

Submitted by Jonathan Mousley

Henry Farm Community Interest Association

Presentation to North York Community Council – March 12, 2020

Presentation re:

1. NY14.1 – 2600 Don Mills Rd. Official Plan Amendment (Final Report) and Zoning Amendment application (request for Directions Report).
2. NY14.5 – 1650 Sheppard Ave. East Official Plan Amendment and Zoning Amendment application

With respect to the application for 2600 Don Mills Rd, HFCIA's concerns relate to the matter of traffic signalization.

First, let me just say that we are pleased with the overall context plan as concerns the road alignment as well as the proposed public park that is part of this application. We also have no issues with the proposed layout of new buildings in the context of the existing 2600 Don Mills Road tower (Hunter's Lodge).

Where we do have an issue is with access of traffic to and from the site on the eastern flank (i.e. to and from Don Mills Rd).

We understand that access into or from the site from Don Mills Rd. will not be managed by the existing traffic lights just north of Sheppard, which are controlled by the TTC to facilitate TTC vehicles exiting from Sheppard Station. Instead, only "right in" and "right out" access to the site from Don Mills Rd., and from Don Mills Rd. to the site, will be allowed, meaning that cars can only enter the site from a southbound direction on Don Mills Rd. and can only leave the site going in a southbound direction on Don Mills Rd. Given the volume of traffic anticipated with the redeveloped site (as well as a redeveloped, adjacent 1650 Sheppard Ave. site), this is not sustainable.

We call on the City to work with the TTC to allow the existing traffic lights on Don Mills Road just north of Sheppard Ave. to serve both TTC vehicles *and* local traffic. Use of the traffic lights would allow residents to enter the site from both directions on Don Mills Rd. and, equally, to exit the site going in both directions on Don Mills Rd. This will also ease the volume of traffic on the small arterial Leith Hill Road flanking the site on the north and would reduce the volume of traffic going through the signalled intersection at Don Mills Rd. and Leith Hill Rd.

It seems preposterous that the TTC would want to keep the traffic lights solely for its vehicles' use instead of also serving vehicles entering and exiting the redeveloped site on a new road directly across the intersection on the west. A compromise would be to give TTC vehicles priority access to and from the intersection by way of an advanced

green signal. TTC vehicles turning to go south on Don Mills Rd. and entering Sheppard Station from southbound Don Mills Rd. would have priority access to the intersection.

On a related point, HFCIA is strongly opposed to any future proposal for a new traffic light on Sheppard Ave. just west of Don Mills Rd. Not only would these lights be on a hill not easily visible over the hill going westbound on Sheppard Ave., but they would also be extremely close to the existing signal at Don Mills and Sheppard. Such a signal would be very dangerous and, when red, could easily result in backed up traffic blocking the intersection of Don Mills and Sheppard. We are happy to note such a light is not included in the City planning report. Use of the existing traffic lights currently controlled by the TTC on Don Mills Road at Sheppard Station should make such a traffic light on Sheppard Ave. unnecessary by allowing full access from Don Mills Rd.

Finally, just a word about the design of the proposed townhouses and 33-storey building behind Hunter's Lodge at 2600 Don Mills Rd. (recognizing that the Community Council has no purview over design). HFCIA is generally pleased with the proposed exterior design, but we would respectfully encourage the developer to tie the exterior cladding of the proposed buildings as much as possible to the brown brick of the existing Hunter's Lodge by using brown brick colour accents throughout instead of all glass and glass wall exterior cladding as is too often the design of choice in Toronto. We would like to see some integration of design between the new low and high rise buildings and the existing Hunter's Lodge. If not, when combined with the adjacent proposed redevelopment at 1650 Sheppard Ave., there will be four tall buildings in close proximity each with completely different designs. The result would be a mix of exterior styles and colours with no building conceived in relation to another. The entirety would not be visually appealing.

With respect to the application for 1650 Sheppard Ave. East, our main concerns have to do with the density of the new high rise residential tower proposed for the site and the likely negative noise impact of the car wash dryer on some residents of the 3-storey townhouses proposed to be built immediately adjacent to the existing car wash.

With respect to the first issue, the HFCIA notes that with a proposed FSI of 3.99, the density of the high rise residential tower proposed to be built immediately behind the existing residential building at 1250 Sheppard Ave. East is far greater than even that of the very tall residential towers across on the SE corner of Don Mills and Sheppard. The proposed density is also much greater than that of the 33-storey infill residential tower proposed for the adjacent 2600 Don Mills Rd site, which proposes an FSI of only 1.96, or more than half as dense. Although in this case the developer has reduced the height of the proposed infill tower from the original proposed 35 storeys, at 31 storeys, the density is still 3.99 FSI. Given its proximity to the existing 1250 Sheppard Ave., the proposed building's height and size is excessive and would be very detrimental to the residents of the existing 1250 Sheppard Ave. immediately in front. Moreover, at 31

storeys, the proposed infill tower would loom very large over the existing 15-storey building only 25 metres in front.

We therefore call on the applicant to further reduce this density in favour of one that is more reasonable to the site's size and is in keeping of that of the adjacent site redevelopment application.

With respect to the noise issue, the HFCIA notes that the considerable noise of the automatic dryers located at the exit to the existing Esso car wash would likely have a very detrimental impact on residents of the 3-storey townhomes proposed to be built adjacent to the car wash fronting on Sheppard Ave. This noise issue is not an issue to be taken lightly, especially as the fans operate from, I believe, 8 am to 10 pm each day.

Finally, again with respect to exterior design, whatever the eventual design chosen, we would respectfully encourage the developer to tie the exterior cladding of the proposed buildings as much as possible to the yellow-white brick of the existing building by using similar brick colour accents throughout. We would like to see some integration of design between the new low and high rise buildings and the existing residential building. If not, when combined with the proposed redevelopment at 2600 Don Mills Rd., there will be several smaller and four tall buildings in close proximity, each with potentially completely different designs. The result would be a mix of exterior styles and colours with no building conceived in relation to another. The entirety would not be visually appealing.