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July 4, 2023

Councillor Brad Bradford, Chair, and Members
City of Toronto Planning and Housing Committee
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Councillor Bradford and Members of the Committee:

**RE: ITEM PH5.3 - OUR PLAN TORONTO
EMPLOYMENT AREA CONVERSION REQUESTS – FINAL ASSESSMENT OF 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.

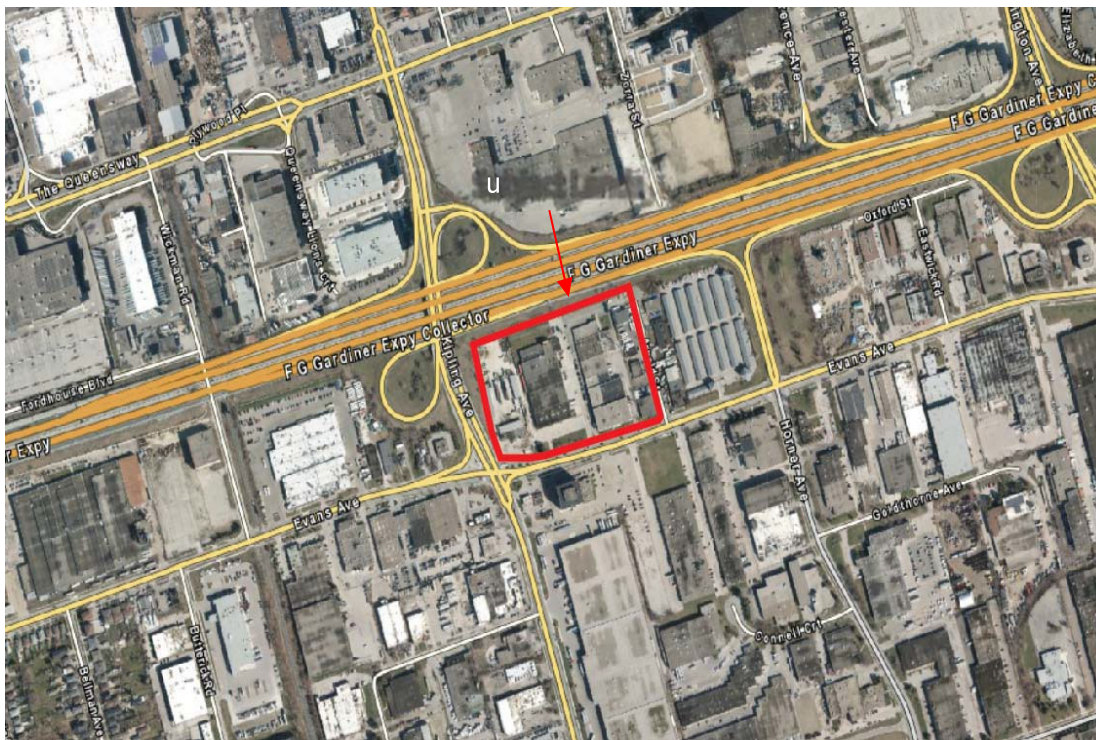


Figure 1: Location of the Subject Lands

The Subject Lands are largely dominated historically by retail and commercial uses on three of the constituent parcels comprising over 90% of the land area. Retail sales have been significant ranging from M&L Building Supply retail sales, McCarthy School uniforms supplying students with school uniforms in a retail outlet and Casalife Furniture selling directly to the public a host of Canadian made furniture. Delta Bingo was recently approved for a bingo hall (as a place of assembly).

The proposed conversion request would involve redesignating the Subject Lands to Mixed Use Areas and would include:

- A mix of housing sizes, tenure and affordability;
- A substantial component of non-residential uses, include employment incubator space;
- A community daycare; and
- A new public park.

The request was supported by Planning, Traffic, Economic, Compatibility and Servicing studies.

At the March 25, 2022 Planning and Housing Committee meeting, Committee directed staff as follows:

"Directed staff report to Planning and 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."

To this end, our client provided additional supplemental information to City staff on the proposal which appears have been summarily dealt with in the commentary without any detailed review or analysis.

REQUEST FOR CONVERSION

It is unfortunate that City staff have not responded positively to the requested conversion, despite the significant information provided by our client in their various submissions. It is noted that we were not provided the compatibility peer review nor the ability to respond to any need for additional information or otherwise respond to the peer review.

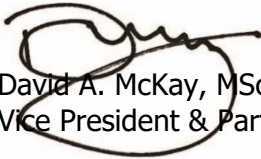
In our opinion, the conversion request has significant merit and should be considered by Planning and Housing Committee. The conversion would provide significant new housing, including a mix of sizes, tenure and affordability, in proximity and to service the surrounding employment area. Further, a substantial amount of new, modern employment facilities will be created concurrently as part of the mixed use development, substantially increasing the amount of employment than what is housed today on-site (up to 1,000 to 1,300 jobs).

We therefore request that the Committee amend draft OPA 653 to remove the Subject Lands from Employment Areas on Map 2 and to redesignate the Subject Lands to Mixed Use Areas on Map 15 of the Official Plan.

Thank you.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'David McKay', written over a circular stamp or watermark.

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

cc: Clients