



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

**November 15, 2015**

**Our File:  
PN 1877 – Sherway Area Study**

**City of Toronto  
City Planning, Community Planning  
Etobicoke Civic Centre  
399 The West Mall, 3<sup>rd</sup> Floor, South Block  
Toronto, Ontario  
M9C 2Y2**

**Attention: Etobicoke York Community Council;  
Jill Hogan, Manager Community Planning; and  
Natasha Laing, Senior Planner**

**Re: Formal Public Input: City Initiated Sherway Area Study – Directions  
Report (Item EY.18.8 - Etobicoke York Community Council -  
November 15, 2016)  
Amexon Realty Inc., 701 – 703 Evans Avenue**

**Dear Community Council, Jill & Natasha:**

Gagnon Walker Domes Ltd. (GWD) is agent for Amexon Realty Inc. (Amexon) the registered owner of the property municipally known as 701-703 Evans Avenue in the City of Toronto. The Amexon site is located at the south east corner of Evans Avenue and The West Mall and is currently developed for two (2) office buildings.

The Amexon site is located within the boundary of the City Initiated Sherway Area Study. GWD has been monitoring and participating in the Sherway Area Study on behalf of Amexon. Our participation has included attendance at public and landowner meetings hosted by City Staff and its consulting team as well as the submission of formal input through letters dated September 9, 2013 and September 22, 2014 and July 24, 2015. The comments herein are meant to supplement the formal submissions previously provided to the City and are in no way intended to take the place of or diminish previous comments made by Amexon through the course of the Sherway Area Study.

As noted in the October 27, 2016 Directions Report the City Initiated Sherway Area Study recommends a “comprehensive update to the existing policy and design framework for the Sherway Area”. This framework is intended to be in the form of a Secondary Plan and will include recommendations regarding urban structure, land use, built form, building height, public realm, streetscapes community services and facilities, transportation and servicing.

---

**GAGNON WALKER DOMES LTD.**

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790  
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556  
[www.gwdplanners.com](http://www.gwdplanners.com) • Toll Free: 1-855-771-7266

**CONFIDENTIALITY  
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



It is acknowledged that the final Secondary Plan and Urban Design and Streetscape Guidelines are not recommended to be considered by Community Council until the third quarter of 2017 however, Amexon wishes to provide the following comments and observations at this time:

- Amexon wishes to reiterate its request that the Amexon site be re-designated 'Mixed-Use Area'. The Amexon site is ideally located at a gateway to the City of Toronto and the Sherway Study Area. The Amexon site and the small commercial property to the east (689 Evans Avenue) are the only lands within the Sherway Area located south of the Queensway that are designated Employment Areas. The small Amexon block/precinct is an isolated pocket that does not boarder any other Employment Areas. The Mixed Use Areas designation is the predominant land use in the immediate adjacent area. Amexon believes that the subject site's surrounding context and isolation from other Employment Areas supports re-designation to Mixed-Use Areas to permit a broadening of land use permissions. Such a re-designation would not adversely affect surrounding properties or the goals and objectives of the Sherway Area Study.

#### Vision and Guiding Principles

- 10 Guiding Principles are identified on Page 9 of the Directions Report which serves as guidance for achieving the vision of the Sherway Area Study recommendations. Amexon is of the opinion these Guiding Principles would be more effectively achieved through the redevelopment of the Amexon site for mixed use land permissions. While the Amexon site is currently developed for office uses, this should not be an impediment to re-designating the site 'Mixed-Use Area' given that a substantial component of office space could be retained or proposed in a future Amexon redevelopment proposal.

#### Land Use

- The Directions Report notes that the final land use recommendations for the Sherway Study Area have contemplated mitigation measures in recognition of studies undertaken by the City's Environment and Energy Division regarding air quality in proximity to major transportation corridors. Due to the Study Area's location adjacent to Highway 427 and the Queen Elizabeth Way, City Staff and their consultant team suggests the potential re-designation of lands within 30-50 metres of major transportation corridors to prohibit the use of these lands for sensitive land uses; including residential. The Directions Report does not provide sufficient clarity as to the level of technical analysis that was completed for the Sherway Study Area to suggest the need for, and extent of, potential transitional setbacks to major transportation corridors. In addition, Staff should clarify how the recommendation for transitional land use buffers adjacent to major transportation corridors relates to the review and approval of other planning areas and development applications for other sites/areas in the City of Toronto with similar characteristics.



- The Directions Report suggests that the City may conduct a study to assess air quality for the Sherway Area which may impact the land use recommendations within the Directions Report. It is unclear if this study has commenced, and if so when is the targeted completion date for release of the findings to the public? If air quality studies are to be completed by the proponents of individual development applications a Terms of Reference for such a study should be articulated for implementation prior to the finalization of a Secondary Plan.

#### Streets and Blocks

- Please note that the Amexon site fronts onto two (2) existing public rights-of-way (Evans Avenue and The West Mall) which are not contemplated to undergo any significant road improvements as part of the Sherway Area Study. The Amexon site is fully and directly accessible to the existing road network.

#### Parks and Open Spaces

- A Landscape Gateway is proposed for the intersection of The West Mall and Evans Avenue in recognition of this location as being a main entry point into the Sherway Study Area. According to the Directions Report, Landscape Gateways are to ultimately feature dense tree plantings and public art. Please verify whether it is the intent of the Study for these landscape features to be located within the existing public right-of-way or on privately owned lands?

#### Development Capacity

- Staff's Directions Report identifies that a number of development alternatives were analyzed as part of the Sherway Area Study. Please confirm whether a development alternative was analyzed by Staff and its consultants that proposed new tall buildings on the Amexon site. If so, please provide a copy of the development concept and confirm why it was not ultimately advanced in the Directions Report.
- A ratio of the gross floor area (GFA) for Residential, Office and Retail land uses within the Sherway Study Area has been advanced in the Staff Report. Insufficient rationale has been provided to justify the recommended ratio of land uses within the Study Area. In this regard, please confirm what assumptions on ultimate GFA were applied to the Amexon site by Staff and its consultants.

#### Built Form

- The Staff Report fails to identify the Amexon site as a location for new tall buildings. Tall buildings already exist on the site. The Amexon site is a suitable location within the context of the Sherway Study Area for the redevelopment of tall buildings. The intersection of The West Mall and Evans Avenue is identified in the Study as a main gateway and is the only location within the Study Area that currently features tall buildings as the prominent built form. Amexon is concerned



that the proposed policy regime would neither support intensification, nor the introduction of residential permissions. New potential tall buildings should be recognized on the Amexon site within the final Secondary Plan. Further, given its gateway location and relationship to the existing and proposed built form context, the Amexon site should be developed for the greatest height and intensity found within the Study Area.

- An Appropriate rationale as to why new tall buildings should be limited to a height of 30 storeys has not been provided. The Amexon site, as well as the remainder of the Study Area, should not be arbitrarily restricted to building heights of 30 storeys.

#### Transportation and Mobility Strategy

- Evans Avenue between The West Mall and the Queen Elizabeth Way should be identified as a Main Street to recognize the ability of the Amexon site to accommodate a mix of office, commercial and residential land uses within a tall building development form

#### Precincts

- The Amexon site is located in Precinct I on Attachment 13 of the Staff Report. Precinct I is comprised of only the Amexon site as well as the TD Bank site known municipally as 689 Evans Avenue. Precinct I is one of, if not the, smallest Precinct in the Sherway Area Study. Pursuant to the Staff Directions Report, smaller Precincts that do not require major infrastructure improvements may not require the preparation of a Precinct Plan as part of a development application(s). Pursuant to the criteria identified within the Directions Report, given the small size, limited ownership groups and absence of the need for any major infrastructure improvements within Precinct I (The West Mall and Evans Avenue currently exist to service the Precinct) a formal Precinct Plan will not be required for any new development application(s) on the Amexon site. We ask that City Staff formally confirm this position.

#### Housing

- The Directions Report identifies that new development within the Study Area shall be required to provide a minimum of 20% of all residential units as “family sized” units containing two or more bedrooms. The amount of family sized units should be determined based on market conditions.

#### Sherway Area Study – Urban Design & Streetscape Guidelines

- Until such time as Amexon’s fundamental concerns with the land use and built form are addressed it would be premature to comment on the proposed Urban Design & Streetscape Guidelines. However, in general, any proposed guideline or recommendation that would preclude the redevelopment of the Amexon site



for a mixed use tall buildings is not supported by Amexon. Amexon reserves the right to provide additional comments on the proposed Urban Design & Streetscape Guidelines at a more appropriate time in the future.

Thank you for this opportunity to provide additional public input. Amexon is hopeful that their input is reflected in future planning, urban design and technical materials prepared in connection with the Sherway Area Study.

**Yours truly,**

**Richard Domes**  
**Principal Planner**

**c.c.: J. Azouri, Amexon Realty Inc.**  
**M. Gagnon, Gagnon Walker Domes Ltd.**  
**M. Flynn-Guglietti/ A. Forristal, McMillan LLP**