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July 6, 2026

Our File No.: 240796

WITHOUT PREJUDICE

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

Attention: Ray Kallio

Dear Sirs/Mesdames:

**Re: Lead Case No. OLT-25-000859 – Without Prejudice Settlement Offer
30-36 Hendon Avenue
Official Plan Amendment and Zoning By-law Amendment**

We are solicitors for Hendon II Rosseau GP Inc. in respect of the properties known municipally in the City of Toronto (the “City”) as 30-36 Hendon Avenue (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 July 29, 2026, unless otherwise indicated.

Our client has engaged in without prejudice discussions with City staff regarding the redevelopment proposal for the Lands. These discussions have resulted in the preparation of a revised set of plans, prepared by Studio JCI and dated June 25, 2026, which are attached to this letter as Schedule “A” (the “Revised Plans”). Our client greatly appreciates the efforts of City staff in achieving this proposed settlement, which is being presented to City Council on a without prejudice basis.

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 the resulting zoning by-law amendment. Key aspects of the Revised Plans include:
 - a. the proposed height has been reduced to 42-storeys (133.8 metres, exclusive of the mechanical penthouse) with the height of the mechanical penthouse reduced to 8.6 metres;

- b. the height of the podium has been reduced to 4-storeys (14.6 metres) and revised to include the setbacks shown on the Revised Plans;
 - c. the east tower has been revised to achieve a setback of 7.5 metres up to the 12th-storey, at which point the tower cantilevers to achieve an east setback of 5.5 metres, as shown on the Revised Plans, recognizing that the property to the east may only be redeveloped as a mid-rise building, with no projecting balconies permitted within this setback;
 - d. conveyance of a road widening of 3.44 metres along the Hendon Avenue frontage of the Lands, as well as a 6.0 metre corner rounding at the southwest corner of the Lands;
 - e. the implementing zoning by-law will secure a minimum of 10% of the units as 3 bedroom units and 15% of the units as 2-bedroom units;
 - f. the implementing zoning by-law will provide a minimum of eleven (11) visitor parking spaces; and,
 - g. in accordance with the Revised Plans, the implementing zoning by-law will secure a minimum amount of amenity space at a ratio of 4.0 square metres per unit, of which a minimum of 2.0 square metres per unit must be provided as indoor amenity space and a minimum of 1.0 square metres per unit must be provided as outdoor amenity space.
2. Our client agrees that, in the event City Council accepts this without prejudice settlement offer, should the Tribunal approve the settlement proposal, the final order of the Ontario Land Tribunal would be withheld, pending completion of the following pre-conditions:
- the final form and content of the draft official plan amendment and zoning by-law amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor;
 - the owner has submitted all required Engineering Reports to the satisfaction of the Director, Engineering Review, in consultation with the General Manager, Toronto Water;
 - the owner has secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Director, Engineering Review and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Director,

Engineering Review and Construction Services and the General Manager, Toronto Water;

- the owner has ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required;
- the owner has submitted a revised Transportation Impact Study, including Transportation Demand Management Plan, and a comprehensive site circulation management plan to the satisfaction of the General Manager, Transportation Services, the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning;
- the owner has submitted a revised Tree Protection and Preservation Plan and Soil Volume Plan to the satisfaction of the Director, Urban Forestry;
- the owner has submitted a revised Pedestrian Level Wind Study to the satisfaction of The Chief Planner and Executive Director, City Planning;
- the owner has submitted an updated shadow study to the satisfaction of the Chief Planner and Executive Director, City Planning; and,
- the Owner has provided a legal undertaking to the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, to secure the required Tenant Relocation and Assistance Plan pertaining to the existing occupied rental dwelling unit proposed to be demolished.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on July 29, 2026, unless otherwise indicated, at which point it should be considered as withdrawn if not accepted by City Council. If City Council accepts the Settlement Offer, our client consents to the release of this Settlement Offer, including all enclosures.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "D. Bronskill", is positioned above the printed name.

David Bronskill
DJB/

1402-5135-6192