

NY19.33.16

North York Community Council

From: Polina Bam <pbam@westonconsulting.com>
Sent: Friday, January 13, 2017 4:06 PM
To: North York Community Council
Cc: Ryan Guetter; Nader Kadri; Nolan Moss; Allison Meistrich; 'Bonnie Chan'; bing@parkhiatt.com; Joe Nanos
Subject: Submission of Correspondence re: Sheppard Ave Commercial Area Secondary Plan Review
Attachments: 2017.01.13- Sheppard Avenue Commercial Area SP-Letter.pdf

Hi Francine,

Please find the attached memo as a formal submission with regard to the upcoming public hearing scheduled for Tuesday January 17th (Item 19.33).
Can you kindly confirm the receipt of the letter?

Thank you.

Regards,

**Polina Bam, B. Sc. Env., M. Pl
Planner**



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**WESTON
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planning + urban design

City of Toronto
North York Civic Centre
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January 13th, 2017
File 8135

Attn: Francine Adamo, City Clerk

RE: City of Toronto, Sheppard Avenue Commercial Area Secondary Plan
Letter of Interest
Park Hiatt Development Holdings Inc.
1, 3, 5, 7 Addington Avenue & 270, 268, 266, 262, 260, 258 Sheppard Avenue West

Dear Madame,

Weston Consulting is the planning consultant for the Park Hiatt Development Holdings Inc. (herein referred to as "the owners") for their properties at 1, 3, 5, 7 Addington Avenue & 270, 268, 266, 262, 260, 258 Sheppard Avenue West (herein referred to as the "subject properties"). The subject properties are situated within the heart of the Sheppard Avenue Commercial Area Secondary Plan, which we understand is being updated through Official Plan Amendment (OPA) 367.



Figure 1: Air Photo of the Subject Properties

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, and other sub-consultants to re-visit the development potential for the entire site.

Weston Consulting is working to prepare a more formal letter to your Office outlining specific concerns with the proposed Secondary Plan updates; however, we would like to take the time to express our interest in the Sheppard Avenue Commercial Area Secondary Plan, as it may present significant implications to the proposed development.

We look forward to engaging in productive discussions with Municipal Staff and elected officials, and reserve the right to provide further input to the finalization of OPA 367 as it relates to the future development of the subject properties.

We respectfully request that we be notified of any future reports, public meetings and/or decisions in relation to this matter.

If you have any questions or comments, please do not hesitate to contact the undersigned (ext. 241) or Nader Kadri (ext .268).

Yours truly
Weston Consulting
 Per


 Ryan Guetter, BES, MCIP, RPP
 Vice President

- c. Joe Nanos, Director, Community Planning (North York)
 Allison Meistrich, Senior Planner, Community Planning
 Nader Kadri, Weston Consulting
 Bing Wang, Park Hiatt Development Holdings Inc.
 Bonnie Chan, Kirkor Architects