

Nancy Martins
City Clerk
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

July 10th, 2025

**RE: Planning and Housing Committee – Item PH23.3
Advancing Six Sites for the Homelessness Services Capital Infrastructure
Strategy (HSCIS) - City-Initiated Official Plan Amendment and Six Zoning By-
law Amendments - Decision Report - Approval
68 Sheppard Ave W, Toronto**

Dear Chair Perks and Members of Planning and Housing Committee,

This letter has been prepared on behalf of the owners of 62, 76, 80, and 86 Sheppard Avenue West, Toronto. In late 2024, the ownership group became aware that the existing Green P parking lot at 68 Sheppard Avenue West—located between their properties—is proposed to be redeveloped as a City-owned shelter. This site is identified in Figure 1 below.



Figure 1: Context Map

In May 2025, a series of City-initiated Official Plan Amendments (OPAs) and Zoning By-law Amendments (ZBAs) were submitted for six sites, including detailed shelter designs. The OPA related to 68 Sheppard Avenue West proposes to amend the Sheppard–Lansing Secondary Plan to allow for additional density and an encroachment into the angular plane. The ZBA includes site-specific provisions such as setbacks and building height.

The ownership group is supportive of the City's efforts to address urgent shelter housing needs and support the proposal for shelter housing within this block.

The existing ownership parcels—including the Green P lot—represent a significant portion of the block on the north side of Sheppard Avenue West, from Bangor Avenue to Beecroft Road. To maximize the efficiency of both the shelter site and the adjacent privately-owned parcels, the ownership group is proposing a land swap.

After reviewing the City's submission materials, the ownership group acknowledges the considerable work and resources invested to date. With this in mind, we are proposing the following (See Figure 2):

- Shift the shelter site 50 feet to the east, exchanging it with an equivalent portion of 62 Sheppard Avenue West. The resulting lot would be virtually identical in area (100 ft x 100 ft), allowing the existing shelter design to proceed unchanged.
- As part of the swap, the ownership group is offering to provide the City with a stratified conveyance of an additional 127.5 m² (1,372.39 ft²) at grade.

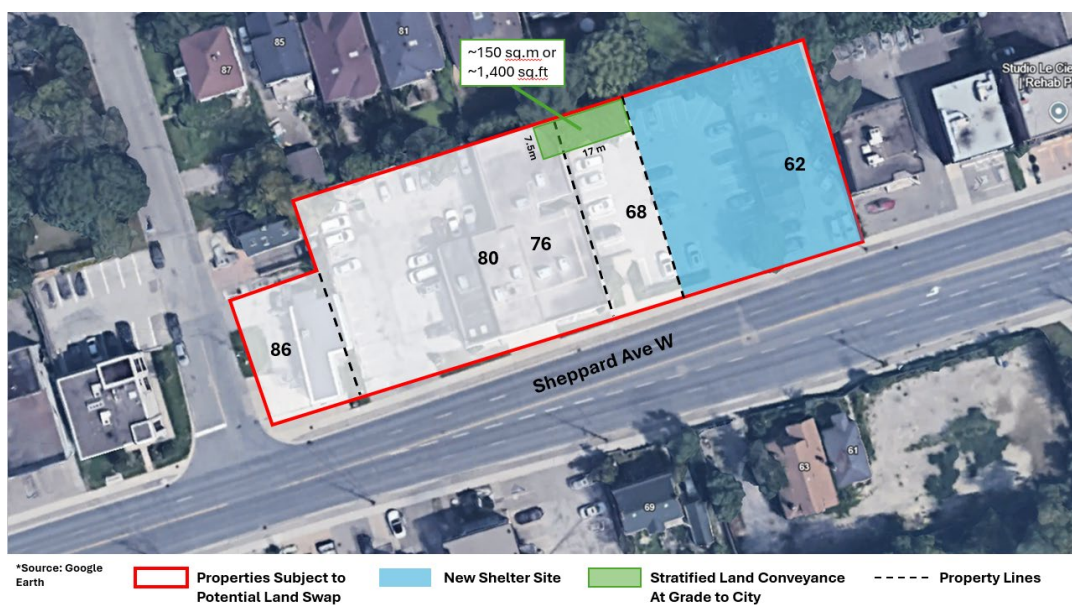


Figure 2: Proposed Land Swap

It is important to note that this proposal would not delay the City's overall approval process. The building at 62 Sheppard Avenue West is leased on a month-to-month basis and can be demolished promptly. Additionally, the lands proposed for stratified conveyance have already undergone soil testing.

We understand that the Committee may not be in a position to decide on the proposed land swap at this time. However, we respectfully request the following:

1. That staff be directed to work with the ownership group's legal counsel and land use planners to further explore the land swap and consider ways to make efficient use of both properties; and
2. That the proposed OPA and ZBA be modified to include both 62 and 68 Sheppard Avenue West. This would enable the shelter to move forward generally while allowing additional time for City staff to collaborate with the ownership group and their consultants.

Finally, we note that the ownership group, in collaboration with Sajecki Planning Inc. and Turner Fleischer Architects Inc., has submitted a Pre-Application Consultation request to the city regarding the future development of their lands.

We look forward to speaking to this item in person at the Planning and Housing Committee. Should you have any questions or require further information, please feel free to contact me directly at 416-749-5476 or at morgan@sajeckiplanning.com.

Sincerely,

A handwritten signature in black ink that reads "Morgan Dundas". The signature is written in a cursive, flowing style.

Morgan Dundas
Senior Planner, Sajecki Planning