



**WESTON
CONSULTING**

planning + urban design

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

January 16th, 2017
File 8135

Attn: Francine Adamo

**RE: Comments for Circulation to North York Community Council Members
Official Plan Amendment 367, Sheppard Avenue Commercial Area Secondary Plan
1, 3, 5 Addington Avenue & 270, 268, 266, 262, 258 Sheppard Avenue West
City of Toronto (North York)**

Weston Consulting is the planning consultant for the owner of the lands municipally addressed as 1, 3, 5, 7 Addington Avenue and 270, 268, 266, 262, 258 Sheppard Avenue West in the City of Toronto (herein referred to as the *Subject Property*). The assembly of lands is approximately 5128 square metres (± 1.3 acres) in area, and located approximately one kilometre west of the intersection of Yonge Street and Sheppard Avenue West.



Figure 1: Air Photo of the Subject Property

The subject property contains a number of single family dwellings ranging between one (1) and two (2) storeys in height. The lands in the surrounding area consist of a range of residential uses, retirement and health residences, professional offices, and retail uses.

As you are already aware, the owners recently obtained planning permissions for a six (6) storey, 42-unit mixed-use building on 258, 260, and 262 Sheppard Avenue West. The owners have since acquired seven (7) additional lots and have engaged Weston Consulting, Kirkor Architects, FIJ Law LLP, and other sub-consultants to re-visit the development potential for the lands with an eight (8) storey mixed-use building. The redevelopment of the subject property will be heavily influenced by the policies contained within Official Plan Amendment (OPA) 367 for the Sheppard Avenue Commercial Area Secondary Plan.

We have undertaken a review of the OPA 367 policies intended to form part of the Secondary Plan as included in the January 6, 2017 Staff Report addendum. The draft policies identify the subject lands as within Mixed Use Area C, which permits a maximum height of six (6) storeys and an FSI of 3.0. We are pleased to provide the following comments based on our review of the draft policies:

- Section 2.1.1 Permitted Land Uses – Weston is in the opinion that some residential uses (townhouses and amenity areas) should be permitted at-grade to mimic the permitted uses in Mixed Use Area A directly across the street and provide flexibility in the streetscape along Sheppard Avenue West.
- Section 2.2.2 Height and Density – The Secondary Plan indicates that a six (6) storey buildings with a maximum FSI of 3.0 is appropriate on the subject property, and that greater density and height may be considered subject to all other policies of the Secondary Plan, Urban Design Guidelines, and appropriate Section 37 provisions. We are in the opinion that an eight (8) storey building is appropriate on the subject property provided that good planning and design principles are met. We are working closely with the Project Team to finalize plans for formal applications to the City.
- Section 3.4.1 & 3.4.2 Setback Requirements (Front and Rear) – While Weston supports development and built design that is compatible with adjacent development and the pedestrian realm, instituting setbacks as part of the Secondary Plan would create inflexible development envelopes and would likely negatively affect the feasibility of certain built form desired for this corridor. The widening of Sheppard Avenue West provides further constraints to the total developable area. It is our opinion that setback requirements would most appropriately be addressed through zoning. In the event that this is not considered, it may be beneficial to include a policy to permit for alternate setbacks provided the City is satisfied with the design approach.
- Section 4.2 Landscape Requirements – The Secondary Plan appropriately describes a landscaping requirement; however, a specific requirement may create complications with future development proposals where it has been demonstrated that a landscaping screen of less than 1.5 metres in width is appropriate. We believe that this is better addressed at the site plan or zoning stage.
- Section 6.1.7 Access – The Secondary Plan stipulates that new development will not rely on the local street network as part of the transportation assessment. The development

proposal contemplates a rear lane accessed off of Addington Avenue. As Sheppard Avenue is a high traffic corridor, it is suggested that below-grade parking access is better suited off of the proposed rear lane, which would result in a slight increase in traffic for Addington Avenue (along the subject property).

These comments have been prepared and submitted for the consideration of City Staff and Council. We look forward to discussing the Sheppard Avenue Commercial Area Secondary Plan and providing additional comments in the future. We reserve the right to provide further comments and we formally request notice of all future meetings and decisions regarding this Official Plan Amendment. We would like to note that we are also in the process of scheduling a meeting with Staff to discuss the development proposal and the feedback contained herein.

Should you require any additional information, please contact the undersigned (ext. 241) or Nader Kadri (ext. 268).

Yours truly,
Weston Consulting
Per:


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