



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
89 and 101 Roehampton Avenue
15.563**

Walker, Nott, Dragicevic Associates Limited ('WNDAL') represents Pabs Corporation, Pabs Limited Partnership and 101 Roehampton Apartments Limited and 101 Roehampton Apartments Limited Partnership Limited, owners of the properties known municipally as 89 and 101 Roehampton Avenue respectively ('subject site'). 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 site is located within the Park Street loop which would require a 7.5 metre front yard setback. The subject site also includes the conceptual location of the Dunfield Avenue extension that is proposed between Eglinton Avenue East and Roehampton Avenue.

Our clients purchased 89 Roehampton Avenue with specific purpose of use in conjunction with the existing apartment building site at 101 Roehampton Avenue. While an application has not been submitted to the City this requirement, the requirement for the provision of a public street through the subject site will significantly affect the development of the subject site should the City seek to protect for this, to be used as a future public street.

In addition, the proposed 7.5 metre front yard setback and intended use of this strip will restrict underground parking facilities which may be required in the design of a desirable intensification initiative.

The subject sites are not intended to be redeveloped in conjunction with any other property located on the Eglinton Avenue East frontage.

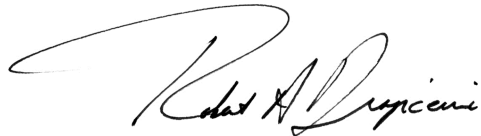
Given the significance of the proposed OPA 289 as it relates to these properties, we believe it would be appropriate for further direct dialogue with our client.

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, appearing to read "Robert A. Dragicevic". The signature is fluid and cursive, with a large initial "R" and "D".

Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc. - Pabs Corporation, Pabs Limited Partnership
101 Roehampton Apartments Limited and 101 Roehampton Apartments Limited Partnership Limited