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 m²) 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 Barn at extension
294.

Yours truly,
Weston Consulting
Per:

Sábrina L. Sgotto, Hons. BA, MCIP, RPP
Senior Planner

c. Dmitry Svirsky