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**WESTON  
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planning + urban design

North York Civic Centre  
5100 Yonge Street – Ground Floor  
Toronto, Ontario  
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November 14, 2016  
File 7838

**Attn: Francine Adamo**

**RE: Comments For Circulation to North York Community Council Members  
Sheppard Avenue Commercial Area Secondary Plan Review  
11 298705 NNY 23 OZ  
City of Toronto**

Weston Consulting is the authorized agent for the owner of 139, 141, 143 Sheppard Avenue West City of Toronto. The subject lands are comprised of approximately 0.292 acres (1,180 m<sup>2</sup>) and are located on the south side of Sheppard Avenue West, West of Yonge Street within the Lansing neighbourhood in the City of Toronto. The lands are currently occupied by three single-detached dwellings that function as commercial uses. The subject lands are surrounded by residential uses on all sides, as well as a 3-storey commercial office building to the north.

A preliminary application review meeting took place with staff on September 14, 2016. We are in the process of finalizing a development concept for the subject lands that envisions a mid-rise residential tower with three levels of underground parking. We anticipate the submission of planning applications for the subject lands to be made in the coming months, and have reached out to staff to schedule a formal pre-application consultation meeting.

We have undertaken a preliminary review of the draft Official Plan Amendment policies attached to the Staff Report, and provide the following comments:

- Policy 3.5.1.a limits heights within the *Mixed Use Area A* designation to 5 storeys. Map29-1B of the Draft Official Plan Amendment limits the FSI to 2.0.
- Draft policy 2.2.2 stipulates that lots in *Mixed Use Area C* may be considered for additional density above 3.0 FSI subject to Section 37 provisions of Toronto Official Plan policy 5.1.1, provided it is demonstrated that any additional density is compatible with the adjacent Neighbourhoods and is within the 45 degree angular plane for the Sheppard Lansing Area.
- The Sheppard Avenue frontage will be subject to a land conveyance to accommodate an ultimate road allowance of 36 metres. It is our understanding that due to the alignment of the road, staff have indicated that a greater land conveyance will be required from the properties on the south side of Sheppard Avenue West.

The above provides a summary of items which limit the redevelopment potential of lands within the Secondary Plan Area. The subject lands are within the Mixed Use Area 'A' provides for a height

restriction of 5 storeys and maximum density of 2.0 FSI. The proposed limitations preclude future development along a major arterial road. The proposed future right-of-way limit of 36 metres allows for an increased level of intensification where access to transit is available. Intensification, supported by a high level of urban design and appropriate transition to adjacent uses is appropriate for development along Sheppard Avenue, similar to the principles outlined in the Mid-Rise Design Guidelines, and implemented throughout the City of Toronto. The Staff Report identifies that the Secondary Plan area should be exempt from the Mid-Rise Design Guidelines, where it is our opinion that these Guidelines should inform future development in this area.

In addition, it is our opinion that all development applications within the entirety of the Secondary Plan area have the opportunity to exercise Section 37 provisions for an increase in height and density. The proposed policies only identify areas within Mixed Use Areas 'C' to be considered for additional density through Section 37 subject to urban design and angular plane policies, however, other properties within the Secondary Plan area should not be excluded from this provision under the *Planning Act*.

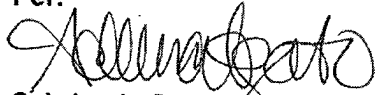
The Sheppard Avenue road widening presents substantial challenges for the redevelopment of shallow lots. The Staff Report identifies an exception for shallow lots to develop without commercial uses in the ground floor, allowing for residential only development to accommodate for this restriction. However, the Staff Report fails to identify other issues with the redevelopment of shallow lots include accommodating required setbacks, density limitations and angular plane restrictions. The draft policies should further consider the restrictions of redevelopment on shallow lots and provide opportunities to accommodate reductions to development standards where possible.

We submit these comments for consideration through the review process and formally request notice of all future meetings and correspondence issued on this matter. Should you require any additional information please contact the undersigned at extension 243 or Polina Bam at extension 294.

Yours truly,

**Weston Consulting**

Per:



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