

**North York Community Council**

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**From:** Fran Moscall <hegilles@rogers.com>  
**Sent:** June 5, 2018 10:49 AM  
**To:** North York Community Council  
**Subject:** NY31.8 Review of the Sheppard Avenue East Subway Corridor Secondary Plan  
**Attachments:** Sheppard Corridor Review June 2018.pages

Greetings Francine Adamo, please find enclosed a statement submitted by the South of Sheppard Preservation Group (ratepayers) regarding this item. We request that this statement be included for discussion at North York Community Council meeting on June 6, 2018. Should you have any questions I can be reached at 416/221-6453.  
Fran Moscall

**MEMO**

**TO:** Francine Adamo, Administrator, North York Community Council

**FROM:** South of Sheppard Preservation Group (SOS)

**DATE:** June 5, 2018

**RE:** NY31.8 Review of the Sheppard Avenue East Subway Corridor Secondary Plan

The purpose of this memo is to raise concerns regarding Councillor Shiner's recommendations to review existing policies contained within the Sheppard East Subway Corridor Secondary Plan with an intent to promote development since the recommendations would adversely affect the community represented by the South of Sheppard Preservation Group ~ a ratepayers organization composed of 110 single family homes located east of Wilfred, south of Sheppard, west of Bayview and north of the 401.

**Reasons for Concern**

**1a** While Councillor Shiner requests a review of policies affecting lands north and south of Sheppard between the east side of Bayview Ave, and the east side of Leslie Street his recommendation would adversely affect lands from Wilfred Ave. through to the 404. This is so since the Sheppard East Subway Corridor Secondary Plan encompasses this part of Sheppard East.

**1b** The results of this review and its intentions would likely set a precedent which is unacceptable given the reasons that follow.

**2.** Any hint of Intensification on lands north and south of Sheppard from Wilfred to Bayview, should that be part of the review, would be foolhardy. The community of single family homes south of Sheppard is well established and is experiencing a renewal with the building of million-dollar homes. This community is well organized and will resist any incursion into this area. It has spent 25 years protecting this community for the welfare of its residents and will continue to do so.

**3.** The SOS community lands nurture a healthy tree canopy of mature trees which contributes to Toronto's ongoing work to achieve 17% capacity which is necessary for the health of its citizens. Also these trees diminish the pollution and noise from the 401.

**4.** Lands north of Sheppard include The Peoples Church which has just completed a consolidation of its operations to this one site comprising a significant amount of land.

**5.** Condos already occupy space in this section of concern to SOS including the proposed and approved 29-storey condo development at Bayview and Sheppard with its 300 new parking spaces, hence traffic intensification.

**6a** Traffic intensification has increased substantially with the widening of Sheppard from 4 lanes to 7 approaching Bayview. The intersection of Sheppard and Bayview already presents major traffic problems given the estimated 100 000 cars passing through that intersection daily.

**6b** Intensity of traffic on the 401 spill over to Sheppard thus causing more congestion on this section from Wilfred to Bayview.

**6c** Has any serious study been done to assess the relationship between intensification and traffic patterns especially in this quadrant?

**7.** Two garages on the south side of the Bayview/Sheppard intersection namely Esso and Shell have shown no indication of moving thereby discouraging any building intensification and at the same time supporting the continued existence of the SOS housing community.

South of Sheppard Preservation Group  
Fran Moscall, Director