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July 10, 2025

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File No. 0292680.0001

Councillor Gord Perks (Chair) and  
Members of Planning & Housing Committee  
City of Toronto  
Toronto City Hall  
100 Queen Street West, 2<sup>nd</sup> Floor  
Toronto, ON M5H 2N2

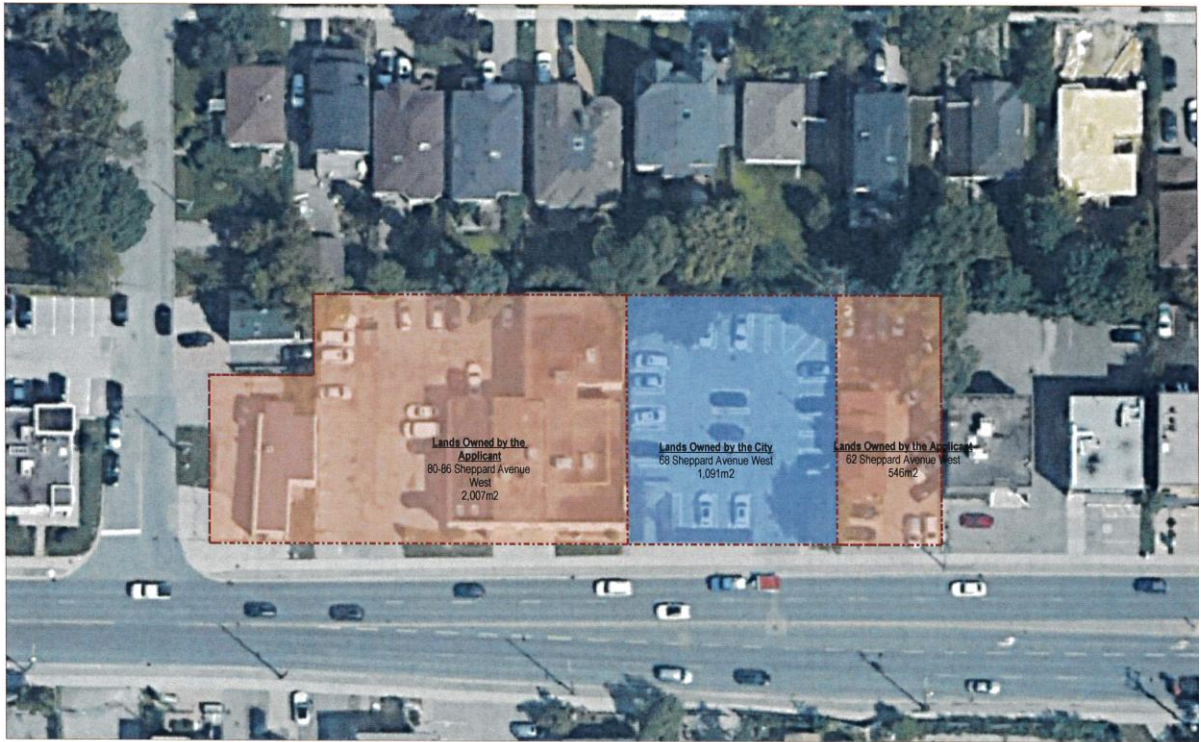
Dear Chair Perks and Members of Planning and Housing Committee:

**Re: 68 Sheppard Avenue West –  
Official Plan and Zoning By-law amendment for a Homelessness Services  
Municipal Shelter/30-metre (6-storey) building  
Item 2025.PH23.3 – July 15, 2023 Meeting**

We are the solicitors for 80 Sheppard Avenue West Inc., acting for all of the owners of 62, 76/80 and 86 Sheppard Avenue West, the three properties which surround 68 Sheppard Avenue West, the proposed site for a shelter which is the subject of Report dated July 2, 2025 from the Executive Director of Development Review (the "Report"). The Report provides recommendations for both a City-initiated Official Plan Amendment and a Zoning By-law Amendment Application to facilitate the development of six municipal shelters. It recommends changing the land use permissions for six properties across Toronto, including 68 Sheppard Avenue West, to permit the development of shelters on those properties. That report is being considered by your Committee at its meeting on Tuesday, July 15, 2025.

### **Support for Shelters and Implementing OPA and ZBA**

Our clients want to start by recognizing the value of a shelter on the north side of Sheppard Avenue West generally in the area shaded, which encompasses the proposed site and our clients' properties. Our clients' lands are shown shade in orange and abut on both sides 68 Sheppard Avenue West.



EXISTING LAND CONDITIONS 

62 + 80-86 Sheppard Avenue West,  
North York, ON

TURNER  
FLEISCHER

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## Proposal

Our clients have been exploring opportunities, and spoken with Councillor Cheng, to try and find ways to maximize the effectiveness and design of that new shelter in a way that prevents fragmentation of their lands. Our clients believe a land swap, so the proposed shelter can be relocated a half-lot eastward onto the blue shaded area shown below, not only avoids that fragmentation but allows an opportunity for our clients to provide the shelter with additional benefits (including additional land – the green shaded area).





This proposal would not cause any delay in the establishment of the shelter. It is clear from the application materials that significant work has gone into designing the shelter building for 68 Sheppard Avenue West (a 100' x 100' parcel of land). To allow the development to move ahead quickly with minimal redesign, our clients proposes that the shelter building be simply relocated 50 feet further east, onto an identical 100' x100' parcel composed of 62 Sheppard Avenue East (50' wide) and eastern half (50') of 68 Sheppard Avenue East. The western half of 68 Sheppard Avenue West would be conveyed to our clients for integration into its development of the balance of its lands. No or minimal reconfiguration of the proposed building would be required.

Our client would then convey to the City an above-grade parcel at the rear its property, shown shaded in green above. That could provide a meaningful at-grade outdoor amenity space for the shelter. The parcel proposed is roughly 15% of the shelter site area – approximately 17m wide by 7.5m deep – some 150 square meters or 1400 square feet in area.

Our client is prepared to move ahead immediately.

This proposal allows any geotechnical or other soil analysis work to remain not only relevant, but hopefully sufficient, since the shelter will still be located on the eastern half of 68 Sheppard Ave. West. All functional servicing and transportation/traffic analyses would similarly remain applicable. Even most of the planning rationale would remain the same given the small change in location, except of course the added benefit of the additional outdoor amenity area would come into play.

### Modifications to OBA & ZBA Needed

To keep open this possibility while Council considers the proposal and the land swap is being finalized, our clients suggest that the OPA and ZBA should be modified to apply, not only to



68 Sheppard Avenue West, but also to 62 Sheppard Avenue West. The ZBA could permit one shelter (only) on the rezoned lands. These modifications would allow the City and the shelter operator to continue finalizing the plans for the shelter building while maintaining flexibility for the shelter to be slightly relocated eastward, so it is partially located on both the 68 and 62 Sheppard Avenue West lands.

Our clients understand that your Committee is unable to decide or rely on a land swap at this time. The proposed modifications to the OPA and ZBA not only preserve flexibility for the City and our clients to pursue the land swap, but ensures that if land swap is determined not to be possible or advisable by City Council, no delay need be imposed on the shelter project. The limitation of only one shelter within the rezoned lands means the City can simply proceed as currently contemplated with no permanent consequences.

Our client's planners, Sajecki Planning, would be pleased to work with Planning staff to craft what should be very simple modifications to both the OPA and the ZBA to include that property. Of course planning staff can also bring forward their proposed language to accomplish the same objective when the bill is introduced for final adoption.

**Summary of Request:**

Our client therefore requests that your Committee ask City staff to:

1. Bring forward a modified Official Plan Amendment that includes 68 Sheppard Avenue West.
2. Bring forward a modified Zoning By-law Amendment that rezones both 62 and 68 Sheppard Avenue West, subject to a limit of only one shelter on rezoned lands for approval by City Council.
3. Discuss with the landowners and the shelter operator potential for the land swap and relocation of the shelter eastwards onto 62 Sheppard Avenue West and bring a report back to City Council.

Thank you for your consideration of our client's request. We will be available to answer questions at the meeting. Please let us know if there is any additional information we can provide.

Yours very truly,

**MILLER THOMSON LLP**

Per:



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Partner  
DT/ac

