toronto.ca* and *sarah.barnett@toronto.ca***

Horatio Waller and Sarah Barnett  
City of Toronto Legal Services  
Metro Hall, 26th Floor  
55 John Street  
Toronto, ON M5V 3C6

Dear Mr. Waller and Ms. Barnett:

**Re: Updated Without Prejudice Settlement Offer  
Appeal of Zoning By-law Amendment Application No. 24 235666 NNY 18 OZ  
3386-3398 Bayview Avenue and 32 Brenham Crescent, City of Toronto  
OLT Case Number OLT-25-000292 (the “Appeal”)**

As you know, we are counsel to Bayview Ridge Residences Inc. (“**Bayview**”). Bayview owns the lands municipally known as 3386-3398 Bayview Avenue and 32 Brenham Crescent in the City of Toronto (the “**Subject Lands**”).

On November 28, 2025, we submitted a Settlement Offer to the City of Toronto (the “**City**”) to settle the Appeal, for City Council’s consideration at its December 16-18, 2025 Council meeting.

We are pleased to add the following components to the original Settlement Offer:

1. Bayview will provide two additional visitor parking spaces for a total of seven (7) visitor parking spaces, one between Block C and E and the other between Block D and F. This will not result in any reduction of the amenity area proposed in the Architectural Plans attached to the original Settlement Offer and it will maintain an independent pathway to that area. Notably, because the additional parking spaces are proposed on an easement to Toronto Water, they may be periodically but infrequently impacted by maintenance work undertaken by Toronto Water.
2. Bayview will augment the area between the Natural Area and Block E as follows, with the details to be worked out further between the parties at the site plan approval stage:

- a. At the south of this area, since there are existing protected trees, Bayview will create an additional amenity area focused on providing a place of respite, through the addition of benches and interpretive signs.
- b. At the north of this area, where there are no existing trees due to an existing underground pool, Bayview will provide a play structure.

Bayview shares the City's opinion that these additional parking spaces and enhanced amenity areas will contribute positively to the Proposed Development and its future community, particularly families who may wish to use the play structure and respite area.

We look forward to hearing from you. In the meantime, please do not hesitate to contact us if you have any questions regarding this proposal.

Yours truly,  
**DAVIES HOWE LLP**



John M. Alati

JMA:GO

copy:     Goldberg Group  
             Richard Wengle Architect Inc.  
             Client