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January 21, 2026

Our File No.: 220417

Without Prejudice

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

Attention: Matthew Longo and Jamie Dexter, City Legal

**Re: 278 and 280 Viewmount Avenue, City of Toronto
City of Toronto File No. 22 241838 NNY 08 OZ
OLT Case No. OLT-24-000586
With Prejudice Offer to Settle**

We are solicitors for 280 Viewmount Limited Partnership (the “**Owner**”), the owner of the properties known municipally as 278 and 280 Viewmount Avenue in the City of Toronto (the “**Property**”). We are writing on behalf of our clients to provide this without prejudice settlement offer in respect of the above-noted matter.

As you know, our clients have participated in a multi-day mediation with City staff regarding the redevelopment proposal for the Property, that has resulted in the revised plans, prepared by Graziani + Corazza Architects, 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 with and supported by City staff.

This settlement letter outlines the key changes made in the Settlement Plans from the earlier iteration as appealed to the Tribunal and also sets additional commitments our client is prepared to make to reach a settlement with the City.

In making this settlement offer it is important to note that unlike other properties in the area that are currently designated *Neighbourhoods* for which towers are being proposed through redevelopment applications, this Property, located on the northeast corner of Marlee Avenue and Viewmount Avenue, is currently designated *Mixed Use*, an area designated for growth in the City’s Official Plan, where planning for intensification has already been established. The Property is currently zoned as Commercial Residential, which allows for Mixed Use Buildings and Apartment Buildings. Further, the Property is approximately 150 metres west of the Glencairn Subway Station, which places the Property in a Major Transit Station Area. The Property is also



approximately 150 metres west of the Allen Road Expressway and approximately 1.03 kilometres north of Eglinton Avenue West, which is classified as a Transit Priority Corridor. The Property has frontage on Marlee Avenue, a major street classified as a *Mixed Use* corridor.

With this context, the settlement offer proposes a 38 storey tower on the Property that is an ideal candidate for intensification.

The Settlement

Through ongoing discussions with City staff a number of revisions have been made to the original rezoning application, which form part of this without prejudice settlement offer and are shown in the Settlement Plans as fundamental components of this without prejudice settlement offer. In particular, we note the following fundamental components of the settlement:

At Grade Conditions

- A 3.44 metre road widening will be conveyed to the City along Marlee Avenue to accommodate tree planting and future City plans for bicycle infrastructure along Marlee Avenue.
- The layby parking proposed along Viewmount Avenue has been removed and replaced with two parking spaces internal to the site with access off the internal driveway.
- The corner rounding at the intersection of Marlee Avenue and Viewmount Avenue has been increased to 6 metres (below grade and at levels 1 and 2).

The underground airlocks to the stairwell have been adjusted so there is no dead-end condition on P4.

Built-Form - Podium

- The podium has been setback 5.5 metres from the east property line.
- Along Viewmount Avenue, levels 1 to 4 have been setback 2 metres to allow for street tree plantings and City plans for bicycle infrastructure. Above the 4th level, the building cantilevers back at the 5th and 6th level of the podium.
- East facing balconies on the podium have been removed.
- The terrace above the driveway has been removed, while maintaining columns for structural support.



Built-Form - Tower

- The height of the tower is 38 storeys, excluding mechanical.
- To the north and east property lines, the tower has been setback 10 metres.
- To the south property line (facing Viewmount Avenue), the tower has been setback 2.5 metres.
- To the west property line (facing Marlee Avenue), the tower has been setback 2 metres.
- Projecting balconies facing the east and north property lines have been removed and replaced with Juliette balconies.
- Balconies facing west and south project a maximum of 1.5 metres.

Residential Use

- A minimum of 15% of total units will be two-bedroom and a minimum of 10% of total units will be three-bedroom.

Amenity Space and Bicycle Parking

- A minimum of 4.0 square metres per unit of indoor and outdoor amenity space will be provided.
- The parent by-law permissions for bicycle parking shall apply to the Property, with permission to reduce 50% of the long-term bicycle parking spaces in exchange for a cash-lieu payment to the City.

Wind Mitigation Matters

- Wind mitigation measures as described in the report by GradientWind Engineers and Scientists and dated August 15, 2025 will be incorporated into the design of the buildings. The wind mitigation measures are shown in colour on the Settlement Plans.

Ontario Land Tribunal Conditions

Our client is prepared to proceed to the Ontario Land Tribunal on the basis of the Settlement Plans. In addition, as part of a settlement, our client would agree to request that the Tribunal withhold its final Order for the Zoning By-law Amendment for the Property pending:

- a) The final form of the Zoning By-law Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;

- b) The owner has submitted a Rental Housing Demolition Application to the City of Toronto;
- c) The Chief Planner and Executive Director, City Planning or their designate has approved the Rental Housing Demolition Application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the five (5) existing rental dwelling units on the lands, and the Owner has entered into an agreement, and has registered a related restriction on the lands to ensure that subsequent owners of the lands assume the obligations of that agreement or has made other arrangements determined to be acceptable at the discretion of the City Solicitor, to secure, among other matters, the following:
 - i. The provision of an acceptable Tenant Relocation and Assistance Plan for all Eligible Tenants of the five (5) existing rental units proposed to be demolished, addressing financial compensation and other assistance to lessen hardship, including the provision of rent gap payments, which Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning, and secured to the satisfaction of the City Solicitor.
- d) The owner has satisfactorily addressed the Transportation Services and Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated September 5, 2023, and any outstanding issues arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Zoning By-law Amendment application, to the satisfaction of the Executive Director, Transportation Review, Development Review and the Director, Engineering Review, Development Review;
- e) The owner has submitted to the Director, Engineering Review, Development Review, for review and acceptance, a Functional Servicing Report to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development;
- f) The owner has made satisfactory arrangements with the Director, Engineering Review, Development Review, and has entered into a financially secured 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 accepted Functional Servicing Report accepted by the Director, Engineering Review, Development Review;
- g) The owner has submitted a revised Travel Demand Management Plan to the satisfaction of the Executive Director, Development Review and the Chief Planner & Executive Director, City Planning; and



- h) The owner has, at its sole cost and expense, facilitated the City undertaking a peer review of the submitted Noise and Vibration Assessment, and secured any recommended mitigation measures in the amending by-law, all to the satisfaction of the Executive Director, Development Review.

Conclusion

Our client and its consultant team appreciate City staff's extensive efforts to work with our client. We are hopeful that City Council will instruct the City solicitor to support approval of the settlement at the Tribunal.

The settlement offer remains open until the end of the City Council meeting scheduled to commence on February 4, 2026.

Yours truly,

Goodmans LLP

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

Joe Hoffman
JBH/

1390-5832-5530

Job #:1988.22 278-280 Viewmount, North York

Date: Jan.15.2026

38 STY. Option

G.F.A. BREAKDOWN			BYLAW (569-2013)						
FLR.	G.C.A. (m2)	G.C.A. (ft2)	EXCLUSIONS(m2)	RETAIL G.F.A (m2)	RESIDENTIAL G.F.A (m2)	TOTAL G.F.A (m2)	CORR (ft2)	T.S.A. (ft2)	EFF.
P4	259	2783							0%
P3	1314	14148							0%
P2	1314	14148							0%
P1	1314	14148							0%
1ST	824	8869	294.6	232	297	529	6366	2503	28%
2ND	796	8565	305.2		491	491	4135	4431	52%
3RD	1091	11740	51.2		1039	1039	2575	9164	78%
4TH	1091	11740	51.2		1039	1039	2575	9164	78%
5TH	906	9750	170.2		736	736	2626	7124	73%
6TH	906	9750	39.2		867	867	1212	8538	88%
7TH	509	5475	508.2		0	0	5475	0	0%
8TH-38TH	20312	218636	1215		19097	19097	25984	192653	88%
TYP. TOWER	655	7053	39.2		616	616	838	6215	88%
MPH	360	3877					2910	968	25%
26433.2	284524.6	2634.3		232.0	23566.9	23798.9	50947.3	233577.3	82%

*MPH NOT INCLUDED IN TOTALS

UNIT MIX

FLOOR	# OF SUITES
1ST	0
2ND	8
3RD	14
4TH	14
5TH	10
6TH	12
7TH	0
8TH-38TH	310
TYP. TOWER	10
TOTAL	368

PARKING SPACES

PARKING RATIO	# OF UNITS	REQUIRED SPACES			
UNIT	0.23	84			
VISITOR	0.01	5			
TOTALREQUIRED		89			
PROVIDED:	92%	82			
FLOOR	*SHORT TERM	VISITOR	RESIDENT	CAR SHARE	TOTAL
1ST	2				0
P1		5	13		18
P2			29		29
P3			29		29
P4			6		6
*carshare deduction					0
TOTAL	2	5	77	0	82

Visitor Required: 2+0.01 per unit

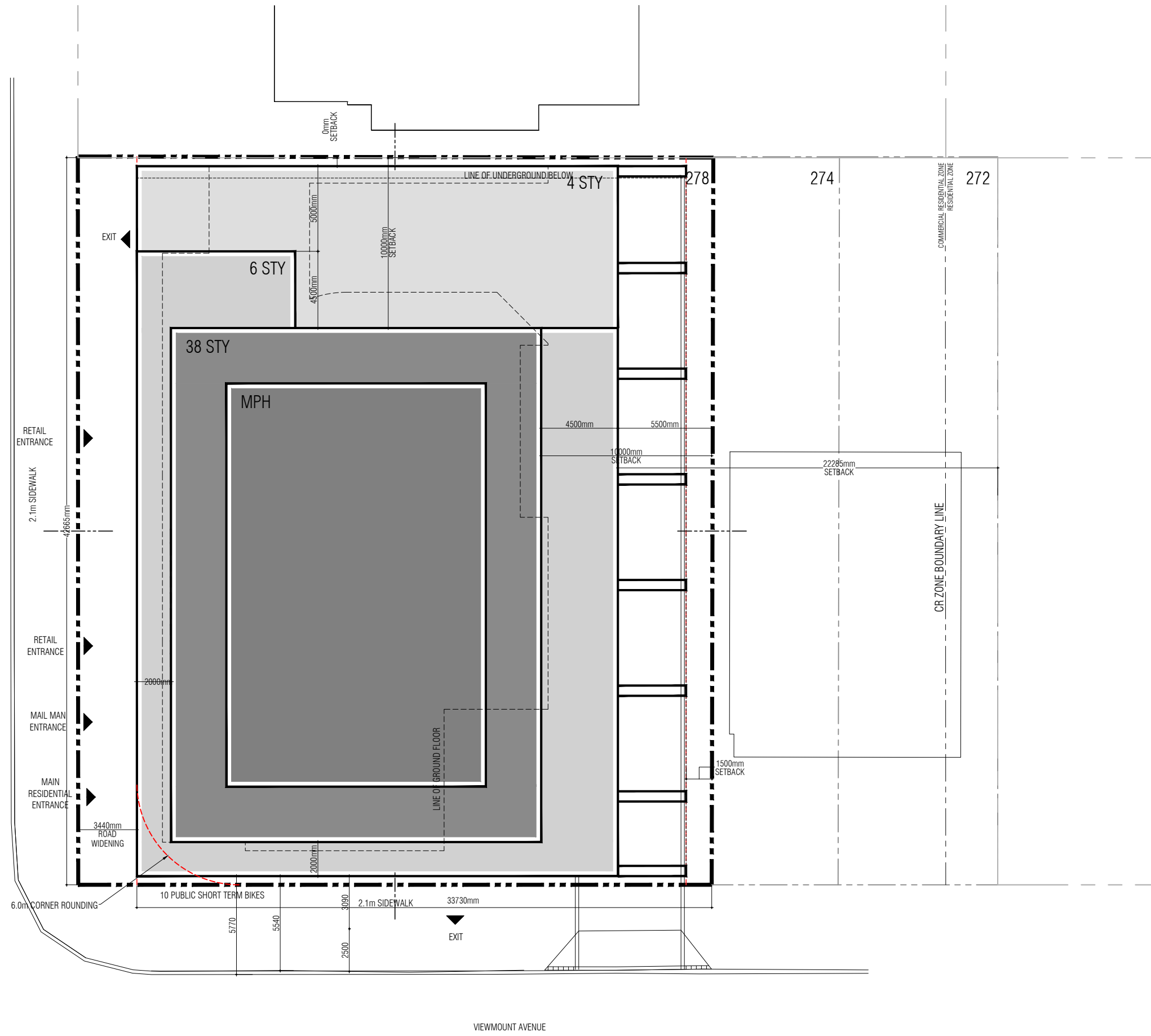
*SHORT TERM NOT INCLUDED IN TOTAL

AMENITY

	# OF UNITS	RATE (2m2/per)	REQUIRED	PROVIDED	OVER/UNDER
INDOOR	368	2	736	851	115
OUTDOOR	368	2	736	621	-115

TOTAL 1472

PROVIDED:	100%	
FLOOR	INDOOR	OUTDOOR
1ST		
2ND	254	
3RD		
4TH		
5TH	131	180
6TH		
7TH	466	441
TOTAL	851	621



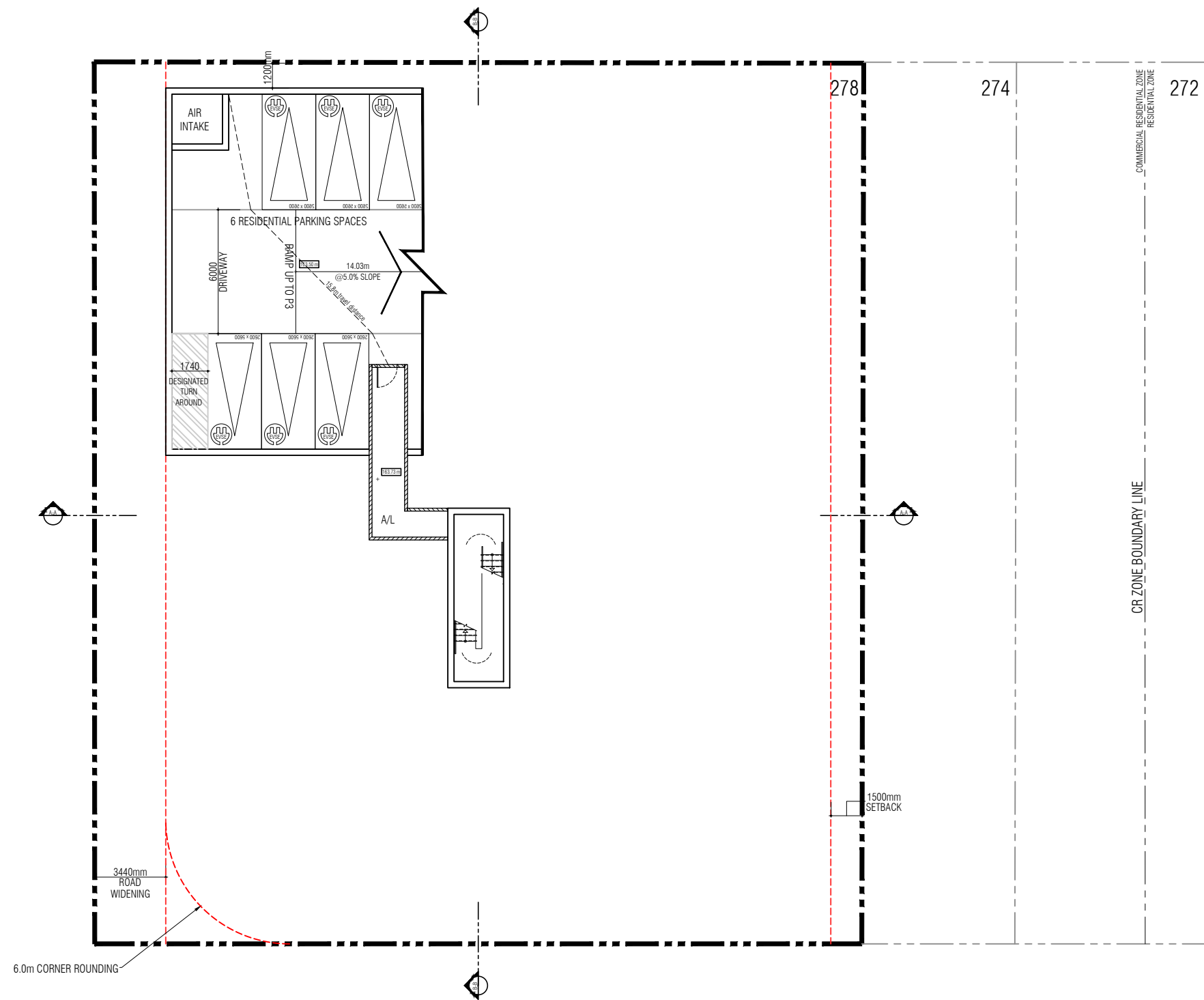
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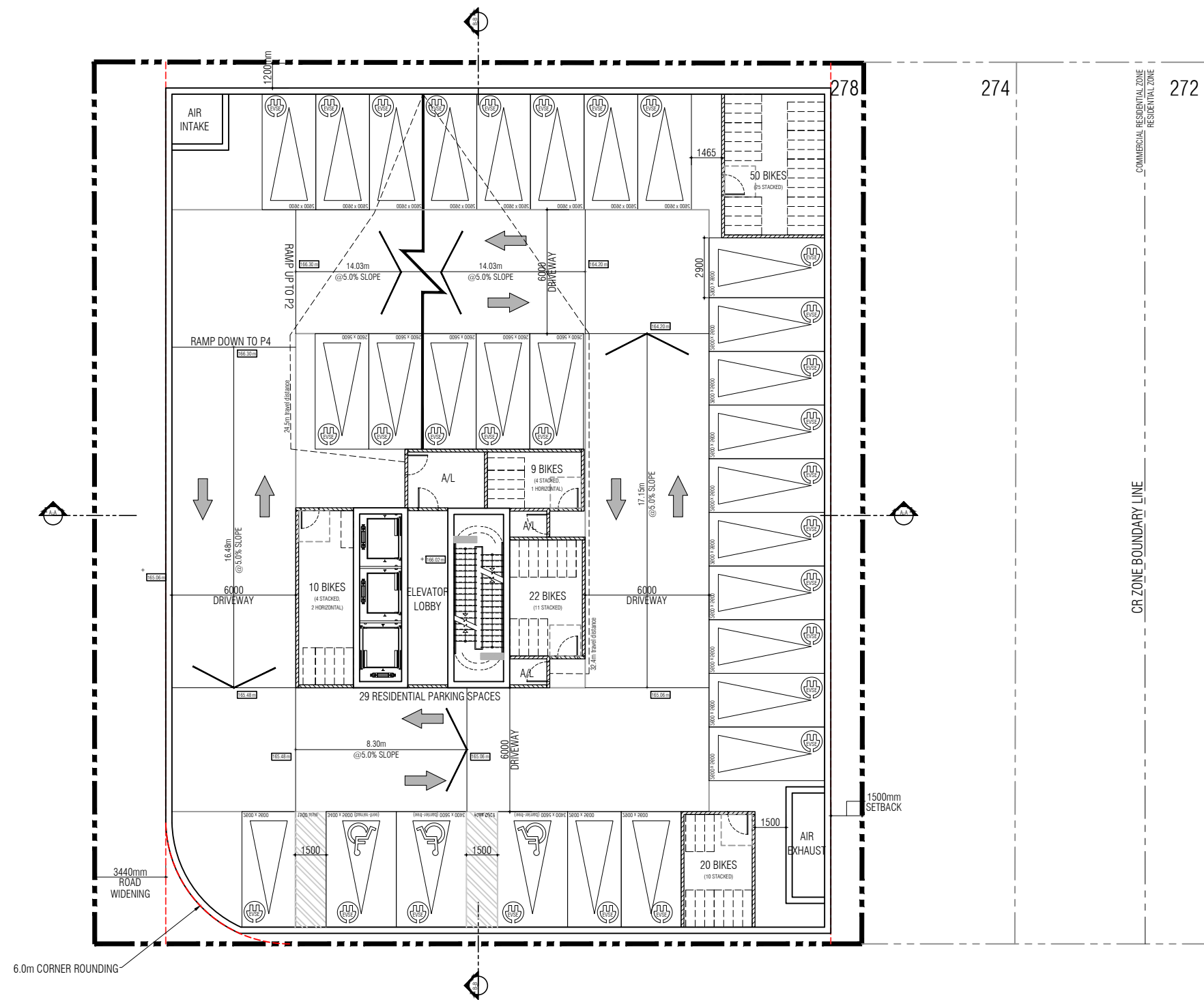
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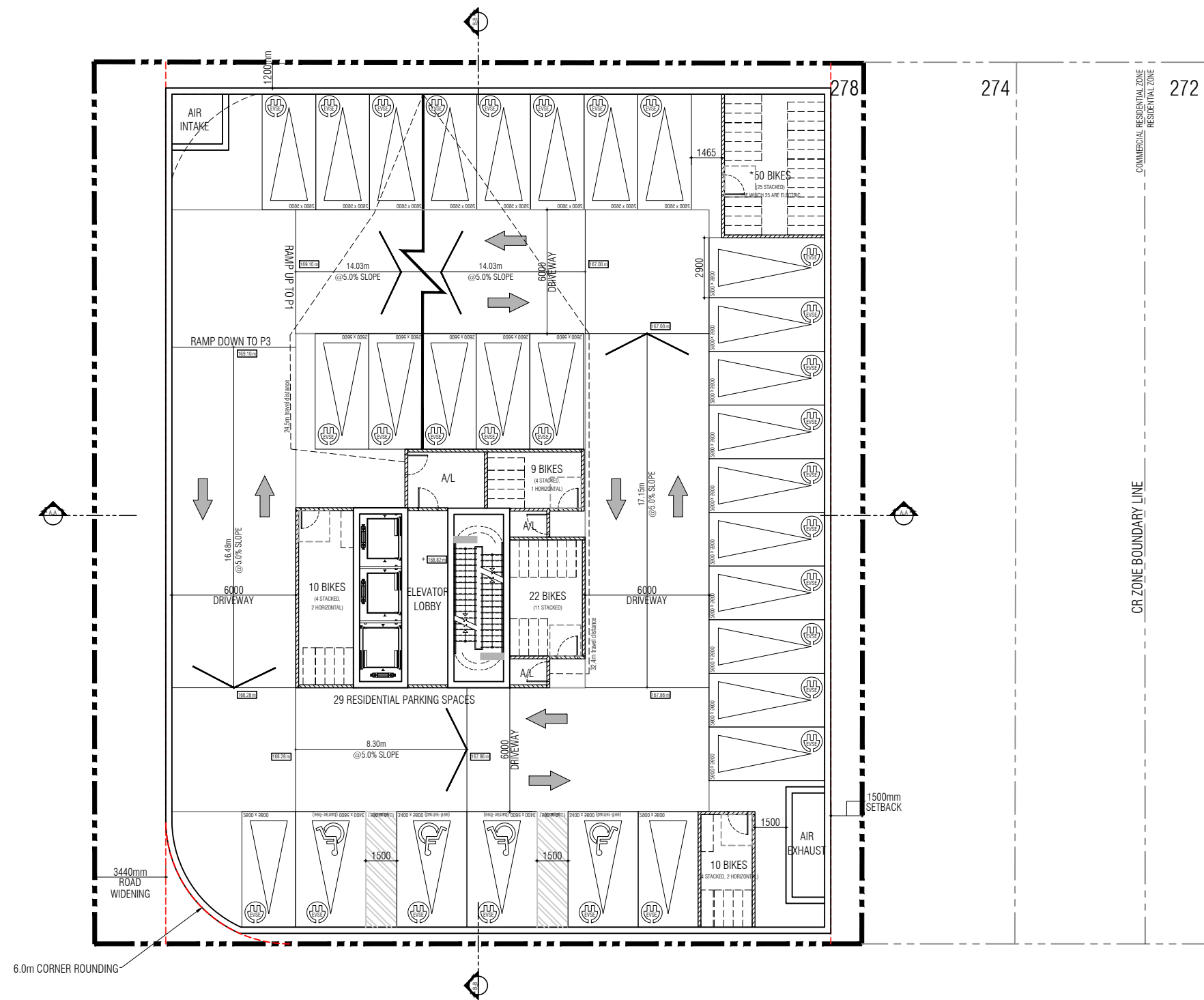


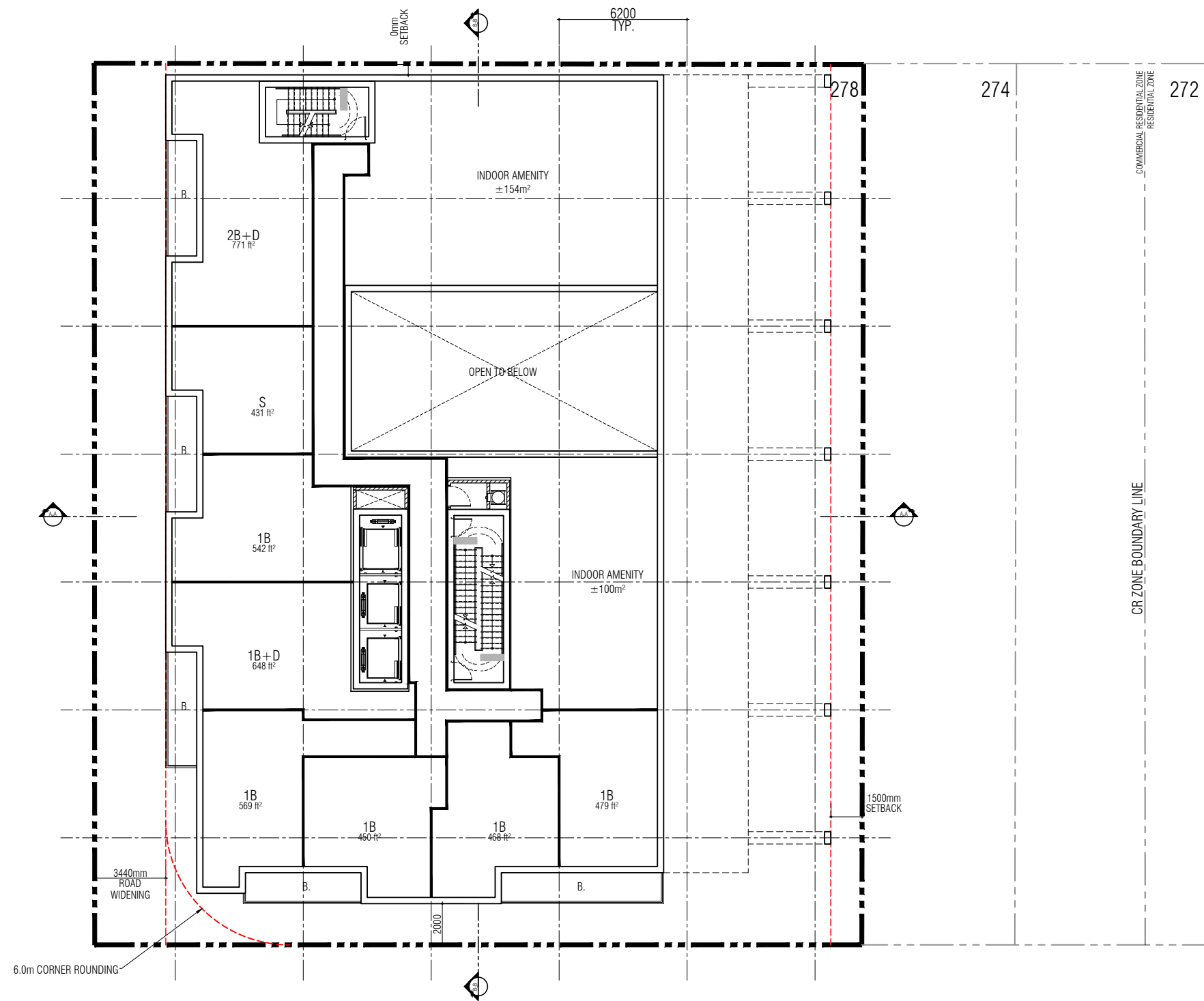
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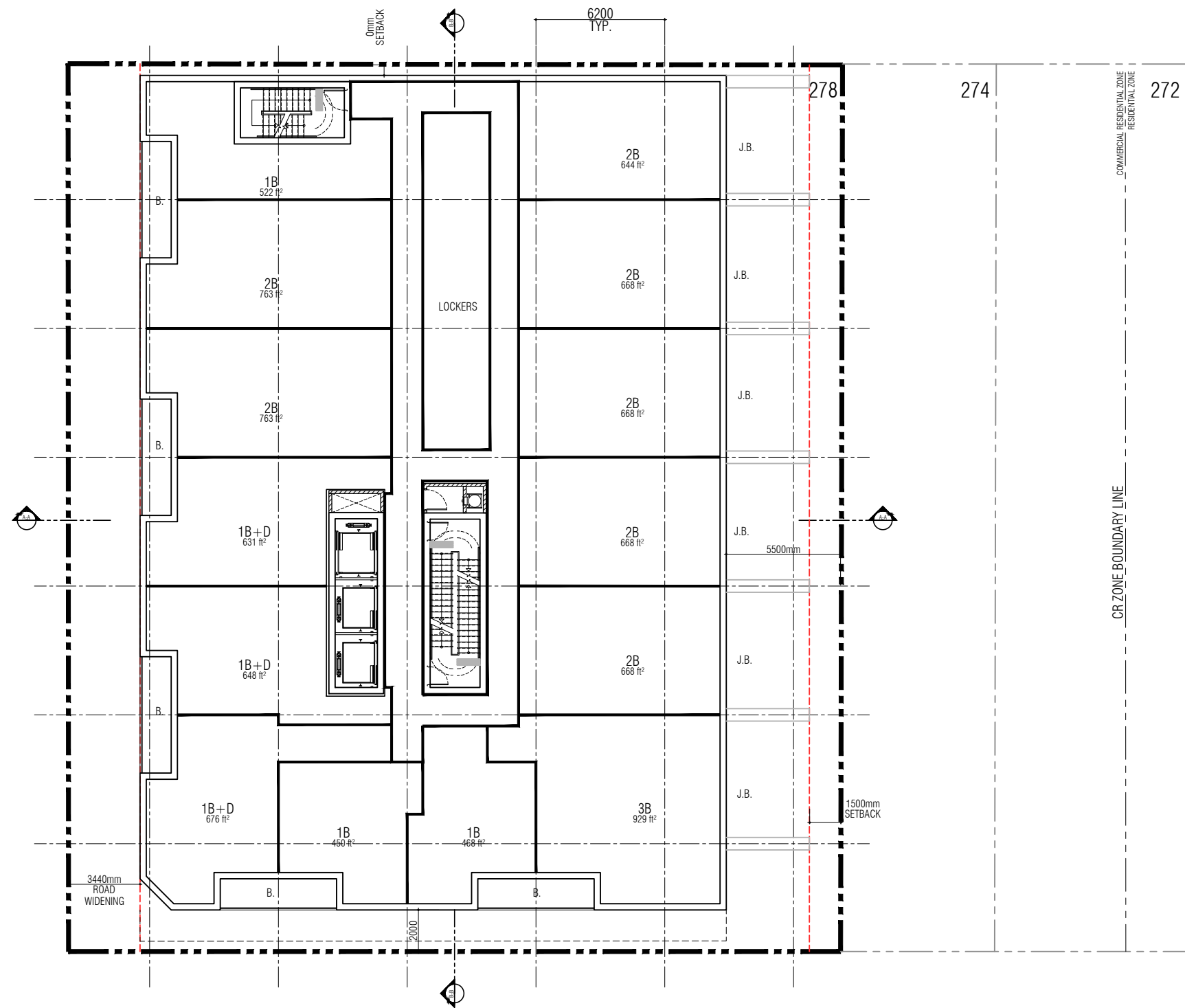






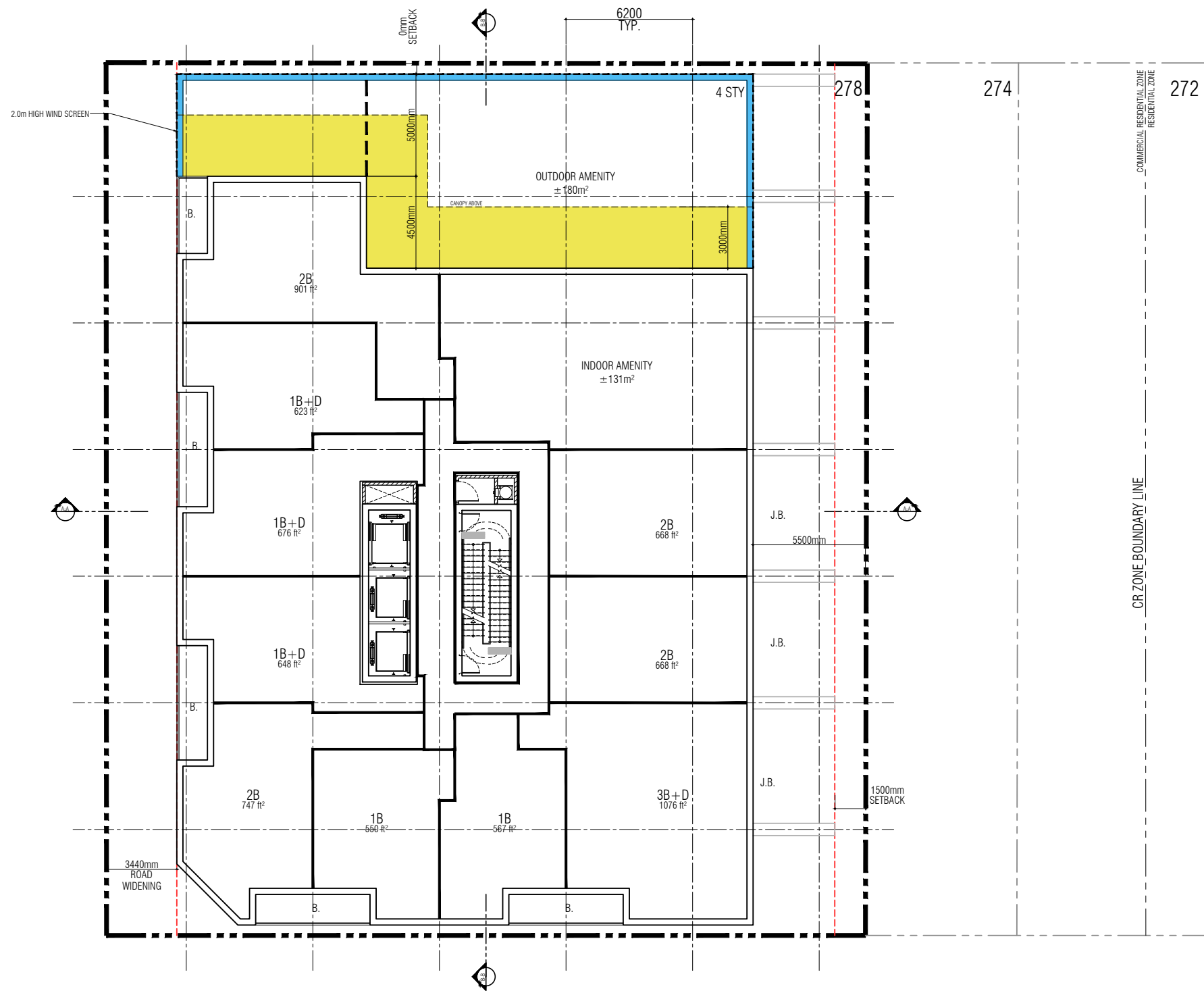
LEGEND

- WALLS/FINS
- 1.1m VERTICAL TALL FRAME
- 1.5m GATE
- 1.8m WIND SCREEN
- 2.0m WIND SCREEN
- CANOPY
- 3.0m TALL PERGOLA



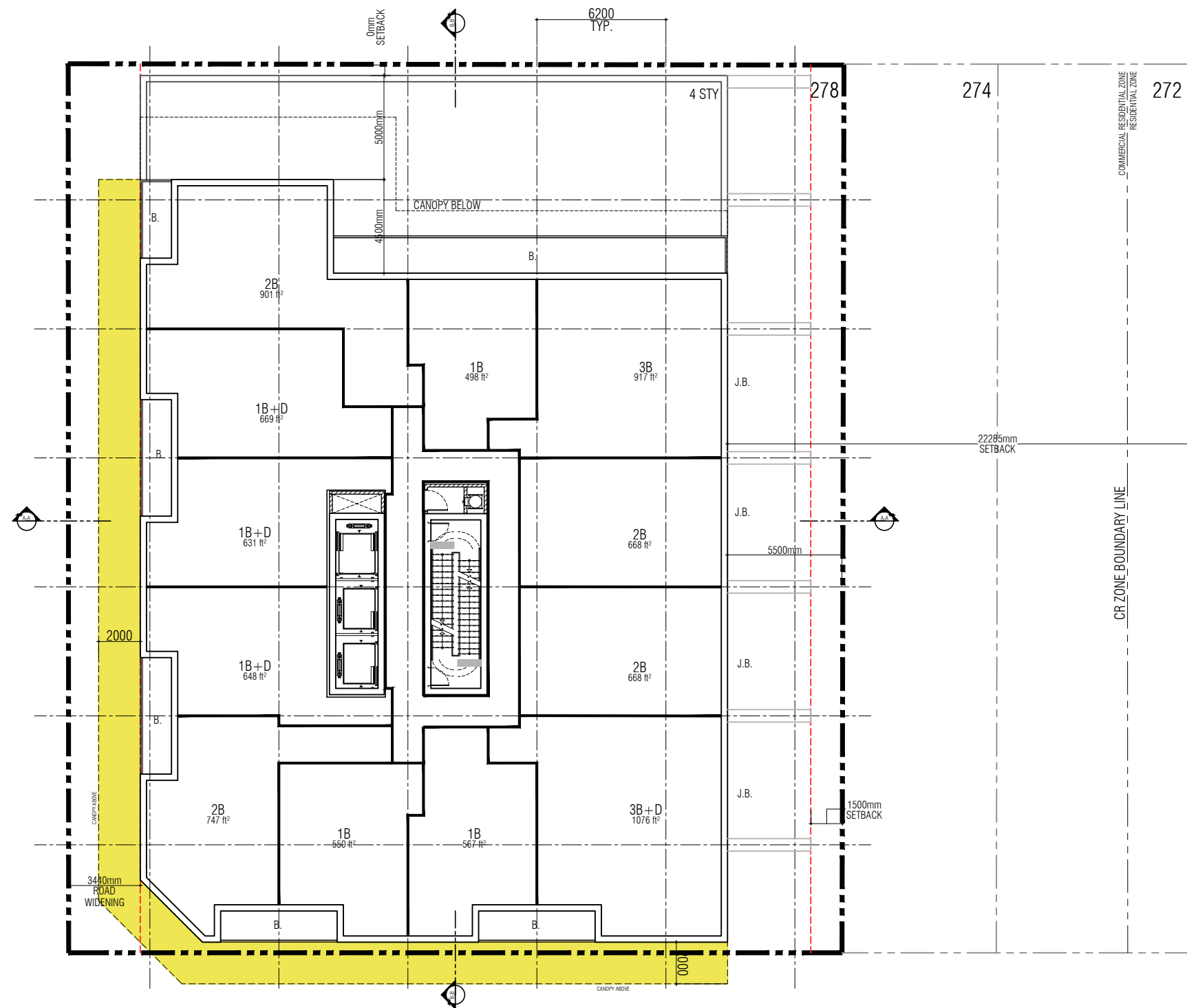
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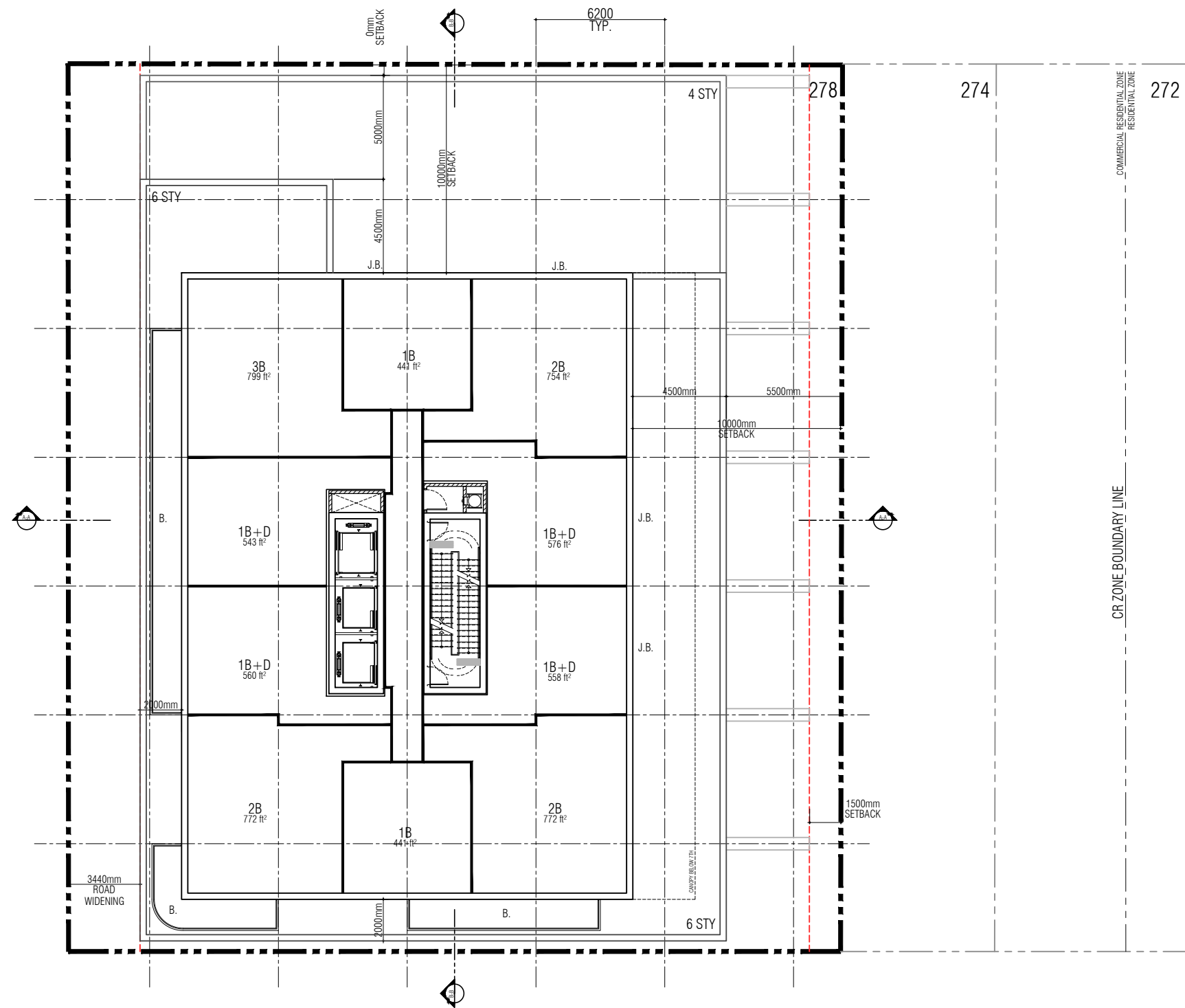
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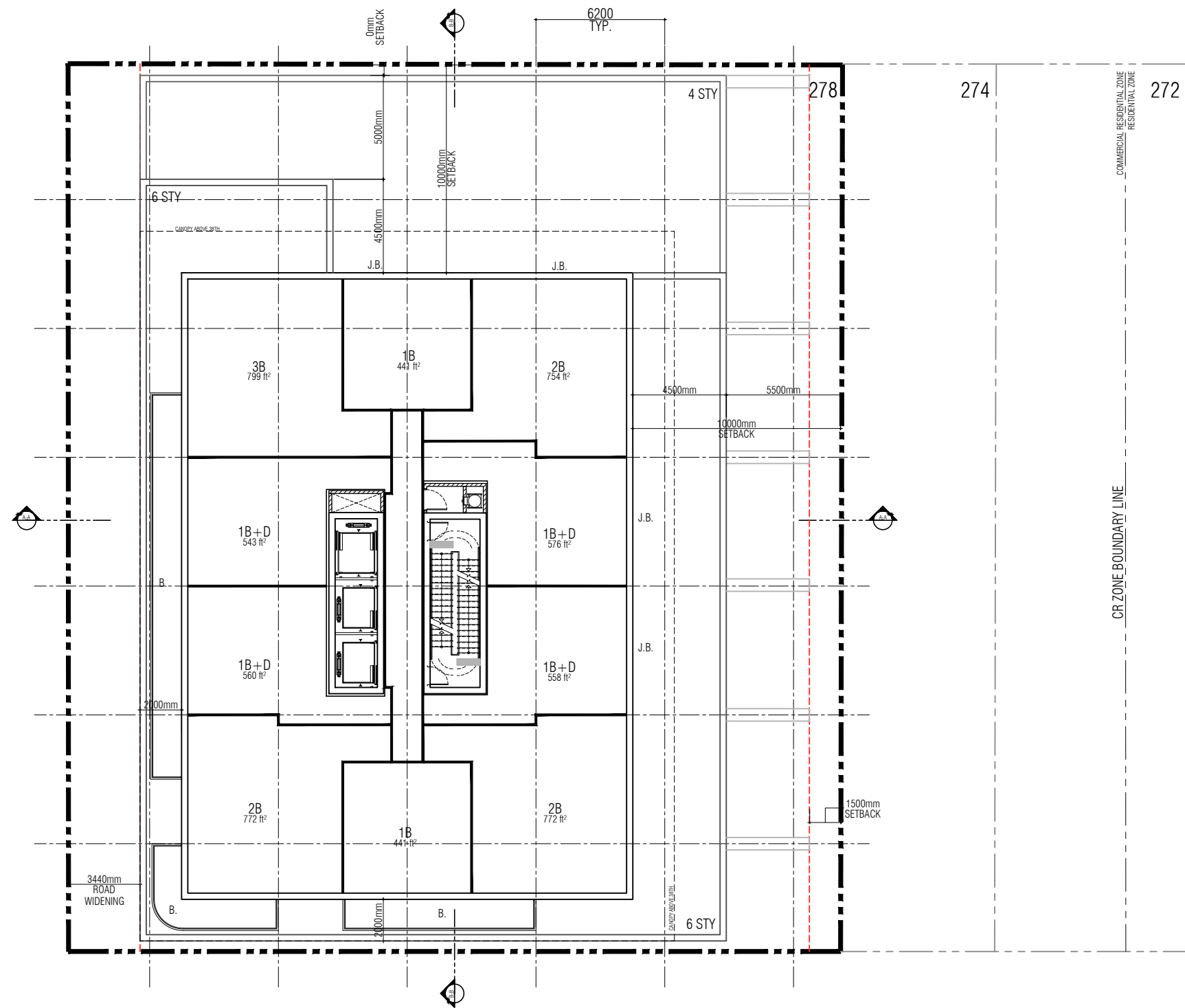
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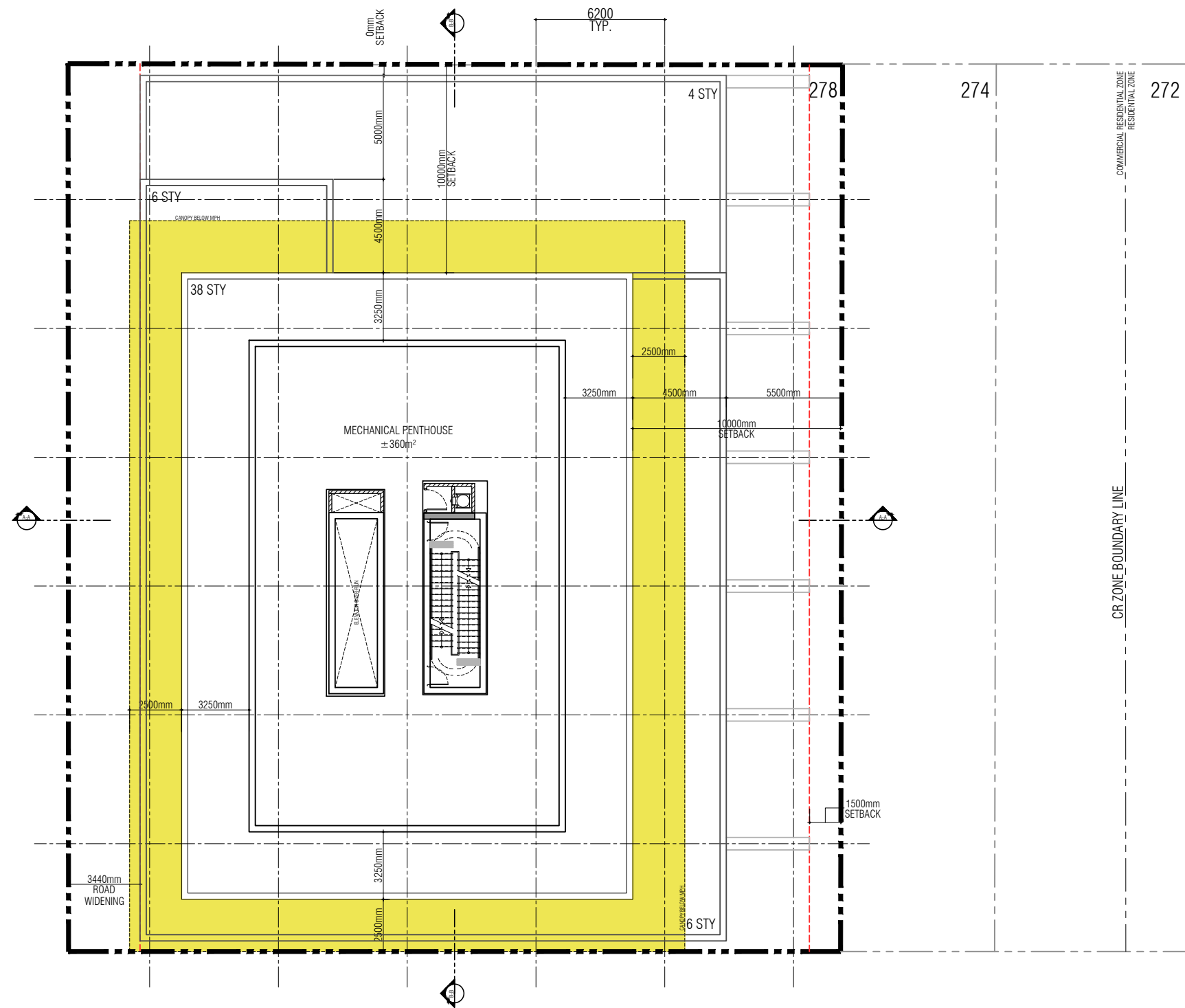
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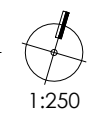


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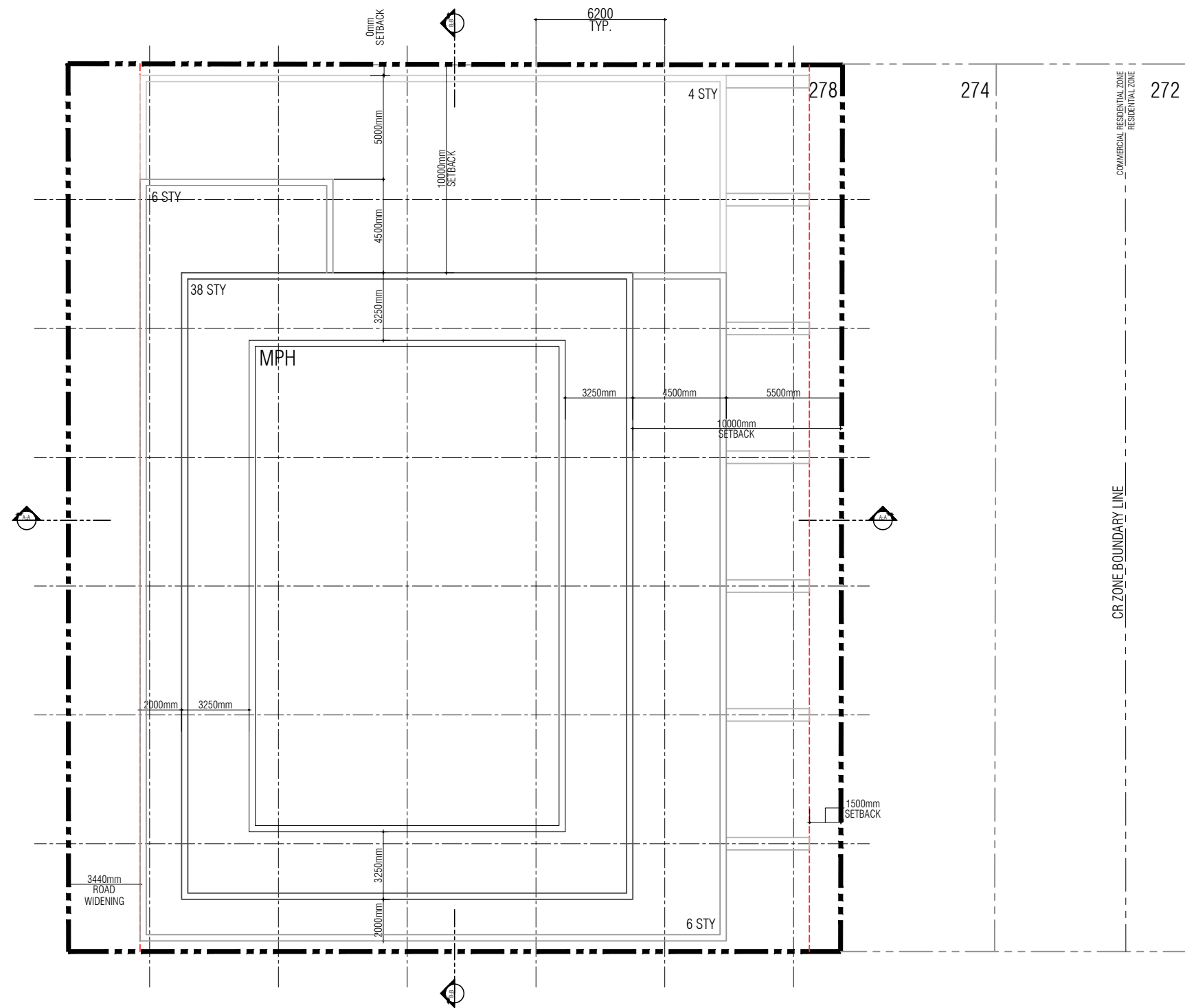
MECHANICAL PENTHOUSE

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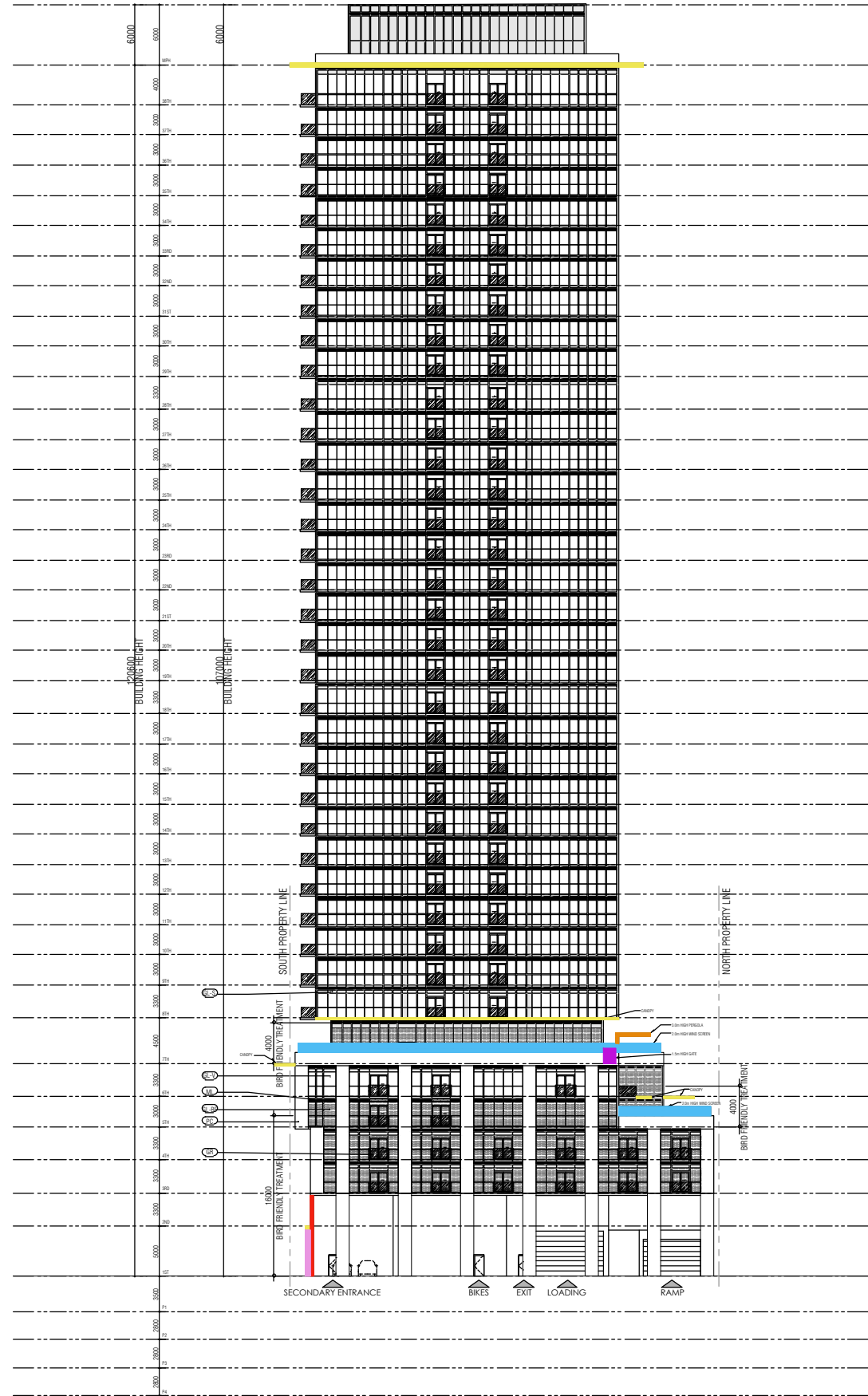


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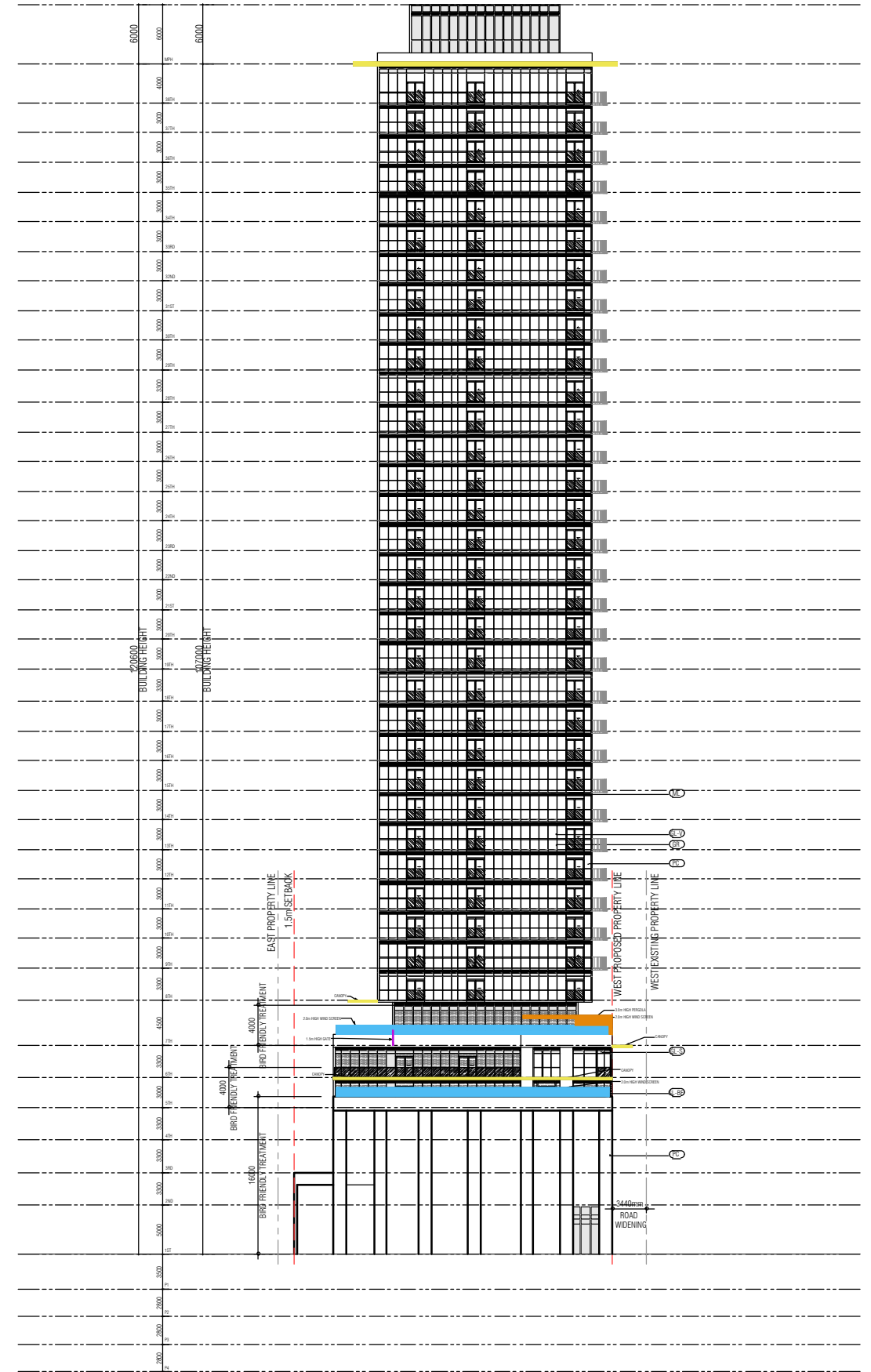
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EAST

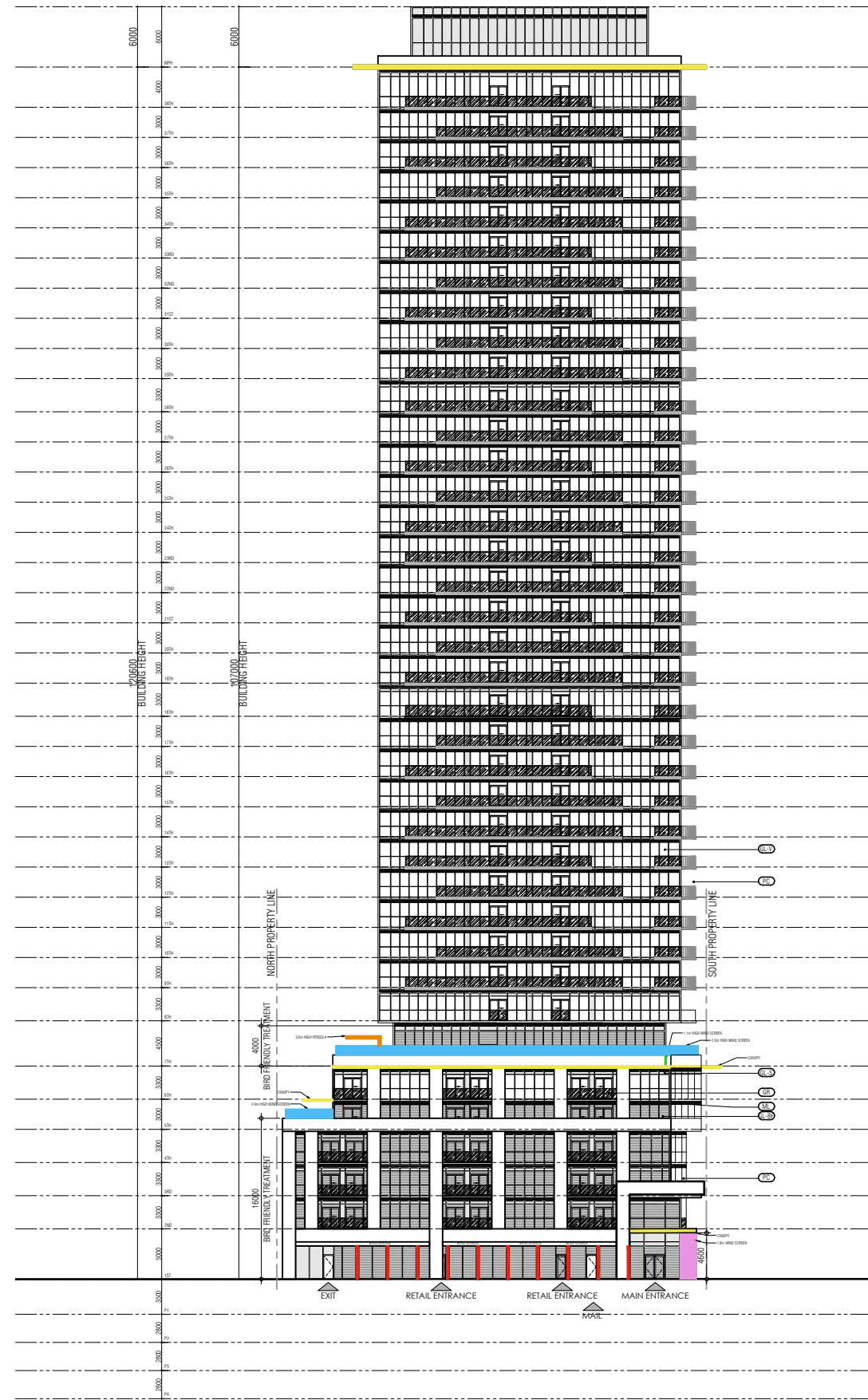


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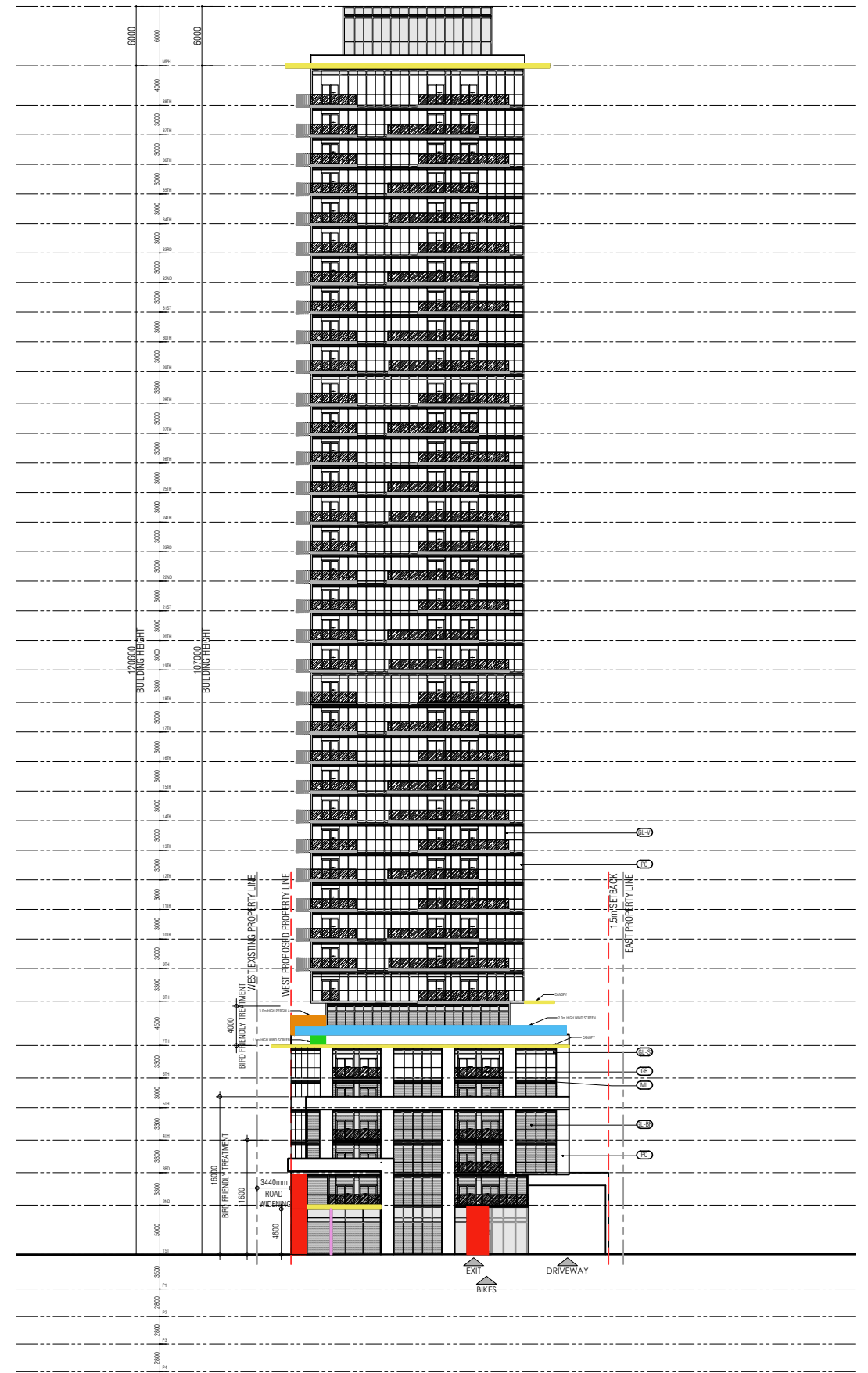
ELEVATIONS

LEGEND

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WEST



SOUTH

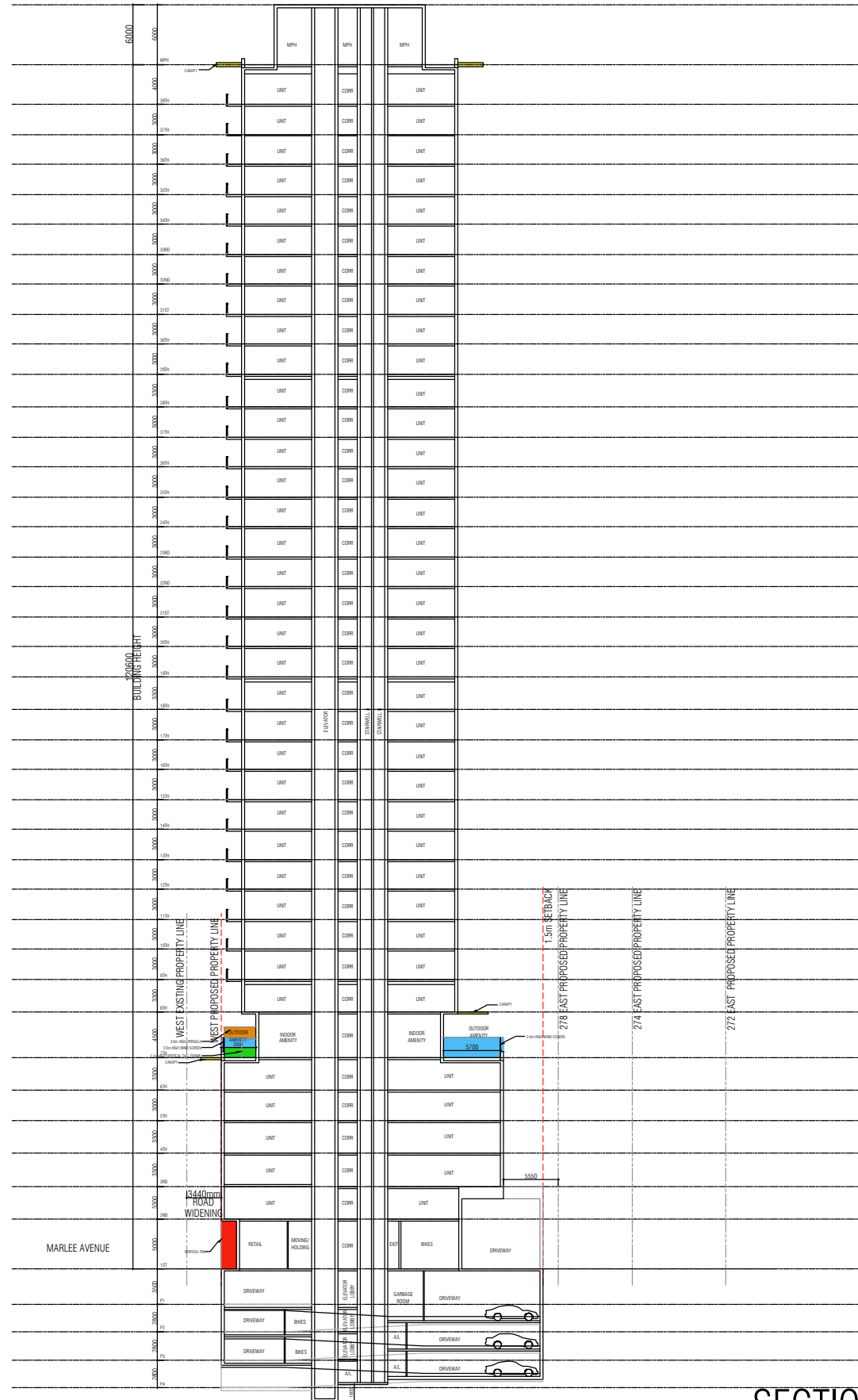
ELEVATIONS

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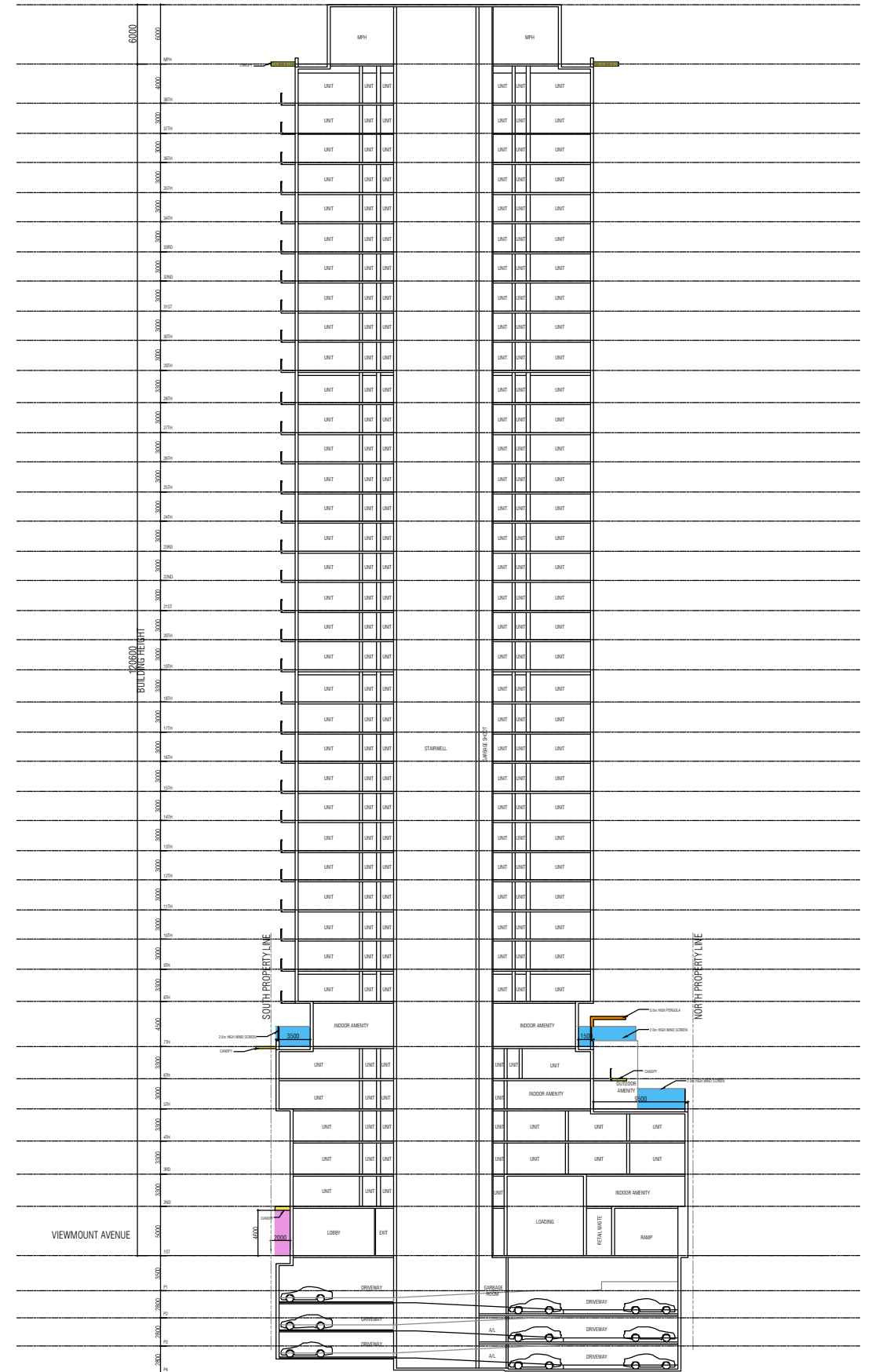
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SECTION A-A



SECTION B-B

SECTIONS

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