

## North York Community Council

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**From:** Jonathan Rubin <jonathan@embeeproperties.ca>  
**Sent:** Wednesday, December 21, 2016 11:01 AM  
**To:** North York Community Council  
**Cc:** Allison Meistrich  
**Subject:** My comments for 2017.NY19.33 on January 17, 2017 North York Community Council  
**Attachments:** hpsc9571.pdf

To the City Clerk:

Please add my comments to the agenda for the January 17, 2017 North York Community Council meeting on item 2017.NY19.33, Final Report - City Initiated Official Plan Amendment - Sheppard Avenue Commercial Area Secondary Plan Review

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

The letter (dated November 29, 2016) I submitted should form part of the public record. I do not see it listed as a communication item.

Regards, Jonathan

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## **EMBEE PROPERTIES LTD.**

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November 29, 2016

**VIA E-MAIL**

City of Toronto  
North York Civic Centre  
5100 Yonge Street  
North York, ON M2N 5V7

Attention: Allison Meistrich  
Senior Planner, Community Planning, North York District

**Re: Sheppard Avenue Commercial Secondary Plan Review- City Initiated Official Plan Amendment-(the 'Secondary Plan Review') – Property: 88 Sheppard Ave. W.**

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Dear Mrs. Meistrich:

Embee Properties Limited is the registered owner of 88 Sheppard Avenue West. The property is located at the northwest corner of Sheppard Avenue West & Bangor Road and within the Sheppard Lansing community area. The property is occupied by a 2-storey office building with a rear surface parking area (lot size- 0.13 ac.) and is surrounded by commercial/office uses to the west, east, and south, with residential neighbourhood uses to the north.

We have undertaken a review of the various policies proposed as part of the Sheppard Avenue Commercial Secondary Plan Review. There are a handful of policies which limit the redevelopment potential of our lands within the Secondary Plan Area.

The subject lands are identified as Mixed Use Area 'B'. This area provides for a maximum height of 6 storeys and maximum density of 2.5 FSI.

It is our submission that additional intensification is more appropriate in Mixed Use Area "B" and can be accommodated by applying the principles outlined in the Mid-Rise Design Guidelines that have already been implemented throughout the City. The latest Staff Report suggests that this Secondary Plan area should be exempt from Mid Rise Design Guidelines. We disagree and believe these policies should guide all future development along Sheppard Avenue.

Furthermore, all development applications within this Area should have the opportunity to exercise Section 37 provisions to potentially allow for an increase in height and density. The proposed policies identify only Mixed Use Area 'C' as a candidate for additional density through Section 37. There is absolutely no planning rationale given as

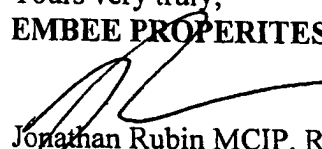
to why Mixed Use Area 'B' has been excluded and we believe Section 37 should be applicable in this area as well.

Finally, the road widening (proposed 36 m ROW) presents additional challenges for shallow lots along Sheppard Avenue West. The draft policies should reconsider the restrictions imposed on these shallow lots to provide greater redevelopment flexibility in the future.

We continue to welcome the opportunity to review our concerns with staff during their ongoing Official Plan Review process.

We request that we receive written notice of any and all further actions by the City with regard to the file.

Yours very truly,  
**EMBEE PROPERTIES LTD.**



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cc: Michael Baker- Embee Properties Ltd.