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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, 10th floor, West Tower
Toronto, ON
M5H 2N2

Attention: Nancy Martins, City Clerk

Dear Ms. Martins:

Re: City of Toronto Municipal Comprehensive Review
564-580 Evans Avenue, 24 East Mall, Toronto (the "Site")

We are the solicitors acting on behalf of Antorisa Investments Ltd. ("Antorisa") with respect to the above referenced matter.

A *Mixed Use Areas* designation was previously requested for the Site, which we maintain is still an appropriate designation.

The Owner has an opportunity to attract a new 100,000 square foot office tenant for the Site and will build the new office as part of the first phase of development. Attached hereto is a conceptual rendering of the proposed office building and a draft overall site plan for the Site. We note that the opportunity to attract the new office tenant to this Site only exists if the office tower is built as part of a mixed use development, and that the tenant will not locate on the Site, if a mix of uses is not also developed on the Site.

This is a tremendous opportunity for the City of Toronto (the "City") to advance employment objectives that can serve as stimuli for overall site redevelopment in this area of the City and should be supported with vigour. Unfortunately, City staff have not been convinced of the merit of the proposed redesignation, notwithstanding the direction from Planning and Growth Management Committee (the "Committee") on May 13, 2013 to re-examine this proposal with certain criteria in mind.

Our planning consultants are fully supportive of the request to re-designate the Site *Mixed Use Areas*, and have explored, as an alternative, a partial re-designation of the Site. Accordingly, we request that Committee take the following action:

PROPOSED MOTION

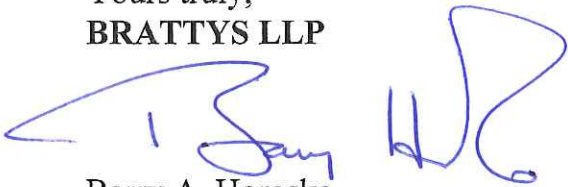
Option 1

1. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council designate the lands at 564-580 Evans Avenue and 24 The East Mall Site as *Mixed Use Areas*; or

Option 2

2. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council retain a portion of the lands at 564-580 Evans Avenue and 24 The East Mall as shown on the applicant's map attached as *Core Employment Areas* and redesignate the other portion as *Mixed Use Areas*.

Yours truly,
BRATTYS LLP



Barry A. Horosko

encl:

cc: Councillor Peter Milczyn
L. McPherson, Bousfield Inc.
R. Chiodo

Office Rendering



Site Plan





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



Not to Scale
10/30/2013