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July 2, 2025

**Via Email:** [nycc@toronto.ca](mailto:nycc@toronto.ca)

North York Community Council  
5100 Yonge Street  
Toronto, ON M2N 5V7

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

Dear Chair Pasternak and Members of Community Council:

**Re: 110 Sheppard Avenue East - Official Plan Amendment and Zoning By-law  
Amendment (Application No. 25 134898 NNY 18 OZ)  
Item 2025.NY25.11 - Refusal Report**

We act on behalf of 110 Sheppard East GP Inc. (the “Company”), the registered owners of the lands municipally known as 110 Sheppard Avenue East (the “Subject Site”), located at the northeast corner of Sheppard Avenue East and Kenneth Avenue. The Company proposes to develop a mixed use tower and podium comprised of residential towers of 49 and 53 storeys in height above a five to seven storey mixed use podium (the “Proposed Development”).

We are disappointed with Staff’s recommendation for refusal of the Proposed Development as noted in the Staff Report dated June 16, 2025 and reiterate what has been made clear in the application materials: that the Proposed Development is consistent with the 2024 Provincial Planning Statement, conforms to, or implements, the relevant policies of the City of Toronto’s Official Plan, and has appropriate consideration for applicable non-statutory design guidelines.

We respectfully request Community Council to support approval of the Proposed Development, and in the alternative, we request Community Council to support mediation to resolve issues, or reduce issues, to provide for a more efficient hearing, given the Proposed Development provides for much needed housing in a location appropriate for intensification with a proposed Major Transit Station Area.

### Background

The Proposed Development will provide desirable intensification in an area serviced by higher order transit, within a proposed Protected Major Transit Station Area. Further, the Proposed Development will also provide for significant benefits to the community, including preserving and enhancing the east-west mid-block connection from Kenneth Avenue to the Willowdale Trail. The

Proposed Development will also provide for a new linear park on the east side of the Site that will enlarge the existing park dedicated as part of the approval of the property at 120 Sheppard Avenue East, which will have the effect of creating a publicly-owned extension of the Willowdale Trail, on lands that are currently privately owned.

The height and density of the Proposed Development represents good planning on the Site, and appropriate rejuvenation of a commercial property to help the City meet the goal of bringing more housing to market, especially in light of the City's ongoing review of the North York Centre Secondary Plan, which purports to encourage intentional and well-planned density in the area. The density reflected in the Proposed Development is more in line with the City's vision for a proposed new area secondary plan, in keeping with our growing and changing city, and reflects certain aspects of the current Secondary Plan. Notwithstanding the existing office uses on the Site, the existing Secondary Plan permits 100% residential uses on site, whereas the Proposed Development includes a grade related commercial component that will support the animation of the Sheppard Avenue frontage.

### Conclusion

In conclusion, the Staff Report recommends refusal of the applications, but fails to appropriately take into account the full and developing planning context, including the City's study to refresh the applicable secondary plan. As such, we note our strong disagreement with the Staff Report and its refusal recommendation, and respectfully request Community Council to support approval of the Proposed Development, or alternatively mediation. .

Please feel free to contact the undersigned should you have any questions or require further information. We ask that you please provide us with notice of all consideration of and decisions related to this matter.

Yours truly,



Cynthia A. MacDougall  
Senior Counsel