



NOTICE OF MOTION

Allocating Community Benefit Charges from 2810 – 2816 Bayview Ave development to improve Sheppard East Park

Moved by: Councillor Lily Cheng

Seconded by: Councillor Nick Mantas

SUMMARY:

Sheppard East Park at 229 Glendora Avenue is an important local community park serving residents in the surrounding neighbourhood, including a growing population living in nearby residential developments. A proposed development at 2810–2816 Bayview Avenue is anticipated to contribute additional residential density and increased demand for parkland, recreational space, and community amenities in the area.

As part of the development approval process, the City will collect Community Benefits Charges (CBC) associated with the project. Given the direct relationship between the development and the anticipated increase in park usage, it is appropriate that the CBC funding generated through the project be allocated toward improvements at Sheppard East Park.

Investing these funds into Sheppard East Park would help support neighbourhood growth, enhance the park's capacity to serve a larger number of residents, and ensure that local community infrastructure keeps pace with intensification in the area. Improvements may include upgrades to park amenities, accessibility features, landscaping, pathways, seating, playground, and other enhancements identified through the Parks planning and budget process in consultation with the local Councillor.

RECOMMENDATIONS:

1. City Council request the Mayor, as part of the 2027 Budget process, to allocate 100 percent of the Community Benefits Charges funds collected from the development at 2810–2816 Bayview Avenue to park improvements for Sheppard East Park at 229 Glendora Avenue, in consultation

with the local community and the local Councillor, through the annual budget process immediately following the payment of the funds to the City.

June 24-26, 2026