



WESTON CONSULTING

planning + urban design

North York Civic Centre
5100 Yonge Street – Ground Floor
Toronto, Ontario
M2N 5V7

November 3, 2021
File 9833

Attn: Jenny Choi

**RE: Comments for Circulation to North York Community Council Members
Sheppard – Willowdale Secondary Plan
City of Toronto**

Weston Consulting is the authorized agent for the owner of the property located at 280, 288 & 298 Sheppard Avenue East, 293 – 295 Maplehurst Avenue, and 287 Maplehurst Avenue (potential acquisition) in the City of Toronto. The subject lands are comprised of approximately 1.3 acres and are located on the north-east intersection of Sheppard Avenue East and Willowdale Avenue. The properties are currently occupied by a mixed-use building, parking lot and single-detached residential dwelling. The subject properties are surrounded by a park (Sheppard East Park) to the south; commercial and residential use buildings to the east; commercial plaza to the west and single-detached dwelling and open space to the north.

We are in the process of finalizing a development concept for the subject properties that envisions a mid-rise mixed-use building along Sheppard Avenue and townhouse development along Maplehurst Avenue. We anticipate the submission of planning applications for the subject properties to be made in the coming weeks and have reached out to City Staff to schedule a formal pre-application consultation meeting.

We have undertaken preliminary review of the draft Sheppard – Willowdale Secondary Plan and provide the following comments related to the **Map 29-1, Map 29-2, Map 29-3 Policy 4.5.4.a and Policy 4.5.5:**

Map 29-1 and 29-2

We would request to **modify the Secondary Plan boundary for Mixed Use Area 'A' by bringing it up to Maplehurst Avenue from Willowdale and Shephard Avenue intersection to Longmore Street and Shephard Avenue intersection** for the land use consistency purpose.

We would like to note that an appropriate transition in scale from the neighbourhood along Maplehurst Avenue could be achieved through the application of a 45-degree angular plane and appropriate setbacks.

Provision of townhouse-built form along Maplehurst Avenue that is compatible with the scale to the local street and adjacent lands designated Neighbourhoods would help the City to provide for new opportunities in housing choice.

Moreover, Maplehurst Avenue provides an appropriate break to separate new development along Sheppard and the residential dwellings to the north. Further, the Rona lands (258 Sheppard Avenue) already reflects this condition as it includes lands that front onto Maplehurst Avenue.

Policies 4.5.4.a and Map 29-3:

Map 29-3 of the Draft Official Plan Amendment limits the FSI to 2.5.

The subject lands are within the **Mixed-Use Area ‘A’** that provides for a **height restriction of 5 storeys** and maximum density of **2.5 FSI**.

The proposed limitations preclude future development along a major arterial road. The proposed future right-of-way limit of 36 metres allows for an increased level of intensification where access to transit is available.

Policy 4.5.5

We strongly support the policy 4.5.5 which recommends that *“additional heights above the maximum height may be considered subject to policies of this Plan the Urban Design Guidelines and Streetscape Plan, provided it can be demonstrated that any additional height is compatible with adjacent Neighbourhoods and is within a 45 degree angular plane measured from the shared rear yard setback at a height of 10.5 metres for residential uses, or at a height of 12.5 metres for commercial/non-residential uses”*.

Intensification, supported by a high level of urban design would help the City to achieve appropriate transition to adjacent uses for development along Sheppard Avenue, similar to the principles outlined in the Mid-Rise Design Guidelines and implemented throughout the City of Toronto. And this is what intent of policy 4.5.5 is – to allow for additional height for Mixed Use Area ‘A’ provided that appropriate transition to adjacent land uses could be demonstrated. For the same reasons, **we strongly support Policy 4.5.5**.

Conclusion:

We would like to note that the the highest and best use of the lands designated as Mixed-use Area ‘A’ beyond 5 storeys would allow for **transit supportive densities** that are **within 800m of a planned Major Transit Station Area** and existing subway station.

Redevelopment of Mixed-Use Area ‘A’ above 5 storeys with appropriate transition would provide retail opportunities for the area beyond what currently exists and **would allow the City to achieve the density target as directed by the Province of 200 people and jobs per hectare** for MTSA served by subways. For the reasons mentioned above, we welcome addition of Policy 4.5.5 to the Sheppard Avenue Willowdale Secondary Plan.

We also request modifications of the Mixed-Use Area 'A' boundary on Map 29-1 and Map 29-2 by extending the boundary. We look forward to discussing the Sheppard Avenue Willowdale Secondary Plan and providing additional comments in the future, if required.

Also, we formally request notice of all future meetings and decisions regarding this Official Plan Amendment. We would like to note that we are also in the process of scheduling a meeting with Staff to discuss the development proposal and the feedback contained herein.

Should you require and additional information, please contact the undersigned at extension 335 or Alyson Naseer at extension 278.

Yours truly,
Weston Consulting,
Per:

A handwritten signature in black ink that reads "K. Pandey". The signature is written in a cursive style with a horizontal line underneath the name.

Katie Pandey, MAES, MCIP, RPP
Associate



MAPLEHURST PARK

MAPLEHURST PARK

MAPLEHURST AVE

LONGMORE ST

#287

#293

#295

COMMERCIAL

#280

#288

#298

SHEPPARD AVENUE EAST

SHEPPARD EAST PARK

Legend



Sub



In the Process of Acquisition