

Jan 4 2021 -Comments on the Willowdale Secondary Plan Final Report Dec 2021

Dear Councillors:

The Pleasant View Community Association [supports](#) the Willowdale Secondary Plan Final Report dated Dec 2021 and would like to share some comments hoping you find them relevant as the plan advances.

The vision for the vibrant community contained in the Willowdale Secondary Plan is very similar to the vision created for the ConsumersNext Secondary plan located along Sheppard Ave east of Don Mills Road. The comments we share with you today relate to observations we've made during the implementation of the ConsumersNext Secondary Plan and may be beneficial in the roll out the Willowdale and subsequent other Secondary Plans along the Sheppard corridor.

1. Parks, Public spaces, Tree lined streets

The parks and public spaces created by the developers so far have fallen short when it comes to delivering the intended escape from the concrete jungle that the habitants of the condominiums are looking for. The random, small sections of grass, with metal playgrounds surrounded by concrete curbs feel nothing like being in the great outdoors. Young trees get little light from the shadows cast on them from the buildings and are planted in concrete sidewalks appearing to struggle to survive. The trees produce very little canopy and the net result is just an extension of the congested unnatural living environment that the mixed residential buildings offer.

As a result, the parks in the interior of our communities have become extremely busy as condo dwellers seek refuge in tranquil outdoor spaces where birds and squirrels can be seen and shade from mature trees can provide relief from the heat. **We welcome our new neighbours into our neighbourhood but suggest some oversight needs to take place in secondary plans with multiple developers so that a collaborated approach in sourcing a large space to provide a meaningful natural sanctuary for a cluster of condo dwellers to enjoy can be accomplished.**



2 Retail Space

One of the biggest disappointments has been the failure of the retail properties to attract businesses that meet the needs of the residents. The majority of the shops have been empty since they were built. The answer as to why there are vacancies is not clearly understood but it is a common theme along most of Sheppard Ave East and this needs to be studied. **Every developer seems to be using the same format and it is not working.**

3. Climate Change

When sidewalks are widened for pedestrians, when roads are widened for bikes, when boulevards are narrowed for cars or buses we lose valuable soil and green space. The trees being planted in sidewalks are not a replacement for the loss of soil which is critical given climate change.

Residents in Pleasant View are witnessing a transformation along Sheppard Ave now where concrete dominates the landscape and only a little strip of grass boulevard is the only green to be seen amongst mixed residential developments.

With all the plans to reduce boulevard space in the future there should be an accompanying discussion about increasing development setbacks as this can't happen once construction is complete. **Please consider this need to protect land mass for future secondary plans along Sheppard Ave East.**

We wish you well in your contemplations of this NY29.4 *Sheppard Willowdale Secondary Plan - Final Report*.

Thank You

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