



McCarthy Tétrault LLP  
PO Box 48, Suite 5300  
Toronto-Dominion Bank Tower  
Toronto ON M5K 1E6  
Canada  
Tel: 416-362-1812  
Fax: 416-868-0673

**Cynthia A. MacDougall**

Direct Line: 416-601-7634  
Direct Fax: 416-868-0673  
Email: [cmacdoug@mccarthy.ca](mailto:cmacdoug@mccarthy.ca)

*Assistant: Suzanne Yannakis  
Direct Line: 416-601-8067  
Email: [syannaki@mccarthy.ca](mailto:syannaki@mccarthy.ca)*

December 3, 2024

Via email: [nycc@toronto.ca](mailto:nycc@toronto.ca)

North York Community Council  
5100 Yonge Street  
Toronto, ON M2N 5V7

**Attention: Matthew Green, Committee Administrator  
North York Community Council**

Dear Chair Pasternak and Members of Community Council:

**Re: ReNew Sheppard East Secondary Plan  
Bayview Village Shopping Centre  
2901 Bayview Avenue and 630 Sheppard Avenue East  
Agenda Item No. NY19.11**

We are the solicitors for Bayview Village Holdings Inc. (the “Company”), the owner of the lands located at 2901 Bayview Avenue and 630 Sheppard Avenue East, which lands (the “Site”) includes the Bayview Village Shopping Centre. The Site is approximately 8.7 hectares in size, located on the north side of Sheppard Avenue East, immediately adjacent the Bayview Subway station entrance on the Sheppard Line (Line 4).

On behalf of the Company, we request that City Council’s consideration of the ReNew Sheppard Secondary Plan be deferred to allow for meaningful consultation, as well as further consideration of the appropriate policies that should be applied to the Site. The Site is unique within the Secondary Plan area. The Site is the largest and most significant redevelopment opportunity within the Secondary Plan area immediately adjacent the Bayview Subway station, to which a direct connection has been secured.

The Secondary Plan’s proposed policies do not address the increased emphasis in the Provincial Planning Statement 2024 (the “PPS”) to support the provision of housing. For example, policy 2.4.1.3 of the PPS provides that planning authorities should “support redevelopment of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential”. Instead of facilitating housing, the Plan inappropriately and unnecessarily limits heights and densities on the Site.

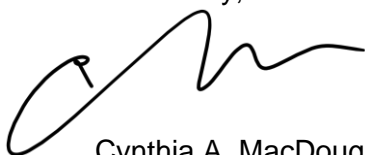
The first draft of the Secondary Plan policies were not released until October 7, 2024, where the draft of the Secondary Plan did not include any Site and Area Specific Policies for any lands within the Plan area, including the Site. A deadline of October 21, 2024, was set to provide any written response to the draft Secondary Plan policies, allowing two weeks for review and comment on the policies, which did not include the proposed site specific policies for the Site.

Subsequently, a second draft of the Secondary Plan was released on November 13<sup>th</sup>, proposing Site and Area Specific Policies, including a SASP for the Site. A Notice of Public Meeting for the Official Plan Amendment to create the ReNew Sheppard East Secondary Plan was also issued on November 13<sup>th</sup>, identifying that the Statutory Public Meeting would be held before North York Community Council on December 3, 2024.

The agenda for the December 3, 2024, North York Community Council meeting was issued on November 18, 2024 and included the staff report entitled "Renew Sheppard East Secondary Plan – Final Report". Subsequent attachments were uploaded to the agenda at various times, including Official Plan Amendment 777 – Renew Sheppard Secondary Plan, a Public Consultation Summary, Community Services and Facilities Strategy and Servicing Capacity Assessment, dated November 2024 and uploaded on November 20<sup>th</sup>, a Transportation Planning Study Final Report, dated September 16, 2024 and uploaded on November 21, 2024, and revised Servicing Capacity Assessment, dated November 2024 and uploaded on November 26<sup>th</sup>.

The Company is very concerned about the timeline that has been set by City staff in advancing this Secondary Plan for adoption by City Council. Insufficient time has been provided to the Company and other affected landowners to undertake a detailed review and provide comments on the proposed Secondary Plan policies and associated studies, particularly with respect to the proposed Site and Area Specific Policies as applicable to the Site.

Yours truly,

A handwritten signature in black ink, appearing to read 'Cynthia A. MacDougall', with a stylized flourish at the end.

Cynthia A. MacDougall  
Senior Counsel