

Reply to the Attention of Mary Flynn-Guglietti  
Direct Line 416.865.7256  
Email Address mary.flynn@mcmillan.ca  
Our File No. 212523  
Date May 15, 2013

**VIA FAX (416-392-1879) AND E-MAIL (pgmc@toronto.ca)**

City Clerk  
Toronto City Hall  
100 Queen Street West  
10<sup>th</sup> Floor, West Tower  
Toronto, ON M5H 2N2

**Attention: Merle MacDonald,  
Administrator, Planning and Growth Management Committee**

Dear Chair and Members:

**Re: Official Plan Municipal Comprehensive Reviews re  
Employment Use Policies PG.24.5 and PG24.6 re  
Conversion request for 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.

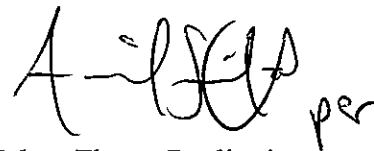
We have had an opportunity to review the two reports regarding the Official Plan/Municipal Comprehensive Reviews that will be before the Planning and Growth Management Committee meeting on May 16<sup>th</sup> and we respectfully submit that we continue to have concerns with these policies as they affect the Property. Further to our letter to Mr. Paul Bain dated October 24, 2012, we continue to submit that a **Mixed Use Area** would more appropriately permit a broader range of uses more suitable given the Property’s location and existing development. 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 wish to inform you that my client and I have been, and continue to be, prepared to meet with City staff to discuss the concerns set out above.

We understand that the City will be holding a public meeting at 9:30am on May 16, 2013 to consider the Staff Report and the public's concerns related thereto. We trust that Committee members will take the opportunity to consider our written submissions.

Yours truly,

A handwritten signature in black ink, appearing to read 'A. Flynn-Guglietti', followed by the word 'per' written in a smaller, cursive script.

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