

A-O Bayview Inc.

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December 2, 2024

VIA EMAIL DELIVERY TO: nycc@toronto.ca

North York Community Council
100 Queen St W
2nd Floor, West Tower
Toronto, ON M5H 2N2

cc: Jenny Choi (jenny.choi@toronto.ca)
Michael Romero (michael.romero@toronto.ca)

**RE: Item NY19.11, Renew Sheppard East Secondary Plan – Final Report
Proposed Official Plan Amendment No. 777**

Dear Members of Community Council,

A-O Bayview Inc. (“A-O Bayview”) is the owner of the lands municipally known as 2810-2816 Bayview Avenue (the “Subject Site”), which is located on the west side of Bayview Avenue approximately 90 metres south of the Bayview and Sheppard intersection. We are writing with respect to the City-initiated Official Plan Amendment for the ReNew Sheppard East Secondary Plan (the “Proposed OPA”), which is being considered by North York Community Council on December 3, 2024.

A-O Bayview submitted an application for Official Plan Amendment and Zoning By-law Amendment (24 185488 NNY 18 OZ) in August 2024 for a 42-storey residential building on the Subject Site. The application was deemed complete on September 17, 2024, prior to the release of the Proposed OPA materials in October 2024. The application was made after over six months of collaborative pre-application consultation work with Councillor Cheng and City Staff, and we were pleased to see that the Proposed OPA generally recognizes that the Subject Site is appropriate for a tall building and that the Proposed OPA is generally consistent with the comments we received during the site-specific pre-application process.

We commend the City for seeking to develop a comprehensive plan that will facilitate the further growth and development of the Sheppard Avenue East corridor and we are generally supportive of the proposed Secondary Plan policies, although some discrepancies remain between the Proposed OPA and the site-specific application. These items were noted in a letter to Community Planning prepared by our planning consultant (Bousfields).

Generally, our concerns relate to the consistency of the Proposed OPA with our proposed site specific approval. We have had very collegial and productive discussions with City staff and believe we have arrived at a plan for our lands that we can both support. We anticipate that any technical differences between our site specific plans and the Proposed OPA will be addressed in a site specific amendment and that the conclusions of our site specific planning process will take precedence. If for any reason the proposed Secondary Plan impedes our development as proposed in our submission, we would seek to have these discrepancies addressed to reflect our proposal.

We appreciate the opportunity to provide comments on the Proposed OPA and we look forward to continued collaboration with the City. Please do not hesitate to contact the undersigned with any questions, and please include the undersigned on any circulation regarding decisions on this matter.

Yours truly,

L. D. Payne

Laurie Payne
Executive Vice President
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