

NY 19.33.15

**North York Community Council**

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**From:** Sabrina Sgotto <ssgotto@westonconsulting.com>  
**Sent:** Friday, January 13, 2017 3:09 PM  
**To:** North York Community Council  
**Cc:** Kevin Bechard; Polina Bam; Dr. Svirsky (drsvirsky@avenuedentalcentre.com)  
**Subject:** Submission of Correspondence re: Sheppard Ave Commercial Area Secondary Plan Review  
**Attachments:** 2017.01.13 Submission Letter in Reponse to Item 19.33.pdf

Hi,

Please find the attached as a formal submission with regard to the above noted item for the upcoming public hearing scheduled for Tuesday January 17<sup>th</sup>.

Thank you.

Regards,

**Sabrina L. Sgotto, Hons. BA, MCIP, RPP**  
Senior Planner



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5100 Yonge Street – Ground Floor  
Toronto, Ontario  
M2N 5V7

January 13, 2017  
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. The lands are within the boundaries of the Sheppard Avenue Commercial Area Secondary Plan.

We have undertaken a review of the Draft Official Plan Amendment (OPA) policies intended to form part of the Secondary Plan, as attached to the November 7, 2016 Staff Report presented at the November 15, 2016 North York Community Council meeting as well as the Draft OPA policies presented in the January 6, 2017 Staff Report addendum. The draft policies identify the subject lands as within *Mixed Use Area A*, which permits a maximum height of 5 storeys and an FSI of 2.0. We provide the following comments based on our review of the draft policies.

Draft policies 2.2.2 and 3.5.2 stipulate 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 per the requirements of Policy 3.6.3. It is our opinion that the entirety of the Secondary Plan area should be subject to additional density under Section 37, where appropriate, as determined by a review of site specific applications.

The OPA also provides draft policies in Section 3.1.2 for permitted building types which includes townhouses, stacked townhouses and low-rise apartments within Mixed-use areas A and B. It is our opinion that the permitted uses should include mid-rise buildings to allow for a greater range and type of housing along the south side of Sheppard Avenue West. Additionally, it would also for an increase in density, subject to the comments above with regard to Section 37 policies.

The Secondary Plan policies precludes additional intensification along Sheppard Avenue West, a major arterial road in close proximity to existing higher-order Transit. As mentioned in the January 6, 2017 Staff Report, a higher-order transit connection has been contemplated between the Yonge and Downsview Subway Stations. Intensification, supported by a high level of urban design and appropriate transition to adjacent uses is appropriate for development along Sheppard Avenue West to support future transit improvements. Similar principles have been outlined in the Mid-Rise Design Guidelines and implemented throughout the City of Toronto. The January 6, 2017 addendum Staff Report indicates that the Mid-Rise Design Guidelines have informed the analysis of the study area and some of the performance standards. It is our opinion that an increased level of intensification can be accommodated along Sheppard Avenue West.

The Draft OPA provides policies which identify constraints of shallow lots along the south side of Sheppard Avenue West and allows for residential uses at grade to accommodate for development constraints. However, these policies do not consider the impact of the road widening, which further impact the existing shallow lot conditions. It is our opinion that the possibility of transit improvements without the need for an additional road widening should be explored. This would allow for greater development opportunities. The additional widening currently contemplated provides for difficulties in the overall redevelopment potential along the south side of Sheppard Avenue West.

We have met with staff and we look forward to continue to working with staff during the Secondary Plan process to discuss these issues and develop suitable resolutions to enable the successful development of the client's properties. We submit these comments for consideration through the review process and formally request continued notice of all future meetings and correspondence issued on this matter. Should you require any additional information please contact the undersigned at extension 236 or Sabrina Sgotto at extension 243.

Yours truly,

**Weston Consulting**

Per:



**Kevin Bechard, M.Sc., RPP**  
Senior Associate

c. Dmitry Svirsky  
Sabrina Sgotto