



**BRATTYS** <sup>LLP</sup>  
BARRISTERS AND SOLICITORS

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November 19, 2013

*Delivered via E-Mail*

Planning and Growth Management Committee  
c/o the City Clerk  
100 Queen Street West, 10<sup>th</sup> floor, West Tower  
Toronto, ON  
M5H 2N2

**Attention: Nancy Martins, City Clerk**

Dear Ms. Martins:

**Re: City of Toronto Municipal Comprehensive Review  
145 Evans Avenue and 811 Islington Avenue, Toronto (the "Site")**

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We are the solicitors acting on behalf of the Ukrainian National Federation of Canada ("UNF") with respect to the above referenced matter.

Our client has requested a *Mixed Use Areas* designation for the Site. This request was supported by City of Toronto Staff ("Staff") in their report of November 2012. Surprisingly, Staff have now changed their earlier position on the recommendation, and have recommended that a portion of the Site be designated *Neighbourhoods* and that the remainder of the Site be retained for employment uses, and designated *Core Employment Areas*.

While the intent of the UNF is to develop separate office and residential buildings and associated facilities, the location of the proposed *Neighbourhoods* designation does not reflect the extent of the area required for residential development, nor does the policy recognize that the development is proposed to be integrated with shared access, parking and amenity areas. The Staff proposal would not permit the development to proceed as currently proposed, and we do not believe the currently complication was intended by Staff. A minor adjustment to the location to the boundary would accommodate the full employment uses as proposed while allowing the residential component to proceed.

Accordingly, we seek the Committee's support in achieving this objective and request that the Committee pass the following motion:

**PROPOSED MOTION**

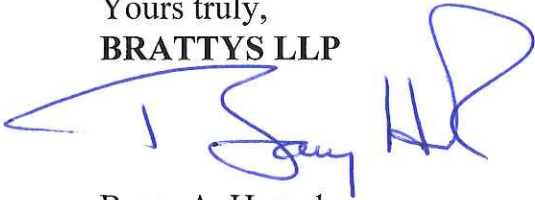
1. That City Council amend the staff recommendation as contained in the Official Plan Amendment No. 231 with respect to proposed Site and Area Specific Policy 430 as follows:
  - a. Add a further subsection to Policy No. 430 to read:

“Access, parking, servicing and amenities may be shared between Area A and Area B without amendment to this Plan”
  - b. Amend proposed Land Use Map 40 and the map within Site and Area Specific Policy 430 to shift the boundary between the *Core Employment Area* designation and the *Neighbourhoods* designation as shown on the attached schedule (see attached map).

We also note that the address included in the title to the Site and Area Specific Policy 430 needs to be modified to make it clear that the policy relates to “145 Evans Avenue and 791-811 Islington Avenue” and not “45 Evans Avenue and 791-811 Islington Avenue”. We note that this is a technical change.

UNF is a community based group which currently uses the Site for a variety of employment, office, cultural and banquet uses. UNF is desirous of expanding its base of community services in order to accommodate residential uses on the property. We request that the Planning and Growth Management Committee support our above noted request.

Yours truly,  
**BRATTYS LLP**



Barry A. Horosko

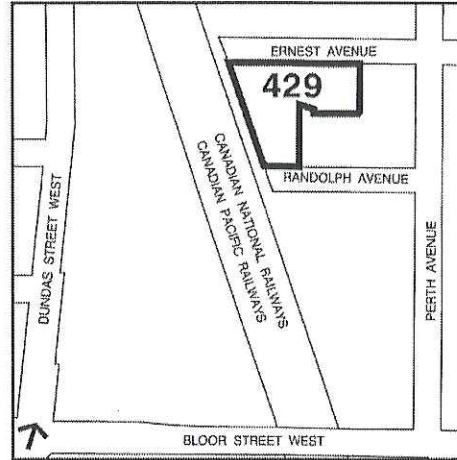
encl:

cc: Councillor Mark Grimes  
John Znaczko

Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 429 for the lands known municipally in 2012 as 45 Ernest Avenue, as follows:

**"429. 45 Ernest Avenue**

For the portion of the site designated *General Employment Areas* only employment uses that are compatible with adjacent residential development such as offices, studios, small scale restaurants, retail and service uses as well as parks are permitted. Parking ancillary to and supportive of redevelopment of the portion designated *Neighbourhoods* is also permitted within the *General Employment Areas* portion."



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 430 for the lands known municipally in 2013 as 145 Evans Avenue and 791-811 Islington Avenue as follows:

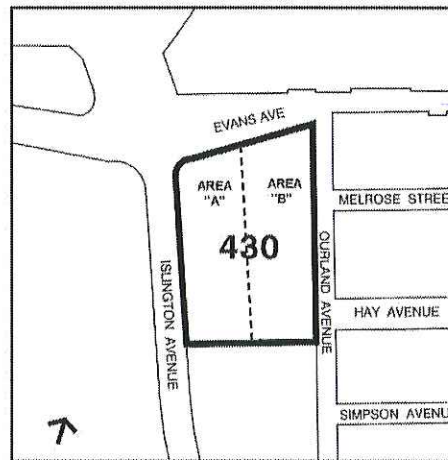
**"430. 45 Evans Avenue and 791-811 Islington Avenue**

**Area "A"**

- a) Employment uses will be compatible with nearby sensitive residential uses.
- b) Social, cultural, institutional and entertainment uses are permitted.
- c) Major retail development with 6,000 square metres or more of retail gross floor area is not permitted."

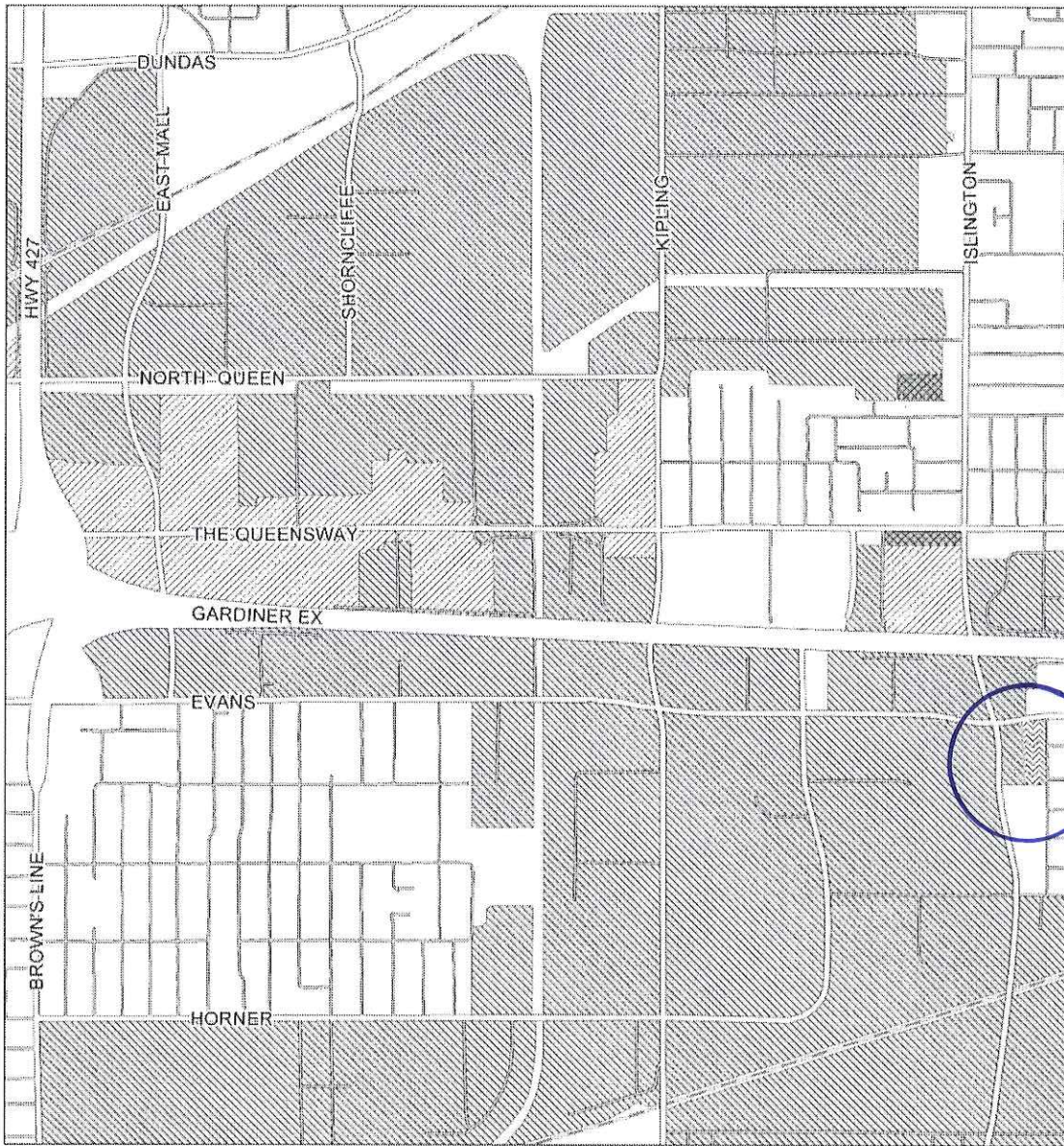
**Area "B"**

- d) Residential buildings heights will provide a transition to the low-rise established *Neighbourhoods* lands to the north and east."



\* line adjusted





**TORONTO** City Planning

**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 | Natural Areas            | Core Employment Areas    |                   |
| Mixed Use Areas          | Parks                    | General Employment Areas |                   |
| Regeneration Areas       |                          |                          |                   |

↑  
Not to Scale  
10/30/2013