



PLANNING AND URBAN DESIGN

2 December 2025

Nancy Martins
City of Toronto
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Nancy Martins

Planning and Housing Committee Administration, City Council, Committees and By-laws

Dear Ms. Martins,

RE: 110 Sheppard Avenue East – Preliminary comments and land use planning issues with respect to North York at the Centre: Directions Report for an Updated Secondary Plan Submitted on behalf of 110 Sheppard East GP Inc.
Item: 2025.PH26.6
WND File No.: 23.577.01

Background

WND Associates has been retained by 110 Sheppard East GP Inc. with respect to the submission of Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications (the “Applications”) for the property municipally known as 110 Sheppard Avenue East in the City of Toronto (the “Subject Site”). The Subject Site is located at the northeast corner of Sheppard Avenue East and Kenneth Avenue within a 500-metre walking distance of the Yonge-Sheppard Subway Station entrance embedded within the Hullmark Centre development at 4789 Yonge Street.

The Proposed Development includes two mixed use towers of 49 and 53 storeys in height above a five to seven storey mixed use podium. The Proposed Development also includes on-site parkland dedication within the western area of land adjacent to 120 Sheppard Avenue East. There is no municipal parkland on the Subject Site today. In total, 1,313 residential units are proposed and 362 square metres of retail space is proposed on the ground floor.

The Applications were submitted on March 25, 2025 and payment of the required application fees was made on March 28, 2025. The Applications were deemed complete on March 28, 2025 in a letter dated April 23, 2025 (25 134898 NNY 18 OZ and 25 134881 NNY 18 SA). A Community Consultation Meeting was held on May 26, 2025.

At its meeting on July 3, 2025, North York Community Council adopted the recommendations of the City of Toronto Community Planning Staff which recommended Refusal of the Official Plan Amendment and Zoning By-law Amendment Applications. At its meeting on July 23, 2025, City Council adopted the Item without amendments or debate and issued a Refusal Decision on the Applications.

Our client appealed the Refusal Decision of City Council on August 15, 2025 and on November 25, 2025 the first case management conference was held (OLT-25-000660).

The Subject Site is within the current North York Centre Secondary Plan area and also with the boundary of the Secondary Plan Review study area. We have received the latest Final Options and Directions Report on November 26, 2025 which is over 140 pages in length and includes both complex and detailed public policy considerations, massing studies, shadow and wind analysis figures and other statistical analysis which is often detailed in its methodology and used to formulate recommendations for a planning exercise of this scale.

In our opinion, one-week is simply insufficient time to review this complex, and far reaching, planning policy recommendation document which contemplates significant growth and development for the area, and which appears to include significant changes from the June 2025 version of this document.

Summary

We support the general premise of the Secondary Plan review process which recognizes that the existing in-force Secondary Plan is outdated. We also generally support the concept of the expansion of the Secondary Plan Area to facilitate more opportunities for intensification. That being said, based on our preliminary review, we have significant concern with direction of this report primarily as related to height for Subject Site. We also have significant concern with the lack of reasonable time to review this wide-ranging document in advance of Committee's consideration.

Given the foregoing, we request that Item PH26.6 be deferred to the February 26, 2026 meeting of Planning and Housing Committee and we support Councillor Lily Cheng's recommendations in this regard. We trust that a deferral will allow for more meaningful review and comment opportunities for all stakeholders prior to a Recommendation Report being presented to Planning and Housing Committee.

We would be pleased to meet with City of Toronto Community Planning Staff in the interim to discuss our feedback and request to be notified of any future recommendations on this Item. We look forward to providing further comments on the North York Centre Secondary Plan Review process in advance of the February 26, 2026 meeting. If you have any questions on the contents of this letter, please do not hesitate to contact the undersigned.

Yours very truly,

WND associates
planning + urban design

A handwritten signature in black ink, appearing to read "A Ferancik", is centered within a light gray rectangular box.

Andrew Ferancik, MCIP, RPP
Principal and President