

## **Petition Against the Zoning Change of Whittaker Crescent in the 2024.NY.19.11 Renew Sheppard East Secondary Plan**

December 15, 2024

Dear City Council Members,

Before you vote for the Renew Sheppard East Secondary Plan, we, the undersigned Ward 17 residents of Whittaker Crescent, urgently appeal to you to reconsider the proposed zoning changes of our street from Neighbourhoods to Mix-Use under the Renew Sheppard East Secondary Plan. Our community is deeply concerned about the profound and irreversible impact these changes will have on our livelihood and our neighbourhood. **We are looking for your vote to amend the plan to keep Whittaker Crescent designated as Neighbourhoods.**

Whittaker Cres. is a neighbourhood street that has single-family homes and a group home. It is connection to Elkhorn Ave, which consists of a diverse array of mixed-use low-rise buildings including rental apartments, condos, townhouses, a church, an elementary school, a park and a tennis court. All of these components and the fact that Whittaker and Elkhorn are used as an east/west detour route for congested Sheppard Ave, makes it a busy thoroughfare.

The proposed zoning change for Whittaker Crescent has already attracted developers who are speculating that it will be approved by Council, consequentially all homeowners are getting harassed by aggressive developers and their realtors; some of them are bringing prepared purchase and sale agreement forms. This has caused increased anxiety and feeling of helplessness from the residents many of whom are seniors hoping to age in their homes thereby reducing the cost on the healthcare system.

As residents, we are concerned that changing the zoning of Whittaker Cres will impact our lives by:

- **Increased Traffic/Speeding:** Adding to the increase in traffic coming from the multiple new high-rise condos, townhouses, and mixed-use developments that are in various stages of development in addition to three new high-rise condos, two townhouse complexes, and additional retail/commercial businesses at the Bayview Village Mall.

- Increased Noise/Vibrations: Multi-use designation will allow for business to operate on the street which brings large industrial trucks, machinery etc. which disrupt the quality of life. Please see attached picture of one such example of industrial use currently happening on Whittaker which has resulted in multiple noise/vibration complaints as well as fines over the few years in operation.
- Less safe: Large trucks and increased traffic will make the neighbourhood less pedestrian friendly around the school zone safety for the elementary school children on Elkhorn.
- Increased Street parking issues: Currently, so much congestion happens during peak hours at the beginning and end of the school day, in the summer, in the evenings and on the weekends when people are using the park, on holidays, and during church service hours that the street becomes impassable.
- Increase the traffic bottleneck at the traffic light at Burbank Dr. and Sheppard Ave., where pedestrians are crossing to reach the community centre, or school as well as a future driveway entrance of two high-rise condos at 720 Sheppard Ave East, as per the latest proposal at 28 and 32 storeys.
- Decreased sky view/increased shadowing of homes: Multi-use allows for taller buildings such that current owners who do not wish to move will find themselves with 10 storey buildings in either their backyard, front yard, or side yard. In addition, the homeowners on the south side of Whittaker Cres. will be enduring a 28 or 32 storey building in their backyard which is unacceptable.

We understand the need for urban development and growth which has been thoughtfully done under the current Secondary Plan, but it should not come at the expense of established communities as this Renew Sheppard East Secondary Plan intends to do. We would like to be treated as every other neighbourhood close to a subway in Toronto and retain their zoning as Neighbourhoods.

Please hear our collective voice, consider the reasons why we are asking for your support, and help us protect the place we call home. We are advocating for thoughtful, community-centred planning that respects and preserves the essence of Whittaker Crescent. **Please request an amendment to the plan and vote to permanently remove Whittaker Crescent from multi-use zoning keeping it zoned as Neighbourhoods.**

Thank you in advance for your vote.

Sincerely,  
The Residents of Whittaker Crescent