NY23.33.2

North York Community Council - Deputation for NYCC April 9 meeting, Item NY 23.33

From: Eric Bristow <ericbristow@canadianfuels.ca>
To: "nycc@toronto.ca" <nycc@toronto.ca>
Date: 4/8/2013 12:38 PM
Subject: Deputation for NYCC April 9 meeting, Item NY 23.33
CC: "bristow4@sympatico.ca" <bristow4@sympatico.ca>
Attachments: BVA Deputation NYCC re 1200Sheppard Ave E Proposal 2013 04 09.pdf

To: North York Community Council:

Attached my written deputation to the North York Community Council April 9, 2013 Meeting, regarding Item NY 23.33 - Status Report – Official Plan and Zoning Amendment Application – 1200, 1210, 1220 Sheppard Avenue East.

I have registered to speak to this deputation. Please confirm receipt of this submission.

Regards,

Eric A. Bristow
87 Clarinda Drive, Toronto M2K 2V2
Chair, Bayview Village Association 1200 Sheppard Committee

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April 8, 2013

To:
North York Community Council April 9, 2013 Meeting - Deputation to Item NY 23.33

Councillors, I speak to you today in my capacity as Chair of the Bayview Village Association (BVA) 1200 Sheppard Sub-committee, regarding Item: NY 23.33 – Status Report – Official Plan and Zoning Amendment Application – 1200, 1210, 1220 Sheppard Avenue East.

The BVA was started in 1956, and is a very active and involved non-profit community association covering an area of about 1900 homes, bounded by Sheppard, Bayview, Finch, and the east Don Parklands.

There are three items of focus in my deputation:

- **BVA reinforces the community's significant issues with, and opposition to, the revised proposed application by Amexon** (for 1200 1210 1220 Sheppard Ave. East.). **BVA outlined points of opposition and supporting rationale in our February 28, 2013 submission to Councillors Shiner and Carroll and City Planning staff, Lynn Poole.**
- **BVA supports the key issues that City Planning Staff outlined in their April 4, 2013 Report.**
- **BVA supports the City Staff recommendation that the City Solicitor, City Planning Staff, any other appropriate staff / experts attend the OMB Hearing in opposition to the Amexon Appeal.**

- *BVA notes that on March 26, 2013 Amexon made some very minor changes to its Dec. 2012 revised proposal. These minor changes, do not in any manner address the significant issues that the BVA has. These minor changes only reduce density from 4.8 FSI to 4.76 FSI, as compared to the maximum density for this site per the Sheppard Subway Corridor Plan of 2.5 FSI.*

BVA is a 'party' to the upcoming OMB Appeal Hearing, and has been actively engaged since January 2012, opposing Amexon's proposals.

- **Our BVA is working together and receiving donations to support our opposition, from communities east of Leslie, including the Leslie Sheppard Homeowners Association, the Shepways, George Henry Farm, and the associations in the towers in the vicinity of Bayview and Sheppard.**
- The extensive community opposition has been voiced at several meetings with community leaders, broader community meetings and over 150 individual letters of opposition.

BVA understands that the 1200 – 1220 Sheppard Ave. East site will be redeveloped and we also understand that with the Sheppard Subway, there would be intensification.

- **As a community we worked with City staff and provided input into the development of the Sheppard Secondary Plan, to allow development for increased subway use, while protecting stable residential neighbourhoods.**
- **The Sheppard Secondary Plan gave our community a measure of assurance of a balanced level of development to accommodate subway usage, but not to the detriment of our community, by putting the greatest density and building height south of Sheppard, closer to the 401, <u>not</u> north of Sheppard.**

- While we are still very concerned with the level of intensification that will occur stemming from the Sheppard Secondary Plan, at least that Plan outlines maximum densities for each site along the Corridor.

The Amexon proposed density of 4.76 (rounds to 4.8) Floor Space Index (FSI) is 90% above the maximum permitted density of 2.5 for this specific site, per the Sheppard Secondary Plan.

- This is significantly too high, is not consistent with the pattern of development in our area, is not appropriate, and is not justified.

- It is also contrary to Policy 4.1 (e) of the Sheppard Secondary Plan which directs density away from stable residential areas.

- The City Planning report notes that the range of approved densities in the Sheppard Secondary Plan is generally between 1.5 and 3.5 FSI. However it is important to also note that sites with greater density are generally on the south side of Sheppard.

- The nearby Concord Adex sites located on the south side of Sheppard Avenue E., have site densities of 2.2 FSI and 2.5 FSI, or about half the density proposed by Amexon for their site. Note, these sites are slated for more intense development, being south of Sheppard, and adjacent to the 401.
- This outcome for the Concord Adex sites, stemmed from a negotiation, and reflected a willingness by the developer to seek an outcome that was acceptable to the City and the community.

- The proposed tower heights are much too tall, creating very significant and unacceptable shadowing impacts and loss of privacy for adjacent neighbours.

  - This proposal is significantly beyond any application approved for north of Sheppard, and would locate five towers, at 21, 27 and (three at) 39 stories, on three podium bases of 6 to 8 stories backing directly onto long established low rise neighbourhoods, with the nearest tower just 68 metres from the nearest homes.

  - Such height is directed under the City's planning regime to other areas, including the south side of Sheppard where condominium towers are in the 28-30 storey range.

  - In the Corridor Plan and the City Official Plan there are core assurances that tall buildings would not be built adjacent to established BV neighbourhoods, effectively overshadowing and overbearing neighbourhoods.

  - The tallest towers north of Sheppard in the area are 20 stories, however buildings that directly back onto an established low rise neighbourhood north of Sheppard, are just six floors high.

  - Shadowing impacts would be significant and unacceptable, both west and east of the site.

    - A large number of homes west of the site would be in shadows for at least half or more than half of the morning, and a large number of homes east of Leslie would be in shadows as early as mid afternoon in the winter, until sunset.

    - Shadows on Dec. 21st in the morning would extend to Hi-Mount, and in the afternoon, extend to Shaughnessy.

    - Shadow studies need to show the impacts from sunrise to sunset, and show the full extent of the shadows, not cut the map off. Most people don't wake up at 9:18 am, and aren't retiring to bed by 6:18 pm. They care about being cast in shadows before 9 am, and after 7 pm.

    - The towers are so closely packed, that the shadows essentially join together and act as one very large shadow.

- Traffic / Pedestrian Safety

    - **The traffic studies do not describe how very bad / near gridlock traffic is during rush hours and on Saturdays, and this before about 4500 already approved condos by other developers in the area are even built. Bayview and Sheppard, and Leslie and Sheppard, rank in the top ten worst Toronto intersections for traffic.**

    - **The City needs to conduct a cumulative impacts study, including the already approved 4500 added condos.**

    - Some people buying condos in the areas are doing so for the convenient highway access, not the subway, such as taking the 404 north to work in Markham, or the 401 to work by the airport.

    - **For subway users, the Yonge line is so busy, that people arriving from the Sheppard line are heading north to Finch to be able to get on the train to head south...**what do people at York Mills, or Lawrence do?
    - In the morning rush hour, the Sheppard subway is already near full by the time it gets to the Bessarion and Bayview subway stops.

- **Homes in the Bayview Village area have been increasingly experiencing flooding issues, and the City is conducting a survey to understand the scope of the problem.**

    - Further development intensification should not be occurring along Sheppard Ave. East, between Bayview and Leslie, until the City has fully understood the capacity and limitations of the existing sewer and storm water systems, and determined that any further development will not increase the potential for increased flooding and sewer back-ups to existing residential neighbourhoods, or first increased the capacity of the systems.

- **North York General Hospital has indicated that it is already stretched, and it has one of the busiest emergency departments in the country and is always over capacity.**
    - Currently about 110,000 visits are made annually to the Emergency department (NYGH and Branson – amalgamated).

- **The height and density of the Amexon revised proposal, would be a serious threat to migrating birds and birds that breed in the area, including some birds that are identified as 'species at risk'. Monty McDonald, the BVA Environment Committee Chair will outline this issue.**

The revised Amexon proposed development would result in a development that is unprecedented in terms of height and density in the Bayview Village area, and would upset the balance achieved through the Secondary Plan. The impacts of the proposal would be greatly lessened if it was limited to the maximum permitted density of 2.5 times the lot area for this specific site, and tower height was significantly reduced.

BVA requests that the North York Community Council support the City Planning staff report and continue to oppose the Amexon proposal, at the upcoming OMB Hearing in June.

Eric A. Bristow
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Chair, Bayview Village Association 1200 Sheppard Committee