

Sheppard Avenue Commercial Area Secondary Plan Review – Official Plan Amendment – Supplementary Report

Date:	December 15, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	11 298705 NNY 23 OZ

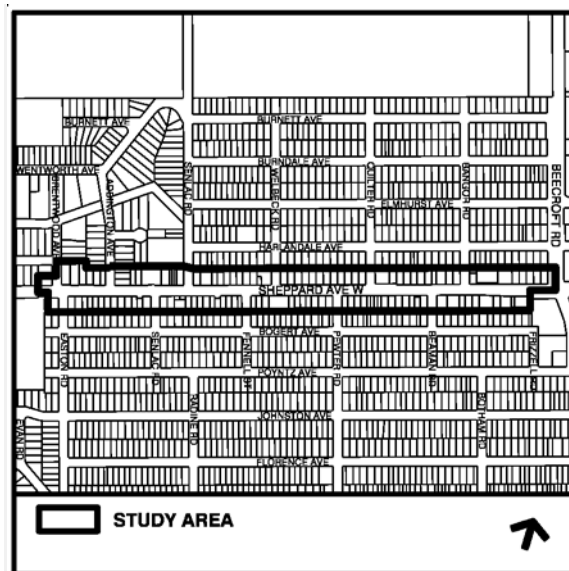
SUMMARY

This City-initiated Official Plan Amendment (OPA) is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The purpose of this report is to summarize and respond to comments on the proposed Official Plan policies for the Sheppard Avenue Commercial Area Secondary Plan (SACASP) review that were available for public consideration before and following the November 15, 2016 meeting of North York Community Council (NYCC).

A report on the conclusions of the Sheppard Avenue Commercial Area Secondary Plan (SACASP) review and the proposed Official Plan Amendment were tabled at North York Community Council's November 15, 2016 meeting and recommended to be brought back for consideration at a statutory Public Meeting of North York Community Council on January 17, 2017.

This phase of the Sheppard Avenue Commercial Area Secondary Plan (SACASP) review examined the permitted land uses, density and development



standards within the western segment of the SACASP area located west of the North York Centre between Beecroft Avenue and Brentwood/Easton Avenues. The draft Official Plan Amendment proposes updates to the SACASP, including:

- A mixed-use avenue;
- Appropriate density permissions;
- Appropriate built form types, setbacks, heights, massing and transitions to neighbouring properties;
- Improving the public realm of the 36 m right-of-way along Sheppard Avenue West; and
- New parking and transportation demand management strategies.

Financial Impact

The recommendations in this report have no financial impact.

COMMENTS

City Planning staff are currently preparing the report for the January 17, 2017 meeting of North York Community Council to summarize and respond to comments on the Official Plan policies for the Sheppard Avenue Commercial Area Secondary Plan (SACASP) review and refinements to the draft Official Plan Amendment.

CONTACT

Allison Meistrich, Senior Planner
Tel. No. (416) 395-7127
Fax No. (416) 395-7155
E-mail: allison.meistrich@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District