

**North York Community Council**

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NY19.33.1H

**From:** Brad Teichman <bteichman@overlandllp.ca>  
**Sent:** Friday, January 13, 2017 11:48 AM  
**To:** North York Community Council; Councillor Augimeri; Councillor Burnside; Councillor Carmichael Greb; Councillor Carroll; Councillor Colle; Councillor Minnan-Wong; Councillor Pasternak; Councillor Perruzza; Councillor Jaye Robinson; Councillor Shiner  
**Subject:** Sheppard Avenue Commercial Area Secondary Plan Review  
**Attachments:** Council Members Letter.pdf

Please see the attached submission from the Sheppard West Lansing Area Rate Payers Association which concerns the Sheppard Avenue Commercial Area Secondary Plan Review.

NY Community Council is scheduled to consider this matter at its meeting of January 17, 2017.

Brad Teichman  
(416) 730-0180

# Sheppard West Lansing Area Rate Payers Association

January 13, 2017

## VIA E-MAIL

City of Toronto  
North York Community Council  
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North York ON M2N 5V7

Attention: Francine Adamo, Secretariat and Members of North York Community Council  
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**Re: Sheppard Avenue Commercial Area Secondary Plan Review (the “Review”) – Agenda Item NY19.33 – January 17, 2017 Meeting**

On January 17, 2017, North York Community Council has the above-noted matter scheduled for a statutory public meeting. You will note in your agenda package a very substantial Petition, signed by in excess of 800 households (thousands of residents) all within Ward 23. These residents are attempting to advance three significant objectives as it relates to the Review, all of which City Planning Staff have failed to give proper consideration.

The Supplementary Report on this item suggests that little regard should be given to the Petition because it is “further than the notice area for the study or the expanded notice area for the area applications”. In our respectful opinion, City building requires that we do not bind ourselves with geographic limits. For example, all areas of the City ought to contribute to growth, particularly where there exists major infrastructure, such as the intersection of Yonge Street and Sheppard Avenue.

Further, as each of you Councillors are aware, there is a significant bottleneck within the Review area which has been caused by years of suppression of the locked-up planning potential of the various sites given their outdated planning permissions. The Review does nothing to advance or resolve that. All residents of the City drive through this area at some time, including residents within your various wards, especially Wards 9, 10 and 24. At any community meeting you can hear complaints regarding traffic along Sheppard Avenue West. This is a huge problem because of the bottleneck congestion at Sheppard Avenue West in Ward 23. The approach suggested in the Planning Department’s Review of the Secondary Plan will only exacerbate traffic.

The planning considerations and road mechanics of this area are not, as suggested in the Supplementary Report, of local concern only. The Review will have broader implications for all residents of the City, but particularly those in your respective Wards.

As a member of the North York Community Council, we respectfully submit that you have a very important stake in this planning exercise. We are confident you will undertake a thorough review of the matters connected to this Agenda Item NY19.33 and ask those difficult questions. City building requires that you do so to ensure the vision for growth is contemporary, realistic and achievable.

This is not a local planning matter that should be left to be determined or directed simply by the local Councillor.

We thank you in advance for taking your time to consider this matter and look forward to your positive contribution.

If you have any questions, please contact our representative lawyer Brad Teichman: 416-730-0180; 416-730-0337; e-mail: [bteichman@overlandllp.ca](mailto:bteichman@overlandllp.ca)

Yours truly,

**Sheppard West Lansing Area Rate Payers Association**