

**From:** [BSNA Administrator](#)  
**To:** [North York Community Council](#)  
**Cc:** [Tom Jacobs](#); [Zohir Handy](#); [Richard Porter](#); [Sandy Chin](#)  
**Subject:** Communication RE: NY25.15 Status Report - Sheppard Avenue East Planning Review  
**Date:** June 22, 2021 4:27:12 PM

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Dear Council Members (this is a Communication, not a request to speak)  
We appreciate knowing what the status of the review is from this report and we ask that we be included in the proposed "robust program of public engagement". .

Councillors will recognize that it's also unfortunate that the completion of the review was to be in March 2018 and so it will at least be over three years late when finished.

Residents are supportive of examining "whether the existing policies provide for appropriate density, height and other policy considerations in the Sheppard East Subway Corridor Secondary Plan" as described in the report. However, residents are also very much concerned that development applications are still coming in and being approved without the benefit of the review, and without the public knowing what criteria are being used to assess them.

For example, the over 1,000 residential units and retail space additions were approved for the Bayview Shopping Centre site in 2020 without the City explaining to nearby residents what criteria were used in making that approval decision. The same thing occurred for the smaller 625 Sheppard multi-unit development.

From the projects listed in the status report, Councillors will be aware that a decision on the listed 699 Sheppard project is before Council today so we expect it will come off the list. While residents are generally supportive of this development design, a decision is again being made without the benefit of the review completion or what the approval criteria were.

The 680/688 Sheppard E. project that is listed in the report was amended by the developer in early June and we appreciate that was after the review status report was prepared. However, the proposed 22 storeys and an FSI over 5 still far exceeds what would be considered a reasonable scale for the site and that would complement the adjacent neighbourhood and the streetscape.

Residents appreciate the work being done by staff on this project and the summary of current development applications. We all want to ensure that the completion of the Secondary Plan review will ensure reasonable development in the future.

Thank You

David Reid, Secretary, on behalf of the Bayview-Sheppard Neighbourhood Alliance  
(BSNA) [bsanatomail@gmail.com](mailto:bsanatomail@gmail.com)

Reference:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY25.15>