



Barristers & Solicitors

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March 6, 2026

Our File No.: 211930

WITHOUT PREJUDICE

City of Toronto
Legal Services
26th Floor, 55 John Street
Toronto, ON M5V 3C6

Attention: Kasia Czajkowski & Jamie Dexter

Dear Sirs/Mesdames:

**Re: 444-468 Eglinton Avenue West
Replacement Without Prejudice Settlement Offer
Ontario Land Tribunal Case No. OLT-24-000731**

We are solicitors for ABC Eglinton LP in respect of the property known municipally in the City of Toronto as 444-468 Eglinton Avenue West (the “**Lands**”). By letter dated February 2, 2026, we provided a without prejudice settlement offer in respect of the above-noted matter. We are writing to withdraw our client’s previous without prejudice settlement offer and replace it with the without prejudice settlement offer set out in this correspondence. This replacement without prejudice settlement offer should still be considered as open until the conclusion of the City Council meeting scheduled to commence on March 25, 2026.

Again, and as you know, on July 25, 2025, the Ontario Land Tribunal (the “**OLT**”) issued a decision (the “**OLT Decision**”), which dismissed our client’s applications to permit the redevelopment of the Lands for a 31-storey building but directed the parties to consider a resolution and/or settlement aligned with the findings in the OLT Decision and the pending outcome of appeals to Official Plan Amendment No. 778 (“**OPA 778**”).

The OLT Decision confirmed the Lands are appropriate for intensification in the form of **a tall building** and strongly encouraged the parties to pursue resolution within that framework. Unfortunately, the OLT did not provide specific direction regarding the height of such a tall building. Instead, the OLT simply recognized that a lower tall building would be more appropriate for the Lands.

Since issuance of the OLT Decision, the OLT approved OPA 778, meaning this policy framework now applies to the Lands. Notably, OPA 778 permits tall buildings on *Avenues* in *Mixed Use*

Areas within a 500 to 800-metre walking distance of a subway station, light rail transit station or GO rail station.

On August 15, 2025, the Minister of Municipal Affairs and Housing approved various official plan amendments related to Protected Major Transit Station Areas and Major Transit Station Areas in the City. While the Major Transit Station Areas for the Chaplin and Avenue stations remain under review with the City, the policies approved by the Minister for PMTSAs and MTSAs elsewhere in the City provide clear policy guidance for intensification of the Lands.

In particular:

- growth is to be directed to delineated Major Transit Station Areas and Protected Major Transit Station Areas;
- the City shall initiate zoning to permit a minimum floor space index of 8 FSI or more where lands are located within 200 of an existing or planned transit station and 6 FSI or more where the lands are located within 200-500 metres of an existing or planning transit station; and,
- zoning for a site that can accommodate three or more towers will permit building heights of up to 30 storeys within 200 metres of an existing or planned transit station and up to 20 storeys within 200-500 metres of an existing or planning transit station, with additional building height permitted without an official plan amendment if a block context plan is provided demonstrating various elements.

As encouraged by the OLT, and in light of these new applicable policy instruments, the parties did engage in without prejudice mediation regarding the appropriate height for a tall building on the Lands. Unfortunately, these without prejudice discussions did not result in an agreement, leaving the matter again with the OLT for adjudication. In an effort to avoid further hearing time, our client is prepared to settle this matter on the terms set out below. Please note that our client will be seeking approval of a 26-storey building (with a west tower setback of 12.5 metres) by the OLT at the resumption of the hearing if this settlement is not accepted.

This without prejudice settlement offer is based on the attached plans, dated March 6, 2026 (the “**Settlement Plans**”), which would form the basis of the implementing zoning by-law amendment. In particular:

1. The proposed height has been reduced to 24-storeys, as indicated on the Settlement Plans. To mitigate for the loss of gross floor area, the Revised Plans also include a west tower setback of 10.0 metres.
2. The east tower setback had been reduced to 1.0 metres in the previous without prejudice settlement offer. The Settlement Plans include a 3.0 metre east tower setback.

As part of this without prejudice settlement offer, our client would also commit to working with the City to refine the 3.0 metre tower setback on the north side of the building prior to presenting the Settlement Plans to the OLT for approval. Our client also remains prepared to accept the pre-conditions to issuance of any final order identified in the resolution of City Council from its meeting on November 13 and 14, 2024.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on March 25, 2026.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

1382-8804-9179

444-468 EGLINTON AVE W
TORONTO, ON
21-195

03	ISSUED FOR INFORMATION	06 MAR 2026
02	ISSUED FOR INFORMATION	12 NOV 2025
01	ISSUED FOR REVIEW	18 MAR 2025

Date Issued: 06 MAR 2026

A000

444-468 EGLINTON AVENUE WEST

ISSUED FOR INFORMATION,
06 MAR 2026

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CLIENT: ABC EGLINTON LP



444-468 EGLINTON AVE W
TORONTO, ON
21-195

	# OF FL.	BUILDING AREA				TOTAL GFA BREAKDOWN					PROVIDED AMENITY AREA				PROVIDED PARKING				
		BUILDING OUTLINE (GCA per FLOOR)		GCA TOTAL		TOTAL RESIDENTIAL GFA (TOTAL)			NON RESIDENTIAL GFA		INTERIOR AMENITY		EXTERIOR AMENITY		VEHICULAR PARKING		BIKE PARKING		
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	GFA PER FLOOR	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	RESIDENTS - LONG TERM	RESIDENTS - SHORT TERM	RESIDENTS - LONG TERM	RESIDENTS - SHORT TERM	
TOWER	LEVEL MECHANICAL PH	1	411.0	4,423.9	411.0	4,423.9	46.0	494.8											
	LEVELS 24	1	852.5	9,176.7	852.5	9,176.7	808.6	8,703.8											
	LEVELS 9-23	15	852.5	9,176.7	12,788.1	137,649.8	808.6	12,129.2	130,557.0										
	LEVEL 8	1	852.5	9,176.7	852.5	9,176.7	805.8	8,673.4											
	LEVEL7_AMENITY	1	839.2	9,033.2	839.2	9,033.2	109.8	1,181.6				665.8	7,166.7	454.7	4,893.8				
PODIUM	LEVELS 03-06	4	1,227.9	13,216.9	4,911.6	52,867.5	1,184.0	4,735.8	50,976.1										
	LEVEL 02	1	1,113.0	11,979.7	1,113.0	11,979.7	1,069.0	1,069.0	11,506.8										
	LEVEL MEZZANINE	1	713.1	7,675.5	713.1	7,675.5	390.2	390.2	4,200.0								142		
	LEVEL GROUND*	1	1,098.1	11,820.3	1,098.1	11,820.3	660.4	218.4	2,351.1	442.0	4,757.4	89.8	966.5					20	
	LEVEL P1	1	1,430.8	15,401.1	1,430.8	15,401.1	129.1	129.1	1,390.1					15	5			35	
	LEVEL P2	1	1,430.8	15,401.0	1,430.8	15,401.0	114.5	114.5	1,231.9					29				50	
	LEVEL P3	1	1,452.8	15,637.7	1,452.8	15,637.7	122.5	122.5	1,318.3					28				50	
	TOTAL A/G GCA	24			23,579.1	253,803.2	TOTAL A/G RESIDENTIAL GFA	20,312.8	218,644.5	442.0	4,757.4	755.6	8,133.2	454.7	4,893.8	0	0	142	20
	TOTAL B/G GCA				4,314.4	46,439.8	TOTAL A/G RETAIL GCA	442.0	4,757.4							72	5	100	35
							TOTAL A/G RETAIL GFA	442.0	4,757.4			755.6	8,133.2	454.7	4,893.8	72	5	242	55
												2.81 /sm per unit	1.69 /sm per unit	0.27 /stalls per unit		0.90	0.20		
					300,242.95			20,754.7	223,401.9			269	269	269					

1 OVERALL STATISTICS
A001

# of FLOOR S	SALEABLE AREA PER FLOOR															TOTAL SALEABLE AREA															
	1BED			1BED + DEN			2BED			2BED + DEN			3BED			1BED			1BED + DEN			2BED			2BED + DEN			3BED			
	SM	SF	# of UNITS per FL	SM	SF	# of UNITS per FL	SM	SF	# of UNITS per FL	SM	SF	# of UNITS per FL	SM	SF	# of UNITS per FL	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS	
LEVEL MECHANICAL PH	1																														
LEVELS 09-24	16	47.29	509.0	1	362.21	3,898.8	6	156.33	1,682.7	2	85.83	923.9	1	104.89	1,129.1	1	756.64	8,144.4	16	5,795.34	62,380.5	96	2,501.26	26,923.4	32	1,373.31	14,782.2	16	1,678.29	18,064.9	16
LEVEL 8	1	47.29	509.0	1	362.19	3,898.6	6	153.50	1,652.2	2	85.83	923.9	1	104.89	1,129.1	1	47.29	509.0	1	362.19	3,898.6	6	153.50	1,652.2	2	85.83	923.9	1	104.89	1,129.1	1
LEVEL 7_AMENITY	1																														
LEVEL 03-06	4	327.14	3,521.2	6	382.67	4,119.0	6	67.35	725.0	1	236.77	2,548.6	3	93.46	1,005.9	1	1,308.54	14,085.0	24	1,530.68	16,476.1	24	269.41	2,899.9	4	947.09	10,194.4	12	373.82	4,023.8	4
LEVEL 02	1	213.23	2,295.2	4	329.21	3,543.6	5	140.32	1,510.4	2	82.2	885.0	1	205.00	2,206.6	2	213.23	2,295.2	4	329.21	3,543.6	5	140.32	1,510.4	2	82.22	885.0	1	205.00	2,206.6	2
LEVEL MEZZ	1																														
LEVEL GROUND	1																														
LEVEL P1	1																														
LEVEL P2	1																														
LEVEL P3	1																														
TOTAL A/G	24																2,325.70	25,033.60	45	8,017.43	86,298.76	131	3,064.49	32,985.86	40	2,488.45	26,785.47	30	2,362.00	25,424.34	23
TOTAL B/G	3																														

1BED		1BED + DEN		2BED		2BED + DEN		3BED	
SM	SF	SM	SF	SM	SF	SM	SF	SM	SF
51.68	556.3	61.20	658.8	76.61	824.6	82.95	892.8	102.70	1,105.4

TOTAL SALEABLE AREA		TOTAL # of UNITS
SM	SF	
18,258.07	196,528.0	269

AVERAGE UNIT SIZE : **67.87** **730.6**

GENERAL NOTE: 2.5% of the other units that are not 2 or 3 bedrooms are capable of being turned into 2 or 3 bedrooms

2 STATISTICS - UNITS TYPE
A001

03	ISSUED FOR INFORMATION	06 MAR 2026
02	ISSUED FOR INFORMATION	12 NOV 2025
01	ISSUED FOR REVIEW	18 MAR 2025

STATS

Date Issued: 06 MAR 2026

A001

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CLIENT: ABC EGLINTON LP

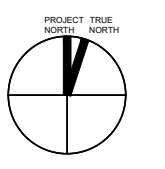




444-468 EGLINTON AVE W
 TORONTO, ON
 21-195

SUBJECT SITE

02	ISSUED FOR INFORMATION	12 NOV 2025
01	ISSUED FOR REVIEW	18 MAR 2025



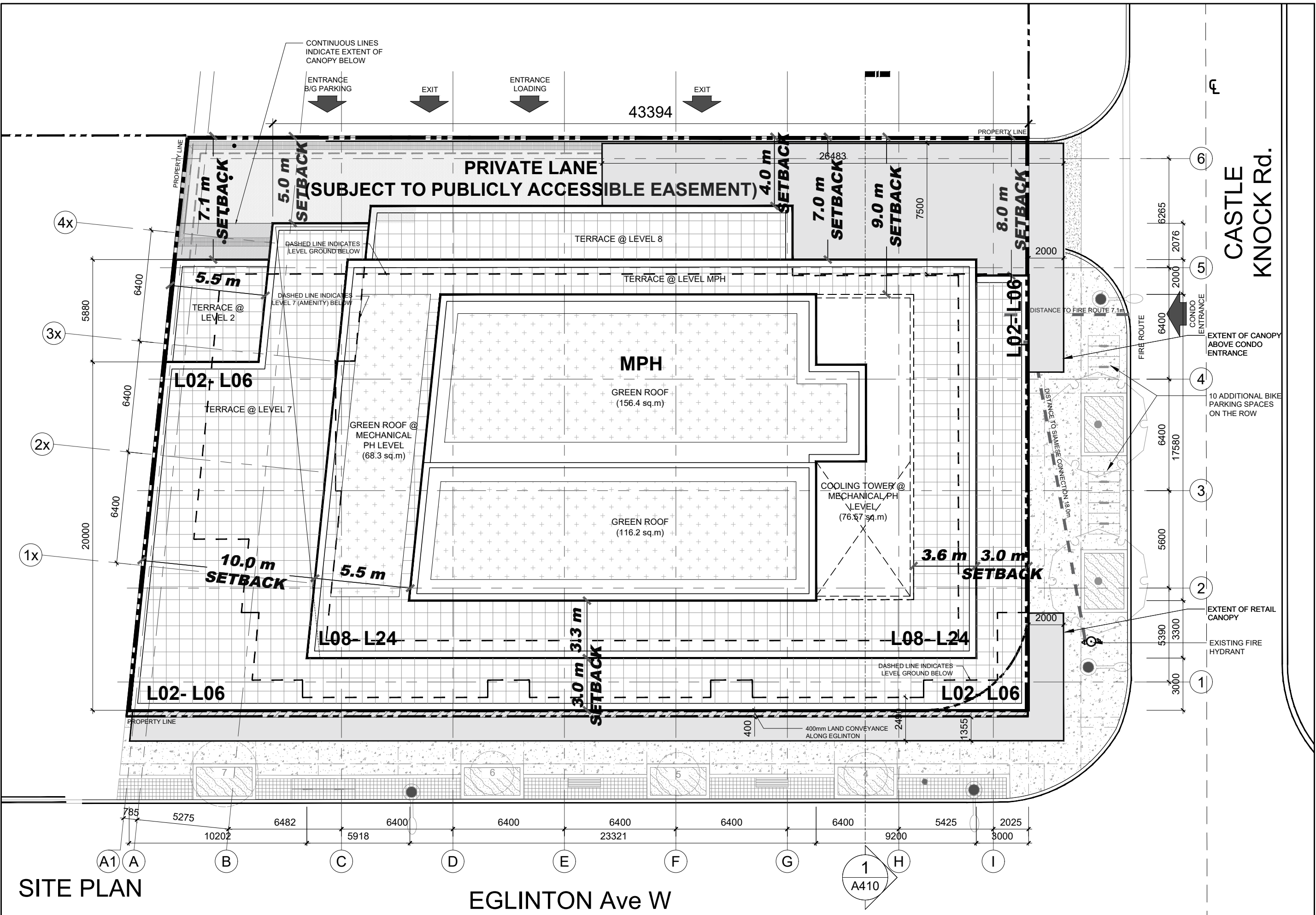
CONTEXT
 1 : 1000
 Date Issued: 06 MAR 2026

A101

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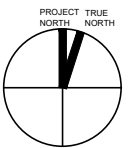




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CASTLE
 KNOCK Rd.

03	ISSUED FOR INFORMATION	06 MAR 2026
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SITE PLAN
 1:200
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A102

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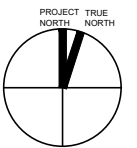
SITE PLAN

EGLINTON Ave W



444-468 EGLINTON AVE W
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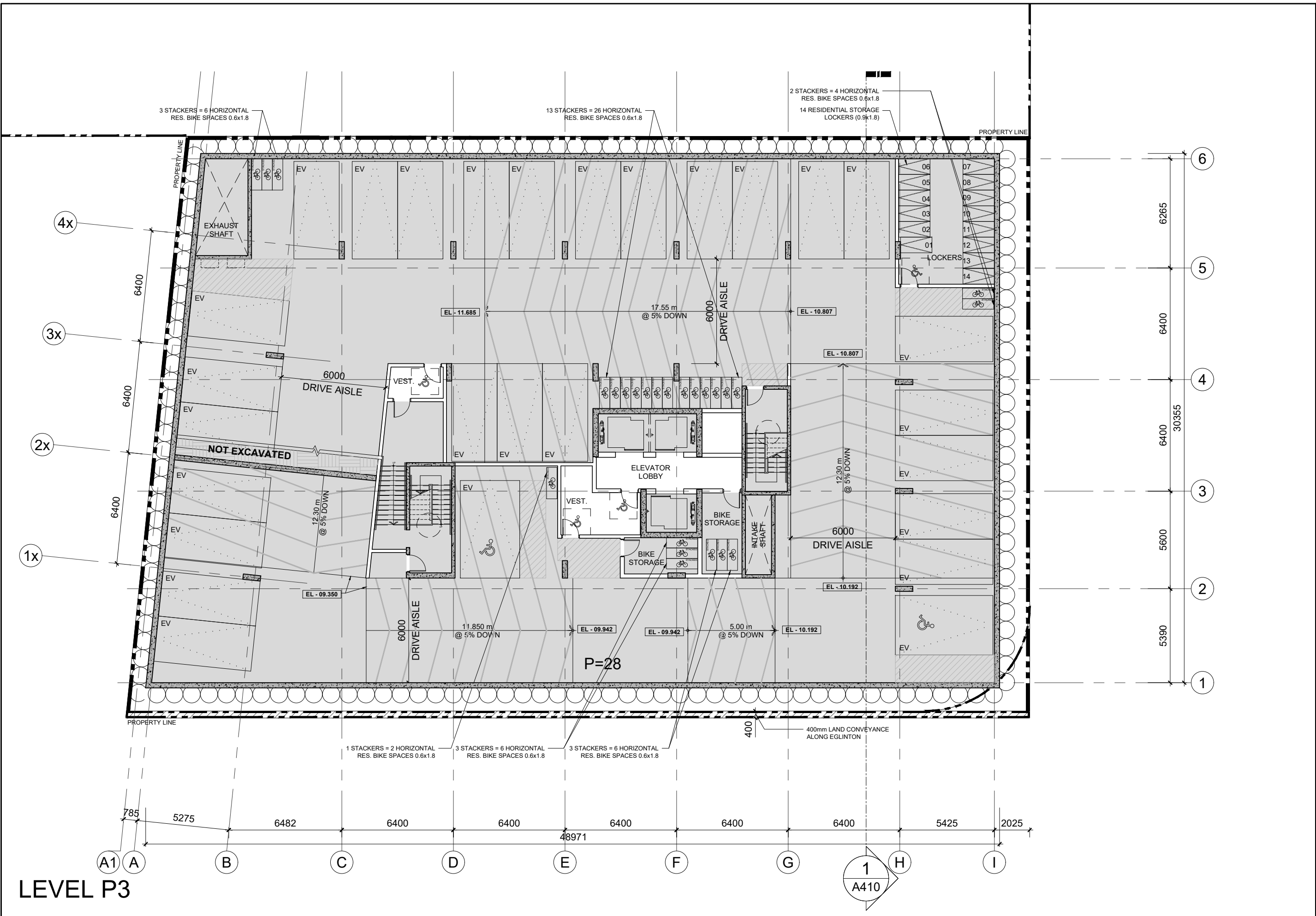


LEVEL P3
 1:200
 Date Issued: 06 MAR 2026

A200

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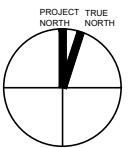


LEVEL P3

1
A410

444-468 EGLINTON AVE W
 TORONTO, ON
 21-195

03	ISSUED FOR INFORMATION	06 MAR 2026
02	ISSUED FOR INFORMATION	12 NOV 2025
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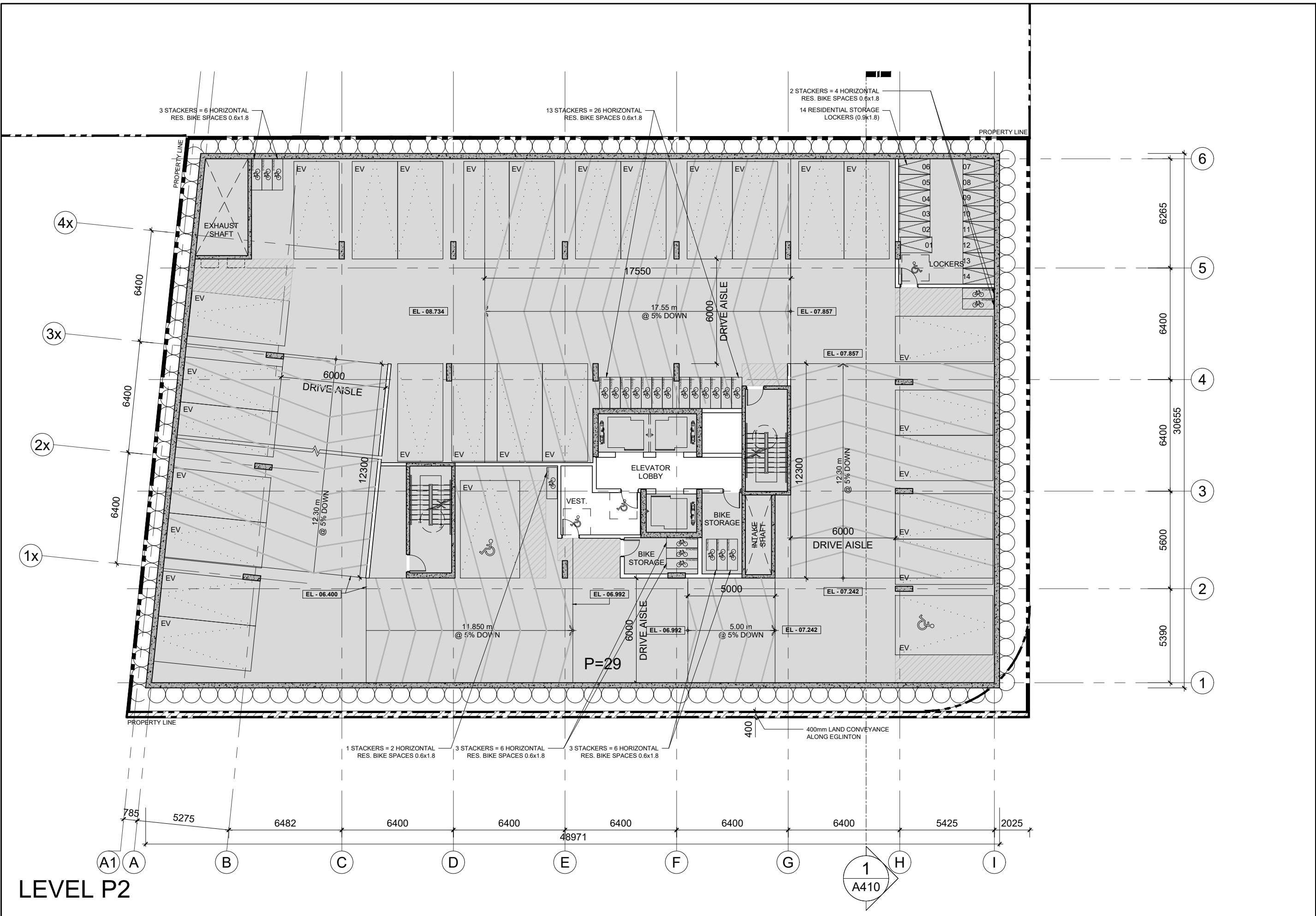


LEVEL P2
 1:200
 Date Issued: 06 MAR 2026

A201

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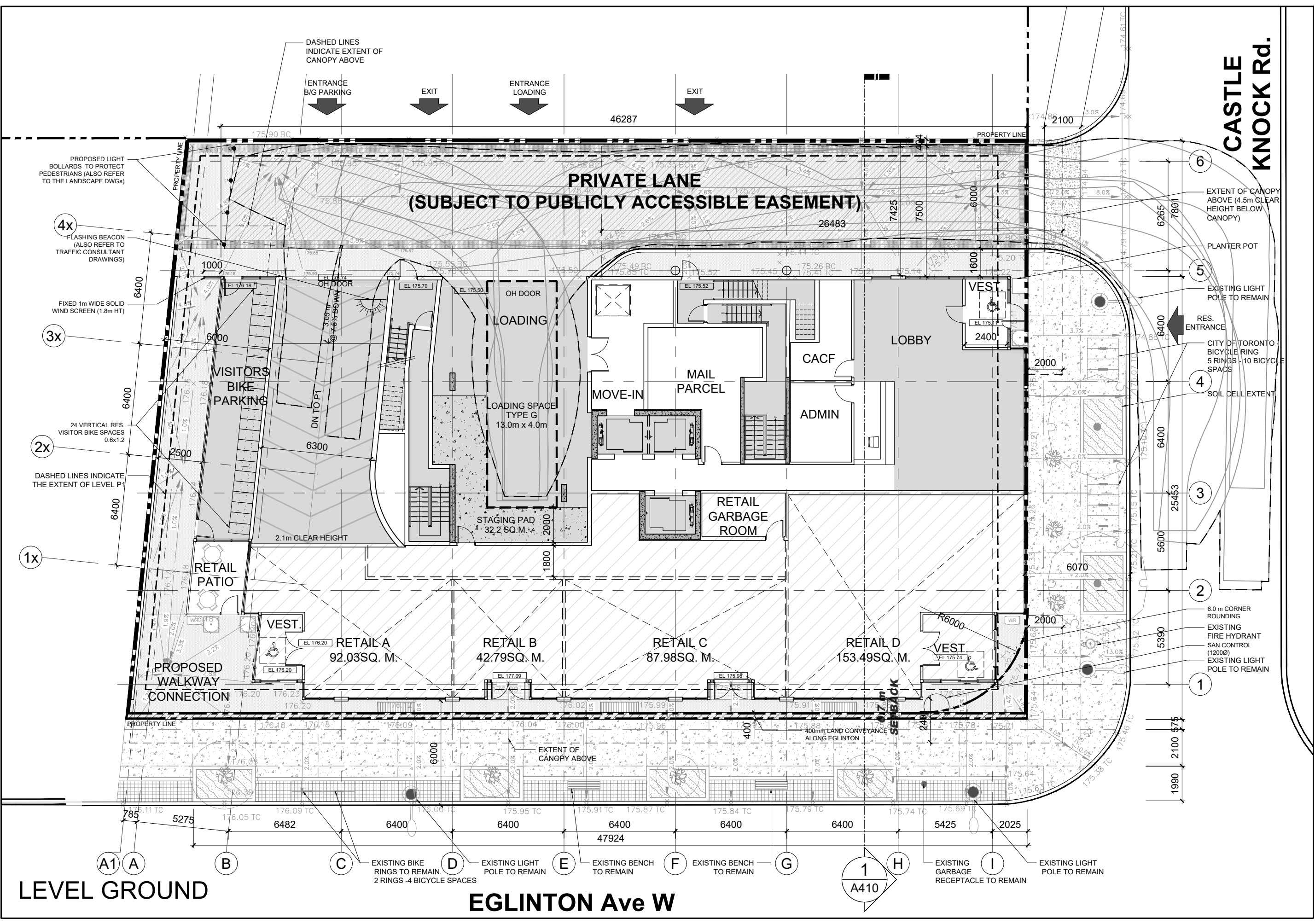


LEVEL P2

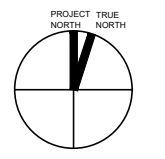
1
 A410

CASTLE KNOCK Rd.

444-468 EGLINTON AVE W
TORONTO, ON
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03	ISSUED FOR INFORMATION	06 MAR 2026
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LEVEL GROUND
1:200
Date Issued: 06 MAR 2026

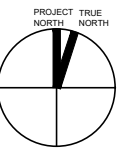
A203

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CLIENT: ABC EGLINTON LP
ARISTA
HOMES

444-468 EGLINTON AVE W
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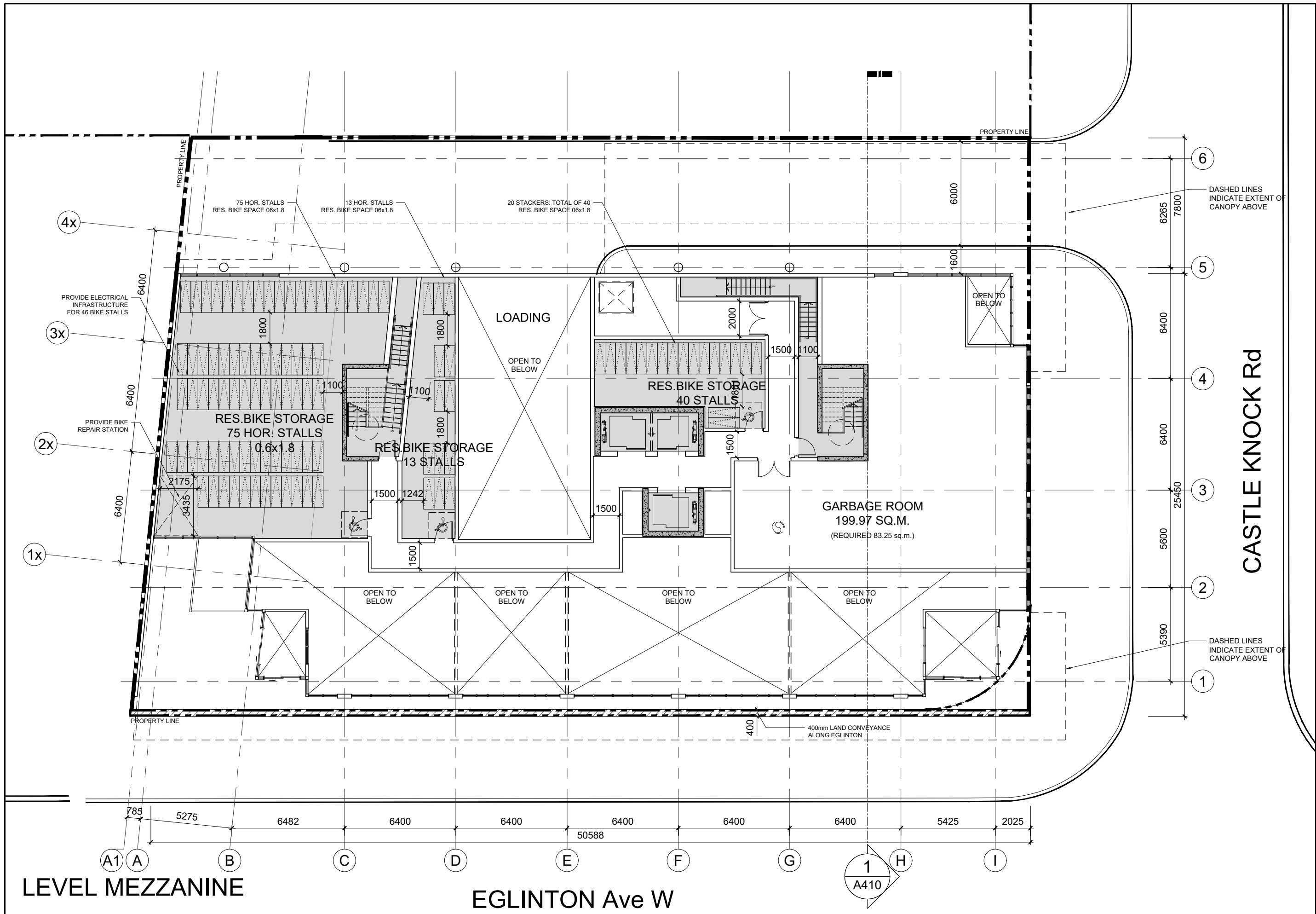


LEVEL MEZZANINE
 1:200
 Date Issued: 06 MAR 2026

A204

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LEVEL MEZZANINE

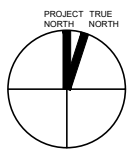
EGLINTON Ave W

CASTLE KNOCK Rd

1
A410

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 TORONTO, ON
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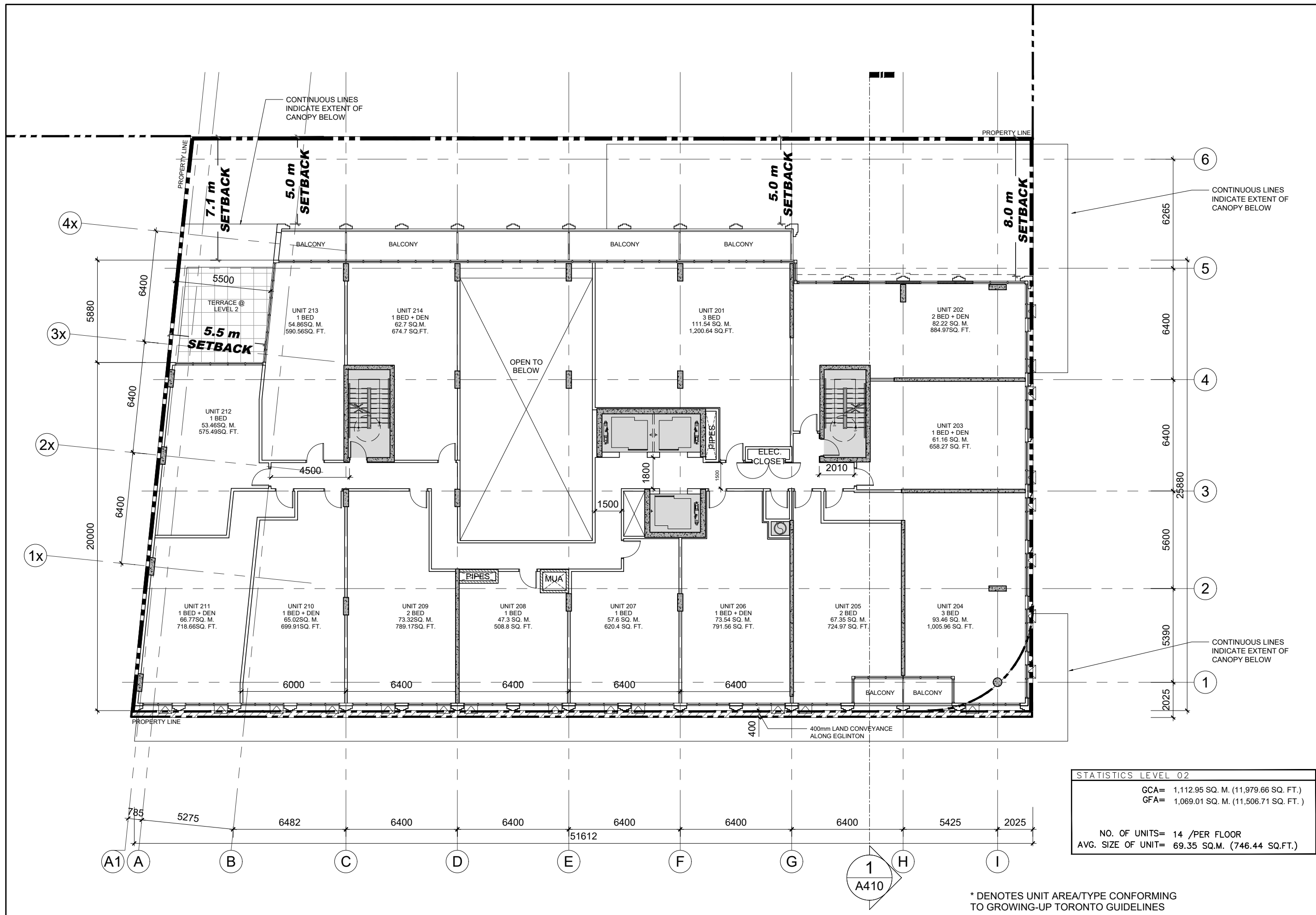


LEVEL 02
 1:200
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A205

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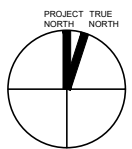


STATISTICS LEVEL 02	
GCA=	1,112.95 SQ. M. (11,979.66 SQ. FT.)
GFA=	1,069.01 SQ. M. (11,506.71 SQ. FT.)
NO. OF UNITS= 14 /PER FLOOR	
AVG. SIZE OF UNIT= 69.35 SQ.M. (746.44 SQ.FT.)	

* DENOTES UNIT AREA/TYPE CONFORMING TO GROWING-UP TORONTO GUIDELINES

444-468 EGLINTON AVE W
 TORONTO, ON
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03	ISSUED FOR INFORMATION	06 MAR 2026
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LEVEL 03 - 06
 1:200
 Date Issued: 06 MAR 2026

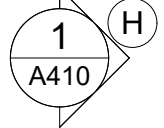
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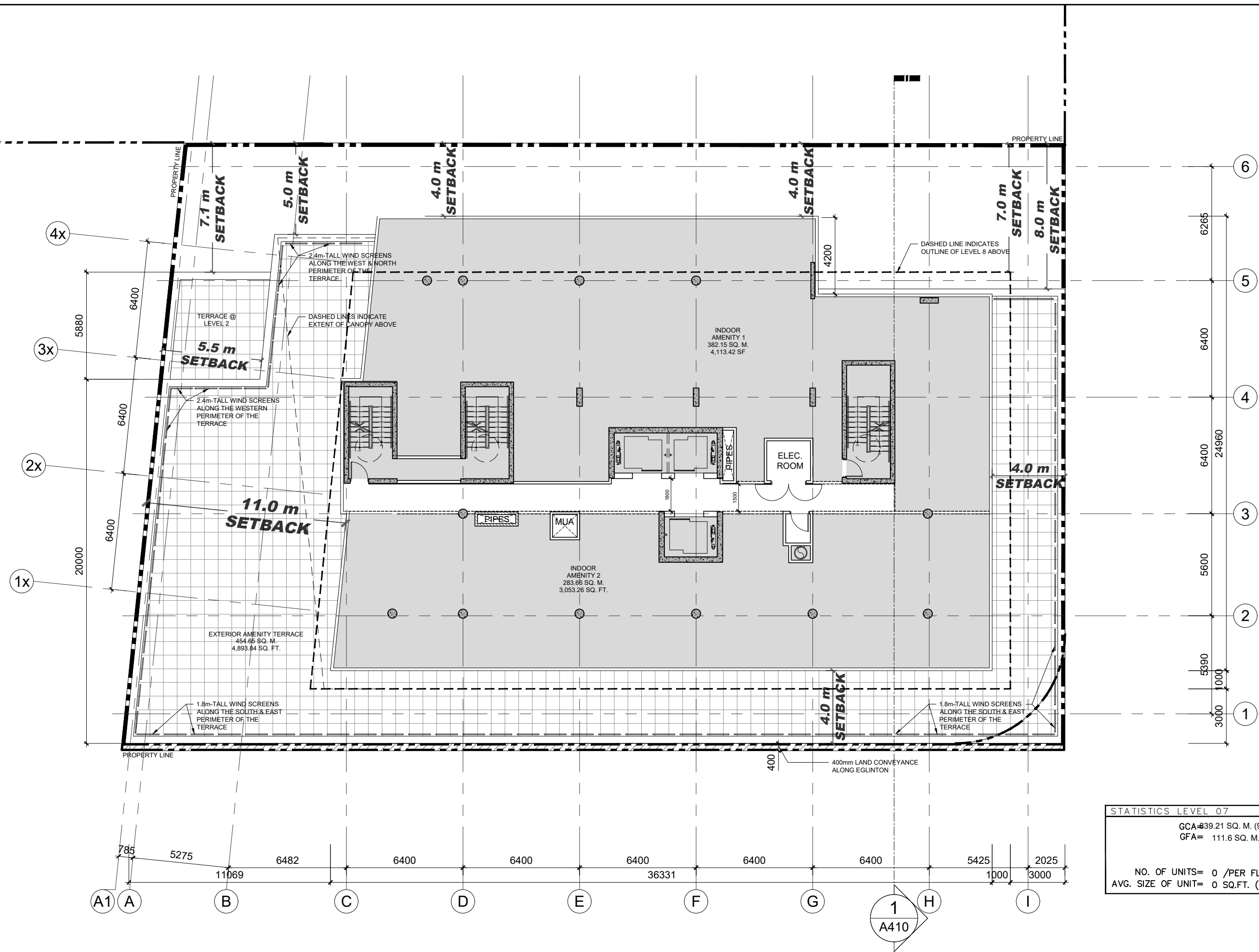
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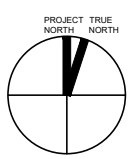


STATISTICS LEVEL 03-06	
GCA=	1,227.89 SQ. M. (13,216.86 SQ. FT.)
GFA=	1,183.95 SQ. M. (12,743.91 SQ. FT.)
NO. OF UNITS= 17 /PER FLOOR	
AVG. SIZE OF UNIT= 64.76 SQ. M. (697.12 SQ.FT.)	





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LEVEL 7_AMENITY
 1:200
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A207

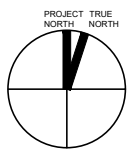
STATISTICS LEVEL 07	
GCA	#39.21 SQ. M. (9,033.19 SQ. FT.)
GFA	= 111.6 SQ. M. (1,200.8 SQ. FT.)
NO. OF UNITS= 0 /PER FLOOR	
AVG. SIZE OF UNIT= 0 SQ.FT. (0 SQ.M.)	

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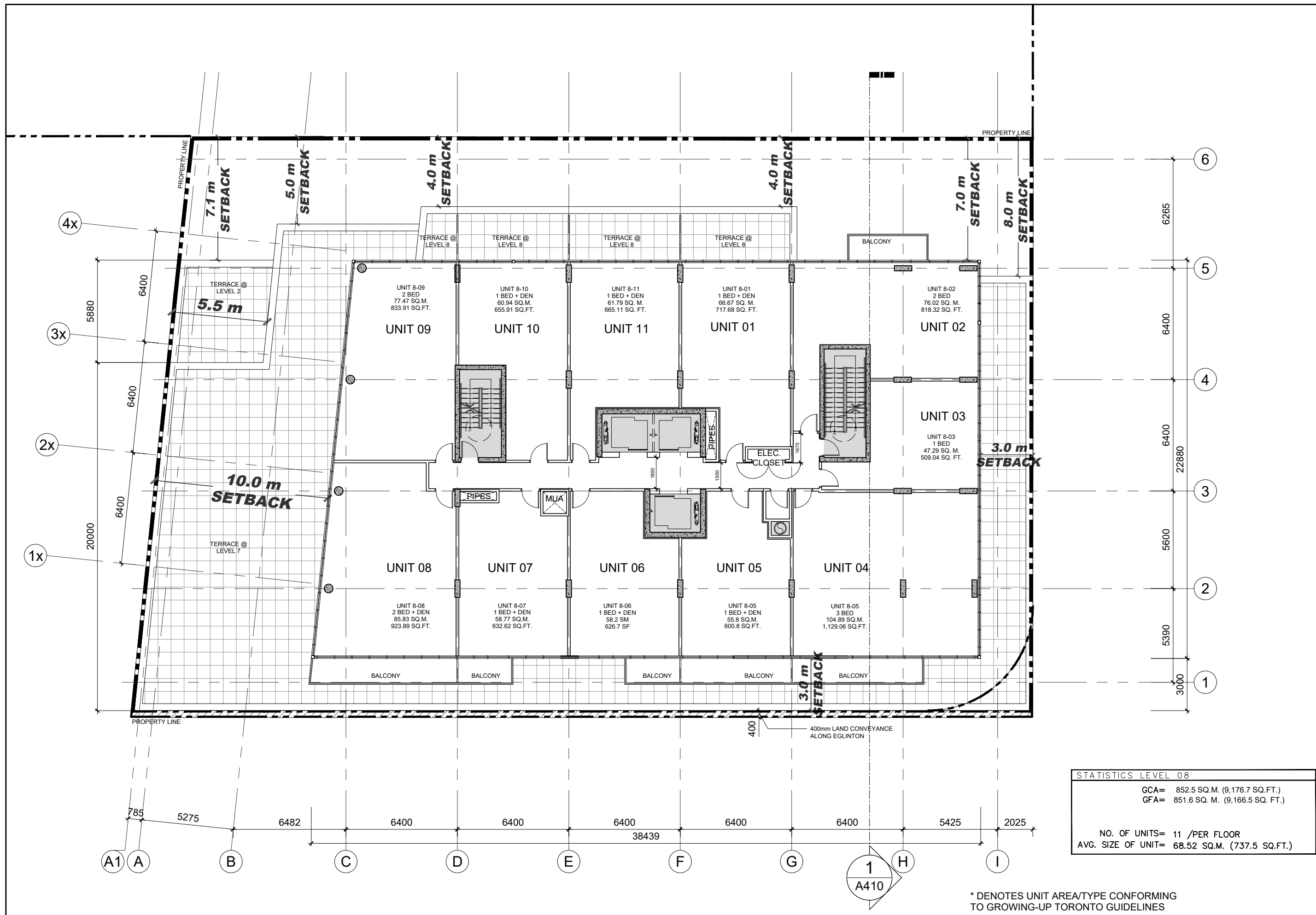


LEVEL 08
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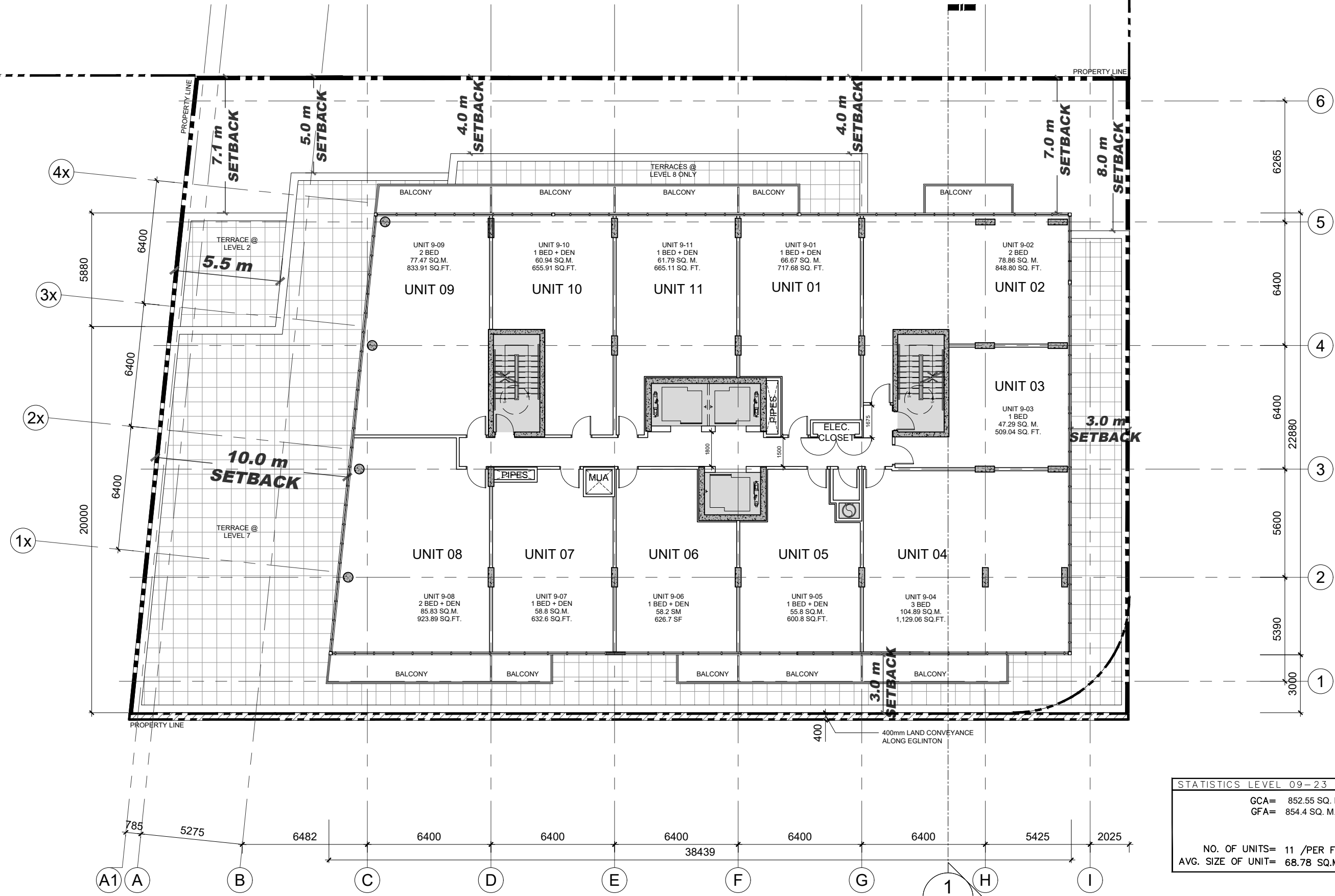
A208

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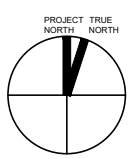
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* DENOTES UNIT AREA/TYPE CONFORMING TO GROWING-UP TORONTO GUIDELINES



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LEVELS 09-24
 1:200
 Date Issued: 06 MAR 2026

A209

STATISTICS LEVEL 09-23	
GCA=	852.55 SQ. M. (9,176.73 SQ. FT.)
GFA=	854.4 SQ. M. (9,196.7 SQ. FT.)
NO. OF UNITS= 11 /PER FLOOR	
AVG. SIZE OF UNIT= 68.78 SQ.M. (740.3 SQ.FT.)	

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 180 QUEENS QUAY EAST, SUITE 700, WEST TOWER
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 INFO@COREARCHITECTS.COM
 WWW.COREARCHITECTS.COM

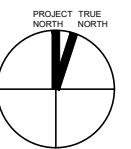
CLIENT: ABC EGLINTON LP



* DENOTES UNIT AREA/TYPE CONFORMING TO GROWING-UP TORONTO GUIDELINES

444-468 EGLINTON AVE W
 TORONTO, ON
 21-195

03	ISSUED FOR INFORMATION	06 MAR 2026
02	ISSUED FOR INFORMATION	12 NOV 2025
01	ISSUED FOR REVIEW	18 MAR 2025

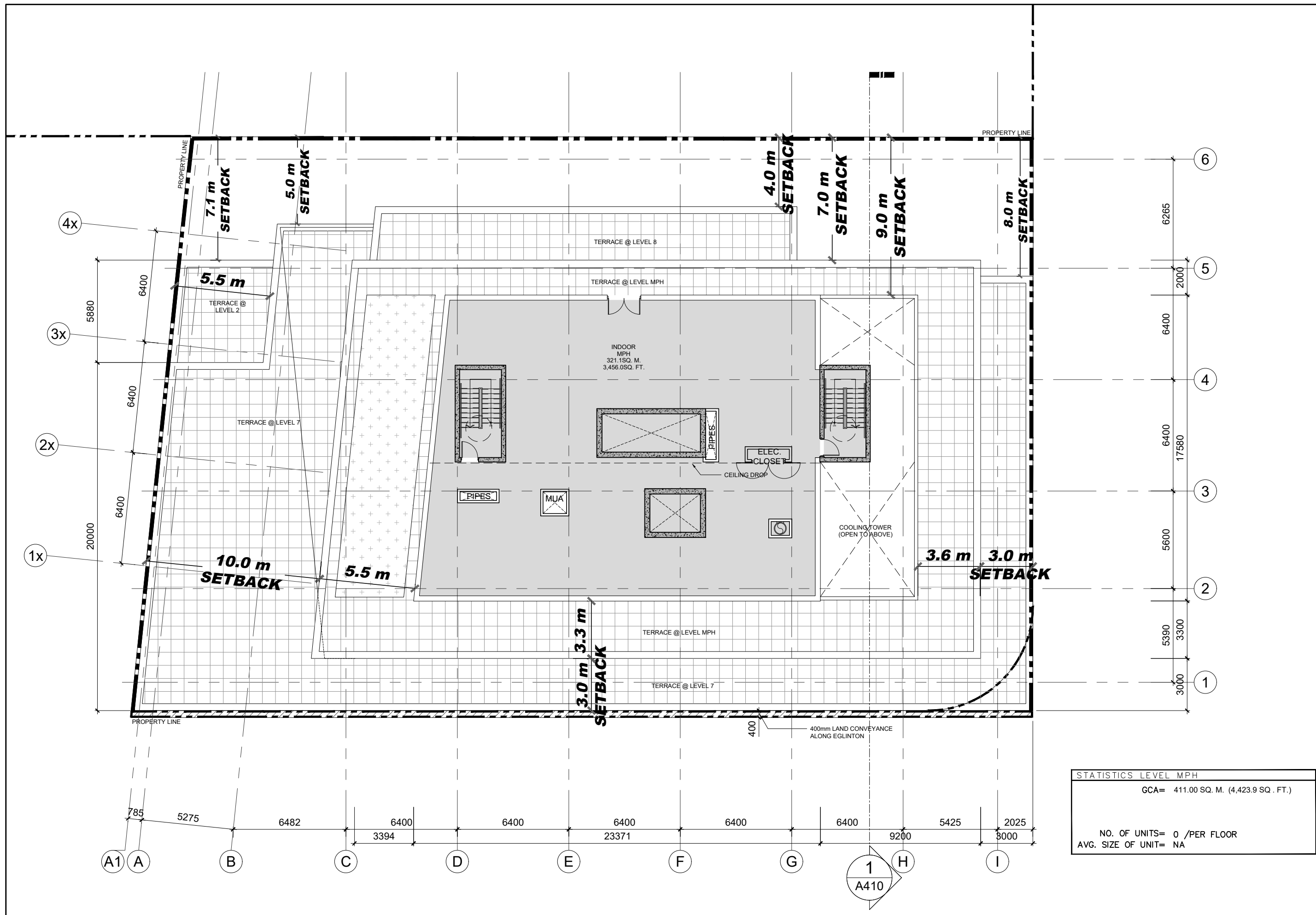


LEVEL MPH
 1:200
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A210

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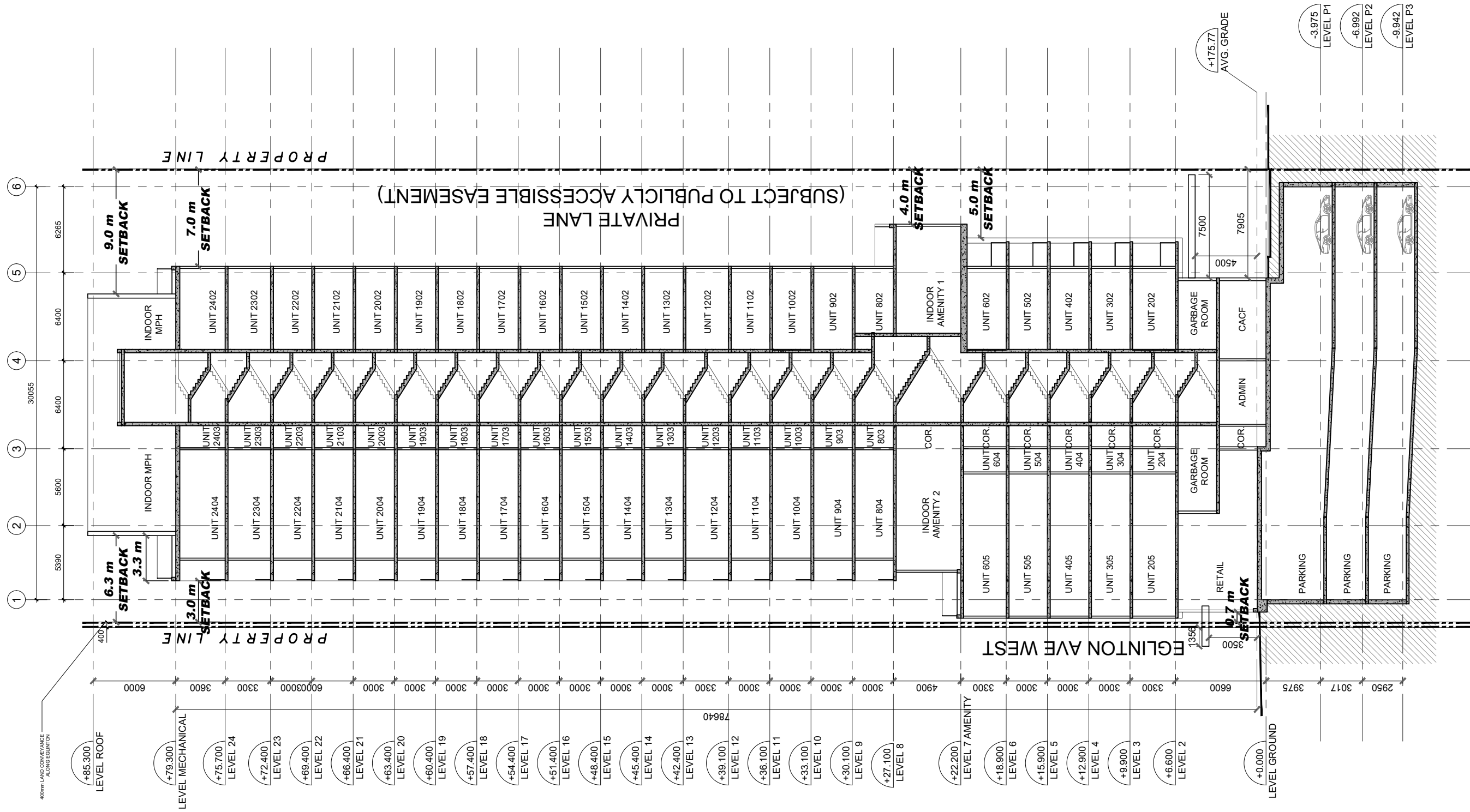
CLIENT: ABC EGLINTON LP



STATISTICS LEVEL MPH	
GCA=	411.00 SQ. M. (4,423.9 SQ. FT.)
N.O. OF UNITS=	0 /PER FLOOR
AVG. SIZE OF UNIT=	NA

1
 A410

**24-STOREY + MECH
(+78.64m)**



444-468 EGLINTON AVE W
TORONTO, ON
21-195

03	ISSUED FOR INFORMATION	06 MAR 2026
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SECTION
1:300
Date Issued: 06 MAR 2026

A410

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