



Reply Attention of Mary Flynn-Guglietti
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Our File No. 222681
Date October 15, 2021

DELIVERED VIA EMAIL (phc@toronto.ca)

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

Attention: Nancy Martins

Dear Chair Bailao & Members of the Planning and Housing Committee:

**Re: Letter of Concern
 Planning & Housing Committee Meeting of Monday, October 18, 2021
 Item No. PH27.2
 Zoning Conformity for Official Plan Employment Areas
 Address: 1200 Eglinton Avenue East
 Our Client: Amexon Property Management Corp.**

We act on behalf of Amexon Property Management Corp., the owner of lands municipally known as 1200 Eglinton Avenue East, which lands are located at the north-east quadrant of Eglinton Avnue East and Gervais Drive, in the City of Toronto.

On behalf of our clients, we write to express their strong opposition to the proposed restriction and/or removal of currently permitted uses on the aforementioned lands as part of the City's ongoing Zoning By-law Conformity Exercise, and to encourage the Planning & Housing Committee to defer a decision on these significant zoning changes until further engagement with affected stakeholders, including our client, has occurred to ensure an appropriate implementation of land use policy that may result from our client's outstanding appeal of Official Plan Amendment 231. We respectfully submit that it is premature to approve the Zoning Conformity for Official Plan Employment Areas where appeals to OPA 231 remain outstanding.

The proposed amendment either removes or places limitations on land uses that are currently permitted in the Industrial Office Business Park Zone (MO) of North York Zoning By-law 7625 and as a result negatively impacts potential employment generating tenants and/or employment supportive uses who might wish to locate within the subject lands in the future if the lands were to remain for employment purposes

Until such time as our Client's appeal to Official Plan Amendment 231 is resolved consideration of any Zoning By-law amendments to applicable land use permissions is premature.

While our client is concerned about the elimination and/or restriction of currently permitted uses in general, of particular concern to our client is the removal and/or restriction proposed of an Adult Education School, Commercial School, Day Nursery, Fitness Centre and Hotel from the applicable Industrial Office Business Park Zone.

We look forward to the opportunity to further discuss our client's significant concerns with City staff. Please provide us with notice of any future meetings at which this matter is to be considered, and of any decisions made by City Council, pursuant to ss. 34 (18) of the *Planning Act*.

Yours truly,



Mary Flynn-Guglietti

Cc: Joe Azouri, Amexon Properties Inc.
Richard Domes, Gagnon Walker Domes Ltd.