

Roselawn and Main Urban Properties Inc.

109 ATLANTIC AVENUE, SUITE 302B, TORONTO, ONTARIO, M6K 1X4
TEL (416) 530-2438 FAX (416) 530-1844

VIA E-MAIL (pgmc@toronto.ca; clerk@toronto.ca)

May 13th, 2015

City Clerk
Toronto City Hall
100 Queen Street West
10th Floor, West Tower
Toronto, ON
M5H 2N2

Attention: Nancy Martins, Administrator, Planning and Growth Management Committee

Dear Committee Members:

**RE: City-Initiated Proposal to Amend the Official Plan Application No.: 15 124713 SPS 00 OZ Official Plan Amendment 289
Comments on Behalf of Roselawn and Main Urban Properties Inc., M+M Urban Realty LP**

We (Roselawn and Main Urban Properties Inc.) are the owner of 2400 and 2430 Yonge Street.

It is our understanding that at the May 14, 2015 Planning and Growth Management Committee Meeting consideration will be given to the City-initiated Official Plan Amendment 289.

We have reviewed the latest Draft Official Plan Amendment dated April 2015 and are concerned with respect to how the Draft Official Plan Amendment would impact redevelopment of the above mentioned properties.

We provide comments and have concerns in relation to policies 2.17, 2.18, and 6.3 among others in the Draft Official Plan Amendment.

1. Policy 2.18 (a) (b) The combination of reducing, consolidating and eliminating existing vehicular curb cuts, reducing, removing and restricting front yard drop-off areas, and pedestrian focused mid-block connections is not conducive with the development of mixed-use properties along Yonge Street.
2. Policy 6.3 (c) The policy does not specifically provision for the shared use of mid-block connections for the purposes of loading and deliveries, residential and commercial parking access, utilities and other uses related to commercial and mixed-use developments.
3. Policy 6.3 (c) The clause and the supporting section in the Midtown in Focus report, suggest the inclusion of retail uses along the mid-block connections. It is important to note and reflect in policy, that these should only be encouraged where there is market viability. Encouragement of non-viable and vacant space adjacent to mid-block connections will damage the provisions of safe and animated connections.

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We request that we be provided with notice of all matters relating to Official Plan Amendment 289.

Should you have any questions or require further information, please do not hesitate to call.

Yours truly,

Tweedsmuir and Main Urban Properties Inc.



Daniel Byrne
Vice President