

Dear Councillors,

Re: 680 & 688 Sheppard Avenue East – Item CC 47.31 City Council Meeting July 19, 2022

All five adjacent condo Boards and local residents represented by the Sheppard Avenue East Community Group (SAECG), including the St. Gabriel Passionist Parish church, the Bayview Village Association (BVA) representative and the FoNTRA member Bayview Sheppard Neighbourhood Alliance (BSNA), continue to oppose the proposed 22-storey height for this proposed development.

It is not clear to us what urgency there is in approving this proposal given the Ontario Land Tribunal hearing in respect of this development begins March 20, 2023.

The proposal to build 22 storeys fronting on Sheppard Avenue East is beyond anything that currently exists or is approved between Leslie and Bayview, except for what is approved or built at the nodes of those intersections. This proposal is well beyond anything reflecting the planned or existing contexts and Council should refuse it on that basis alone.

In addition to the above, a tall building at this site on Sheppard will impact the passive solar energy benefit in the winter months on the adjacent St. Gabriel Passionist Parish church, a LEEDs gold certified building. What incentive will there be for other passive construction projects in Toronto if this council makes clear to all that the planned and existing contexts surrounding potential sites for passive construction are unpredictable?

Further, the proposed building offers no setbacks or transition to those living to the north and west of the site while there is merely a nod to the concept of transition for the residents to the east on Whittaker Crescent.

As you may be aware, this project was originally sold to investors as a 12-storey development with the potential of a 15-20% return on their investment. The current height is being presented as a planning initiative while masking the real intent of greedily doubling investors' ROI. It has little to do with building the elements required for a complete and balanced community.

We ask that City Council not determine its final position for the OLT hearing until further discussions take place with the Community and City Planning on the scope of the development.

Yours truly,

Rod Pennycook

SAECG President

July 15, 2022

C.C. SAECG Board Members

Ian Flett, Eric K. Gillespie Professional Corporation