

January 5, 2022

MGP File: 19-2844

City of Toronto
5100 Yonge Street
Toronto, Ontario M2N 5V7

Attn: North York Community Council

**RE: Leona Sheppard Inc.
Sheppard Willowdale Secondary Plan
105 Sheppard Avenue East and 24 & 26 Leona Drive, City of Toronto
City File No.: 20 177426 NNY 18 OZ and 20 177427 NNY 18 SA**

Malone Given Parsons Ltd. has been retained as the land use planners for Leona Sheppard Inc., owners of 0.15 hectares of land at the southwest corner of Sheppard Avenue East and Leona Drive, municipally known as 105 Sheppard Avenue East and 24 & 26 Leona Drive in the City of Toronto (“Subject Lands”). The Subject Lands are located within the Sheppard Willowdale Secondary Plan boundary.

Due to the location of the Subject Lands, we have been participating in the City’s ongoing process to update the Sheppard Willowdale Secondary Plan. On behalf of Leona Sheppard Inc., we submitted applications to amend the Official Plan and Zoning Bylaw as well as a Site Plan Control application on the Subject Lands to be reviewed concurrently with the Secondary Plan update process. These applications are required to permit an eight-storey mixed-use midrise building with 58 residential units with at-grade retail and a density of 3.4 Floor Space Index (FSI). We have worked collaboratively with City staff on these applications and have been able to address all major comments, including incorporating an attractive retail space at-grade that has the potential to function as an indoor and outdoor amenity. We have made what we anticipate as the final submission on these applications to address the remaining minor comments.

We have been working diligently with City staff to implement the vision of the new Secondary Plan on the Subject Lands, which was our intent when we submitted these applications. We believe our proposal is in alignment with this vision and that City staff are satisfied with the application.

For that reason, we were disappointed to see that the draft Secondary Plan that City staff are presenting to North York Community Council on January 6, 2022 does not permit the development of the Subject Lands as proposed. The Secondary Plan (if approved) currently limits density on the Subject Lands to 3.0 FSI and height to 7 storeys. There is a policy to permit additional density (Policy 3.4.2) and height (Policy 4.6.5), however it relies on a document (*Urban Design Guidelines and Streetscape Plan*) that has not been prepared yet. While this document is a component of Phase 3 of this Secondary Plan process, it is not clear when this document will be completed, or if the proposed development concept would adhere to it.

Given that staff have been supportive of the proposed redevelopment application, we are requesting that the Secondary Plan be revised to include a site-specific policy on the Subject Lands to permit the increased density and height, or that the Secondary Plan be amended in a similar approach to permit the proposed development.

This would not disrupt the general framework of the Secondary Plan and would allow our development to proceed, without any additional Official Plan Amendment approvals.

Without any modifications to the Secondary Plan (and assuming it is adopted), Leona Sheppard Inc. will have to file a site-specific appeal to the Secondary Plan to protect their development rights. This is an undesirable outcome considering all the work that we have done with the City to propose a development that meets the intent of the emerging Secondary Plan policies.

We hope to continue to work collaboratively with the City through this process and request that the Secondary Plan be revised to permit the proposed redevelopment. Please contact the undersigned if you have questions with respect to the above.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Rohan Sovig, MCIP, RPP
Planner

cc

Jenny Choi, City of Toronto
Councillor Fillion, City of Toronto
Freddy Mak, Leona Sheppard Inc.