

## Sheppard Avenue East Community Group (SAECG) Newsletter #1, December 2020

Dear SAECG Supporter

As we wind down 2020 and we all look forward to obtaining a COVID vaccine in 2021 we want to thank you for helping us establish the SAECG group and for your support in opposing the current 24+ storey, 527-unit, development application by Tribute Communities for the 680/688 Sheppard Avenue East site.

On the organizational front we became incorporated as a Not-For-Profit, retained legal counsel and a traffic consultant, drafted bylaws and secured the additional Director nominees to represent each Member [the 660/662, 650 and 676 Sheppard Ave. E. condominium corporations, St. Gabriel Terraces townhouse condominium corporation (on Elkhorn), St. Gabriel's Passionist Parish Church, Red Maple Court townhouse condominium corporation (behind the 680/688 site), and the Bayview-Sheppard Neighbourhood Alliance (BSNA)].

We expect to have our first Directors meeting early in the New Year to formalize our bylaws and to introduce possible steps for the Directors consideration on what we can do next, depending on what happens with the development application.

We also want to take this opportunity to let you know what happened on the November 23, 2020 Community Consultation meeting hosted by City Planning and Tribute Communities on the current (November 2019) development proposal and its status.

There were just over 120 of us who joined that November 23 WebEx meeting. We know that the WebEx system isn't as user-friendly as joining a Zoom meeting and that there were a few of you that couldn't find a way to log in. Attached below is a link to the video recording from the meeting (70MB file) as kindly provided by the City Planner at our request.

[https://drive.google.com/file/d/1ylz\\_bvFq-sXJucXgc\\_dA7qW7MK4t9bYI/view?usp=drive\\_web](https://drive.google.com/file/d/1ylz_bvFq-sXJucXgc_dA7qW7MK4t9bYI/view?usp=drive_web)

The first part of the meeting tape has presentations by City Planning on the planning process, followed by presentation by Tribute's planning consultant and their architect and then the Q&A session. You can fast-forward the tape as you wish. Let us know if you have any questions.

Approximately 90 questions and comments were received by City Planning throughout the meeting. All our major questions were asked although the developer's and their consultants' answers tended to be either defensive or just repeated the information already provided in their application. It's however safe to say that Tribute, City Planning and Councillor Carroll heard that there is strong community opposition to the current proposal! Thank you for your participation.

In the meeting Tribute, did say that they are going to revise the current application. We don't know by how much or when, although probably early 2021 is their target. FYI their idea of a two-bedroom unit in the 527 units will be 700-750 sq. ft. and a single 550 sq. ft.! The City guidelines recommend a minimum 936 sq. ft. for a two-bedroom unit.

On the November 23 call Shelley had said that she wanted a north-south pedestrian access to Elkhorn. On December 8 we, and representatives of the church and Red Maple Court, met with Councillor Carroll and her planning policy advisor, Ryan Lo, and then with Valeria Maurizio, as such access would require using private property (the St Gabriel condominium complex and church driveways, or the Red Maple Courts property).

Apparently, City Planning is required to look at this sort of access to prevent future occupants of a new development making their own shortcuts. After hearing our strong opposition, Planning seems unlikely to push for a shortcut across private property. To date, Shelley also wasn't aware of a case where the City expropriated land to make it happen. We will continue to keep an eye on this item.

All the best for the Holiday Season and we'll keep in touch. You can reach the SAECG at our e-mail address: [SAECGus@gmail.com](mailto:SAECGus@gmail.com).

Regards,

Rod Pennycook, President and David Reid, Secretary