



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
John Fisher Public School
40 Erskine Avenue
15.551**

Walker, Nott, Dragicevic Associates Limited ('WNDAL') represents the Toronto Lands Company ('TLC'), agent for the Toronto District School board. On behalf of TLC, WNDAL has conducted a review of the Midtown in Focus Study and the implementing amendment to the Yonge-Eglinton Secondary Plan, OPA 289 with specific regard to John Fisher Public School located at 40 Erskine Avenue ('subject site').

OPA 289 seeks to increase public open space, especially green space, in the Midtown Character area as defined by OPA 289. This includes increased front yard setbacks, the creation of new parks, and the enhancement of existing parks. The Midtown in Focus study identified school yards as publicly accessible open space and suggests indicated that partnerships with the school boards should be pursued to ensure access to schoolyards is maintained and increased.

Section 2.27 states that, "the City **will** preserve schoolyards and, in partnership with local school boards, pursue their greater utilization for community access through the development of shared-use open spaces and recreation facilities and as part of development;" As per the City of Toronto Official Plan, the word 'will' is synonymous to the word shall and indicates a mandatory condition as opposed to words such as 'encourage' and 'should' which are contextual in nature. The use of the word 'preserve' is understood to mean that school yards will be retained 'as-is' in perpetuity and significantly influences development options for school replacement and possible redevelopment for non-school uses that have not been identified at this time.

In the interest of continuing discussions with the owners of the property to the east, TLC would like to express their willingness to continue dialogue with the City regarding the language contained in section 2.27 of OPA 289. The policies of OPA 289 and the concerns associated with section 2.27 may also be

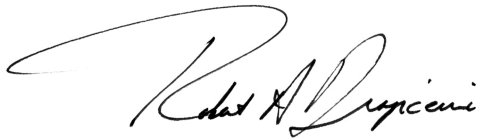
applicable to other school sites within the Midtown Character Area and we will be reviewing this matter fully with the TDSB, as appropriate.

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. Daryl Sage, CEO, Toronto Lands Company
