



File: P-3610

February 25, 2026

City of Toronto
Planning and Housing Committee
100 Queen Street West
Toronto, ON M5N 2H2

Attention: Planning and Housing Committee

**Re: February 26, 2025 – Planning and Housing Committee
Agenda Item No. 2026.PH28.6 – North York at the Centre: Directions Report
for an Updated Secondary Plan**

To the Planning and Housing Committee,

KLM Planning Partners Inc. (“**KLM**”) is the land use planner representing the owners of 61-73 Harlandale Avenue (the “**Subject Lands**”). We have had an opportunity to review Agenda Item No. 2026.PH28.6 of the Planning and Housing Committee Report, with regard to the proposed preferred option for the North York at the Centre Secondary Plan.

Background

The Subject Lands are located at 61-73 Harlandale Avenue, within the northwest quadrant of the intersection of Sheppard Avenue West and Beecroft Road in the Lansing-Westgate neighbourhood. The Subject Lands are currently occupied by four (4) one- to two-storey single detached dwellings. The Subject Lands are approximately 0.22 hectares (0.54 acres) in size, with approximately 61 metres of total frontage on Harlandale Avenue.

On behalf of the ownership, KLM made written and verbal submissions at the City of Toronto’s Planning and Housing Committee meeting on July 15, 2025 in support of the proposed municipal shelter abutting the Subject Lands to the South as a use, but provided some insight as to the property’s location within the Sheppard-Yonge PMTSA 725 (“**PMTSA 725**”), indicating that there is a significant opportunity for a more intensive form of development that would better utilize the existing land and leverage the existing and planned infrastructure. The landowners have been active participants in the Secondary Plan process, attending information sessions and opening dialogues with City Staff.

A Pre-Application Consultation Request was submitted to the City of Toronto on December 24, 2025, and the associated meeting took place on February 10, 2026, with comments Received on February 24, 2026.

Proposal

The proposed development consists of a thirty-two (32) storey residential apartment building. A total of three hundred (300) residential dwelling units are proposed, comprised of two (2) studio units, one hundred and seventy-four (174) one-bedroom units, one hundred and fourteen (114) two-bedroom units, and ten (10) three-bedroom units. Vehicular access is intended to be provided from Harlandale Avenue, with access to one (1) level of underground parking at the east side of the building.

North York at the Centre - Planned Neighbourhood Context

The Subject Lands are located within the proposed boundary expansion of the North York Centre Secondary Plan which is being updated to better reflect current conditions and trends while providing a guide for growth within the Secondary Plan area over the coming decades. As per the Directions Report, Sheppard Avenue, west of Yonge Street, including the Subject Lands, is planned to be designated as "Mixed Use Area 2" as per Figure 4-4, and is envisioned to accommodate high-density residential development and tall buildings.

The Subject Lands are subsequently located within District 4a – Sheppard Avenue, which has the potential for intensification, as this corridor is home to the Line 4 subway currently extending from Yonge Street to Leslie Street. This District is planned to provide taller buildings concentrated near the subway station, with heights gradually decreasing to mid-rise buildings as you move east and west of Yonge Street. This would create a gradual transition towards areas outside of the Secondary Plan boundary. The Subject Lands are clearly located within an area that is intended for greater heights and density, predominantly high-rise buildings that are to provide residential units and commercial space.

Overall, we support the general policy direction of the North York at the Centre Secondary Plan. However, based on the Subject Land's location and provincial direction to provide highly needed housing units, particularly within MTSA's, we would respectfully request that Council and Staff further investigate policy directions that enable increased height and density maximums for areas where these increases can be accommodated without physical or functional impacts.

Thank you for the attention to this matter. Should you have questions or require further information, please do not hesitate to reach out to the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Marshall Smith, BES, PMP, MCIP, RPP
Partner



Ian Franklin, BPHIL, BURPI, MCIP, RPP
Senior Planner