

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  
701-703 Evans Avenue, Toronto  
Amexon Realty Inc.**

We are the solicitors retained on behalf of Amexon Realty 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.

Further to the Municipal Comprehensive Review of Employment Lands completed by the City of Toronto within 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 a modification in land use from an **Employment Areas** designation to the **Mixed Use Areas** designation.

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

In the Final Staff Report the Property is considered to form part of the typical employment lands found within the Gardiner/QEW corridor, however, the Property does not form part of the standard employment lands found in this corridor. As described above, the Property is not surrounded by employment areas save and except for the adjacent small retail commercial use located at 689 Evans Avenue. Instead, the Property is surrounded by Mixed Use Areas and is in close proximity to a Neighbourhood. Contrary to the Final Staff Report, the Property’s surroundings and isolation from other employment areas supports re-designation of the Property to Mixed Use Areas as this re-designation would more appropriately permit a broader range of uses which is more suitable for the Property under its current circumstances. 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 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