



Agincourt Village Community Association

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April 21, 2022

To: Scarborough Community Council

Re: Request to Amend Zoning By-Law Application No. 20 163200 ESC 22 OZ

Location: 3459-3471 Sheppard Avenue East

Agincourt Village Community Association whose boundaries encompass Sheppard Avenue East wish to express the following concerns regarding this condominium development at 3459-3471 Sheppard Avenue East. AVCA realizes the need for housing within Toronto.

However, with the increase in residents within communities along Sheppard Avenue East it is paramount that infrastructure, public transit improvement, recreational services, social supports, employment opportunities, healthcare and police service increase be instated prior to the condominium development not long after construction and much advocating by communities - as is presently the case.

AVCA's main objection to the plans for this development is lack of public transit improvement. Ie Sheppard Subway or the planned and funded LRT. How can this by-law be passed with two lane each way traffic, overcapacity TTC busses with no turn outs at bus stops, no bike lanes and the aging congested Sheppard Avenue East between McCowan Avenue to Pharmacy Avenue?

The proposed building would contain **205 residential units BUT 169 parking spaces for residents.** That means public transit on Sheppard Avenue East is required!

The proposed building would contain **205 residential units BUT 216 bicycle parking spaces.** That means safe bike lanes on Sheppard Avenue East are required!

Given the multitude of condominium buildings already constructed, being constructed or approved for construction on Sheppard Avenue East between Don Mills Road and Brimley Road it behooves AVCA to ask – who is looking at the “bigger picture” on Sheppard Avenue East? Who is sitting in traffic congestion on a TTC bus on Sheppard Avenue East? Who is waiting for an intermittent TTC bus on Sheppard Avenue East? Who is trying to drive on Sheppard Avenue East? Who is taking their life in their hands to cycle on Sheppard Avenue East?

It's time for our Scarborough Councillors to insist on funding from the Provincial Budget for the Scarborough Subway or reinstate the Sheppard LRT funding, before any further by-law changes are made for condominium development on Sheppard Avenue East.

Please address this major public transit issue as well as the other concerns expressed by AVCA as listed above before amending the zoning by-law application No. 20 163200 ESC 22 OZ.

Rhoda Potter President

Agincourt Village Community Association