



North York Community Council
5100 Yonge St.
Toronto ON M2N 5V7

December 4, 2025

RE: Agenda Items 28.7 & 28.9

Dear Council Members,

There are two applications before you today that will further diminish the city approved and community endorsed ConsumersNext Secondary Plan (CNSP). The ConsumersNext business park is in Ward 17 and bounded by the 401, Victoria Park Ave, Sheppard Ave, and the DVP.

It could have become an area where one could reside, find employment, and have amenities, all within walking distance, which seems to be a current city mantra. Instead, by approving the two applications today, it would further take this vision away from its intended direction.

ConsumersNext Secondary Plan

In 2018 the city commissioned the CNSP with the intention of duplicating what Markham and Mississauga successfully did when they drew employers out of Toronto's downtown core into their communities.

Though the proposed subway extension and the inclusionary zoning along Sheppard makes it easy to justify increasing the residential density on lands previously zoned employment, we want to alert you to the fact the density at this site has gone far beyond what the social infrastructure supports.

The initial Plan assumed higher order transit, and that an additional 16,000 residents could be socially supported by the resources that existed in the existing neighbouring community of 17,000 residents along with proposed additional resources ear-marked at specific development locations.

Since the inception of the CNSP, the residential FSI indexes have increased from the initial 1.5 FSI to now as high as 7.0. We do not see sufficient social infrastructure projects being contemplated or built within the affected boundaries. And there does not appear to be an answer to how many more residents beyond the initial 16,000 projected will be living in these boundaries.



The Tribute Communities application

This site, at the N/E corner of Consumers Rd and Sheppard is a proposed location for a future subway stop and potentially remains a gateway into one of the city's largest employment zoned areas. It is a key location conveniently situated for both residents living in the business park area and those from the existing Pleasant View community to walk to, which is a desired city goal.

This site was originally **approved by council and supported by the community** to be 3 condominium towers with high density AND a 4-storey community centred structure (described as a mini-mall) providing 38,000 ground floor to accommodate a grocery store, a roof top restaurant and remaining floors dedicated to retail, which the city currently seeks to encourage.

The Herons Hill application

The 100 acres of employment land located near the intersection of two major highways (401/DVP) is a significant parcel the City identified twelve years ago as a huge opportunity.

The highway access to these lands supports the current 12,000 employees who travel from different areas of the city and another 6,000 from Scarborough. The entry and exit to these highway access points has 40,000 vehicles on the road each day on Sheppard Ave.

The Heron Hill plan to add potentially 600 more people directly at this intersection will add to the existing congestion chaos on Sheppard and moves further away from the CNSP.

ConsumersNext's Future

We are today asking you: What is the NEW vision for this business park area, as the original vision has not achieved any milestones. No new jobs, no walking trail, no four-storey mini mall with grocery store, no community vibe, no higher order transit, but lots of lots of density.

Residents want to hear about the city's plans to draw on the original recommendations of the CNSP and **put in place steps to spur investments in employment lands** before the entire area converts into an over-populated and under supported area, particularly in terms of the social infrastructure needed to support the disproportionate population increase that has been approved across all applications in the area.

Additional Points to Consider

1. The initially proposed walking trail doesn't exist due to lack of coordination amongst developers to ensure land was available.
2. There is no community centre proposed inside this business park and the neighbouring community has limited resources to offer - an ice rink, an outdated vacant bocce court, and the city planning to spend \$350K on a library expansion despite requests to serve community needs with a more community minded resource such as a gym.



3. It is unclear if there are any plans for additional schools within ConsumersNext to accommodate the children of the thousands of additional residents.

4. There is no option to clear traffic inside the business park directly onto the highways because Porsche was allowed to purchase Provincial land that had direct access to highway ramps.

Summary

In summary, we are asking this council to:

- Hold off approval of these two, and future, ConsumersNext Business park employment land conversion applications;
- Step back and get a clearer picture of where the ConsumersNext initiative is going;
- Be mindful the continual chipping away of these employment lands could lead to problems that eventually can't be resolved within the area and neighboring community, such as overcrowding, insufficient infrastructure and worsen traffic congestion along Sheppard;
- Work with MPPs to protect the future of these employment lands;
- Consider decision implications, particularly at the business park entranceway (with the assumption higher order transit will be a reality running past this destination); and
- Consider alternate ideas of what a gateway to this area could look like now and into the future. Examples include Mel Eastman square or Berzy Park, instead of additional towers on the corner.

Thank you for your consideration of our comments.

Sincerely

Susan Wakutz
President
Pleasant View Association