

COALITION OF WARD 33 COMMUNITIES

Saturday, April-06-13

To Shelley Carroll, Councillor, Ward 33, City of Toronto
Steve Forrester, Senior Planner, City of Toronto

Community Objections and Concerns on Development Proposal at 2135 Sheppard Avenue

The proverbial horse left the barn when the City planning department and City Council agreed to the Monarch development of primarily residential units in the Consumers Business Park. The barn door was left open for more residential development on our business park and scarce employment land.

When the City attempted to close the barn door in objecting to the Tridel Atria development on Sheppard, the OMB and District Court intervened and made sure the barn door remained open for all development adjoining Sheppard on Consumers Business park.

The City's representative and planning expert Russell Mathew, appearing at the Atria Tridel OMB hearing in the year 2009 made a submission that this second residential development would have "a destabilizing effect on the remaining employment lands in the Consumers Business Park".

In 2013, the 2135 Sheppard Development and additional development can result in excess of 10,000 residential units proposed on Sheppard on Consumers Business Park in the near future. The cumulative effect of all these developments and the planned surface LRT on Sheppard on traffic, neighborhood resources and quality of life, on the business community and residential communities on Sheppard will not only be destabilizing, but catastrophic! It will be chaos on Sheppard!

The Coalition of Ward 33 Communities is disappointed that the City, together with the province through its OMB agency, in allowing this catastrophe to occur in scarce employment lands. We strongly oppose residential the development on 2135 Sheppard Avenue.


Both of you have indicated to us that the City will no longer object to residential development on Sheppard Avenue based on the precedent created by previous OMB and Court decisions. Therefore, we would bring to your attention some major concerns of the community in relation to the development proposal that is being considered:

- The revised proposal by the developer at the working group meeting on March 19, 2013 showed an FSI of 4.95. This is approximately 50% higher than the adjoining developments at Monarch and Atria Tridel. Given the various issues on this site, accepting this level of intensification will be preposterous. We sincerely hope the City does what is necessary to limit intensification in this corridor to a reasonable level.

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- Consider the cumulative effect of 10,000 new residential units in this corridor on community resources such as schools, community centres, playgrounds, health services, etc.
- Consider the cumulative effect of 10,000 new residential units in this corridor on traffic on Sheppard avenue and the infiltration into the Brian Drive and Brian Village community
- Extend the planning department traffic monitoring studies along Sheppard, to also include 404/Sheppard and Brian Drive/Sheppard intersections.
- Not allow the right-in/right-out entrance to Sheppard as proposed by the developer, because the number of lanes will already be reduced due to the introduction of LRT and the possible introduction of a surface LRT station on Sheppard north of this development.
- Consider a contribution from the developer to the widening of Yorkland Boulevard (specially at Sheppard) and a traffic signal at Yorkland and Consumers Road to better manage the traffic and also manage traffic from future developments east of Consumers Road.
- Ensure the commercial development on this site is phased before or together with residential development
- Provide more time and earlier input for community working groups to consider the impact of the development

Yours truly



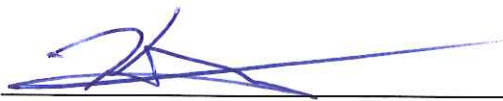
Title: President

Brian Village Home Owners Association




Title: President

Henry Farm Community Interest Association



Title: BOARD OF DIRECTORS

Sheppard-Leslie Home Owners Association



Title: PRESIDENT

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