



Reply Attention of Mary Flynn-Guglietti
Direct Line 416.865.7256
Internet Address Mary.flynn@mcmillan.ca
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: 701 – 703 Evans Avenue
 Our Client: Amexon Realty Inc.**

We act on behalf of Amexon Realty Inc., the owner of lands municipally known as 701 – 703 Evans Avenue, which lands are located at the south-east corner of Evans Avenue and The West Mall, 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 appeals of Official Plan Amendment 231 and Official Plan Amendment 469 (the Sherway Garden Secondary Plan). 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 place limitations on land uses that are currently permitted in the Employment Industrial (E) Zone of Zoning By-law 569-2013 and as a result places a limitation on potential employment generating tenants and/or employment supportive uses who might wish to locate within the subject lands in the future.

Until such time as our Client's appeals to Official Plan Amendment 231 and Official Plan Amendment 469 are resolved consideration of any Zoning By-law amendments to applicable land use permissions is premature.

Further, the proposed Zoning By-law amendment does not take into consideration the challenges faced by both landlords and tenants caused by the economic impacts of the global Covid-19 pandemic. Commercial landlords have faced significant challenges arising from lost rent and tenants who have not been able to survive the economic outfall of the pandemic. We submit that limiting permitted uses based on a restrictive interpretation of Official Plan policies will place an undue burden on businesses and landowners.

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 of a Recreation Use from the applicable Employment Industrial (E) 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.