

North York Community Council  
Council Chamber, North York Civic Centre  
5100 Yonge St  
Toronto, Ontario M2N 5V7

November 29, 2024  
File 9939

**Attn: Matthew Green, Committee Administrator, North York Community Council**

**Re: December 3, 2024 North York Community Council Meeting  
Item NY 19.11 – Renew Sheppard East Secondary Plan  
635 Sheppard Avenue East & 1 Greenbriar Road  
City of Toronto**

Weston Consulting is the planning consultant representing the registered owners of 635 Sheppard Avenue East and 1 Greenbriar Road in the City of Toronto (herein referred to as the 'Subject Lands'). The Subject Lands are located at the southeast of the Sheppard Avenue E and Greenbriar Road. The Subject Lands are located within Bessarion MTSA (SASP 730) in OPA 575 as adopted by City Council July 2022. Previous applications on the Subject Lands included an Official Plan Amendment and Zoning By-law Amendment to permit a 12-storey building, the applications were approved in October 2023.

This Letter is submitted on behalf of the registered owners in relation to the Renew Sheppard East Secondary Plan (Draft OPA 777). Comments had previously been submitted on behalf of the registered owners in May 2024 through the Renew Sheppard East Study Survey. Previous comments requested a modified land use planning framework to allow for heights that exceed the planned ROW width of Sheppard Avenue E., where they could be supported. This Letter builds off our previous comments as well as the emerging context of the surrounding area.

Based on a review of the current policy framework and the proposed Renew Sheppard East Secondary Plan, it is our opinion that the Subject Lands can support an increased height, as detailed below.

As per Draft OPA 777, the Subject Lands are identified as being within the *Sheppard Corridor Character Area* (Map 51-2) and are considered a *Retail Required Street* (Map 51-3). The *Sheppard Corridor Character Area* is intended to provide a mid-rise built form that fits into the existing character of the area and provides transition from the *Transit Station Character Area* (3.3.1). Additionally, the *Sheppard Corridor Character Area* is intended to provide for a vibrant commercial main street that provides for retail and non-residential uses (3.3.2).

Section 7.5 of the proposed Secondary Plan provides additional policy applicable to the *Sheppard Corridor Character Area*, which states:

*7.5.1 The Sheppard Corridor Character Area will consist of mid-rise buildings, with heights generally not exceeding a value equivalent to the width of the right-of-way plus any required setback, to ensure a minimum of 5 hours of sunlight is provided on the public realm.*

Based on the above policy and Map 3 of the Official Plan, a maximum building height of 36 metres would generally be permitted, which is equivalent to approximately 11 storeys.

Based on our review of the proposed Renew Sheppard East Secondary Plan, we are supportive of the *Retail Required Streets* and are supportive of additional mixed-use development along the Sheppard Corridor to support growth and intensification of rapid transit corridors and station areas. However, some of the built form policies are too prescriptive with respect to separation distances, setbacks and stepbacks and are more appropriate for a Zoning By-law than a Secondary Plan.

While we are generally supportive of mid-rise buildings within the *Sheppard Corridor Character Area*, it is our opinion that more flexibility should be provided for built form (specifically building heights and density) within the character

area and evaluated on a per lot basis. It is our opinion that building heights should be permitted to exceed the planned ROW along Sheppard Avenue E where appropriate, especially on lands are adjacent and / or in proximity to character areas that permit tall building heights and increased density. Properties in the *Sheppard Corridor Character Area* are located adjacent to the *Transit Station Character Area* or the *Edge Character Area* (where tall buildings are permitted) and therefore should accommodate building heights that exceed the ROW of Sheppard Avenue E in order to provide appropriate transition from tall buildings of the adjacent character area towards the centre of the *Sheppard Corridor Character Area*.

The Subject Lands are located at the southeast corner of the Sheppard Avenue E and Greenbriar Road intersection. The Subject Lands are an example of where heights that exceed the Sheppard Avenue E ROW should be permitted within the Sheppard Corridor based on their location on the edge of the character area and the surrounding building heights of the area. The lands are surrounded by development applications that contemplate a range of building heights. On the north side of Sheppard Avenue E is currently seeking building heights of 22-storeys (680-688 Sheppard Avenue E). Lands to the south are currently proposing building heights of 23-storeys (71 Talara Drive). Lands to the west, and more central to the *Sheppard Corridor Character Area*, are currently proposing building heights of 10-storeys. By permitting a building height that exceeds the Sheppard Avenue ROW, the Subject Lands can provide better transition from the taller heights of adjacent Character Areas to the mid-rise buildings in other locations. Additionally, it is our opinion that based on the location of the Subject Lands, being located walking distance from subway entrances, are appropriate to accommodate additional height and density in the form of a tall building.

In conclusion, we are generally supportive of the Renew Sheppard East Secondary Plan but request that a modified framework be provided that contemplates building heights that exceed the Sheppard Avenue E ROW within the *Sheppard Corridor Character Area*. Should you require additional information or clarification, please contact the undersigned at extension 225.

Yours truly,

**Weston Consulting**

Per:

Jane McFarlane, BAH, MES(PL.), MCIP, RPP  
Vice President