

**North York Community Council**

---

**From:** Josh Neubauer <jneubauer@urbanstrategies.com>  
**Sent:** March 11, 2020 11:23 PM  
**To:** North York Community Council  
**Cc:** Giulio Cescato; Rodwell, Thomas; Melanie Hare; Warren Price  
**Subject:** Letter Regarding the 2600 Don Mills Rd Official Plan Amendment  
**Attachments:** 2020 03 11\_USI Letter to NYCC on Behalf of 2500 Don Mills Rd.pdf

To the Members of the North York Community Council:

Please find attached a letter from Urban Strategies Inc. on behalf of our client Mac's Convenience Stores Inc., the owner of the property at 2500 Don Mills Road. The letter is regarding the Official Plan Amendment application by the owners of 2600 Don Mills Rd and the Final Report being considered by the Community Council on March 12, 2020.

Please contact me with any questions.

Sincerely,

**Josh Neubauer** MES, MCIP, RPP  
Senior Associate

**URBAN STRATEGIES INC.**  
197 Spadina Avenue, Suite 600  
Toronto, ON Canada M5T 2C8  
tel 416 340 9004 x253  
fax 416 340 8400  
[www.urbanstrategies.com](http://www.urbanstrategies.com)

March 11, 2020

*By Email*

Mayor and all Members, North York Community Council  
Attention: City Clerk  
Attending: Marie Greig, Administrator  
North York Community Council,  
5100 Yonge Street, Ground Floor  
Toronto, ON M2N 5V7  
Email: [nycc@toronto.ca](mailto:nycc@toronto.ca)

Dear Sirs/Mesdames:

**Re: Official Plan Amendment Application for 2600 Don Mills Road (File no. 17 260070 NNY 33 OZ)**

Urban Strategies was recently retained by Mac's Convenience Stores Inc. ("Our Client") to ascertain the development potential of their site at 2500 Don Mills Rd. The site currently operates as an ESSO gas bar with a Circle K convenience retail store and a car wash. We were recently given notice of North York Community Council's consideration of the Official Plan Amendment application from the owners of 2600 Don Mills Rd, who are seeking permission for an infill building of 33 storeys and 15 stacked townhouse units. This specific application proposes to amend Schedule 2: The Designation of Planned but Unbuilt Roads within the Official Plan by adding three new public streets in the block bound by Sheppard Ave E, Don Mills Rd, Leith Hill Rd and St. Timothy's Catholic School.

This Official Plan Amendment Application is linked to another application submitted by the owners of 1650 Sheppard Ave E (File No. 16 270525 NNY 33 OZ) which seeks to designate the entire block defined above as a key development site within the Sheppard East Subway Corridor Secondary Plan, and establish a maximum permitted density of 3.99 times the lot area. The owners of 1650 Sheppard Ave E are also seeking permission for a 31-storey infill in addition to the existing 15-storey building on the site. That application and the related Zoning By-law Amendment Application have been appealed to the Local Planning Appeals Tribunal ("LPAT") (Case Number PL170649). That LPAT appeal is now a consolidated appeal that considers all properties within the block within a proposed context block plan, including our Client's property.

Our Client supports the Official Plan Amendment proposed by the owners of 2600 Don Mills Rd, and the built form and intentions to intensify the area proposed by all of our Client's neighbouring land owners on the same block. We believe this is an appropriate area of the city for transit-oriented residential density and that the sites can accommodate tower forms without undo impacts on sensitive land uses. However, we must note our objection to the 3.99 times lot area density limit being applied to the 2500 Don Mills Rd site through any related planning applications or processes. We believe that the 2500 Don Mills Rd site can appropriately accommodate a similar built form to what has been developed in the area and is being proposed by our Client's neighbours. However, given the dimensions and location of the site the 3.99 times lot area density limit could in fact preclude development at a scale consistent

# URBAN STRATEGIES INC .

with what is proposed on the neighbouring lots of the same block, and with development that has already taken place in the surrounding area. Our Client's site has excellent proximity to Don Mills subway station and road access to and frontage on both Sheppard Ave E and Don Mills Rd. It can also deliver appropriate mixed-use density that creates a gateway condition at this prominent intersection without any adverse impacts on sensitive land uses. Any new density policies applied to this site should support its potential to deliver important housing options at transit-supportive densities.

Again, our Client supports the application and development intentions of the property owners at 2600 Don Mills Rd, but they do not wish to have the 2500 Don Mills Rd site included in any related application which would limit its appropriate potential to deliver transit-oriented development at a scale that is consistent with the surrounding existing and planned context area. We look forward to further discussion with City staff on this matter.

Sincerely,

**URBAN STRATEGIES INC.**



Melanie Hare, MCIP, RPP, LEED AP  
Partner

T: 416.340.9004 x215  
E: mhare@urbanstrategies.com



Josh Neubauer, MCIP, RPP  
Principal

T: 416.340.9004 x253  
E: jneubauer@urbanstrategies.com

cc:

Giulio Cescato, Acting Director Community Planning, North York District