



Principals
Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Lily Law, B.E.S.
Lena Gagnon

September 9, 2013

Our File:
PN 1877 – Sherway Area Study

**City of Toronto
Etobicoke York Community Council
Etobicoke Civic Centre
2 Civic Centre Court, 3rd Floor
Toronto, Ontario
M9C 2Y2**

**Re: City Initiated Sherway Area Study / 701 – 703 Evans Avenue East
Amexon Developments and Heritage York Holdings Inc.
September 10, 2013 Community Council Agenda Item EY26.8**

Dear Members of Etobicoke York Community Council:

Gagnon & Law Urban Planners Ltd. represents Amexon Developments and Heritage York Holdings Inc. (Amexon) the owner of the property municipally known as 701-703 Evans Avenue in the City of Toronto. The property is located at the south east corner of Evans Avenue and The West Mall and is currently developed for two office commercial buildings. The property is located within an isolated pocket designated Employment Areas within the Official Plan and borders properties designated Mixed Use Areas to the north and to the west. The site is also bounded by Queen Elizabeth Way to the south and east.

Amexon has reviewed the August 23, 2013 Community Planning Staff Report in connection with the recommended commencement of the Sherway Area Study. The purpose of the Sherway Area Study is to undertake a review to develop an updated planning policy framework for the Sherway Area. The Amexon property is located within the Sherway Study Area and as a result Amexon has a direct interest in this matter.

While Amexon is supportive of the proposed commencement of the Sherway Area Study the Staff Report fails to acknowledge Amexon's interest for future residential development on the subject property. As part Sherway Area Study we respectfully request that the City and its retained consultants recognize the appropriateness of the re-designation of the Amexon property to Mixed Use Areas in order to permit a broader range of land uses; including residential.

Please also accept this correspondence as a formal request to be included as participants in any and all working group meetings formulated in connection with the Sherway Area Study.

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CAUTION**

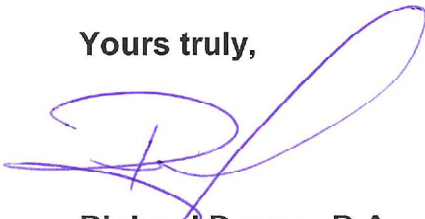
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Amexon has also been monitoring the City's Official Plan and Municipal Comprehensive Review processes as it relates to the Official Plan's Employment Areas. This has included a formal conversion request to the City of Toronto to re-designate the property Mixed Use Areas for the purpose of broadening the range of permitted uses to include residential. A copy of Amexon's written input into the Official Plan and Municipal Comprehensive Review processes is attached.

We look forward to working with the City and its consultants towards advancing an updated policy framework for the Amexon property and the overall Sherway Area Study.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,



Richard Domes, B.A.
Associate Planner

c.c.: J. Azouri, Amexon Developments and Heritage York Holdings Inc.
M. Gagnon, Gagnon & Law Urban Planners Ltd.
M. Flynn-Guglietti, McMillan LLP



Reply to the Attention of Mary Flynn-Guglietti
Direct Line 416.865.7256
Email Address mary.flynn@mcmillan.ca
Our File No. 212523
Date October 24, 2012

E-MAIL (PBAIN@TORONTO.CA)

Mr. Paul Bain
Project Manager, City Planning
Toronto City Hall
12th Floor, East Tower
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Mr. Bain:

**Re: City of Toronto
Official Plan Review: Employment Uses Policies
701-703 Evans Avenue, Toronto
Amexon Developments & Heritage York Holdings Inc.**

We are the solicitors retained on behalf of Amexon Developments & Heritage York Holdings Inc., owners of the property municipally known as 701-703 Evans Avenue (the "**Property**"), which is located immediately north of the Queen Elizabeth Way (the "**QEW**") at the southeast corner of Evans Avenue and The West Mall.

The Property is currently located in an isolated pocket designated as **Employment Areas**. Two (2) multiple story office buildings currently occupy the Property. The Property is adjacent to **Mixed Use Areas** to both the north and the west. The QEW separates the Property from **Neighbourhoods** to the south and to the east. Save and except for the adjacent small retail commercial use located at 689 Evans Avenue, the Property does not border any other **Employment Areas** designation.

We understand that the City of Toronto is currently performing a Municipal Comprehensive Review of Employment Lands concurrent with its required five-year review of the City of Toronto's Official Plan (the "**OP**"). In light of the foregoing, we respectfully submit that the current **Employment Areas** designation for the Property should be considered for a change in land use designation to the **Mixed Use Areas** designation.

The re-designation of the Property to **Mixed Use Areas** would more appropriately permit a broader range of uses which is more suitable for the Property under its current circumstances as described above. Such a designation would be in keeping with the key directions for changes to the employment policies in the OP and would not adversely affect the surrounding lands.

We thank you for your consideration and kindly ask that we be kept aware of any developments throughout the OP Review process.

Yours truly,



Mary Flynn-Guglietti

CC: Amexon Developments & Heritage York Holdings Inc.
Attention: Mr. Joe Azouri

Gagnon & Law Urban Planners Ltd.
Attention: Mr. Richard Domes and Mr. Michael Gagnon