



January 5, 2022

Jenny Choi, Planner
Community Planning, City Planning
North York Civic Centre
5100 Yonge Street, Ground Floor
Toronto, ON M2N 5V7

Dear Jenny,

**Re: Sheppard Avenue Commercial Area Secondary Plan
Public Meeting – January 6, 2022**

As you are aware, M. Behar Planning & Design Limited have been actively involved in the Sheppard Willowdale Secondary Plan process since the project's inception. Since then, we have further participated in the subsequent open houses and provided feedback and comment for staff's consideration.

We are disappointed that staff do not see the merit in considering the lands municipally known as 176 – 180 Sheppard Avenue East, as well as 167, 169, 177 and 181 Maplehurst Avenue as a Special policy Area. We continue to maintain that my client's (Nedmar Enterprises) lands provide an ideal opportunity for a comprehensive development that will help address housing challenges, daycare and seniors needs while still implementing the Vision and Guiding Principles of the Secondary Plan.

We believe these lands achieve the criteria outlined by this document. We have reiterated these items below.

- There is one owner of the subject lands. Nedmar is committed to a comprehensive redevelopment. No further assembly is required for this to be realized.
- Nedmar has a proven track record in this community and is committed to continuing to provide much needed community uses.
- We have previously held a formal Pre-Consultation meeting with staff on February 5, 2020 and presented plans which showed a comprehensive redevelopment. It included retaining and expanding the existing school operation and providing a senior's/assisted living component on the subject lands. This demonstrates the owner's commitment to a comprehensive and efficient redevelopment of the lands.
- As per our formal pre-consultation meeting, Nedmar is interested in a senior's building/assisted living arrangement as well as a school, thereby providing a much-needed community use on the lands. More specifically, the redevelopment would:
 - Maintain the existing community use (school). A portion of the contemplated proposal is an expansion of that school facility to meet the increasing local community demand.
 - Contribute to the range of housing options in the area.
 - Contribute to the commercial activity along Sheppard Avenue via a mixed-use building, which could include retail or potentially supportive pharmacy uses to the main use.
 - Provide for a high-quality streetscape along Sheppard while encouraging safe and accessible pedestrian areas at grade.
 - Not cause adverse impacts on the surrounding area. The nearest Neighbourhood Area impacted by any comprehensive redevelopment would be on the north side of Maplehurst Avenue, which is separated by a 20m ROW.
 - As a corner site provide an improved public realm along Dudley Street.
 - Maximize several efficiencies such as service areas, driveways, parking and loading areas between all uses, existing as well as proposed.

Thank you for providing the opportunity for us to participate in the process and provide our feedback for staff consideration. With this letter, we formally object to the Drafty Secondary Plan as prepared as it relates to the above-mentioned lands. We request that Community Council refer this matter back to staff for consideration of a Special Policy Area for these lands to achieve the vision and intent of the Plan.

Yours truly,

A handwritten signature in black ink, appearing to read "Chris Pereira". The signature is fluid and cursive, with a large initial "C" and "P".

Chris Pereira, MCIP, RPP
Principal
M. Behar Planning & Design Limited

cc. Guy Matthew, Acting Manager
Arsalan Mohajer, Nedmar Enterprises Inc.