

December 7, 2021

DELIVERED VIA EMAIL

Attn: John Andreevski, Manager
Community Planning – North York District
City of Toronto
North York Civic Centre
5100 Yonge Street
North York, Ontario, M2N 5V7

RE: Zoning Bylaw Amendment (21 193763 NNY 17 OZ) application on 2135 Sheppard Avenue East

Dear Mr. Andreevski:

Hiltin Hills Developments Inc. ("Hiltin") is the owner of the subject lands located at 2135 Sheppard Avenue East. Hiltin submitted an application for zoning by-law amendment on August 4, 2021 to permit the redevelopment of the subject lands, identified as Part 4 and Part 10 on Reference Plan 66R-31677, for a 12-storey mixed use building containing 277 residential dwelling units and 2,119 square metres of office and retail space.

The City of Toronto planning staff have taken the position that our zoning by-law amendment application does not conform to the ConsumersNext Secondary Plan. To address this position and without comment thereon, should the City of Toronto accept an application to amend the Official Plan, Hiltin is prepared to revise our zoning by-law amendment to incorporate the following design changes:

1. Provide for a minimum of 1,858 square metres (20,000 square feet) of contiguous retail space on the ground floor of the proposed mixed use building with a design of the space which shall not preclude accommodation of a grocery store;
2. Provide for a minimum of 1,197.5 square metres (12,889 square feet) of non-residential space on the second floor of the proposed mixed use building;
3. Relocate the proposed on-site parkland dedication to the southern end of the site to be integrated with the existing parkland block dedicated as part of the larger development identified as Block 2 on Registered Plan 66M-2561; and
4. Limit the height of the proposed mixed use building, not including the MPH, to be no greater than the right-of-way width of Sheppard Avenue East and meet guidelines found in the Mid-Rise Building Performance Standards.

Hiltin looks forward to collaboratively working with City Staff to advance our zoning by-law amendment application.

Sincerely,

HILTIN HILLS DEVELOPMENTS INC.



Peter Jakovic
Director of Land Development

