

January 5, 2022

City of Toronto
North York Community Council
North York Civic Centre
c/o Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Members of the North York Community Council

Dear Councillors:

Re: *Sheppard Avenue Commercial Area Secondary Plan Review*
Sheppard Willowdale Secondary Plan

Dillon Consulting Limited (“Dillon”) represents LBS Group Ltd. (the “landowner”) with regards to land use planning matters for their property located at 258 Sheppard Avenue East in the City of Toronto (the “Subject Property”). We have concerns regarding the proposed “Potential New and Expanded Parks location” symbol and associated text in Section 12.5.d in the Draft Sheppard-Willowdale Secondary Plan. We have addressed our concern at the public consultation meeting held on November 3, 2021. We have also had subsequent discussions with the City’s Planning Staff and made a formal written submission dated November 24, 2021.

The Subject Property is bound by Sheppard Avenue East to the south, Willowdale Avenue to the west, and Maplehurst Avenue to the north. (Shown in Red on Figure 1)

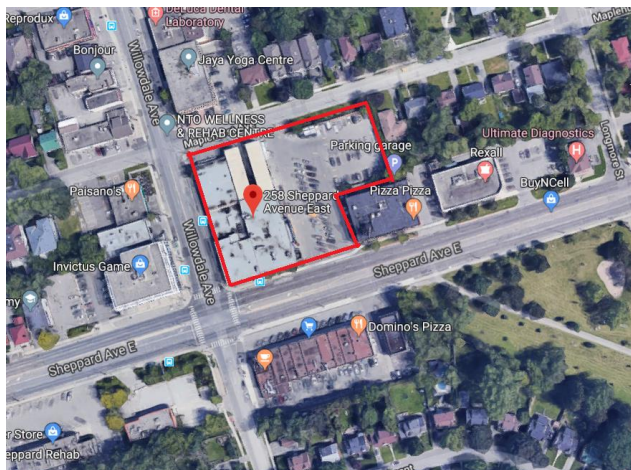
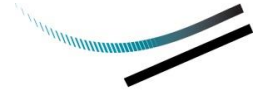


Figure 1: 258 Sheppard Avenue East

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The Subject Property is developed with a retail store currently used by “RONA” (hardware & construction retail) and has a site area of 60,191 Square Feet (1.382 acres).

The Subject Property is strategically located at the centre of the Sheppard Avenue Commercial Area Secondary Plan Study area, and is further reinforced by the special policy area designation, Willowdale Area 1. (See Dotted outline in Figure 2 below).



Figure 2: Sheppard-Willowdale Secondary Plan – Map 29-2 Land Use Plan

The proposed Willowdale Area 1 policies of the Draft Sheppard-Willowdale Secondary Plan allows for more height and density on this corner subject to meeting specified design criteria. The vision for this important corner is for a mid-rise built form that frames both Sheppard Avenue East and Willowdale Avenue, with a transition to a low rise built form along Maplehurst Avenue. Further design criteria includes angular plains along both streets to ensure adequate sunlight on city streets and to assist with the transition to the low density neighbourhood to the north. Figure 3 below recognizes the High Order Pedestrian Zone at the corner of Sheppard Avenue East, the Sheppard Avenue East Promenade and also shows the symbol for a Potential New and Expanded Park location.

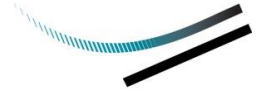
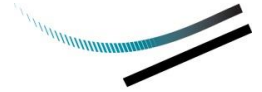


Figure 3: Sheppard-Willowdale Secondary Plan – Map 29-4 Parks and Public Realm

While we have concerns about the many competing design criteria's, we are particularly concerned about the "Potential New and Expanded Park location" symbol which is applied to this very important corner. Any park will be difficult to achieve on this site and it undermines the vision for the importance of this location. The plan recognises that the Special Policy areas have the greatest potential to accommodate comprehensive development creating a mix of commercial, residential and community uses. The plan also envisions development which frames the street, within angular plains and adequate setbacks along Sheppard Avenue for a pedestrian promenade. A park on this site will compromise these goals and will be difficult to adequately achieve them on the Subject Property given the size of the lot which make up this Special Policy area.

It would be very difficult to locate a new park of any appropriate size on this lot while framing the street on both Sheppard Avenue and Willowdale Avenue. This design approach of framing the street will also result in other design functions such as access, loading and circulation together with outdoor amenity space for the residents to be located interior to the site and in proximity of Maplehurst Avenue. A park on this site would undermine the ability for the built form to frame the street and the ability to adequately access the site and provide other necessary design aspects of the future development.



Further, there are adequate park locations directly east of the Subject Property which can serve the comprehensive development envisioned for this Special Policy area. Maplehurst Park is located approximately 38 metres to the northeast and Sheppard East Park is located approximately 36 metres to the southeast of this Special Policy area. A park on the Subject Property is difficult to achieve and would be small in size and compromised with noise, activity and overlook. Existing parks located within a 1 minute walking distance would better serve the existing and new residents of the area. Further, the location of a small park on this important corner property is misaligned with the existing parks in the area. It may be more appropriate to relocate the “Potential New and Expanded Park location” symbol further east to create an opportunity to link these existing parks, both which are located to the east of this corner site. Alternatively, the City should find opportunities to expand these existing parks which currently serve the residents of the area.

The future redevelopment of this site will be subject to the policies in the Official Plan for generating funding for new parks. Our position is that this future development will contribute to the expansion of existing nearby parks to make them more functional, accessible and more attractive for the neighbourhood rather than to create a small, disconnected park on the Subject Property which will not adequately serve the needs of the neighbourhood. The size of the Subject Property should not dictate the location of a future park if its size and location is inappropriate.

We look forward to continuing dialogue with City Staff on this matter. If you have any questions or wish to discuss this matter, please contact the undersigned at 416-554-1518 or by email (jguzzi@dillon.ca).

Sincerely,

DILLON CONSULTING LIMITED

Joseph Guzzi, MCIP, RPP

Associate

JG:

Our file: 19-1570

Cc: Mr. Bryan O'Neill, LBS Group Ltd.