



PLANNING AND URBAN DESIGN

26 February 2026

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 – Comments on North York at the Centre: Final Options and Directions Report for an Updated Secondary Plan Submitted on behalf of 110 Sheppard East GP Inc.**  
**Item: 2026.PH28.6**  
WND File No.: 23.577.01

**Background**

WND Associates has been retained by 110 Sheppard East GP Inc. (the “Owner”) with respect to the submission of Official Plan Amendment (“OPA”), Zoning By-law Amendment (“ZBA”) 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 walking distance of Sheppard-Yonge Subway Station. The Subject Site is within the current North York Centre Secondary Plan area and is also within the boundary of the Secondary Plan Review. The current Applications include an Official Plan Amendment relative to the in-force Secondary Plan with respect to height and density, among other matters.

The purpose of this letter is twofold: i) to provide an update on the status of the Applications, and ii) to highlight that the Owner continues to have concerns that the Directions Report does not reflect opportunities for a context-appropriate form of intensification within a *Centre*, the *Mixed Use Areas* land use designation and Protected Major Transit Station Area (“PMTSA”), as is proposed through the Owner’s Applications.

For background, 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 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 to the Ontario Land Tribunal (“OLT”) on August 15, 2025 and on November 25, 2025 the first case management conference was held (OLT-25-000660).

On December 2, 2025 we submitted comments on behalf of 110 Sheppard East GP Inc. to the City of Toronto’s Planning and Housing Committee in respect of the November 2025 Final Options and Directions Report. Our primary concern was an insufficient amount of time to review the Final Options and Directions Report. We appreciate that our prior feedback was taken into consideration and that the matter was deferred to February 26, 2026.

### **Proposed Development and Resubmission**

#### March 25, 2025 Submission

The Proposed Development, as submitted to the City of Toronto on March 25, 2025, included two mixed use towers of 49 and 53 storeys in height above a five to seven storey mixed use podium. The Proposed Development also included on-site parkland dedication within the eastern area of land adjacent to 120 Sheppard Avenue East. In total, 1,313 residential units were proposed and 362 square metres of retail space was included on the ground floor. In 2025, comments were received from the City of Toronto pertaining to built form, height, public realm, parkland, transportation impacts and civil servicing.

#### November 30, 2025 Resubmission

On November 30, 2025, 110 Sheppard East GP Inc. made a resubmission to the City of Toronto pertaining to the outstanding transportation and civil servicing matters. Correspondence was received from Engineering and Construction Services and these matters have since been resolved.

### **Comments**

We support the general premise of the Secondary Plan review process which recognizes that the existing in-force Secondary Plan is outdated. Further, we support the concept of the expansion of the Secondary Plan Area to facilitate more opportunities for intensification in North York Centre and surrounding areas and appreciate that Planning Staff’s preferred option and direction proposes, at a policy level, to permit tall building forms of development along Sheppard Avenue East. This is a relevant consideration as functionally Sheppard Avenue East is similar in many respects to Yonge Street in terms of proximity to complementary amenities, land uses and subway infrastructure.

That being said, we remain concerned that the Directions Report being considered by Planning and Housing Committee does not reflect appropriate intensification opportunities for the Subject Site, and in particular, does not recognize the Subject Site's development potential in context of its *Centres* identification and location within a PMTSA.

We trust that another 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 appreciate the opportunity to meet with City Planning Staff with respect to our comments and deferral request and look forward to continuing to work together collaboratively on the Applications. If you have any questions on the content 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 "Andrew Ferancik". The signature is written in a cursive, flowing style.

Andrew Ferancik, MCIP, RPP  
Principal and President