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File No. 23092

January 16, 2023

VIA EMAIL: Gabe.Szobel@toronto.ca; Marc.Hardiejowski@toronto.ca

Messrs. Gabe Szobel and Marc Hardiejowski
City of Toronto Legal Services
Planning & Administrative Tribunal Law
Metro Hall, 26th Floor
55 John Street
Toronto, ON M5V 3C6

Dear Sirs:

Re: 5 to 15 Raglan Avenue, Toronto
Appeals to OLT of Rezoning and Site Plan Approval Applications
OLT Case No. OLT-22-003656
With-Prejudice Settlement Offer

As you know, we are the solicitors for Raglan Development Corp. c/o The Goldman Group, the owner of lands known municipally as 5 to 15 Raglan Avenue in the City of Toronto and the appellant with respect to the above-noted appeals.

As a follow up to the OLT mediation with respect to the above-noted appeals, we are pleased to provide the following settlement offer on a with-prejudice basis in full settlement of these appeals:

- (1) Our client would agree to formally revise its development proposal that is the subject of the above noted appeals before the OLT from a 24 storey residential building (excluding MPH) to a 28 storey mixed use building (excluding MPH) as set out in the attached architectural plans dated December 23, 2022, prepared by Richmond Architects Ltd. (the "Proposed Development"). The Proposed Development incorporates various changes to the tower setbacks including, but limited to, increasing the southerly tower setback to the centre line of Albert Wiggan Lane. The Proposed Development also includes two live work units and a small amount of commercial space both fronting onto Raglan Avenue;

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- (2) The Appellant is agreeable to providing a minimum of 10 percent 3 bedroom units for the Proposed Development as set out in the attached architectural plans;
- (3) In terms of Section 37 benefits, the Proposed Development would be subject to the City's Community Benefits Charge By-law 1139-2022;
- (4) In terms of parkland, the Proposed Development would be subject to a cash-in-lieu payment pursuant to the City's parkland dedication by-law as amended by Bill 23; and
- (5) In terms of the site plan appeal, our client agrees to work with City staff to resolve the remaining site plan issues in order to finalize a NOAC following the approval by the OLT of the necessary zoning by-law amendment for the Proposed Development.

In support of settlement offer, please find attached the following via a Dropbox link:

- (1) Architectural Plans dated December 23, 2022, prepared by Richmond Architects Ltd.;
- (2) Landscape Plans dated January 12, 2023, prepared by STUDIO tla;
- (3) Shadow Study dated December 2022, prepared by Richmond Architects Ltd.
- (4) A servicing memorandum dated January 12, 2023 from Counterpoint Engineering Inc. confirming the updated architectural plans do not change the opinions set out in the previously submitted Functional Servicing and Stormwater Management Report;
- (5) An updated transportation addendum letter dated January 16, 2023, prepared by BA Group; and
- (6) Pedestrian Level Wind Study dated January 11, 2023 from Gradient Wind Engineering Inc.

We also confirm that we will be advising the Tribunal shortly that we are formally revising the appeals to reflect the Proposed Development. If this settlement offer is not accepted by City Council, the Proposed Development will be the subject matter of the 7-day contested hearing scheduled to commence on April 3, 2023.

If you have any questions regarding the above, please do not hesitate to contact me at 416.645.4572 or via email at jpark@ksllp.ca.

Yours truly,

KAGAN SHASTRI DeMELO WINER PARK LLP



Jason Park
JIP/ss

Please reply to the: Downtown Office

cc: Raglan Development Corp. c/o The Goldman Group