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October 30, 2012

Planning and Growth Committee
City of Toronto
100 Queen Street
Toronto, Ontario

Attention: Chair Councillor Peter Milczyn and Members of the Committee

Dear Chair Councillor Milczyn and Members of the Committee

**RE: Municipal Comprehensive Review: 564 - 580 Evans Avenue and 24 The East Mall:
Reference Number Pg12014**

We are the Solicitors for Antorisa Investments Ltd. with respect to their lands located at 564-580 Evans Avenue ("the Site"). In September 2011, our client made an application for an Official Plan Amendment to re-designate the Site from "Employment Areas" to "Mixed Use Areas." This application was subsequently deemed complete. The Site occupies the majority of the block bounded by the Gardiner Expressway to the north, East Mall to the east, Evans Avenue to the south, and Browns Line to the west. A hotel is located at the northwest corner of The East Mall and Evans Avenue.

The block currently contains a sprawling mix of older uses including residential (houses on Evans Avenue), the hotel, auto related uses, storage, a retail warehouse, office space and some small businesses.

The proposal is to intensify this underutilized site with a mix of uses including an office building (application was for 66,750 ft²), a seniors residence (150 units) 500+ residential units (townhouses and apartment form), and a public park.

The Mixed Use designation would be consistent with the designation of the other 3 corners of the Gardener Expressway/Brown's Line (427) interchange.

The application is currently being processed as part of the ongoing Municipal Comprehensive Review (MCR) being undertaken by the City.

Since the time of the application, our client has been approached by and entered into a memorandum of understanding with a major Canadian developer who wishes to move the current

head office from the 905 Region to the Site This exciting development would bring a major office user to the City of Toronto, substantially increase the amount of employment on the Site, and provide a catalyst for other redevelopment of the Site (see attached concept plan).

The current employment on this 4.45 ha site is 94 employees. With the proposed office building (proposed at 10,000 m²), seniors home and ancillary retail space, the anticipated employment on the site would be close to 500 employees. (See attached chart)

As outlined in the Planning Rationale submitted with the application, the application provides for appropriate transitions between adjacent land uses.

The proposed office building together with the existing hotel, provide an appropriate buffer and interface with the employment uses to the east. The East Mall becomes the natural boundary between the proposed Mixed Use designation and the existing Employment designation.

The proposed seniors home and park along Evans Avenue provide a good interface with the low density residential houses on the south side of Evans Avenue and provide an appropriate transition to the higher density uses to the rear of the Site, against the highway.

The new head office provides a viable opportunity to create a truly mixed use site and revitalize the block with a vibrant mix of uses that respect the surrounding uses.

Without the framework of a revitalized, redeveloped site, the head office will not locate on the Site and the opportunity will be lost.

We respectfully request that you consider the Site for Mixed Use within the context of the MCR and direct that the application be so processed. We would appreciate the opportunity to address the Committee.

Yours truly,
BRATTY AND PARTNERS, LLP



Barry A. Horosko

encl.

cc. Laurie McPherson, Bousfields Inc.
Ralph Chiodo, Active Green and Ross.

STATISTICS

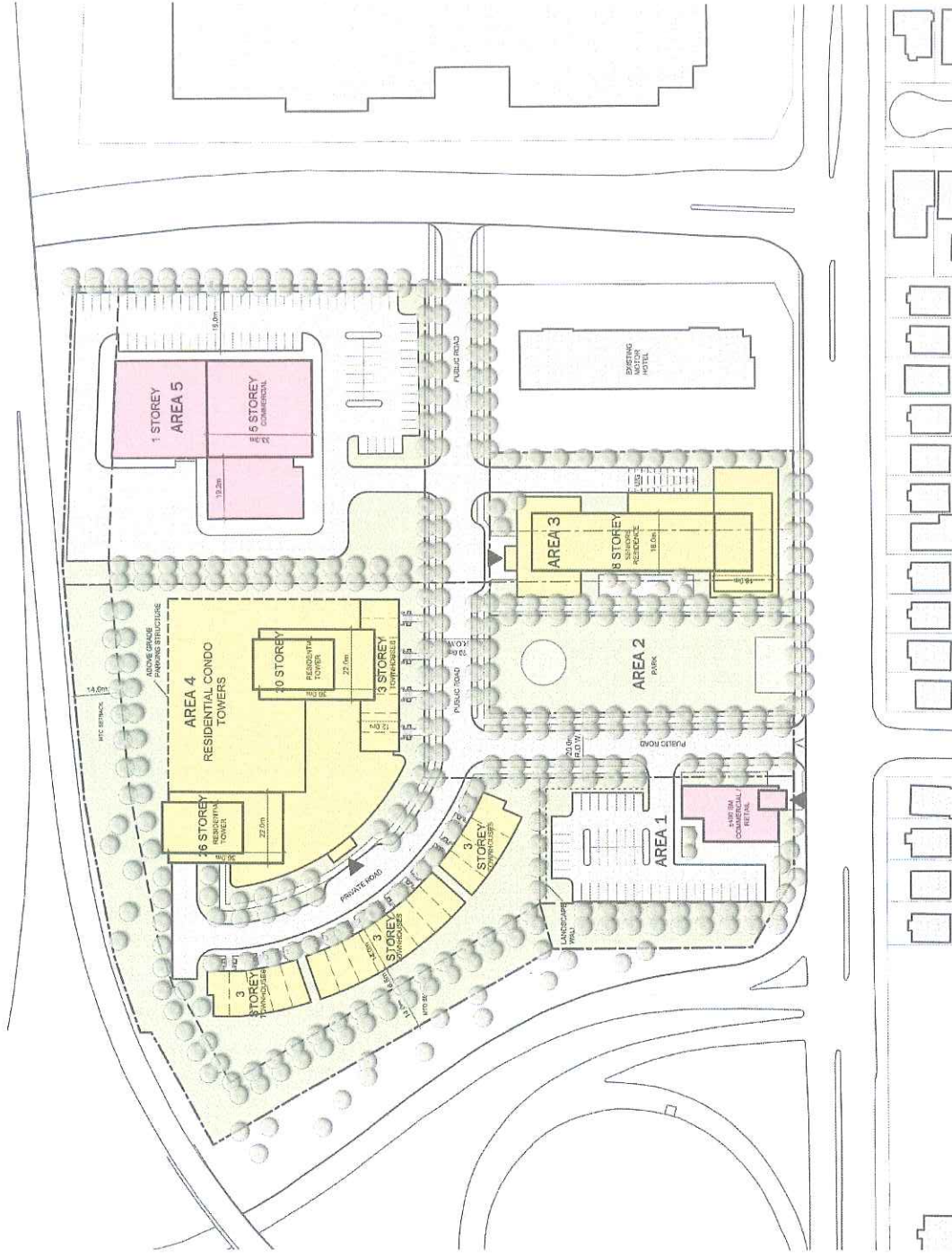
Site Area (all figures in SM)	44595
Area of MTO Setback	6376
Municipal ROW's	4884
Total Developable Area	33335

Note all site areas listed below include the area of MTO setback.

Area 1 - COMMERCIAL - 1 Storey	
Site Area	4098
COMM GFA	490
FSI	0.12
Area 2 - PARK	
Site Area	2807
Area 3 - SENIORS - 6 Storey	
Site Area	4726
Residential - GFA	12100
Approximately 150 seniors units	
FSI	2.56
Area 4 - 26 and 20 Storey Residential Condo Towers and 3 Storey Towns	
Site Area	17977
17 Towns @ 190 sm maximum	3230
2 Towers with 3 Storey Base and Towns	42317
Assuming 80% Efficiency and Unit Ave of 65 sm = 520 units	
FSI	2.53
Area 5 - COMMERCIAL/INDUSTRIAL	
Site Area	10117
Grnd Floor	2100
4 Storey Office (900 sm/ floor)	3600
FSI	0.56

Preliminary Unit Count

Area 3 - Seniors	150
Area 4	
Towns	17
High rise Units	520
Total	687



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580 EVANS AVENUE PRELIMINARY DEVELOPMENT CONCEPT

OPTION 1 1:1250

AUGUST 19, 2011



Quantity of People Employed Currently and Proposed on Sites
of 24 The East Mall, 564,570,572,574,576, and 580 Evans Ave

Property		Current # of employees	Proposed Development Employment	
1	24 The East Mall			
	Unit			
	1-3	10		
	4	3		
	5	2	Head Office	170
	6	3		
			Active Green +	
	7-10	15	Ross	
	11	5	Head Office	28+
	12	4		
			Proposed	
	13	5	Additional	
	14	4	Tenants - 2 Floors	25+
2	564 Evans Ave	3	Seniors Home	225
3	570 Evans Ave	residence		
4	572 Evans Ave	residence		
5	574 Evans Ave	2	Retail Space	25
6	576 Evans Ave	10	Housing/Building	
			General	
7	580 Evans Ave	28	Maintenance	12
	Current Total Employees	94	Total Proposed	485+