



March 25, 2025

Via E-mail

Toronto City Council
100 Queen Street West
Toronto, ON M5H 2N

Attention: John D. Elvidge, City Clerk

Dear Sirs/Mesdames:

RE: MM28.41 – FEASIBILITY OF ESTABLISHING A HUB OR ASSOCIATION OF COMMUNITY CENTRES AT 45-47 SHEPPARD AVENUE EAST

I am writing on behalf of the owner and applicant of the official plan and zoning by-law amendment applications for 45-47 Sheppard Avenue East (the “site”). We have been working closely with Councillor Cheng and City staff to enhance the neighbourhood by introducing new housing, parkland, and retail amenities as part of our redevelopment plans.

The above-noted motion, directing staff to explore the feasibility of an Intercultural Hub on the redeveloped site, builds on these efforts. A properly funded Intercultural Hub, in an urban format would be a valuable addition to this area. We therefore support the direction to explore whether this proposed hub is feasible within the context of the City’s available funding sources.

We also support the direction for staff to report back to Council by June 2025 or together with our development application, which is expected to be presented to Council in July 2025. While we are supportive of exploring opportunities to fund the Intercultural Hub, it is essential that this process does not impact the timing of Council’s consideration of the development applications for our site. We are committed to working closely with staff throughout this feasibility review to align the space and program requirements in a way that minimizes impacts on our overall development and delivery timeline.

Should you have any questions on the above, please feel free to contact me at jtran@levliving.com or 416.849.5030 x225. We look forward to collaborating with the City to advance this feasibility review.

Sincerely,

Jinny Tran
Lev NYC Inc.

cc. Councillor Lily Cheng