

# SHEPPARD WEST NEIGHBOURHOOD ASSOCIATION

August 29, 2006

**Attention: Francine Adamo**  
Administrator, Clerks, Administrator  
North York Community Council  
5100 Yonge St.  
Toronto, ON M2N 5V7

*Hand-delivered*

Dear Ms. Adamo:

Re: Notice of Adoption of Zoning By-Law No. 624-2006

The Sheppard West Neighbourhood Association (SWNA), incorporated with OCN 1705144, is hereby appealing the adoption of Zoning By-Law No. 624-2006, in respect of the redevelopment project at 1900 Sheppard Ave W, processed by the City of Toronto under file number 05 198002 NNY 09 OZ.

Through its members, the Association has been consistently involved in the public planning process in respect of the above-noted application. After exhaustive discussions with various experts in this field, it has become apparent that many aspects of the proposed development including, but not limited to, the height of the proposed project and the deployment of density of the site do not represent good planning, and fail to advance the planning goals and objectives of the key applicable planning documents, such as the Provincial Policy Statement and the Official Plan for the City of Toronto.

More specific reasons for the appeal are:

- ⊗ This project further contributes to concentration in an area overdeveloped with this type of housing, placing a further strain on already overburdened community services and infrastructure. The report prepared by the city staff states (and possibly underestimates) that this particular area has already twice the city average in terms of density of this type of housing.
- ⊗ The intensity of the development is too high for the area, resulting in traffic infiltration and having a destabilizing effect on the neighbourhood.
- ⊗ There is completely inadequate parking to serve the property and the proposal. The Staff Report makes reference to this issue: "North York Community Council directed staff to pursue the possibility of leasing or purchasing the Hydro land adjacent to the site to provide additional parking".
- ⊗ The current official Plan designation permits a lower density of development (RD1) and this is what the residents of the area expected when they moved into the neighbourhood. The addition of people and units over and above what is currently permitted in the Official Plan would cause additional traffic and congestion to an area already experiencing problems associated with too many people living in a dense neighbourhood.

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- ⊗ The proposal is said to include amenity space within the residential building for the residents and the community, however only a meagre 30 m<sup>2</sup> of space is dedicated to indoor amenity space in the apartment building.
- ⊗ There is very little landscaping to buffer the high density part of the project from the residences to the north.
- ⊗ The process has been fast-tracked to the detriment of the community, and community input, although partly acknowledged in the report, has been discarded and ignored. Removing the public from the process or ignoring the public consultation is contrary to the spirit of the Planning Act and the public nature of the planning process in general.
- ⊗ Through the Community Services and Facilities Review the focus group identified local weaknesses as childcare spaces, after school programs, playgrounds, and ineffective space utilization by the community. If there is a lack of services for young children, placing women with young children in the community will only serve to further strain the limited facilities / resources, such as the Delta Family Resource Centre, and deprive the children of the necessary support. Through the same review it was identified that child care centers that offer subsidized spaces have waiting lists for those spaces. Therefore there would be little to no options for new mothers with young children to place their children in child care while they “transition” into the community through regular work or employment.

We note that the Zoning By-law No. 624-2006 was processed together with an official plan amendment which City Council approved on the same day as said zoning by-law. We have not received any notice with respect to the official plan amendment and hereby reserve our right to appeal or make submissions in respect of same or to consolidate such matter with our appeal of the Zoning By-law No. 624-2006.

Please direct all communication regarding this matter to:

Anna Imineo  
SWNA Secretary  
13 Rita Dr.,  
Toronto, ON M3L 2G5

We hereby reserve our right to raise additional issues and to make such further or additional submissions as may be required.

Andrei Zodian  
SWNA President