

Project No. 1017

December 16, 2013

Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of Toronto City Council:

**Re: *Official Plan and Municipal Comprehensive Review
564 – 580 Evans Avenue and 24 The East Mall, Toronto***

As you are aware, we are the planning consultants for Mr. Ralph Chiodo of Antorisa Investments Limited (“Antorisa”) with respect to the above-noted site (“the subject site”). On his behalf, we are writing in support of the recommendation made to you by the Planning and Growth Management Committee to redesignate the western portion of subject site from *Employment Lands* to *Mixed Use Areas*, while maintaining the eastern part as *Employment Lands* (see attached map). As such, we disagree with Planning Staff’s opposition to the conversion (as stated in their Supplementary Report to you dated December 12, 2013).

We have attached a site plan illustrating the conceptual build out of the subject site. As per the policies included in the proposed OPA 231, Antorisa’s mixed-use proposal will promote office space on lands currently designated for employment use. Specifically, the proposal includes a 90,000 square foot office building, wherein a new head office of a 905 company will be located. This represents the first time that a significant new office building has been constructed in South Etobicoke in 30 years. Residential development will follow in subsequent phases, and its proposed proximity to the highway is supported by a preliminary noise study. The proposed mixed use designation would serve to complete the four corners of the 427/Browns Line and Evans Avenue intersection for Mixed Use development, while maintaining an employment designation buffer along The East Mall (see Land Use Designation map attached).

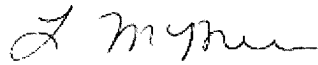
In our opinion, the proposed redesignation is consistent with the provincial regulatory framework. As per the Provincial Policy Statement (2005), the proposal intensifies the subject site while protecting transportation routes for industry. The proposal also conforms to the Growth Plan for the Greater Golden Horseshoe, which provides that municipalities are to promote economic development and competitiveness through a variety of appropriate employment uses to accommodate the projected growth forecasts. In this instance, the

proposal incorporates mixed use while maintaining employment uses, in the vicinity of an existing highway interchange, in an appropriate manner.

We thank you for your consideration of the foregoing. If you require any further information please do not hesitate to contact the undersigned.

Yours very truly,

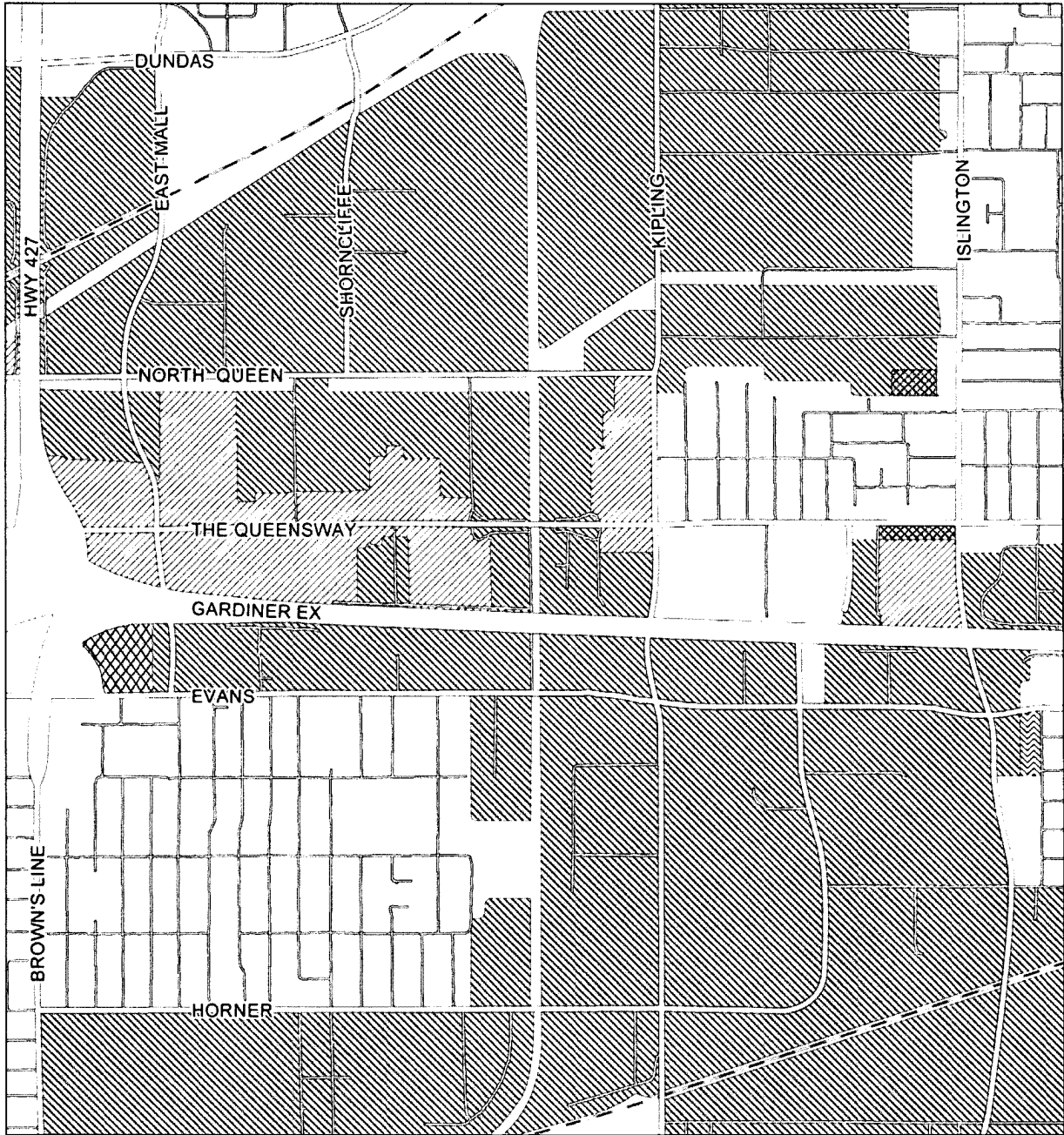
Bousfields Inc.



Laurie McPherson MCIP, RPP

LMP/ca

cc: *Ralph Chiodo, Antorisa Investments Limited*
Barry Horosko, Brattys LLP



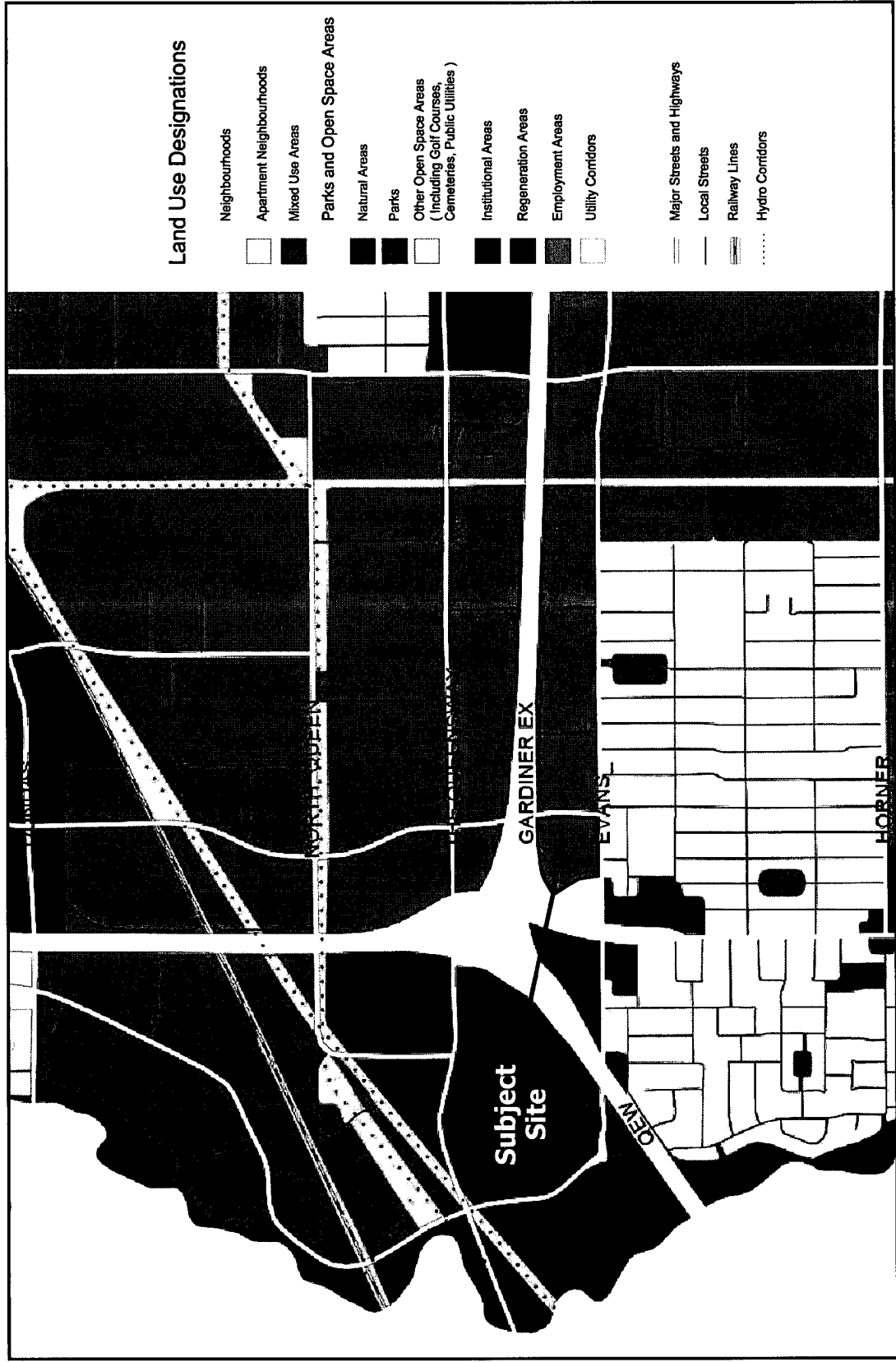
Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 40

- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------|
| Neighbourhoods | Parks & Open Space Areas | Employment Areas | Utility Corridors |
| Apartment Neighbourhoods | Parks | Core Employment Areas | |
| Mixed Use Areas | | General Employment Areas | |
| Regeneration Areas | | | |

↑
Not to Scale
10/30/2013

Existing Official Plan Designation



Site Plan

