

Bayview-Sheppard Neighbourhood Alliance

June 23, 2021

Dear Members of North York Council:

RE: NY25.1 - Holding (H) Symbol By-law for developments along Sheppard

The Bayview-Sheppard Neighbourhood Alliance or BSNA is incorporated as a Not-For-Profit association and represent the Boards of 9 condominiums between Bayview and Leslie. We're also a member of FoNTRA, the Federation of North Toronto Residents Associations, and the incorporated Sheppard Avenue East Community Group (SAECG) concerned about the height and density proposed for 680/688 Sheppard E.

We suspect that our Councillor felt blindsided by this sudden request coming to you this morning to put a hold on building permits for projects already approved by the City and it seems that the same situation could happen in other Wards.

As you are probably aware, the necessity of putting a Hold on building permits or construction for the named developments did not need to be a result of a review of the Sheppard Avenue East Planning Review study area as reported for this agenda item.

Every development application requires the applicant's consultants to analyze the sanitary and storm sewer capacity available for their application site based on an analysis of the same requirements of all past local applications already submitted.

It appears the current situation arose either from an omission in City engineering to analyze existing data on an ongoing basis, from an incorrect analysis of this data or from the ignoring of reports prepared by engineering and submitted to other City Departments on the remaining capacities.

To prevent City Councillors and the public being caught off guard on the infrastructure impacts of future development we are suggesting that Councillors require information that would be contained in what we are calling a "Cumulative Impact Report (CIR)" for any future City Planning Final Reports, Official Plan Amendments or Zoning Bylaw amendment required for multi-unit development applications. Recommended draft metrics and format for the reports would be reported back to Councillors in December, three months after the summer break.

The essence of the report would describe how much extra capacity there is in the existing sanitary and storm sewers for the proposed development; what the impact will be on existing buildings and residents' water pressure and supply and any infrastructure upgrades that would be needed, when they would be needed and who would pay for them if the proposed development was to proceed. Any anticipated infrastructure impacts would include those on electricity and natural gas supplies to existing buildings in addition to

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sewers. The anticipated cumulative impact on traffic volumes and travel times should also be part of an ongoing reporting format.

Residents are also concerned about the impact of growth on the availability of ambulance, fire and police services emergency services, local hospital capacity, local schools and other community services. While these parts of our infrastructure do not come up for approval by Community Council and we are not suggesting these be immediately added to the named CIR, we do ask that the City inform residents of their standing.

Residents are generally not against development, but they are concerned with maintaining their existing quality of life and in having new development complement their neighbourhood. The residents in our condominium complex ask what the impact will be on our infrastructure whenever there is a nearby development applications.

Starting in 2018 with the Bayview Shopping Centre site we asked City Planning and the developer what the impact would be on our sewers, water supply and electricity grid. We asked how much extra capacity there is now and how much will be left after the development is complete. We never got a straight answer, just that it would be “sufficient”. We also asked what the cumulative impact would be on traffic volume , traffic flow and travel times. We never got the full picture on any of these impacts. Now it appears that the City also didn’t have the full picture either for the projects named in the Holding Provision request. However, all of these projects were known to the City years before now.

The issue with the Leslie sewer was identified in the private engineering report for the 2017 Shopping Centre site development application but no mention was made by City staff on the length of the construction period or that a Hold would be needed on other building permits.

Council will also note that the construction of over 1000 residential units for the Bayview Shopping Centre approved by Council were not included in the Holding Provision. The site was going through Site Plan approval and there was to be a hold provision bylaw for a sewer easement but it’s not clear if that was yet passed. By way of this communication, we are asking City Planning to let us know the status is of the review and the bylaw.

We look forward to hearing how City Council will inform the public how our infrastructure will keep pace with the rate of development and prevent such a situation as came before you today for developments along Sheppard. We remain interested in working with both our Councillor’s office and Community Planning staff to address this and other community planning issues.

Thank You

David Reid

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