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November 14th 2025

(On behalf of Boards of Concerned North York Condominiums & Businesses)

Heather Au
Senior Planner | Community Planning
North York District | Development Review Division
via email: Heather.Au@toronto.ca

North York Community Council cc: Lily Cheng councillor_cheng@toronto.ca
email: nycc@toronto.ca Stan Cho stan.cho@pc.ola.org
5100 Yonge Street
Toronto, ON M2N 5V7

Re: Opposition to Proposed Development at 45-47 Sheppard Ave E (#24 248503 NNY 18 OZ)

Dear Heather Au, Lily Cheng, Stan Cho and Members of North York Community Council,

On behalf of the Boards of Directors of several condominium corporations in the immediate area surrounding the proposed development at 45-47 Sheppard Ave E, as well as on behalf of over 8,000 residents and 300 businesses, we are writing to express our strong opposition to this project due to serious public safety and infrastructure concerns.

The development is expected to bring approximately 2400 new families and 1200 daily vehicle trips into an already densely populated area. Of particular concern is the potential delay in access for emergency vehicles such as fire services and ambulances, which could jeopardize the safety of current residents and office employees nearby.

This issue is not a matter of traffic inconvenience. It is fundamentally about the safety of the people who live and work in these communities. Fire routes and designated emergency access lanes must remain unobstructed and reliable at all times. With the existing congestion already challenging emergency response times, the added pressure from this proposed development will severely hinder the ability of first responders to act quickly during critical situations.

Under the current proposal for 45-47 Sheppard Ave E, we have specific concerns about emergency services being able to access the following entry/exit lanes at busy times:

- 17 Anndale Drive Condo Tower
- 23 & 33 Sheppard Avenue East Towers (entrance from Anndale Drive)
- 31 & 35 Bales Avenue Condo Towers
- 4773 & 4789 Yonge St Hullmark Centre (entrance from Anndale Drive)
- 4771 Yonge St Menkes Office Tower (entrance from Anndale Drive)
- 2 Anndale Drive Condo Tower

While we recognize the need for new housing solutions, this project in its current form does not reflect responsible growth. It is more than double the size of anything the neighborhood has absorbed over the past decade. We respectfully urge North York City Planning to request significant reductions be made to height and densities proposed by the developer. This process should include transparent consultation and meaningful input from local condominium boards.

Thank you for your attention to this important matter. We are committed to working collaboratively and remain available for further dialogue.

Sincerely,

J.P. MacAllister-Knox

President, Board of Directors

Radiance at Minto Gardens. TSCC 1645

Together with the Boards of Concerned North York Condominium Corporations and Businesses:

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