

March 24, 2022

Deputy -Mayor Ana Bailao, Chair, and Members
City of Toronto Planning and Housing Committee
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Deputy-Mayor Bailao and Members of the Committee:

**RE: ITEM PH32.8 - OUR PLAN TORONTO
EMPLOYMENT AREA CONVERSION REQUESTS – PRELIMINARY ASSESSMENTS GROUP 3
(REQUEST #103 - 340-364 EVANS AVE. & 12-16 ARNOLD STREET)
OUR FILE: 13111B**

On behalf of our client, Tonlu Holdings Limited, please accept our comments and suggested motion regarding the Staff Report commenting on the conversion request of the lands municipally address 340, 350, 360 and 364 Evans Avenue, and 12, 14 and 16 Arnold Street (**Figure 1**) in the City of Toronto (the "City"), northwest of the Kipling Avenue and Evans Ave intersection (hereinafter the "Subject Lands") from Core Employment Area to Mixed Use Areas or Regeneration Areas.

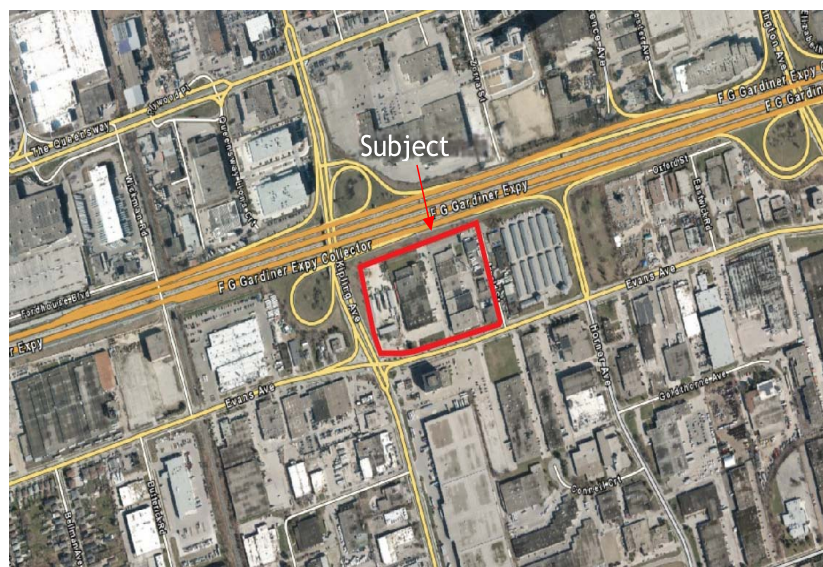


Figure 1: Location of the Subject Lands

REQUEST FOR DIRECTION TO STAFF

We are requesting that the Committee consider adopting the below motion to direct staff to further review specific elements of our proposal and how we believe significant additional economically viable employment space could be added to the site.

"Staff be directed to report to Planning & Housing Committee as part of the MCR process on the conversion request for the block of land at 340, 350, 360, 364 Evans Avenue and 12, 14, 14, 16 Arnold Street on whether the 28,000 square metres of employment space being proposed as part of a mixed use development could be secured by the City as a condition of approval by use of stratified title and restrictive covenants on the lands."

PROPOSAL DETAILS

The proposal for conversion would allow the establishment of a complete mixed use community south of the Gardiner Expressway at this location (**Figure 2**).

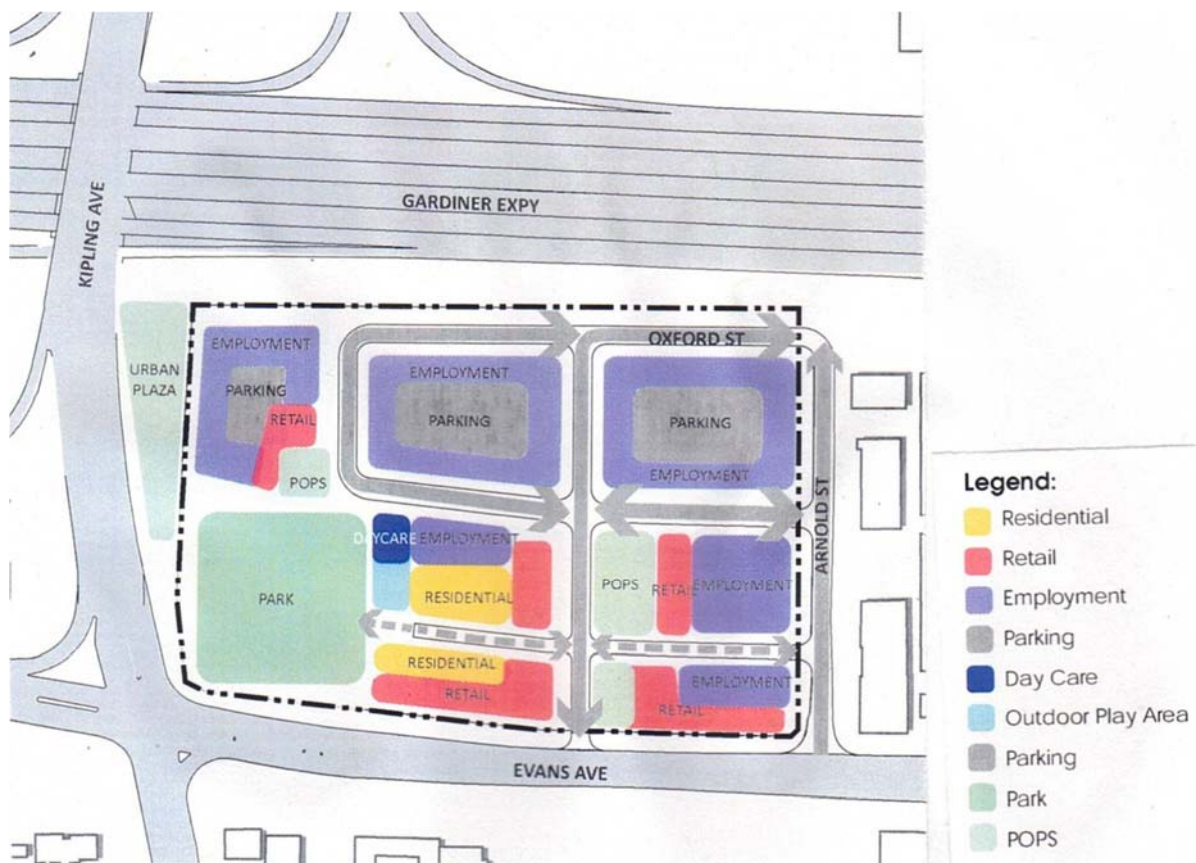


Figure 2 – Mixed Uses at Grade

The Staff Report does not reference a number of aspects of the proposal which we would like to bring to the Committee's attention.

The lands are currently occupied by approximately 16,700 square metres (180,000 sq ft) of industrial and commercial space across seven (7) distinct structures of varying age. Our proposal intends to significantly increase the amount of employment related space on the site to 28,000 square metres (300,000 sq ft) of modern, flexible, light industrial and office space. In addition there will be 4,650 square metres (50,000 sq ft) of retail space provided on the subject site. ***This represents near doubling of the space currently provided.***

The proposed residential component of approximately 2,000 new units will include 10% of the units to affordable housing as defined by the City of Toronto. We also propose to provide a day care facility on the site which would support the combination of living and working spaces proposed. Lastly, a public park and POPS are proposed.

We are requesting the direction to staff be adopted due to the unique approach that is being proposed to co-locate employment and residential uses. To ensure that Staff consider and report to Committee on the assurance to the City that the proposed employment space is guaranteed to be secured in each phase by use of stratified title and restrictive covenants ascribed to each strata (**Figure 3**).

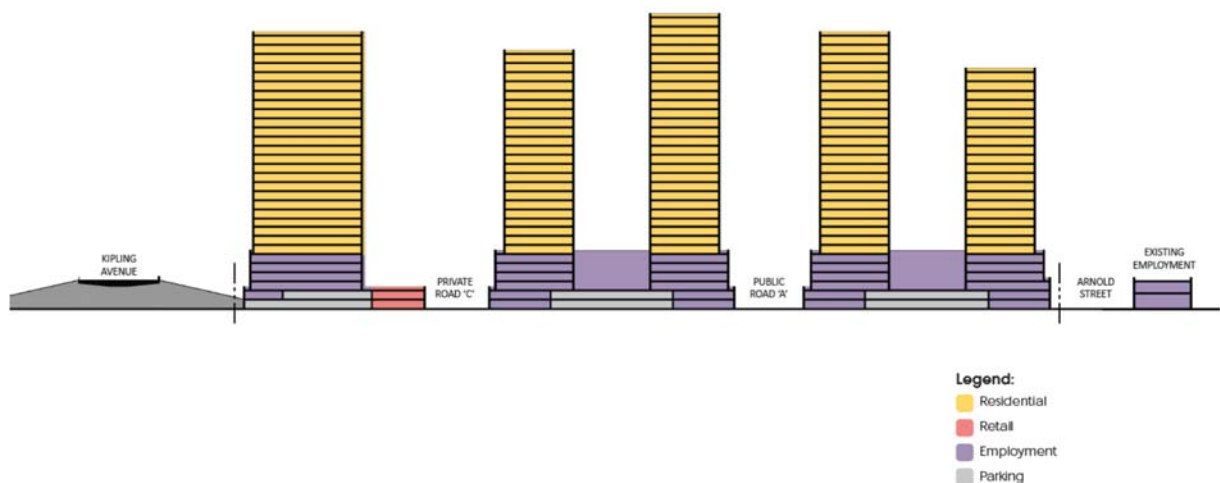


Figure 3: Stratification of Uses

The proposal envisioned for the Subject Lands is one that will contribute to the overall existing mix of uses in this area of the City along the Gardiner Expressway which includes employment, residential and mixed use. This proposal is consistent with and conforms to Provincial Policy and structured around the optimization of existing municipal services, infrastructure and transit services.

The Subject Lands represent situation where a conversion is appropriate, given that the existing use of the Subject Lands represents an underutilization of the Subject Lands in comparison to the proposed mixed-use development which could occur as shown in the Demonstration Plan and

also considering the marginal impact of the removal of the 4.8 ha Subject Lands would have on the City's supply of employment lands.

The intensification that is proposed to be created by the conversion includes a substantial increase in the amount of employment gross floor area 32,650 sq m (350,000 sq ft)) thus preserving and enhancing the employment opportunities on the Subject Lands.

Please feel free to contact us if you have any questions or wish to discuss further.

Thank you.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'D. McKay', is written over a light orange rectangular background.

David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner