



PLANNING AND URBAN DESIGN

25 March 2022

City Clerk  
Administrator Planning and Housing Committee  
10<sup>th</sup> Floor, West Tower, City Hall  
100 Queen Street West Toronto, ON M5H 2N2

**Attention:**            **Nancy Martins**

Dear Ms. Martins,

**RE:**                    **PH32.8 - Preliminary Assessment of Employment Area Conversion Request**  
                             **4800-4830 Sheppard Avenue East (No. 087)**  
                             WND File No. 21.547

WND Associates is the planning agent for Terra Bona Developments Ltd., in relation to the lands municipally known as 4800-4830 Sheppard Avenue East in the City of Toronto (the “subject site”). A request to convert the entirety of the subject site from *General Employment Areas* to *Mixed Use Areas* was submitted on August 3, 2021. Terra Bona Developments Ltd. is partnered with The Safehaven Project for Community Living and requests conversion of the subject site to facilitate its redevelopment consisting of a mix of uses including expanded employment and new residential uses, including affordable and supportive housing. We have reviewed the preliminary assessment of the conversion request for the subject site (No. 087) and wish to respond to staff’s conclusion that the land should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

Staff have identified a list of issues in its preliminary review of the conversion request for which we offer the following replies:

- *Certainty and timing of the proposed Sheppard TTC Subway Station as part of the Scarborough Subway Extension;*

Construction of the Scarborough Subway Extension commenced on June 23, 2021 with ground-breaking indicated by Metrolinx. Subsequently, Metrolinx and Infrastructure Ontario issued RFPs on February 9, 2022 and invited a short list of teams to bid on the design and construction of the planned stations and tracks. While construction will advance over several years, the conversion of the subject site will facilitate its development application process, concurrent with the construction of the Scarborough Subway Extension.

Further to the above, as detailed in agenda item PH32.7, City Planning has provided the proposed delineated for SASP 746 – Major Transit Station Area – Shorting Station in Draft OPA 575 which is planned for a minimum population and employment target of 160 residents and jobs combined per hectare. The subject site is located at the intersection of Shorting Road and Sheppard Avenue East. The advancement of SASP 746 indicates that the emerging policy regime for this proposed MTSA is intended to support planned higher-order transit along Sheppard Avenue East which will connect to the Scarborough Subway Extension.

- *The lands form part of a contiguous area designated General Employment Areas and Core Employment Areas on the north side of Sheppard Avenue East and would set a precedent for further conversions;*
- *Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;*
- *Impact of the removal of a large and key location for employment uses;*
- *Ability to provide opportunities for the clustering of similar or related employment uses;*

The requested conversion would facilitate the mixed-use redevelopment of the subject site in a manner that replaces, and could likely expand, the existing employment opportunities on the subject site while providing new residential and community uses, including potential for parkland dedication, that will contribute to the emerging land use and policy context within the proposed Shorting Station MTSA. We look forward to additional consultation with staff to discuss the optimized and phased redevelopment of the subject site which appropriately responds to the above-noted concerns.

- *Ability to provide appropriate buffering and/or separation of existing and permitted employment uses from sensitive land uses;*

As detailed in the Modified Compatibility and Mitigation Study, prepared by SLR Consulting (Canada) Ltd. in support of the conversion request, adverse air quality emissions from nearby industrial facilities are not anticipated and the proposed mixed-use development of the subject site is anticipated to be compatible with the surrounding land uses from and noise perspective. Additionally, there will be no negative impacts on surrounding industries and their ability to obtain/ maintain their required Ministry of the Environment, Conservation & Parks permits and approvals.

- *Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses (really?) [sic];*

In its Traffic Brief in support of the conversion request, NexTrans Consulting Engineers advises that the subject site is well serviced by several TTC bus routes which provide high-frequency service and provide connection to the TTC subway system and GO Train system. The planned extensions of both the Sheppard TTC line and Scarborough TTC lines would sufficiently service the subject site, decreasing dependence on single-occupant vehicles under the future redevelopment scenarios.

Ingress and egress for the subject site is currently provided at three driveway locations at Sheppard Avenue East and a fourth driveway at Shorting Road. Future redevelopment would create

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opportunities to consolidate site access, reducing the number of curb cut on the boundary road network to improve its safety and function.

- *The need for convenient access to community facilities and services required for complete communities;*

The subject site is of a sufficient size and orientation to replace and expand the existing employment uses while adding new residential uses, including affordable housing. Terra Bona Developments Ltd. is partnered with The Safehaven Project for Community Living on this conversion request, and several active development applications in the GTA to deliver affordable housing including supportive housing for people with developmental disabilities and complex care needs, and daycare facilities. We look forward to further consultation with staff and the opportunity to share a mixed-use vision for the site that will contribute to the development of a complete community by retaining employment opportunities and providing new affordable housing and community services.

- *Other issues that may arise as a result of further review and stakeholder engagement.*

We look forward to engaging in additional consultation with City staff and area stakeholders to discuss the planning merits of the conversion request and to share our vision of mixed-use and transit-supportive land uses for the subject site that will bring additional employment, housing (including affordable units), and community uses to the Agincourt South-Malvern West neighbourhood and the proposed Shorting Station MTSA.

We kindly request that staff reconsider the recommendation of its preliminary assessment to retain the subject site as employment lands and look forward to additional consultation.

Yours very truly,

**WND associates**  
planning + urban design



Andrew Ferancik, MCIP, RPP  
Principal