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July 21, 2020

The Board of the Bayview-Sheppard-Neighbourhood Alliance (BSNA)
bsnatomail@gmail.com

Toronto City Councillors and the Mayor
Attn: councilmeeting@toronto.ca
Toronto City Hall
100 Queen Street West, Suite A3
Toronto, ON M5H 2N2

Re: Bayview Village Shopping Centre (2901 Bayview Avenue & 630 Sheppard Avenue East) OPA and Rezoning Application No.: 17 208789 NNY 24 OZ, LPAT File Nos.: PL180148, PL180149 and PL180150

Dear Mayor and Councillors:

The vote on the July 28, 2020 City Council meeting date to decide on the appeal to change the current standards in the Official Plan and Zoning Bylaw applicable to the Bayview Shopping Centre Site has been announced as being held in-camera.

Given that the City and developer have apparently agreed on the major elements of the proposal, according to City Planning Staff, and without City staff explaining their rationale to the local community, we are very disappointed that the City will not allow us to hear our Councillor's and other City Councillors' reaction to the application

To that end it is important for us to provide you with our Community's wishes for your voting decisions when Motions related to this item appear on the Council agenda.

Built Form

This application is for a combined 1,030 condominium and rental units in five buildings. **We strongly oppose the 29 and 30 storey towers proposed for the NE corner of Bayview and Sheppard Avenues. We believe these towers should be 15 storeys to a maximum 25 storeys in height.** The community members in the City organized Working Group supported low to mid-rise development for the site.

The issues of concern to our community arising from this application come from the two high-rise towers. We have told the City planners that the addition of cars from almost 600 units in the towers will lead to traffic congestion and traffic flow interruptions on Sheppard in front of the Mall but without any recognition by City traffic planning staff that it will be an issue

After three years of back and forth between City and bcIMC's paid consultants and thousands of hours from community members who volunteered their time to the Working Group, and subsequent follow-up

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activities by the BSNA, there was only a minor change to the originally proposed 28 and 33 storey heights of the towers. These towers will negatively impact the streetscape and the quality of living for the residents of the adjacent 15 storey Arc Condominium.

It is still unclear to us why the City moved from opposing 25 stories on the NW corner of Bayview and Sheppard (adjacent to one entrance to the TTC Subway Station) to requesting 30 stories, as stated in the City Comments matrix filed with the January 24, 2020 application revisions for the Mall site. This change was after City staff suggested in City Organized 2018 Working Group meetings that there were lower height and architecturally more pleasant designs, and the Group members were supportive of these suggestions.

The City's rationale for requesting 30 storeys has never been provided to our community and could easily have been done. If it deferred to Provincial requirements, these requirements were not in place at the time of the application to specifically request 30 storeys over a lower height and our understanding is that the "rules" for reviewing applications are based on those in place at the time of the application. Notwithstanding that, it seems that new regulations are not yet passed into law. To us it is unclear how the Provincial requirements were translated by City Planning into its position on this application or if the City informed residents.

The changes to the podium and the width of the towers are minor compared to the greater negative impacts of the density and height on the surrounding community. The building heights compare unfavourably with the adjacent 15 story Arc condominium building to the west and the 13 storey building adjacent to the Kenaston Subway Station on the south side of Sheppard across from the Mall site and are twice the height of the 15 storey building previously approved for the site just east of the Arc.

Planning Rationale and Review

This application was made in July 2017 and should be reviewed in the context of the standards in the current Sheppard Corridor Secondary Plan which calls for compatible transitions in density, height, and scale between development nodes and stable residential areas. This proposal would spell an end to the Sheppard East Subway Corridor Secondary Plan ("SESC") policies that were drafted to direct appropriate development along the Sheppard Subway Corridor. By permitting a 29 and 30-storey development at this site, the City of Toronto would be renouncing the policies it drafted to manage growth in this area.

Should this application be approved as-is, it would be counter to our residents' expectations that planning be done in advance of approving development to provide a suitable context, rather than the other way around.

Approving this development now would also not be in-line with City Council's June 26, 2018 direction to City Planning, before the City's Working Group completed its work on the Mall application, to report back with a Planning Review for developments on Sheppard between Leslie and Bayview by the third quarter of 2019. The Motion directed Planning to:



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1. Review the existing policies contained within the Sheppard East Subway Corridor Secondary Plan and the associated Bessarion-Leslie Context Plan
2. To analyze the existing and planned built form context to clarify, refine, and/or strengthen the appropriate density and height limitations and other planning and built form policies for the Mixed Use Areas and Institutional Areas located to the north and south of Sheppard Avenue East between the east side of Bayview Avenue and the east side of Leslie Street
3. To report back to North York Community Council in the third quarter of 2019 with the results of the review and any recommended site and area specific changes to the existing Secondary Plan and context plans.

There is nothing in the Motion that allows for a partial or academic review.

We respectfully request that City Council members not vote in support of the current application unless it is consistent with the requirements of the current SEC, or until public consultations have been held for the Planning Review and the Review has been completed.

Traffic

Traffic issues remain unresolved related to traffic density and flow and the geometry of the turns from side streets, the Mall site, and Sheppard Avenue with both the City and QuadReal Properties. City staff have denied there is a problem (westbound left turn lane to turn south on Bayview) or have said they can't do anything about it (traffic turning in and out of the YMCA blocking the left turn lane to Bayview).

While even the applicant's traffic consultant agrees that there are traffic issues, the city's transportation planning staff refused to provide a traffic engineer to talk to our traffic engineer, Richard Soberman, who has over 30 years of experience in traffic engineering and transportation planning with the Province and the City, but instead deferred to the applicant.

We respectfully request that the City includes an early requirement for the City to further examine potential Bayview-Sheppard, Bayview-Bayview Mews intersection changes and modification of the entrance-exit designs for the Mall as a condition of any approvals related to the site. While the developer has offered a 5 year review after substantial completion, that would be in 2034. We ask that a review be undertaken one year after the potential occupancy of the 20 storey rental building or twin towers, whichever buildings occupancy come first. The developer has only said that construction of both the north and south residential portions of the site will take place from 2022-2029.

We note that despite the City claiming the higher density towers are because of their location adjacent to the Bayview subway station, the City is still asking for over 800 residential parking spots for nearly the same number of units in the towers.



Development Charges

We respectfully request that the Development Charges to be assigned to this development be used for the parkland programming (fixtures, facilities and activities) and any other cash be used in the Ward 17 community in which this project is located.

Community Benefits

While this development will still be subject to Section 37 benefits, we ask that the financial value of any community benefits be clearly defined in any Council Motion. **We also respectfully request that Council require any in-kind, cash or cash in lieu requirements to be designated for use within our community.**

Public Parkland

As the land for the parkland dedication will be used as a construction staging area until at least 2029, the community will not gain any additional recreation or outdoor programming (fixtures, facilities, and activities) benefits from the site application for almost 10 years. **We respectfully request that Council ask for some parkland benefits (e.g. activities) accrue to the community before that 10 year period is up.**

Loss of Trees

The community will lose almost 90 trees from this development. Replacements will take years to be equivalent. If the City accepts cash in lieu for any of these trees, **we ask that any fines or other cash generated be designated for use only in our Ward 17 community. We also ask that you request that the city's tree replacement policy be changed to require a role for trees in the City's biodiversity and climate change strategies (absent now).**

Yours Sincerely,

The BSNA Board

(See separate page 5 PDF for the signatures. Because of the pandemic these were collected electronically).

Sandy Chin, Director
(The Bayview Board Member)

Zohir Handy, President
(Claridges Resident)

Signatures on separate PDF

Tom Jacobs, Director
(Waldorf Board Member)

Richard Porter, Treasurer
(Chrysler Board Member)

Signatures on separate PDF



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David Reid, Secretary BSNA

(St. Gabriel Village Resident)

Signature on separate PDF

The Condominium members of the BSNA are:

St. Gabriel Terrace	650 Sheppard E
St. Gabriel Village	660 & 662 Sheppard E
Chrysler	1 & 3 Rean Dr.
Waldorf	2 & 8 Rean Dr.
Claridges	12 Rean Dr. (majority of residents, rather than the Board)
The Bayview	15 & 23 Rean Dr.
The Arc	2885 Bayview Ave.
Chelsea	19 Barberry Pl.
Rockefeller	18 Kenaston Gardens
Empire	17A Barberry Place