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DELIVERED BY EMAIL (iec@toronto.ca)

Infrastructure and Environment Committee
c/o City Clerk's Office
City of Toronto
City Hall, 100 Queen Street West
10th Floor, West Tower
Toronto, ON M5H 2N2
Attention: Matthew Green

Dear Chair Pasternak and Members of the Infrastructure and Environment Committee:

Re: Item IE18.2 – North York Centre - Doris Avenue Extension (South Service Road - Environmental Assessment Addendum) SheppBonn Ltd.

We are legal counsel to SheppBonn Ltd. (“**SheppBonn**”), the owners of the properties municipally known as 25 Bonnington Place and 87, 91, 93 and 95 Sheppard Avenue East, in the City of Toronto (the “**Subject Property**”). Over many years, SheppBonn has assembled properties along the Sheppard Avenue East corridor. It continues to assemble properties along this corridor and has plans to redevelop the Subject Property, with or without additional property acquisitions.

SheppBonn is supportive of the continued efforts of the City to improve the local road network, including the completion of the ring road around the North York Centre. However, it also supports minimizing impacts to the Subject Property and properties that it has an interest in acquiring near the future intersection to facilitate development. Its concerns to date include the following:

1. The interim condition (Phase 1) and future condition (Phase 2) appear to propose some form of restriction to the access to Sheppard Avenue East from Bonnington Place, including a full closure of Bonnington Place in Phase 1 and a restricted right-out access to Sheppard Avenue East in Phase 2. Both of these conditions may impact the ability of the Subject Property to redevelop as they limit access to Sheppard Avenue East. We are also concerned with any restriction to the traffic circulation from the Subject Property to Bonnington Place (northbound and southbound movement for existing and future uses) in either the interim or future condition.

2. The staff report notes that there may be additional property acquisitions to facilitate the road alignment and intersection improvements following detailed design. As a property owner with substantial holdings near the future intersection, SheppBonn requests that any impact to the Subject Property through acquisition or otherwise be minimized to the extent possible.

SheppBonn will continue to monitor the progress and implementation of the Environmental Study Report (ESR) Addendum, including review of the materials filed on public record during the 30-day review period. Our clients have significant interest in this project, particularly in relation to the improvements proposed to Yonge Street through the City's REimagining Yonge Environmental Assessment and the timing related to both projects.

Please provide us with notice of any future Council, Committees of Council, public meetings related to the ESR Addendum and the North York Centre South Service Road Environmental Assessment Addendum Study, including decisions made regarding these matters.

Yours very truly,

BORDEN LADNER GERVAIS LLP



Isaac Tang

IT/cm

Cc: Client
Jacquelyn Hayward, Director, Project Design & Management
Barbara Gray, General Manager, Transportation Services
Jason Diceman, Senior Public Consultation Coordinator