



December 2, 2024

Matthew Green
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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