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April 7, 2026

Our File No.: 232879

WITHOUT PREJUDICE

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

Attention: Jessica Braun/Amrit Sandhu

Dear Sirs/Mesdames:

**Re: 2461-2475 Dundas Street West – Without Prejudice Settlement Offer
Ontario Land Tribunal Case No. OLT-24-001218**

We are solicitors for Dundas-Glenlake Project GP Inc. in respect of the properties known municipally in the City of Toronto as 2461-2475 Dundas Street West (the “**Lands**”). We are writing on behalf of our client to provide a without prejudice settlement offer in respect of the above-noted matter, which should be considered as open until the conclusion of the City Council meeting scheduled to commence on April 22, 2026, unless otherwise indicated.

As you know, our client engaged in without prejudice mediation with City staff regarding the redevelopment proposal for the Lands. These discussions resulted in a revised set of plans dated March 3, 2026, prepared by BDP Quadrangle, which are attached to this letter as Schedule “A” (the “**Revised Plans**”). Our client greatly appreciates the efforts of City staff in achieving this recommended settlement.

The terms of this without prejudice settlement offer are as follows:

1. The settlement offer is based on the Revised Plans, which would be implemented through approval of the resulting zoning by-law amendment, to be finalized to the satisfaction of the City in accordance with the Revised Plans.
2. Key aspects of the Revised Plans include:
 - a. The overall built form has been adjusted in accordance with the Revised Plans to achieve increased setbacks and stepbacks, including:

- i. 10.0 metre tower setbacks to the property line to the south and approximately 10.0 metres to the centreline of the lane to the west, recognizing that the laneway is not entirely parallel to the property line, with no projecting balconies into either setback; and,
 - ii. a sculpted podium with at-grade setbacks and stepbacks, all as shown on the Revised Plans, including but not limited to a 3.0 metre stepback at the 5th level, with a 2.0 metre stepback for the tower floors above (as a result of a 1.0 metre cantilever) and permission for projecting balconies to a maximum depth of 1.5 metres.
 - b. The metric height of the proposed 29-storey mixed-use building has been reduced from 109.67 metres (including mechanical penthouse) to 105.37 metres (including mechanical penthouse) with an overall building height of 97.0 metres (excluding the mechanical penthouse).
 - c. The proposed unit mix includes a minimum of 35% of the units as 2-bedroom and/or 3-bedroom units, with a minimum of 10% of the units as 3-bedroom units, which will be secured in the implementing zoning by-law amendment.
 - d. The implementing zoning by-law amendment will secure a minimum amount of combined indoor and outdoor amenity space at a ratio of 3.2 square metres per unit, of which a minimum of 2.0 square metres per unit will be provided as indoor amenity space.
3. As part of this settlement, our client agrees to work with City staff as part of the site plan control process to use best efforts to find opportunities for additional street trees along Dundas Street West and to continue assessing and mitigating any wind impacts, including for the outdoor amenity areas and any projecting balconies.
4. Our client agrees that, in the event City Council accepts this without prejudice settlement offer, the final order of the Ontario Land Tribunal would be withheld, pending completion of the following pre-conditions, with the Ontario Land Tribunal available to be spoken to in the event that an issue arises as a result of completion of those pre-conditions:
 - a. the final form and content of the draft Zoning By-law Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;
 - b. City Council has approved Rental Housing Demolition Application 24 187124 STE 04 RH 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 existing rental dwelling units, and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the City Solicitor and

the Chief Planner and Executive Director, City Planning, securing all rental housing-related matters necessary to implement City Council's decision including:

- i. replacement of the existing nine (9) rental dwelling units, including the same number of units, bedroom type and size, and with similar rents; and
 - ii. acceptable Tenant Relocation and Assistance Plan addressing the right for existing eligible tenants to return to a replacement rental unit on the lands at similar rents, the provision of rent gap assistance, and other assistance to lessen hardship, all to the satisfaction of the Chief Planner and Executive Director, City Planning;
- c. the owner has submitted a revised Compatibility Mitigation and Noise and Vibration Studies for peer review (if required), at the owner's sole expense, to the satisfaction of the Executive Director, Development Review; and,
 - d. the owner has submitted revised Functional Servicing, Stormwater Management and Hydrogeological Reports (the "**Engineering Reports**") for review and acceptance to the satisfaction of the Director, Engineering Review, Development Review, to confirm that the municipal water and fire flow, sanitary and storm sewer capacity can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required;
 - e. the owner has submitted a revised Transportation Impact Study to the satisfaction of the General Manager, Transportation Services; and,
 - f. the owner has entered into a financially secured agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and/or road improvements are required to support the development, according to the Transportation Impact Study accepted by the General Manager, Transportation Services and the Engineering Reports accepted by the Director, Engineering Review, Development Review;

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on April 22, 2026, unless otherwise indicated, at which point it should be considered as withdrawn if not accepted by City Council.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

**SCHEDULE “A”
REVISED PLANS**

1385-8718-9534

