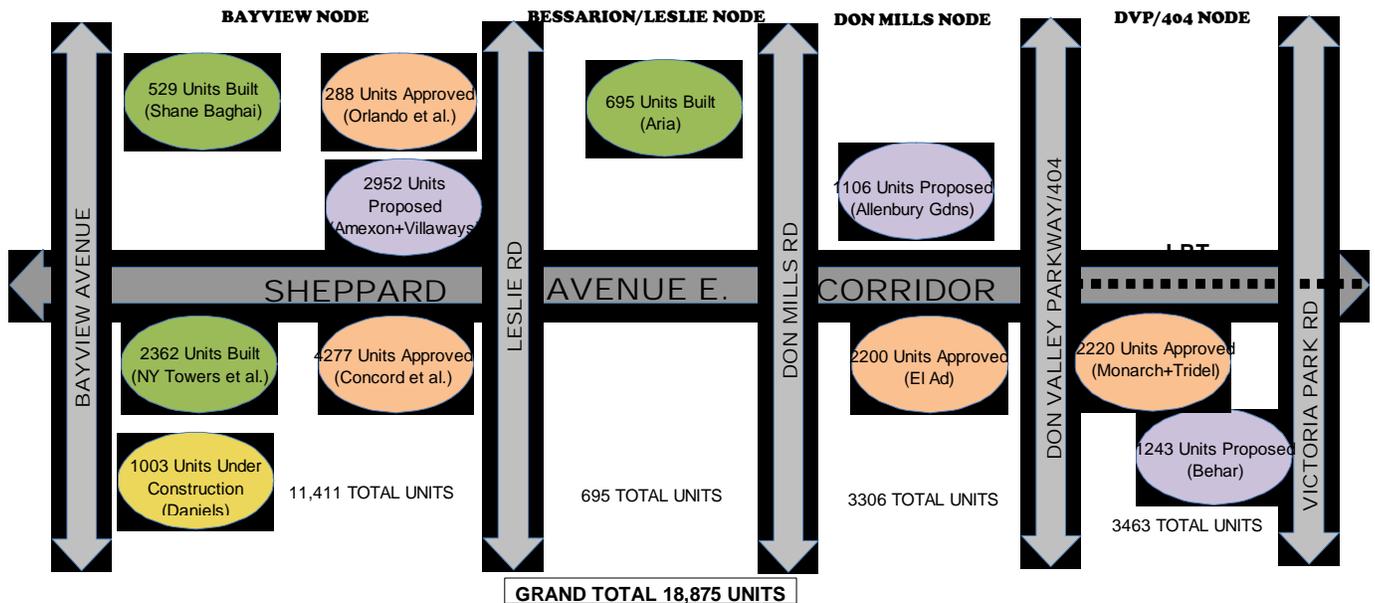


COALITION OF WARD 33 COMMUNITIES

Defending our quality of life



As residents along Sheppard Avenue, we have been witnesses, over the past years, to an unprecedented spurt of construction activity, resulting in a large number of some spectacularly tall high-rises. This has been accompanied by a larger population in the area, a marked increase in traffic congestion and traffic infiltration into our residential neighbourhoods. And this is by far is not yet over.

It is now time for us now to step back and to assess the cumulative impact of this unbridled, uncontrolled and apparently haphazard over-development imposed on our community and the negative impact on the quality of our life. We have a choice: either let things happen to us or stand up and demand from our elected representatives a more rational, comprehensive and thoughtful approach to the intensification along Sheppard Avenue.

In order to make our voices heard, a Coalition of Ward 33 Communities (CW33C) was established in the Fall of 2012. It comprises the following community associations:

- Brian Village Association, represented by Divya Nayak and Marilyn Renzetti
- YCC90 – The Shepways represented by Sam Metalin
- Sheppard-Leslie Home Owners Association (SLHA) represented by Kevin Sturdy
- Henry Farm Community Interest Association (HFCIA) represented by Michael Lende, Peter Erwood, Bernard Assouad and Namby Vithiananthan.

Although technically not located in Ward 33, the Bayview Village Association (BVA), represented by David Magil, is also associated to CW33C.

The CW33C objectives are to engage our elected representatives and the City Planners to present rational and well thought-out arguments to stop and re-think the projects that are currently being planned.

In summary, there are three issues that will profoundly affect us.

First is the massive increase in high-rise development along Sheppard (the diagram above shows you the construction that has already taken place, the construction currently in progress and the new construction being contemplated). The effect of all these approximately 19,000 new residential units spread out in a narrow band

over a distance of less than 6km (at 2 residents per unit, this is equal to a town about the size of Woodstock, ON), are as follows:

- Unacceptable worsening of vehicular traffic on the main arteries in Ward 33, which are already overloaded in peak hours, added traffic lights and traffic infiltration into neighbourhood streets
- Unacceptable overloading of existing services: health facilities, playgrounds, sports facilities, community centres, schools, shopping, infrastructure (water, sewers, etc.) and other services. To our knowledge, no new services are being planned.
- Unacceptable shadowing of neighbouring single-family properties by excessively high buildings

Second is the re-zoning of the Consumers Road area fronting Sheppard, currently zoned for “employment lands” (office/commercial) into essentially high-rise residential (“mixed-use”). This will exacerbate the congestion currently experienced East of the DVP, even without the LRT. In addition, it will contravene the stated objectives of the Province to protect current “employment” areas.

Third, a surface LRT is being planned over the same portion of Sheppard, east of the DVP, which will reduce the number of traffic lanes available. This will have disastrous consequences on vehicular traffic and ease of access to secondary streets.

The most disappointing aspect in all this, is that it is happening in a obviously disjointed and incoherent fashion where our elected representatives, city planners, the TTC, Metrolinx, the Ontario Municipal Board (OMB) are each looking at a single piece of this massive puzzle in isolation, approving projects promoted by the City or by developers, incrementally without a clear end-result in mind. Furthermore, it appears that the OMB is ignoring any long-term plan developed by City staff and is approving anything developers propose using the provincial 2006 Greater Golden Horseshoe Growth Plan (“Places to Grow”) as an excuse.

The most probable outcome is that we, the residents, will end up holding the bag with an urban disaster on our hands. It is the same process that gave us the current Toronto water-front.

The CW33C recognizes and agrees with the general objective of intensification along Sheppard, as expressed in the 2005 Provincial Policy Statement and the 2006 Greater Horseshoe Growth Plan. The Coalition does take exception to unbridled and uncontrolled development that currently appears to be solely driven by the rapacity of real estate developers.

The aims of the CW33C are as follows:

- In general, take advantage of the currently on-going development of the secondary 5-year plan to make planners aware of our concerns, and to do so, take up our Councillor Shelley Carroll’s offer to support us. More specifically:
 - request the City planners to conduct adequate traffic studies that take into account the current situation and the impact of all the additional development (including the addition of an LRT in the middle of Sheppard Avenue), and possibly challenge their findings and recommendations with our own studies
 - request for additional traffic capacity and traffic management improvement in the neighbourhood
 - request the inclusion of community infrastructure to go along new development: parks, playgrounds, stores, schools, health facilities, etc.
- For the Consumer’s Road Business Park, protect the remaining scarce “employment” lands and thus continue to provide a venue for employment opportunities in Ward 33.

This is the only way we can stop development by incrementalization that will lead to a long-term mess, and this is the only way to maintain a reasonably decent quality of life in our communities.

However, this effort cannot take place without the large-scale participation of the affected residents of Ward 33. We need our elected representatives and our City officials to hear what we think with what is happening along Sheppard. Contact information for our City Councillor and our Provincial MPP are below. We need the participation and the involvement of as many residents of the community as possible in supporting the

Coalitions efforts. High residents' participation at meetings and open houses organized by the City will demonstrate to our elected representatives that the concerns expressed above are widely shared.

Furthermore, we have created a Facebook page (www.facebook.com/chaosonsheppard/) to keep you up-to-date on what is going on and where you will be able to voice your views. Unless our elected representatives hear what we think, we'll have only ourselves to blame for a bad outcome. Do write them, phone them, e-mail them and sign-up to Facebook and make your views known. Make sure your community representative is on the cc. list at ward33coalition@hotmail.com.

Your elected representatives are:

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