

November 28, 2024

Our File No. 166720

**BY EMAIL TO:** [nycc@toronto.ca](mailto:nycc@toronto.ca)

North York Community Council  
100 Queen Street West  
2<sup>nd</sup> Floor, West Tower  
Toronto, ON  
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**ATTENTION:** Matthew Green, Committee Administrator, North York Community Council

Dear Chair Pasternak and Members of Community Council:

**Re: NY19.11 – Renew Sheppard East Secondary Plan – Final Report  
Planning Application No.: 19 254260 NNY 17 OZ**

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We are the solicitors for Block (Greenbriar) Developments Limited (“**Block**”), the owner of the properties municipally known as 22-36 Greenbriar Road in the City of Toronto (the “**Subject Site**”). Block submitted Official Plan and Zoning By-law Amendment applications (the “**OPA and ZBA Applications**”) on December 31, 2021 and a Site Plan application on February 24, 2022 (the “**SPA Application**”) to facilitate the redevelopment of the Subject Site for a mixed-use building. On March 6, 2023, City Council approved the OPA and ZBA Applications. The SPA Application is still under review.

The Subject Site is located in close proximity to higher order transit and is within the boundaries of the proposed Bessarion Major Transit Station Area (“**MTSA**”) as adopted by City Council in Official Plan Amendment 575 and within the Sheppard East Subway Corridor Secondary Plan area. The Subject Site is also located within the proposed Renew Sheppard East Secondary Plan (the “**Renew SP**”) area.

Block has been closely following the Renew SP process, and is generally supportive of the draft Official Plan Amendment (“OPA”) No. 777 being brought before North York Community Council, however, in our submission there remain certain draft policies that would benefit from further clarification and further consideration. The Renew SP’s policies in Section 7.3 related to the highest heights being located around transit stations are consistent with provincial and municipal policies encouraging intensification in proximity to transit. However, Policy 7.6.2 conflicts with this policy direction, by locating the tallest buildings in the Edge Character Area on large sites close to Highway 401. This policy direction is conflicting when applied to sites located between Highway 401 and the transit stations. Furthermore, it is Block’s submission that it is inconsistent with prevailing policy direction to permit the highest heights surrounding certain transit stations (Bayview Station and Leslie Station) and impose lower heights around others (Bessarion Station) within the same general area of the City as described in Policy 7.3.1.

It should also be noted that the Renew SP policies requiring certain setbacks, stepbacks and separation distances are overly prescriptive and do not allow for flexibility as determined by

supporting studies that evaluate impact. Requiring certain separation distances from existing and planned buildings is also unduly onerous, possibly burdening landowners with making up nearly the entire separation distance on their site.

Furthermore, in regard to the proposed Housing policies, Policy 8.1.1 is too prescriptive as it does not allow for a future proposal to respond to bedroom market demands without the need for an Amendment to the Plan.

The Renew SP (OPA 777) represents an updated and improved approach to development in the Sheppard East area, reflecting the significant transit infrastructure and evolving built form context. However, Block requests that City staff revise the Renew SP in order to allow for creative, flexible and appropriate built form to come forward in the area.

We trust that the above is satisfactory, however, should you have any questions do not hesitate to contact me.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in dark ink, appearing to read "Sidonia J. Tomasella". The signature is fluid and cursive, with a small dot at the end.

SIDONIA J. TOMASELLA  
SJT/NM

cc: Client

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