



May 13, 2015

Planning and Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins, Secretariat Contact

Dear Ms. Martins,

**RE: Official Plan Amendment No. 289 – Amendment to the
Yonge-Eglinton Centre Secondary Plan
58 and 70 Montgomery Avenue
15.551**

Walker, Nott, Dragicevic Associates Limited ('WNDAL') represents Braun Consulting Inc. and Antonio Bruto, owners of the properties known municipally 58 and 70 Montgomery Avenue respectively ('subject sites'). On behalf of our clients, WNDAL has conducted a review of the Midtown in Focus Study and the implementing amendment to the Yonge-Eglinton Secondary Plan, OPA 289.

Based on our review, the subject sites are located within the Park Street loop, are adjacent to lands identified to be a public square on the south side of Montgomery Avenue, and in proximity to a conceptual midblock connection.

Our clients purchased these sites with the specific purpose of consolidation and redevelopment. The requirement for the provision of a midblock pedestrian connection will likely affect the overall operation and future design of the subject site. Given the relatively short blocks west of Yonge Street, it is unclear why a midblock connection is required or desirable between Yonge Street and Duplex Avenue, a distance of approximately 170 metres. We would suggest that this connection is unnecessary and should be removed from the mapping that accompanies the Official Plan Amendment.

OPS 289 also requires increased front yard setbacks of up to 7.5 metres in specified areas of the Park Street Loop however, specific direction with regard to the subject sites is not provided. The Midtown in Focus Study, on Figure 5.12 indicates that a 3 metre front yard setback and/or that a new frontage should match the predominant existing streetwall alignment per block. No such direction is contained in

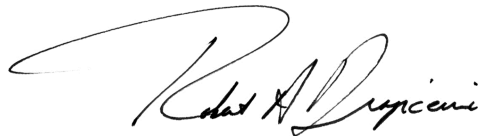
OPA 289. We would request clarification of the required front yard setback on the north side of Montgomery Avenue which may necessitate further submissions.

We respectfully request notification of any notice of decision related to this matter and notice of any meeting of Committee of Council with this matter will be considered.

We trust that this letter is sufficiently clear however, should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,

WND associates
planning + urban design

A handwritten signature in black ink, reading "Robert A. Dragicevic". The signature is fluid and cursive, with a large, sweeping initial "R".

Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc. - Braun Consulting Inc.
Antonio Bruto