

TO: NORTH YORK COMMUNITY COUNCIL
FROM: COUNCILLOR SHINER
DATE: May 2, 2018
SUBJECT: Review of the Sheppard Avenue East Subway Corridor Secondary Plan

Summary

The Sheppard Avenue East Subway Corridor has experienced a significant amount of growth and change since the approval of the Sheppard East Subway Corridor Secondary Plan in 1999 and the completion of the Sheppard Avenue (Line 4) Subway in 2002. The lands along the segment of Sheppard Avenue East from the east side of Bayview Avenue to the east side of Leslie Street have been one area in particular where redevelopment is occurring. Development within this area has been successful in promoting a character for the area that is defined by a consistent six-storey streetwall with significant open space along Sheppard Avenue and taller buildings located closer to Highway 401. This area receives a significant amount of development interest and pressure for changes to the Secondary Plan.

In order to determine whether the policies of the Secondary Plan continue to be effective in guiding new development proposals and to review whether additional or refined density and/or other planning and built form controls are appropriate and supportable by available infrastructure in this area, a focused study is recommended. This study would review the existing Secondary Plan policies and associated context plans to determine if the policies need to be revised, clarified, and/or strengthened and if new policies are required to effectively guide development in this area.

Recommendation

North York Community Council direct the City Planning Division, in consultation with the appropriate City Divisions, to:

1. Review the existing policies contained within the Sheppard East Subway Corridor Secondary Plan and associated context plans such as the Bessarion-Leslie Context Plan, and analyze the existing and planned built form context to clarify, refine, and/or strengthen the appropriate density and height limitations and other planning and built form policies for the Mixed Use Areas and Institutional Areas located to the north and south of Sheppard Avenue East between the east side of Bayview Avenue and the east side of Leslie Street, and to report back to North

York Community Council in the third quarter of 2019 with the results of the review and any recommended changes to the existing Secondary Plan and context plans. This review will also evaluate whether there is potential for appropriate, grade-related, low-rise intensification opportunities on the lands designated Neighbourhoods and Apartment Neighbourhood located to the south of Sheppard Avenue East, between the east side of Bayview Avenue to the east side of Leslie Street. Such reviews to consider whether any proposed Secondary Plan and context plan changes that may result in additional height and/or density can be supported by existing and planned transportation, servicing, parkland, open space, and community service infrastructure.

2. Advise applicants that any reports or studies submitted in support of new development applications received on or after May 2, 2018 along this segment of Sheppard Avenue East must include the necessary studies/ reports to provide a thorough assessment of the impacts of potential new development along this segment of Sheppard Avenue East, including development potential at a similar form, scale and intensity as proposed in the development application. Such reports may include, but are not limited to, Planning Rationale Reports, Transportation Impact Studies, Functional Servicing Reports, Stormwater Management Reports and Community Services and Facilities Assessments. Any such reports or studies received may be subject to peer review on behalf of the City, to the satisfaction of the appropriate City Division Director, with such costs for the peer review(s) to be borne by the applicant.
3. Collaborate with the appropriate City staff, including the Affordable Housing Office, to evaluate opportunities for affordable rental and affordable ownership housing in the study area.