

**From:** [Zoe W.](#)  
**To:** [councilmeeting](#)  
**Subject:** RE: Meeting Motion #MM38.26 - Request to Allow an Application to Amend the ConsumersNext Secondary Plan  
**Date:** December 15, 2021 9:46:13 AM

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Dear Council members,

The Consumers Next Secondary Plan was supposed to result in a revitalized business park with a planned community that delivered the lifestyle Toronto is encouraging all Torontonians to live which is a place where you live, work and play without having the need to drive your car.

The Secondary Plan is brilliant, but the execution of the plan is falling apart piece by piece.

First to fail was a key source of recreation in the project; a nature trail surrounding the entire parameter of the business area where residents could walk, jog, ride a bike or enjoy the mature trees that lined the area near the highways. This execution failed because a developer took ownership of a section of the land, the MTO owns the balance of the property, and no other provisions were made for developers to collaborate to make this nature trail happen.

Next to stall was the redevelopment of the commercial space. One reason might be that no significant incentives exist to do so, and another reason could be the local Business Associations' willingness to endorse changing employment land to mixed residential as was the case with the Paradise Developer that filed an application earlier to do so.

**On the agenda for this Dec 15/16<sup>th</sup> meeting is an item**

**that is setting the stage for another failed component of the secondary plan being proposed without community consultation and without prior discussion at North York Community Council.**

Hiltin Hills Development Inc is a developer approved to build 3 mixed residential towers **based on also constructing a four-story retail building** with space on the ground floor to accommodate a grocery store. He constructed his first 2 mixed residential buildings, but this year applied to change the retail building to a 12-story mixed residential building, and initially excluded the commitment to provide adequate grocery store retail space.

This developer's land is situated on Sheppard Ave midway between Don Mills Rd and Victoria Park Ave which is the most ideal location for retail space that could attract larger scale retailers that could meet the needs of residents living within the ConsumersNext boundaries, as well as those from the Pleasant View community that runs parallel along Sheppard where our main street ends at this juncture.

**If the city of Toronto envisions a future where residents can walk and not drive to meet their needs, then this location is the most crucial spot for large convenient retailers such as Dollarama, Shoppers Drug Mart , etc. which won't fit into the smaller existing retail spaces now offered by mixed-residential buildings between Don Mills and Victoria Park.**

When the developer filed his application to change his project, the Pleasant View residents **were promised a meeting to discuss** this in the Fall. No meeting has taken place on this and it has not appeared on North York Community Council meeting

agendas where we could have suggested a more favourable compromise with this developer.

The negotiated arrangement being presented on Dec 15/16th only holds the developer accountable for the grocery store component and is allowing significant increased residential density without looking at the larger goals for this project.

The community will celebrate this grocery store but will soon experience disappointments when they discover what they lost in the process. There is no other apparent opportunity besides this prime spot to place a 4-story retail building along Sheppard Ave between Don Mills and Victoria Park.

**Please send this item back to Planning and Housing Committee** where negotiations to keep the four-story retail space and the main floor grocery space can continue before Hiltin Hills Development Inc. is permitted to build his 3<sup>rd</sup> and final tower.

Sincerely

Susan Wakutz

Pleasant View Community Association

## Summary

The approved site specific Zoning By-law 1182-2016 for the lands municipally known as 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 55 Smooth Rose Court and 15 Smooth Rose Court permits a mixed use development in three residential buildings on the development site (Registered Plan 66M-2561, the "Lands") with heights of 34 storeys (Building A), 43 storeys (Building B), and 26 storeys (Building D), as well as a 4-storey retail building (Building C) at the southwest corner of Sheppard Avenue East and Yorkland Boulevard (Part of Block 1, Registered Plan 66M-2561 and more particularly described as Parts 4 and 10 on Reference Plan 66R-31677, the "Site").

Currently, Building D is constructed and occupied, and Building B is under construction and Site Plan Notice of Approval Conditions have been issued along with a Site Plan Agreement registered as Instrument AT5895305. Building A has a Site Plan Application filed with the City and is currently under review.

On August 10, 2021, Hiltin Hills Developments Inc. (the "Owner") submitted an Application to amend Zoning By-law 1182-2016 (the "Application"). The Application seeks to amend the 4-storey retail building (Building C) to permit a 12-storey mixed use building with an additional approximately 19,373.1 square metres of gross floor area on the Site, totalling 23,993.4 square metres.

The Application remains incomplete as of November 5, 2021. The Application, in its current form, does not conform to the ConsumersNext Secondary Plan with respect to the overall permitted density, building typology, setback, step backs, angular plane, and ground-floor uses.

Further, pursuant to Section 22 (2.1.1) of the Planning Act, the Owner is not permitted to file for an amendment to the Secondary Plan before the second anniversary of the first day any part of the Secondary Plan comes into effect. The ConsumersNext Secondary Plan came into force over the lands on April 16, 2021. However, pursuant to the exception under Section 22 (2.2), Council may declare by resolution that a specific request to amend the Secondary Plan be permitted.

The Owner has agreed to amend the Application to lower the height of their proposal so that it meets the maximum height of the right-of-way of Sheppard Avenue East to be considered a mid-rise building as per the Mid-Rise Building Performance Standards, and to incorporate more retail space into their ground floor, as shown in the attached letter from the Owner. In particular, a minimum of 1,858 square metres (20,000 square feet) of contiguous retail space on the ground floor, the design of which shall not preclude the ability to accommodate a grocery store.