

Chair and Members  
Planning and Growth Management Committee  
Toronto City Hall  
100 Queen Street West  
Toronto Ontario  
M5H 2N2

November 15, 2013

**Re: Municipal Comprehensive Review Report  
Clarification of Boundary and / or  
Designation to Mixed Use; 700 Kipling Avenue**

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Dear Chairman and Members:

I act as legal counsel for 1207717 Ontario Inc. the owner of a property at 700 Kipling Avenue.

The property is located at the southwest corner of North Queen and Kipling Avenue. It is currently used for a number of commercial operations including a fitness club, and a furniture store.

Properties to the north are used for a combination of Commercial and Industrial activities. They contain a mix of industrial and service commercial uses. Lands to the east are designated Residential and developed with a mix of single family homes. The properties immediately west of the property are designated Industrial.

I am writing to request that your Committee consider a Mixed Use designation for the property at 700 Kipling Avenue.

In summary our reasons for the proposed redesignation to Mixed Use include:

1. This property is well located in relation to TTC service on Kipling Avenue, and regional transportation at the nearby Kipling GO station.
2. Adjacent properties contain a mix of industrial, commercial and residential uses.
3. This property is large enough to accommodate a range of uses.
4. Mixed use development could provide a transition between heavy industrial uses to the west, and the residential community to the east.

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5. Mixed use development would provide for higher intensity uses in a highly visible location that makes more efficient use of existing transit and infrastructure.

Thank you for considering this request. Please do not hesitate to contact our office should you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Atkinson', with a stylized flourish at the end.

Ryan Atkinson

RA/jl

E. & O.E.