



MILLER THOMSON LLP
SCOTIA PLAZA
40 KING STREET WEST, SUITE 5800
P.O. BOX 1011
TORONTO, ON M5H 3S1
CANADA

T 416.595.8500
F 416.595.8695

MILLERTHOMSON.COM

December 16, 2024

Sent via E-mail

Toronto City Council
councilmeeting@toronto.ca
Toronto City Hall
100 Queen St. W
Toronto, ON M5H 2N2

Tara L. Piurko
Direct Line: +1 416.595.2647
tpiurko@millerthomson.com

File No. 0021115.1046

Attention: Members of City Council

Dear Members:

**Re: Item NY19.11
Renew Sheppard East Secondary Plan (Official Plan Amendment 777)
Comments from the Toronto Catholic District School Board (TCDSB)
City of Toronto Ward 17 & 18
TCDSB Trustee Ward 5 & 11**

Your File No. 19 254260 NNY 17 OZ

Miller Thomson LLP is counsel for the Toronto Catholic District School Board ("**TCDSB**"), registered owner of the property municipally known as 396 Spring Garden Avenue in the City of Toronto ("**TCDSB Property**"). The St. Gabriel Catholic School is located on the Property ("**School**").

Background

We are writing to the Toronto City Council ("**Council**") with respect to the newly proposed Renew Sheppard East Secondary Plan (the "**Plan**"). The TCDSB owns and operates the St. Gabriel Catholic School, situated within the proposed boundaries of the Plan area. The TCDSB has actively participated in the City's drafting process of the Renew Sheppard East Secondary Plan, including engagement at multiple Community Services and Facility (CS&F) meetings leading up to this final report and the review of various drafts of the Plan.

The TCDSB has provided various comments on the proposed Plan in view of the immediate impacts the applicable Plan policies will have on the TCDSB Property. The letters, dated October 23, 2024, and December 2, 2024, copies of which are attached, set out the TCDSB remarks on the proposed Plan. By way of the aforementioned correspondence, the TCDSB has requested that the St. Gabriel School be considered part of the "Transit Station Character Area" and be depicted as such in Map 51-2 - Character Areas.

To supplement the point above, we recognize the requisite amendment to the School lands Official Plan designation, from *Neighbourhoods* to *Mixed Use* areas to more appropriately align with the desired Transit Station Character Area classification of the School and with

the land use designation and character areas in the immediate vicinity of the School. In that regard, the TCDSB submits that Schedule 1- Amendments to Official Plan Map 16 – Land Use Map and Map 51-2 – Character Areas of the proposed Plan should be revised accordingly, similar to the revisions for the lands to the west of the TCDSB Property. This amendment would extend and square off the extent of the *Mixed Use* areas designation bounded by Sheppard Avenue East to the south, Wilfred Avenue to the west, the south boundary of the rear yards of the houses that front on Hollywood Avenue to the north and Bayview Avenue to the east.

The lands on which the School is located partially front onto Bayview Avenue, a major street, and fall within the boundaries of the Bayview Major Transit Station Area (MTSA). The TCDSB recognizes that a Transit Station Character Area classification and corresponding policies present the TCDSB and the local community with improved opportunities to accommodate growth and increase school capacity. Additionally, a *Mixed Use* designation and Transit Station Character Area classification would unlock the potential for redevelopment of the subject lands should the TCDSB decide to pursue redevelopment of the TCDSB Property in the future.

We understand that the Plan is scheduled for consideration by Council at its meeting commencing December 17, 2024, further to the recommendation of the adoption of the Plan by the North York Community Council on December 3, 2024, as such the TCDSB wishes to advise Council of the recently raised items and further request for the continued refinement of the Renew Sheppard East Secondary Plan to maximize the efficient use of land and infrastructure.

TCDSB Requests

We respectfully submit the above and request that the TCDSB, through its counsel, be notified of any matters related to the Plan. The TCDSB requests notification of any modification to the Plan, to be included in all public communications on this matter and be provided notice of all City of Toronto decisions and meetings, and any appeals with respect to the Renew Sheppard East Secondary Plan.

Should you have any questions or require further information with respect to the above, please do not hesitate to contact the undersigned or, in her absence, Sandra-Luna Martinez at sluna-martinez@millerthomson.com or 416-595-8565.



Yours truly,

MILLER THOMSON LLP

Per:

A handwritten signature in blue ink, appearing to be 'Tara L. Piurko', written over the printed name.

Tara L. Piurko

L.

c. Michael Loberto, TCDSB
Erica Pallotta, TCDSB





October 23, 2024

Jenny Choi
Senior Planner, Community Planning
City Planning Division
City of Toronto

Michael Romero
Planner, Community Planning
City Planning Division
City of Toronto

Attn: Jenny Choi & Michael Romero

**Re: Draft: Renew Sheppard Secondary Plan
TCDSB Trustee Ward 5 & 11**

The Toronto Catholic District School Board ("TCDSB") has reviewed the draft Renew Sheppard Secondary Plan, scheduled for consideration at the North York Community Council on December 3, 2024. The TCDSB wishes to submit the following comments:

The TCDSB owns & operates **St. Gabriel Catholic School** located at 396 Spring Garden Avenue, within the proposed boundaries of the draft Renew Sheppard Secondary Plan. The site is currently listed a Neighborhoods Land Use designation under the City of Toronto's Official Plan.

Under Map 2 – Character Areas in the draft secondary plan, the site is shown as within Neighborhood Character Area. As shown in previous presentations to TCDSB, the St Gabriel School site was included under "Transit Station Character Area", however it has now changed into neighbourhood character area as part of this new draft. The TCDSB is asserting the site be re-included back into the "Transit Station Character Area" in Map 2 - Character Areas, in order to afford the opportunity to explore potential future mixed-use partnerships on the St Gabriel site as the site is within a Major Transit Station Area (MTSA).

In addition to the above, the TCDSB is supportive of Policy 9.4 which states that:

Policy 9.4

"Public use of school space outside of school hours and school use of parks during school hours may be accommodated through a shared-use agreement. Any access to parks provided for school use will be contingent on maintaining the primary use and function as a park available for community use."



Shared-use agreements for access to park space where open space is limited is vital to the successful operation of school sites and the TCDSB would like to continue to work with the City on expanding these agreements moving forward.

The TCDSB looks forward to future productive dialogue with City staff and wishes to continue to work on refining some of the draft Renew Sheppard Secondary plan elements mentioned above.

Regards,

A handwritten signature in black ink that reads "Michael Loberto". The signature is fluid and cursive, with the first name "Michael" being more prominent than the last name "Loberto".

Michael Loberto
Superintendent, Planning and Development Services

Cc: Erica Pallotta – Head of Development, Development Services
Barbara Leporati – Head of Planning, Planning Services
Nicholas D’Urzo – Senior Manager of Real Property



December 2, 2024

Matthew Green
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Email: nycc@toronto.ca

Dear Members of the North York Community Council:

**Re: Item 2024.NY19.11
Renew Sheppard East Secondary Plan - Final Report
Comments from the Toronto Catholic District School Board (TCDSB)
City of Toronto Ward 17 & 18
TCDSB Trustee Ward 5 & 11**

The Toronto Catholic District School Board (TCDSB) has reviewed the Renew Sheppard East Secondary Plan - Final Report, scheduled for consideration by the North York Community Council on December 3, 2024.

The TCDSB has been engaged with City staff throughout the process of drafting the Renew Sheppard East Secondary Plan, including engagement at multiple Community Services and Facility (CS&F) meetings leading up to this final report and most recently through comments submitted to City staff on the draft Renew Sheppard East Secondary Plan (Plan) on October 23, 2024.

The TCDSB owns and operates the St. Gabriel Catholic School located at 396 Spring Garden Avenue (School Site), which is found within the proposed boundaries of the Plan. Further to the TCDSB's review of the Plan proceeding to the North York Community Council for consideration, it has come to our attention that in Map 51-2 - Character Areas the School Site is currently found within a "Neighbourhood Character Area". This is in stark contrast to the previous iterations of the Plan and in stark contrast to the properties immediately to the south of the School Site, which are included in the "Transit Station Character Areas".

The TCDSB was previously advised that the St. Gabriel School Site would be included in the "Transit Station Character Area" through a consultation presentation to the TCDSB before the release of the Renew Sheppard East draft plan. Following the release of the draft Plan, the TCDSB continued to assert that the St. Gabriel School Site be included under the "Transit Station Character Area" through comments sent to the City on October 23, 2024.

The TCDSB takes this opportunity to continue to reassert that the St. Gabriel School Site be included in the "Transit Station Character Area" in Map 51-2 - Character Areas as part of the Renew Sheppard East Secondary Plan and in that regard requests that Map 51-2 – Character Areas, be revised accordingly. The School Site is located in proximity to other Transit Character Areas and this characterization would expand opportunities for the School Site as it also falls under the Bayview Major Transit Station Area (MTSA).

The TCDSB has been actively participating and collaborating in the development of the Plan's policies and recognizes that as the most intensely developable locations within the boundaries of the secondary plan, a Transit Station Character Area classification and its applicable policies present the TCDSB and the local community improved opportunities to accommodate growth and increase school capacity. Additionally, a Transit Station Character Area classification ensures the preservation of the TCDSB's potential for redevelopment should it decide to pursue this option in the future.

The TCDSB looks forward to future productive dialogue with City staff and wishes to continue to work on refining the Renew Sheppard East Secondary Plan. The TCDSB reserves its right to revise or provide additional commentary on the Plan and requests notification of any modification to the Plan, meetings or notices related to the Renew Sheppard East Secondary Plan.

Regards,



Michael Loberto
Superintendent, Planning and Development Services

Cc: Erica Pallotta – Head of Development, Development Services