



December 1, 2025

City of Toronto
Planning and Housing Committee
North York Civic Centre
c/o Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Members of the Planning and Housing Committee

Dear Councillors:

Re: *North York at the Centre: Directions Report for an Updated Secondary Plan Item: PH26.6*

Dillon Consulting Limited (“Dillon”) represents LBS Group Ltd. (the “landowner”) with regards to land use planning matters for their property located at 258 Sheppard Avenue East in the City of Toronto (the “Subject Property”). We have been involved in the engagement process for the Secondary Plan update and have concerns with the proposed preferred option for the North York Centre Secondary Plan.

The Subject Property is bound by Sheppard Avenue East to the south, Willowdale Avenue to the west, and Maplehurst Avenue to the north. (Shown in Red on Figure 1)



Figure 1: 258 Sheppard Avenue East

The Subject Property is developed with a retail store currently used by “RONA” (hardware & construction retail) and has a site area of 60,191 Square Feet (1.382 acres).

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The Subject Property is strategically located at the northeast corner of Sheppard Avenue and Willowdale Avenue. The Subject Property is designated as Special Policy Area 1 in the current Sheppard Willowdale Secondary Plan. This Special Policy Area 1 designation reflects the importance of this corner and this intersection of these two important roads.

The Sheppard Willowdale Secondary Plan was adopted on February 3, 2022 and the landowner actively participated in the planning process when this Secondary Plan was adopted. The Special Policy Area 1 allowed higher densities than the surrounding lands which allowed for more opportunities to animate the corner, and provide opportunities to support commercial and social activities, act as a focal point and sense of arrival and importance for the intersection of these two major roads.

While the City seeks to incorporate of the lands within the current Sheppard Willowdale Secondary Plan into the larger North York Centre Secondary Plan, the focus of the Sheppard Avenue East and Willowdale Avenue intersection appear to have lost its sense of importance. The lands along Sheppard Avenue East, between Kenneth Avenue and Wilfred Avenue, are now planned to act as a transition area to the higher densities being designated along the Yonge Street Corridor and Sheppard Avenue East between Yonge Street and Kenneth Avenue. This segment of Sheppard Avenue East, east of Kenneth Street, is now treated in the same way with a mixed use land use designation and mid-rise building typology which restricts the ability to create higher intensity to address the importance of the Sheppard Avenue East and Willowdale Avenue intersection.

The mid-rise policy restrictions to height and density will prevent the Sheppard Avenue East and Willowdale Avenue intersection from reaching its true potential in achieving a special destination or secondary hub in the area to support commercial and social activity. These lands on Sheppard Avenue East between Kenneth Street and Wilfred Avenue can continue its planned function as a transition but an exception should be made to allow the Sheppard Avenue East and Willowdale Avenue intersection to intensify at a height and density more appropriate for this prominent intersection.

We look forward to continuing dialogue with City Staff on this matter. If you have any questions or wish to discuss this matter, please contact the undersigned at 416-554-1518 or by email (jguzzi@dillon.ca).

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Sincerely,

DILLON CONSULTING LIMITED

A handwritten signature in black ink, appearing to read 'J. Guzzi', with a stylized, cursive script.

Joseph Guzzi, RPP, MCIP

Associate

Our file: 19-1570

Cc: Mr. Bryan O'Neill, LBS Group Ltd.

