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File No. 23364

July 8, 2026

VIA EMAIL horatio.waller@toronto.ca

City of Toronto Legal Services
City Solicitor's Office
Metro Hall
55 John St., 26th Floor
Toronto, ON M5V 3C6

Attention: Horatio Waller

Dear Mr. Waller:

**Re: OLT Case No. OLT-22-003301
110 -112 Adelaide Street East and 85 Lombard Street
Appeal of Rezoning Application
Request for Consent to Review OLT Decision**

We are the solicitors for SG Adelaide Ltd., the Applicant/ Appellant in the above-noted proceedings. As you may remember, the OLT in a decision issued on March 19, 2026 (a copy of which is attached) allowed the rezoning appeal and approved the zoning by-law amendment in principle with the Final Order to be issued subject to the clearance of a number of conditions set out in paragraph 32 of the decision.

One of the conditions (specifically condition b)iv) relates to the provision of limiting distance agreements with each of the neighbouring property owners to the immediate west and east fronting on Adelaide Street East. That condition referred to setbacks and separation distances shown on plans attached to the City Solicitor Report dated December 2, 2025. Those setbacks and separation distances are secured in the draft zoning by-law amendment, at provision 4 (H) by reference to Diagram 3.

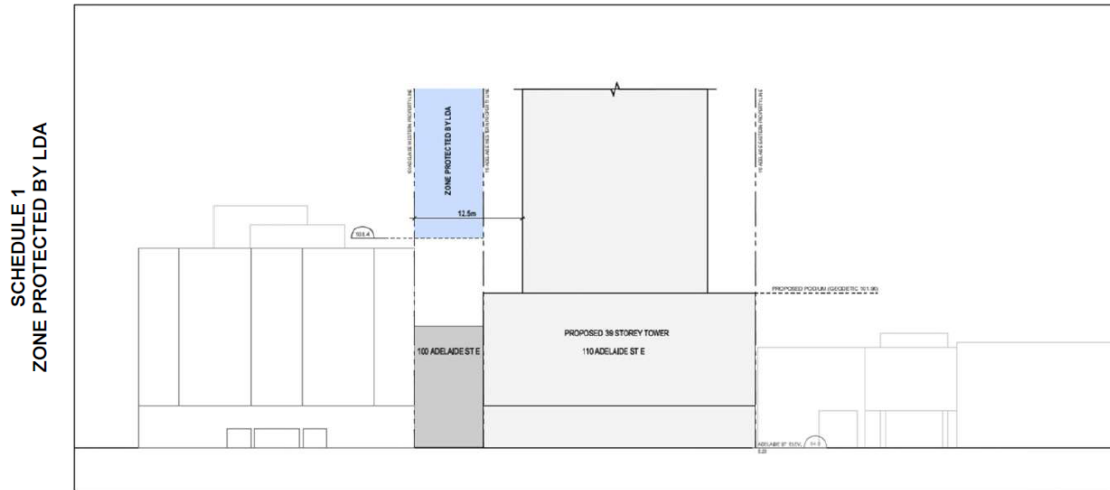
Following discussions with the property owner to the west of our client's property (i.e., 100 Adelaide Street East), our client is proposing the following revisions to those setbacks and separation distances:

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- (1) To increase the westerly tower setback from 10 metres to 12.5 metres (excluding balconies) to the westerly property line of 100 Adelaide Street East as shown on the attached plans dated June 26, 2026 prepared by Arcadis; and
- (2) The limiting distance agreement with the property owner of 100 Adelaide Street East would commence at a height of 24.4 metres as measured from the Canadian Geodetic Elevation of 84.0 metres as shown on the figure below.



As a consequence of these changes, some site statistics would change. The main changes are as follows:

- (1) The west tower setback has increased from 10 metres to 12.5 metres;
- (2) The residential gross floor area has decreased from 37,800 square metres to 35,500 square metres with a corresponding decrease in total gross floor area from 38,500 square metres to 36,150 square metres;
- (3) The total number of units has decreased from 555 units to 552 units; and
- (4) Indoor amenity space has decreased from 1233 square metres to 1165 square metres and outdoor amenity space has increased from 495 square metres to 547 square metres. It should be noted that the total amount of amenity space continues to remain at 3.1 square metres per unit.

To give effect to the revised setbacks and separation distances, the applicant intends to request a revision to condition b(iv) of the OLT order and replacing the draft zoning by-law amendment with a revised instrument identifying on Diagram 3 the revised setbacks and limiting distances, and any appropriate revisions to reflect the above noted changes in gross floor area.

It should be noted that the unit mix requirements have not changed from the settlement approved by the Tribunal.

The Applicant/ Appellant is now seeking the consent of the City of Toronto to file a Request for Review of a Tribunal Decision pursuant to OLT Rule 25.8 to revise the settlement approved by the Tribunal to reflect the above noted revisions.

I ask that you seek City Council's instructions in respect of the Applicant/ Appellant's request for consent in this matter. If City Council consents to the filing of a Request for Review of a Tribunal Decision pursuant to OLT Rule 25.8 in accordance with the approach described in this letter, we would then request, with the City of Toronto's consent, that the OLT consider the Applicant/ Appellant's request and we would work with your office to prepare all materials (at no expense to the City of Toronto) required by the OLT to consider our client's request in accordance with OLT Rule 25.8.

Our client is also agreeable to providing revised elevation plans to the City's satisfaction to ensure proposed balconies are generally consistent with the settlement approved by the OLT in its decision of March 19, 2026 prior to the submission of the Request for Review of the Tribunal Decision to the OLT.

If you any questions regarding the above, please do not hesitate to call or email me. Thank you.



Yours truly,

KAGAN SHASTRI DeMELO WINER PARK LLP

Jason Park
JIP/ch

cc: SG Adelaide Ltd.

Please reply to the: Yorkville Office