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June 19, 2013

Planning and Growth Management Committee
City of Toronto
100 Queen Street West, City Hall
Toronto, Ontario M5H 2N2

**Attention: Councillor Peter Milczyn
Chair, Planning and Growth Management Committee**

**RE: 1140 Sheppard Avenue West
Proposed Mixed Use Redevelopment & Land Use Conversion**

Councillor Milczyn,

We are the land use planning consultants writing on behalf of our clients, Markirsh Holdings Sheppard, JNZ Investments Ltd. and Marbrook Investments Ltd., the owners of a 2.01 hectares (4.96 Acres) property located on the north side of Sheppard Avenue West, west of Dufferin Street as shown on the attached context map. The site is currently occupied by a one storey general office building, consisting of various office and employment commercial uses.

The subject lands are currently designated "Employment Areas" under the City's Official Plan and zoned accordingly. As part of the ongoing Official Plan Review process, a draft of the Employment policies and designations were recently released for public consultation. We are aware that through this review process, the subject lands are currently being proposed to be designated "Retail Employment Areas". This proposed new land use designation would permit a full spectrum of retail and service uses and recognizes the possibility of conversion to non-employment uses through a Municipal Comprehensive Review, which the City is currently undertaking.

The site is situated in a location with unique attributes making it a suitable for conversion to introduce residential uses as an additional use. The site is located the edge of the existing employment district, along a major arterial road well serviced by surface transit and in proximity to two subway stations (+/-500 metres away from Downsview Station and +/-600 metres away from Sheppard West Station, currently under construction); a major public

recreational facility in Parc Downsview; and existing employment uses. It is noted that Sheppard West would serve as an intermodal station for both TTC Subway and GO Train services, providing transit options to a wide range of commuters.

Proposed Mixed Use Development

The proposed mixed use development consists of a five storey office building and two fourteen storey residential buildings built on top of a shared one storey retail base. A proposed private road would wrap around the north and south sides of the development, affording vehicular access and on-street parking to support the ground retailed retail uses, while framing the pedestrian realm. The residential buildings would address Sheppard Avenue West and the office building would address Kodiak Crescent.

Statistically, the proposal would approximately provide for the following:

Retail GFA = +/-106,400 sq. ft. (9,900 sq. m)
Office GFA = +/-140,050 sq. ft. (13,000 sq. m)
Residential GFA = +/-572,050 sq. ft. (53,150 sq. m)
Total Proposed GFA = +/-818,500 sq. ft. (76,050 sq. m)
Approximately 577 Residential Units

Requested Consideration for Land Use Conversion

In March 2013, we wrote on behalf of the owners to the Official Plan Review Team requesting that staff take into consideration as part of the ongoing Municipal Comprehensive Review, the inclusion of the proposed Mixed Use development on the subject lands for conversion to permit residential as an additional use. The provision of residential, retail and office uses in proximity to two major transit stations would achieve provincial and municipal objectives for transit supportive mixed use developments by enhancing the residential and employment densities.

The owners are informed of the need for additional office uses within the City as per the findings of the Report on Planning for Employment Uses in the City of Toronto and fully supports the recommendation that the City should strengthen its Official Plan policies to encourage the provision of new office space not only in the Downtown and Centres but also in other areas well serviced by transit. The approval of developments, such as the one proposed on the subject lands, which includes offices, would help the City achieve this new policy direction.

In addition, the owners would be supportive of the establishment of site-specific policies which would require that the proposed office component be built in conjunction with residential

space to ensure that employment space is maintained and significantly enhanced on site in the first phase of redevelopment.

We strongly request that the Committee and Official Plan Review staff continue to consider the requested land conversion during the current Municipal Comprehensive Review process.

We look forward to working collaboratively with the City during the public consultation phase of the Official Plan Review to ensure that the proposed high quality, transit supportive, mixed use development would be permitted and approved.

Should you have any questions, please do not hesitate to call.

Yours very truly,

KLM PLANNING PARTNERS INC.



FOR

James M. Kennedy, MCIP, RPP
President

cc: Paul Bain – Project Manager, Official Plan Review
Landowners
Cliff Korman – Kirkor Architects