

January 28, 2022

Marilyn Toft, Secretariat
12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON, M5H 2N2

Via E-mail: councilmeeting@toronto.ca

Dear Marilyn Toft,

Re: Redevelopment of 824 Sheppard Avenue West and 177-181 Cocksfield Avenue
ACLP-Sheppard Avenue GP Inc. (20 205918 NNY 06 OZ)

Almega Asset Management is the proponent on behalf of the owners of the above referenced lands, who have applications before you today for decision NY29.1. On October 13, 2020, we submitted applications for an Official Plan and Zoning By-law Amendment and a Rental Housing Demolition (20 205924 NNY 06 RH) to start the redevelopment process for a purpose-built rental housing building on our lands which are municipally addressed as 824 Sheppard Avenue West and 177-181 Cocksfield Avenue in North York ("subject lands").

The City issued their first set of circulation comments on April 28, 2021, and on July 20, 2021, we resubmitted our applications for Official Plan and Zoning By-law Amendments, and Rental Housing Demolition, as well as a new Site Plan Control application (21 187375 NNY 06 SA).

Since our original submission was made on October 13, 2020, we have been working with City staff, our Ward Councillor, and the public to create a vision for the subject lands that encompasses our objectives, a shared vision for the lands, and the public's input. It has been an iterative process resulting in several revisions to our original proposal. We have followed the process to inform both the public and our current tenants on site of the proposal.

Our original submission and subsequent re-submissions were comprehensive and addressed architectural and urban design matters, land use planning, civil engineering and servicing, geotechnical and hydrogeological matters, housing, landscaping, wind, public engagement and consultation, waste management, traffic and transportation, tree preservation, and sustainability.

The original design proposed a 14-storey mixed use building with 19,483 square metres of GFA, including 462 square metres of commercial space and 360 square metres of daycare space, resulting in an FSI of 4.0 and 270 residential rental units.

In response to feedback from staff and the community, we agreed to reduce the proposed building height while maintaining the rental tenure of the building. In this regard we dropped the height by 2 storeys from 14 to 12, and we decreased the number of residential rental units to 263. Beyond the reductions in height and number of units, we have maintained a daycare space within the building, and have incorporated several design enhancements which appropriately address some of the other City staff and public comments received to date. These design enhancement include:

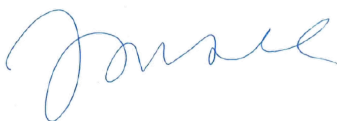
- Modifying the residential lobby entrance so it fronts onto to Sheppard Avenue;
- Expanding the retail space;
- Introducing a “breezeway” style mid-block connection to ensure site porosity and allow pedestrians to pass through the site from Sheppard to Cocksfield;
- Applying a 45-degree angular plane starting at a height of 16 metres (i.e. 80% of the Cocksfield right-of-way), whereby the 6-storey mid-rise is contained within the requested angular plane; and
- Expanding the building’s connections by adding 2-storeys to the connection between the Sheppard and Cocksfield mid-rises.

We have also collaborated with City legal, planning, and housing staff to create appropriate terms in our Section 37 and 111 agreements and related Bills, which are also before you today. In our opinion, we have achieved an effective and collaborative solution for securing community benefits and ensuring the protection of rental housing.

On January 6, 2022 our Official Plan and Zoning By-law Amendments and Rental Housing Demolition and Conversion Applications were considered by North York Community Council. However, it is being forwarded to City Council without recommendations. We feel that our efforts and collaboration with both City staff and the public are now clearer.

Based on the above, we respectfully request that Council approve the proposed amendments and related Bills.

Yours truly,



Jodi Shpigel
COO