

NY 34.88.1

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August 11, 2014

To All Members of North York Community Council;

An application to erect a new condominium at 591-593 Sheppard Avenue East is coming to Council on August 12, Planning Reference 12 298398 NNY OZ, Agenda Item NY34.88

We implore you to reject this proposal for one extremely important reason. The original proposal had the main entrance on Sheppard and a rear entrance for the church and deliveries at the rear. The vehicular access to the project, according to the Developer's new plan, will be on an unassumed and unnamed roadway at the rear of the project. This roadway is approximately six meters wide at the west end entering onto Barberry Place.

On the south side of this roadway are two buildings, our building, Claridges, a senior-oriented condominium with approximately 130 residents, including 8 in wheelchairs and 25 with walkers, and Amica at Bayview, a senior care building with 123 residents, 6 in wheelchairs and almost 100 with walkers. The Amica building has no truck access for delivery to the rear. It all takes place on this road! There are already serious problems on this roadway, mainly, but not only, caused by the width. We have much higher than normal traffic in fire vehicles, ambulances, WheelTrans, taxis, moving vans, etc. There is very often serious congestion.

City Traffic has demanded that the entrance be there because of a City policy wherein traffic from main streets be diverted, when possible to a side street. While undoubtedly a sound overall policy, this case cries out for an exception. Sheppard Avenue, in this location, is seven lanes wide. The eastbound right (south side) lane ends at Rean Drive. All traffic entering the project will, under the present plan, turn onto either Barberry Place or Rean Drive. Increasing traffic at these intersections will add to already heavy traffic into the New York Towers Community. Entering off Sheppard directly into the project will not cause congestion on Sheppard since the lane involved ends at Rean Drive. Right turns in to the development would be barely noticeable. The few left turns from the middle lane would likewise not be noticeable, since they would be minimal compared to turns into Bayview Village Shopping Centre.

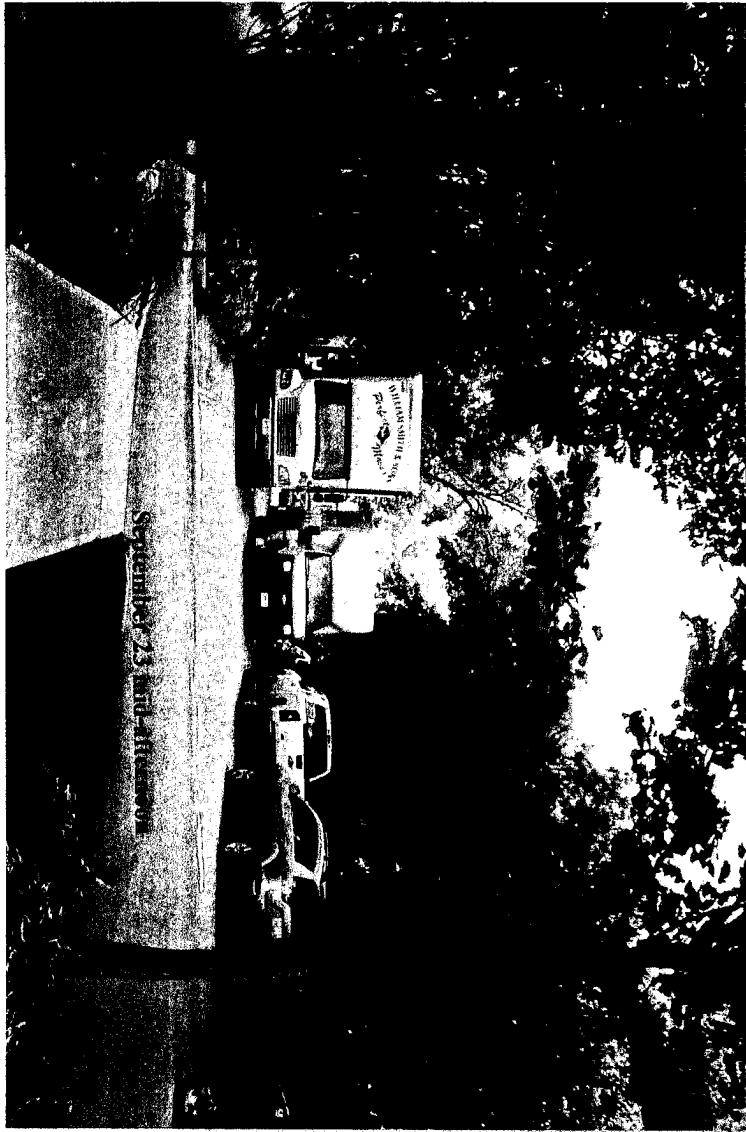
Imposing extra traffic on our roadway would be a cruel and totally unnecessary course of action.

PLEASE give this matter serious consideration and vote against the project. This is our only concern with this application.

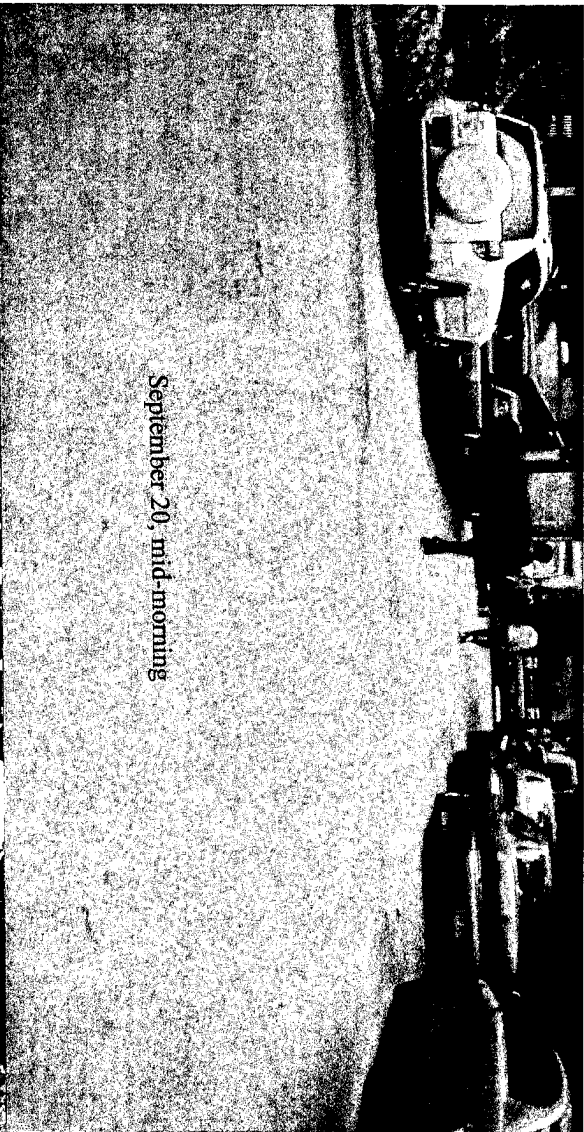
Vince Higgins, President, TSCC 1841 Claridges
For and on behalf of;
Claridges
Amica at Bayview
New York Towers Community Alliance

Policy should never trump common sense!

Policy should never trump safety!



September 23, mid-morning



September 20, mid-morning



September 20, mid-morning