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December 3, 2024

Via Email: 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 Mews Lane Townhouse Units
2911 Bayview Avenue
Agenda Item No. NY19.11**

We are the solicitors for bclMC Realty Corporation (the “Company”), the registered owner of the lands municipally known as 2911 Bayview Avenue (the “Site”). The Site is located at the north-east corner of Bayview Mews Lane and Bayview Avenue, north of the Bayview Village Shopping Centre, within 260 metres of the Bayview Subway Station. The Site is approximately 0.4 hectares in size, and is presently occupied by stacked townhouse units.

On behalf of the Company we request a deferral of Community Council’s consideration of the ReNew Sheppard East Secondary Plan (the “Plan”) to allow for further discussions with City staff. The Company objects to the proposed identification of the Site as a Green Character Area which effectively results in the “down designation” of the Site, as well as other policies, such as the Green Loop, which serve to inappropriately limit development.

Background:

The Site is designated Apartment Neighbourhoods in the City of Toronto Official Plan, and is within the area identified by City Council as a Major Transit Station Area. Both Bayview Avenue and Sheppard Avenue are designated Major Streets, Sheppard Avenue is also designated as a Higher Order Transit Corridor. This is the only site to be identified as a Green Character Area which is also designated Apartment Neighbourhoods. The other two sites identified as Green Character Areas, are primarily designated Neighbourhoods. The OP permits tall buildings on lands designated Apartment Neighbourhoods while development in Neighbourhoods is generally limited.

The identification of the Site as a “Green Character Area” (on Map 51-2), and the introduction of the “Green Loop,” combined with the corresponding policies, fail to appropriately implement the Provincial and City policy directions. We note in particular, that the Provincial Planning

Statement ("PPS"), which came into force on October 20, 2024, promotes densities for new housing which efficiently uses land, resources, infrastructure and public services facilities, and supports the use of active transportation and intensification in a City identified Major Transit Station Area.

We respectfully request the deferral of City's Council's consideration of the Plan.

Yours truly,

A handwritten signature in black ink, appearing to read 'C. MacDougall', with a stylized, flowing script.

Cynthia A. MacDougall
Senior Counsel