

NY 20.25.1



**WESTON
CONSULTING**

planning + urban design

October 31, 2013

File 5332

Maria Augimeri, Chair, and Members
North York Community Council
5100 Yonge St.
North York ON
M2N 5V7

Dear Chair Augimeri and Members:

**RE: Official Plan and Zoning Amendment Application 13 167649 NNY 23 OZ
Marpake Holdings Limited – Eyes on Sheppard – “The Monocle”
176, 178, 180 Sheppard Avenue East
Northwest corner of Sheppard and Dudley Avenues**

I am writing on behalf of the above applicant to request that Community Council adopt staff's recommendation to schedule a community consultation meeting on the above applications.

The proposed Monocle project is a 7-storey building containing the Eyes on Sheppard optometry clinic on the ground floor and 22 condominium apartments above, in a striking contemporary design by Teeple Architects, who won an award from the City for their design of the Linea townhouses on Bayview Avenue at Hillcrest Avenue.

The proposed density is 3.24 F.S.I. and, except for the roof over the underground parking ramp, the project conforms with the 45 degree angular plane for shallow lots as set out in the City's Mid-Rise Study. A rendering of the Monocle project is attached.

Eyes on Sheppard, which is owned and operated by Dr. Stan Salsberg and his son Dr. Kerry Salsberg, has operated two converted dwellings in this location for many years. The proposed project will accommodate a new clinic in a much upgraded setting with intention of better serving their many thousands of patients in the local community.

The applications were submitted in May 2013, following a series of meetings with planning staff, at which the design, density and height of the proposed building were fully discussed. The City's processing fees were paid and the City accepted the applications as complete.

In a report dated August 19, 2013, planning staff recommended that the applications proceed for consideration at a community consultation meeting. The report has been deferred twice by the

Community Council adopting the motion of Councillor Fillion. We are advised that the motion to defer arises from concerns with the proposed height and density.

In our submission, the density and height of the project are well founded. The project design is in keeping with the City's most current thinking for redevelopment along Avenues, in particular building height related to right-of-way width, and the 45-degree angular plane for shallow lots. We would also note that the site is located adjacent to a recently constructed school, not low density residential uses.

Accordingly, it is our opinion that the applicant should be entitled to have this project considered through the normal process. The community consultation meeting should be held, public input should be obtained, the applicant will consider whether to make revisions, staff will prepare their recommendations and Council will make a decision.

I would be pleased to provide any additional information that may be required to facilitate the scheduling of the community consultation meeting.

Yours truly,
Weston Consulting
Per:

Alan Young, BES MS^{LM}CIP RPP
Senior Associate

c. Dr. S. Salsberg and Dr. K. Salsberg, Eyes on Sheppard

180 SHEPPARD AVENUE EAST

