



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055
KLMPLANNING.COM

File: P-3559

November 25, 2024

City Clerk
North York Community Council
100 Queen Street West
2nd Floor, West Tower, Toronto ON
M5H 2N2

By Email: nycc@toronto.ca

Attention: Matthew Green, Administrator, North York Community Council

**Re: Request to Amend the Official Plan Application Number 19 254260 NNY 17 OZ
City Initiated - Renew Sheppard East Secondary Plan
December 3, 2024 Public Meeting to be held by North York Community Council**

Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planner on behalf of Wycliffe Square Limited ("Wycliffe"), the owner of the property municipally known as 794 - 806 Sheppard Avenue East located at the northwest corner of Sheppard Avenue and Blue Ridge Road in the City of Toronto (the "City") (the "Subject Lands").

On behalf of Wycliffe, this letter is to provide comments on the City Initiated - Renew Sheppard East Secondary Plan or proposed Amendment 777 to the Official Plan for the City of Toronto (the "Proposed OPA") which is to be considered at the Public Meeting being held on December 3, 2024.

The Subject lands are currently designated Mixed Use Area in the Official Plan for the City of Toronto. In addition, the Subject Lands are located within the Bessarion Major Transit Station Area #730 as approved as part of City of Toronto Official Plan Amendment 575 and are within approximately 175 metres of the station located at the intersection of Bessarion Street and Sheppard Avenue. Wycliffe is concerned that without modifications to the Proposed OPA re-development of the Subject Lands will not achieve full potential to maximize the efficient use of land, infrastructure and community facilities and leverage the investment made in transit infrastructure and stations.

Height

The Subject Lands are within the Transit Station Character Area of the Proposed OPA. It is recognized within the Proposed OPA that lands within the Transit Station Character Area will contain the highest buildings and yet section 7.3.1 containing Tall Building policies proposes lower heights than the maximum height of 45 storeys proposed at the transit stations at the intersection of Leslie Street and Bayview. Wycliffe requests that policy 7.3.1 be modified to also allow up to 45 storeys at the Bessarion Road Station to ensure that there is the opportunity to maximize intensification within proximity of all stations, which in the case of the Subject Lands, is part of the proposed Transit Station Character Areas.

Setbacks

Wycliffe concerned that the Minimum Setbacks of 5.0 metres are not appropriate in all cases along Sheppard Avenue East and that cantilevering of buildings will not be permitted. The Proposed OPA is too prescriptive and will not allow the variety of use interfaces that could materialize through development proposals. This has the potential of further reducing intensification. We would request that the setbacks be revised to allow a minimum of 3.0 metres along Sheppard Avenue except which may be increased within proposed Higher Order Pedestrian Zones as identified in the Proposed OPA.

Housing

Proposed policy 8.1.1 is too prescriptive and flexibility is needed to ensure bedroom mix can respond to market needs without necessitating amendments. To avoid unintended consequences, Wycliffe requests proposed policy 8.1.1 c) be revised to read as follows:

c) A minimum of an additional 15 per cent of the total number of units as either 2-bedroom, 3-bedroom or more bedroom units or dwelling units that can be converted into any combination of multiple bedroom units using accessible or adaptable design measures such as knock out panels.

These comments are intended to reflect Wycliffe's major issues that should be addressed; however, there remain other minor concerns (ie park acquisition strategy, streetscape, built form, and implementation, etc.) that would benefit from further consultation. Therefore, we would urge Council to refer this matter back to staff so that we can have the opportunity to meet and try and resolve all concerns amicably.

Please consider this letter as our formal request to be notified of any future meetings, events and further drafts of the Proposed OPA so we can remain informed and engaged in the process and provide comments as necessary. In addition, we wish to receive formal notice of any decisions made by the City on this matter. We reserve the right to provide further comments as necessary.

Should you have any questions or wish to review or discuss the comments, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Mark Yarranton, B.E.S., RPP
President

CC: City of Toronto – Jenny Choi
City of Toronto – Michael Romero
Wycliffe Square Limited