

Reply to the Attention of Mary Flynn-Guglietti
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Our File No. 212523
Date November 20, 2013

E-MAIL (PGMC@TORONTO.CA)

Planning and Growth Management Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Ms. Nancy Martins, Committee Administrator

Dear Ms. Martins:

**Re: City of Toronto
Official Plan Review: Employment Uses Policies
1200 Eglinton Avenue East, Toronto
Amexon Property Management Corp.**

We are the solicitors retained on behalf of Amexon Property Management Corp., owners of the property municipally known as 1200 Eglinton Avenue East (the “**Property**”), generally located at the northwest quadrant of Eglinton Avenue East and the Don Valley Parkway. The Property is occupied by a 9-storey office building and it is located within 500 metres of a planned station on the funded Eglinton Crosstown LRT route.

The Property is currently designated as **Employment Areas** and is located at the southernmost edge of an **Employment District**. To the east and the south of the Property are lands designated as **Mixed Use Areas** or **Neighbourhoods**.

Further to the Municipal Comprehensive Review of Employment Lands completed by the City of Toronto with its required five-year review of the City of Toronto Official Plan (the “**OP**”), in a letter to City Planning dated October 24, 2012 we requested the Property be removed from an **Employment District** designation and be modified to the **Mixed Use Areas** designation.

In the Staff Report regarding the Official Plan and Municipal Comprehensive Reviews dated November 5th, 2013 (the “**Final Staff Report**”) City Planning recommends that the Property be retained as an **Employment Area** and designated it as a **General Employment**

Area. City Planning further recommends that the Property be subject to Site and Area Specific Policy No. 394 that prohibits major retail uses and only permits restaurants, workplace daycares, recreation and entertainment facilities, and small and medium scale stores and services when those uses are located within the lower level floors of multi-storey buildings comprised of Core Employment Area uses.

Contrary to the Final Staff Report, the introduction of residential and sensitive non-residential uses on the site will not adversely affect the overall viability of the *Employment Area*. The re-designation of the Property to **Mixed Use Areas** would more appropriately permit a broader range of uses that would serve to complement and add to the existing surrounding uses. A **Mixed Use Areas** designation would serve to promote development of areas of the City where people can work, live and play; and promote the use of the recently approved future Light Rail Transit corridor along Eglinton Avenue. Given the Property's location at the southernmost periphery of an Employment District, a re-designation of the Property to Mixed Use Areas 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 given notice of any decisions or recommendations made by the Committee going forward.

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

Paul Bain, Project Manager, City Planning