North York Community Council  
April 9, 2013 Meeting  
Item NY23.33  
Submission by David Magil  
7 Heathview Avenue  
Chair, Municipal & Government Affairs  
Bayview Village Association

Councillors:

Thank you for the opportunity to make a presentation on Amexon Development Corporation’s application to redevelop the lands at 1200, 1210 and 1220 Sheppard Ave East.

As many of you know, because I have appeared before you a number of times, I am the Chair of the Bayview Village Association’s Municipal and Government Affairs Committee.

Our neighbourhood, particularly the Sheppard Ave East stretch from just west of Bayview to Leslie, has experienced and will continue to experience a significant transformation as a result of the construction of the Sheppard Ave East Subway.

The Bayview Village Association (BVA) has been generally supportive of the projects built, underway and planned to date because they have respected the Sheppard East–specific and subway-specific guidelines articulated in the City of Toronto’s Official Plan and the Sheppard Avenue East Subway Corridor Secondary Plan.

Amexon’s proposal neither respects, or conforms to, the guidelines and policies which were developed by City Planning staff with input and feedback from elected officials such as you and community representatives such as us.

I thought I was reading through a work of fiction when I reviewed Amexon’s urban planning consultant’s Planning Justification Report.

It dismisses a number of the key elements in the Sheppard Avenue East Subway Corridor Secondary Plan, and instead uses somewhat spurious justifications to support the Amexon Plan.

Here are two examples out of many.
EXAMPLE 1: DENSITIES CLOSE TO PROPERTIES DESIGNATED “NEIGHBOURHOODS”

The Amexon justification report calls for, and I quote (page 27, Planning Justification Report Addendum): “According to Secondary Plan policy the highest densities and building heights shall be located close to subway stations and building heights shall be located close to subway stations and along arterial roads.”

BUT the Sheppard East Subway Corridor Secondary Plan states (Page 3, Section 4.1.a: “on lands designated Mixed Use Areas which abut properties designated Neighbourhoods, only residential uses which can be designed to be compatible with the low density character of the stable low density residential properties they impact will be permitted”

27, 39 and 39 storey buildings abutting Sheppard are not compatible with the low density Bayview Village properties in the Sheppard/Ambrose area

EXAMPLE 2: LOCATION OF EMPLOYMENT USE PROPERTIES

The Amexon justification challenges the Secondary Plan requirement that employment uses be located at the south end of the site to be close to Sheppard Avenue and transit. (page 22, Planning Justification Report Addendum) “. . . regardless of the policies of the Secondary Plan, it should be acknowledged that the Leslie Node should not be considered an employment node; but rather as a mixed use node”

But the Secondary Plan requirements are clear and unequivocal: (page 8, section 4.2.5) “. . . the retention of office uses, or some other employment generating use, is required at the south end of the lands to reinforce the Leslie node as an employment area. An opportunity for residential uses exists primarily at the north end of the lands,

Amexon has chosen to ignore this contradiction.

These are just a couple of examples, in addition to the many other reasons enunciated by my fellow residents from Bayview Village and our community, why I urge you to reject this application and send a strong message to the Ontario Municipal Board and the Provincial Government that this development in not in the best interests of Toronto.