

Community Planning – North York District  
North York Civic Centre  
5100 Yonge Street  
Toronto ON, M2N 5V7

December 3, 2024  
File 11515

**Attn: Members of North York Community Council**

**RE: Comments on ReNew Sheppard East Secondary Plan – Final Report  
North York Community Council – Item 19.11  
461 Sheppard Avenue East, North York**

Weston Consulting is the authorized planning agent for 461 Sheppard Avenue East Properties Inc., the legal owner of the property municipally known as 461 Sheppard Avenue East, in the City of Toronto (the “Subject Property”). This letter provides our clients comments on the Draft ReNew Sheppard East Secondary Plan (the “Secondary Plan”) as it relates to the previous development approvals secured for the Subject Property.

The Subject Property is made up of a single parcel with an approximate lot area of 0.22 hectares (0.55 acres) and is generally rectangular in shape. It is located at the southwest corner of the Bayview Avenue and Sheppard Avenue East intersection and has frontage along Sheppard Avenue East of approximately 52.02 metres and along Bayview Avenue of approximately 32.21 metres. Currently the site is occupied by an Esso Gas Station as well as an associated detached convenience store.

On May 23, 2024 the City of Toronto adopted Official Plan Amendment (“OPA”) 732 and Zoning By-Law Amendment (“ZBA”) 483-2024 to permit the development of a high-rise mixed-use building. Chapter 6, Secondary Plans, 9. Sheppard East, Map 9-2 – Key Development Areas was amended to designate the Subject Property as *Mixed Use Areas* with a permitted density of 13.3 times the lot area.

Zoning By-law 483-2024 zones the Subject Property as *Commercial Residential – CR 3.0(c1.0; r3.0) SS2 (x984)*, permitting a maximum height of 44 storeys (140 metres), 29,700 square metres of gross floor area, and a unit mix requiring a minimum of 10% 3-Bedroom units, and 15% 2-Bedroom units. A Site Plan Control (“SPC”) Application to facilitate the development consistent with OPA 732 and ZBA 483-2024 was submitted on July 26, 2024. SPC 24 189719 NNY 18 SA was deemed complete on October 20, 2024 and comments have been received on the application. Weston Consulting, along with our client’s development team are working to address minor technical comments so that Notice of Approval Conditions (NOAC) may be advanced.

The ReNew Sheppard East Secondary Plan Map 51-2: Character Areas designates the Subject Property as *Transit Station Character Area*. Tall Buildings, generally no greater than 45 storeys and retail uses are permitted in *Transit Station Character Areas*. In general, the previously approved OPA is consistent with the proposed Secondary Plan; however, given the recent approval of the OPA and ZBA applications that included detailed technical review and formal application process with the City, it is our opinion that nothing in the proposed Secondary Plan shall preclude the securing of site plan approval and the advancement of the development as originally contemplated in its previous approvals.

In order to ensure consistency in the development intent of the Subject Lands, we request further clarity from staff on how the proposed Built Form policies in Section 7, and the Housing policies identified in Section 8 are to be applied. The previous approvals provide for a building and site design that is consistent with the City’s applicable Tall Building Design Guidelines, whereas the approved Zoning By-law 483-2024 already provides for

a dedicated unit mix consistent with the City's Growing Up Guidelines. Further, Section 11 of the Secondary Plan does not reflect the previous site specific approvals that have been secured for the Subject Lands.

We appreciate the City's efforts in advancing this Secondary Plan that in general will provide an updated policy framework for the development of the area; however, we assert that the new Secondary Plan policies shall not prevent or complicate the development of the Subject Lands as originally intended and approved through its site-specific OPA and ZBA approvals. We reserve the right to provide further comments with respect to the Secondary Plan and request that staff clarify the policy intent of the items noted in this letter prior to the consideration of the Secondary Plan by Toronto City Council.

Should you have any questions or require additional information please contact the undersigned at extension 252 or Michael Pizzimenti at extension 365.

**Weston Consulting**

**Per:**



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Senior Associate

cc. 461 Sheppard Avenue East Properties Inc.  
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