

CONFIDENTIAL AND WITHOUT PREJUDICE – SHERWAY AREA SECONDARY PLAN

Policy #	Original Policy	City Response to Proposed Modification
2.2.1	The Sherway Area will shift to a more broadly balanced mix of land uses, to ensure the creation of a complete community.	The Sherway Area will shift to a more broadly balanced mix of land uses, to ensure the creation of a complete community, <u>including the retention of existing, and/or the provision of new, office and employment uses.</u>
2.3.2	The Sherway Area will emerge as a green, safe and attractive place consisting of public streets, parks, promenades, streetscape improvements and Privately Owned Publicly-Accessible Spaces that create a connected neighbourhood and support a range of local social and recreation activities.	The Sherway Area will emerge as a green, safe and attractive place <u>consisting of with a high quality public realm, including</u> public streets, parks, promenades, streetscape improvements and Privately Owned Publicly-Accessible Spaces that create a connected neighbourhood and support a range of local social and recreation activities.
3.5	Additional new streets and connections may be identified through the creation of Precinct Plans and/or the development application review process, at the earliest possible point in the process.	Additional new streets and connections may be identified through the creation of Precinct Plans and/or the development application review process, at the earliest possible point in the process, <u>without amendment to this Plan.</u>
		<b>New Policy 3.6:</b> <u>The new local street network will be phased incrementally over time as the existing lands develop to create new development blocks.</u>
4.2	The network of public parks and open spaces in the Sherway Area will serve a range of functions, including: passive recreation and ecology; sport and play; and civic and community activity.	The network of <del>public</del> parks and <u>publicly-accessible</u> open spaces in the Sherway Area will serve a range of functions, including: passive recreation and ecology; sport and play; and civic and community activity.
4.3	Preferred locations for new public parks are shown on Map 43-4. Public parkland is intended to be distributed throughout the Sherway Area to serve new and existing residents and workers. Alternative locations and configurations for parkland may be considered at the Precinct Plan stage, provided it can be demonstrated to the satisfaction of the City that the policies of this Plan are met.	Preferred locations for new <del>public</del> parks are shown on Map 43-4. <del>Public p</del> arkland is intended to be distributed throughout the Sherway Area to serve new and existing residents and workers. Alternative locations <u>and/or consolidation of preferred locations and configurations</u> for parkland may be considered at the Precinct Plan stage, provided it can be demonstrated to the satisfaction of the City that the policies of this Plan are met.
4.4	New parks and open spaces, including parkland dedication, will:	<u>The network of</u> new parks and <u>publicly-accessible</u> open spaces, <del>including parkland dedication,</del> will:
4.5	Additional parks and open spaces may be added to the network conceptually illustrated on Map 43-4, without amendment to this plan, as opportunities arise.	Additional parks and open spaces may be added to the network conceptually illustrated on Map 43-4, without amendment to this plan, as opportunities arise <u>through the acquisition of land for park purposes, the Precinct Planning process, and/or the development review process.</u>
4.9	In addition to any parkland dedications, within each of the Precincts described in Section 10 of this Plan, a minimum of 10 per cent of the gross site area will be open space, which may include Privately Owned Publicly-Accessible Spaces and outdoor amenity areas at grade level, but excluding streets and driveways.	In addition to any parkland dedications, within each of the Precincts described in Section 10 of this Plan, a minimum of 10 per cent of the <u>net</u> gross site area will be <u>at-grade landscaped</u> open space. <u>The calculation of the net site area is determined after conveyances of land to the City, including parkland dedication, right-of-way widenings and new public streets and conveyances to the conservation authority for natural heritage areas. The minimum landscaped open space</u> <del>, which</del> may include Privately Owned Publicly-Accessible Spaces and outdoor amenity areas at grade level, <del>but excluding streets and driveways.</del>
4.11	As development proceeds over time, public parkland is encouraged to be consolidated to provide for significant parks within the Precincts as described in Section 10 of this Plan. Where appropriate, and to the City's satisfaction, parkland provided through dedication may be located at a mutual property line, to facilitate its eventual expansion to adjacent parcels.	As development proceeds over time, <del>public</del> parkland is encouraged to be consolidated to provide for significant parks within the Precincts as described in Section 10 of this Plan. Where appropriate, and to the City's satisfaction, parkland provided through dedication may be located at a mutual property line, to facilitate its eventual expansion to adjacent parcels.
4.13	New and existing streets will include generous streetscaping and street tree planting, ensuring adequate soil volume to grow trees to maturity on both sides of the street, to create green corridors and linkages connecting the open space network.	New and existing streets will include generous streetscaping and street tree planting, <u>as conceptually shown on Map 43-4</u> , ensuring adequate soil volume to grow trees to maturity on both sides of the street, to create green corridors and linkages connecting the open space network.
4.15	Landscaped Points of Entry, characterized by such elements including, but not limited to tree planting, generous landscape beds, wayfinding, seating and public art, will be utilized to identify the main entry points into the Sherway Area, generally as shown on Map 43-4.	Landscaped Points of Entry, characterized by <del>such</del> elements <u>such as</u> <del>including, but not limited to</del> tree planting, generous landscape beds, wayfinding, seating and public art, will be utilized to identify the main entry points into the Sherway Area, generally as shown on Map 43-4.

Policy #	Original Policy	City Response to Proposed Modification
5.2	<i>Mixed Use Areas 'A' - Residential</i> are primarily residential areas where new neighbourhoods will be focused. A limited range of uses, including residential and other sensitive land uses, institutional, parks and open spaces, public transit facilities, retail and office uses are encouraged that will serve the local community and contribute to the vibrancy of the public realm.	<i>Mixed Use Areas 'A' - Residential</i> are primarily residential areas where new neighbourhoods will be focused. A <del>limited</del> range of uses, including residential and other sensitive land uses, institutional, parks and open spaces, public transit facilities, retail <u>uses</u> and office uses are encouraged that will serve the local community and contribute to the vibrancy of the public realm.
5.4	Retail, service and community uses that meet the needs of local residents are permitted in the base of buildings.	Retail, <u>service, office, service, commercial</u> and community uses that meet the needs of local residents are permitted in <u>base</u> <del>the base of</del> buildings.
5.5	Residential uses are permitted to a maximum floor space index of 2.5 times the gross site area of the lands designated <i>Mixed Use Areas 'A' - Residential</i> .	<u>On any part of a development site designated <i>Mixed Use Areas 'A' - Residential</i></u> , <del>R</del> residential uses are permitted to a maximum floor space index of 2.5 times the gross site area of the <u>lands part so</u> designated <del>the</del> <i>Mixed Use Areas 'A' - Residential</i> .
5.6	Retail and service commercial uses are permitted to a maximum floor space index of 0.2 times the gross site area of the lands designated <i>Mixed Use Areas 'A' - Residential</i> .	<u>On any part of a development site designated <i>Mixed Use Areas 'A' - Residential</i></u> , <del>R</del> retail, service, <u>small-scale office, and service and</u> commercial uses are permitted to a maximum floor space index of 0.2 times the gross site area of the <u>part so lands</u> designated <del>the</del> <i>Mixed Use Areas 'A' - Residential</i> .
		<p><b>New Policy 5.9A:</b> <u>Despite Policy 5.9, residential and other sensitive land uses may be considered on part of the lands designated <i>Mixed Use Areas 'B'</i> that are immediately abutting <i>Mixed Use Areas 'A'</i>, where a sufficient non-residential land use buffer and separation from major transportation facilities is provided for in <i>Mixed Use Areas 'B'</i>, and provided it has been demonstrated that:</u></p> <p><u>5.9A.1. the liveability of the proposed residential dwelling units and/or occupancy of other sensitive land uses will not be adversely impacted with respect to noise, odour, vibration and air quality, existing and planned adjacent land uses; and</u></p> <p><u>5.9A.2. there is sufficient municipal servicing and transportation capacity to serve residential units proposed in <i>Mixed Use Areas 'B'</i>.</u></p>
5.10	Office and commercial uses are permitted to a maximum floor space index of 1.5 times the gross site area of the lands designated <i>Mixed Use Areas 'B' – Office Commercial</i> .	<u>On any part of a development site designated <i>Mixed Use Areas 'B' – Office Commercial</i></u> , <del>O</del> office and commercial uses are permitted to a maximum floor space index of 1.5 times the gross site area of the <u>lands part so</u> designated <del>the</del> <i>Mixed Use Areas 'B' – Office Commercial</i> . The permitted maximum floor space index in this policy may partially include residential and other sensitive uses as may be permitted by Policy 5.9A.
5.11	Retail and service commercial uses are permitted to a maximum floor space index of 0.2 times the gross site area of the lands designated <i>Mixed Use Areas 'B' – Office Commercial</i> .	<u>On any part of a development site designated <i>Mixed Use Areas 'B' – Office Commercial</i></u> , <del>R</del> retail and service commercial uses are permitted to a maximum floor space index of 0.2 times the gross site area of the <u>part so lands</u> designated <del>the</del> <i>Mixed Use Areas 'B' – Office Commercial</i> .
		<p><b>New Policy 5.12A.</b> <u>Despite Policy 5.12, a hotel use may be considered on part of the lands designated <i>Mixed Use Areas 'C'</i> that are immediately abutting <i>Mixed Use Areas 'A'</i>, where a sufficient non-residential land use buffer and separation from major transportation facilities is provided for in <i>Mixed Use Areas 'C'</i>, and provided it has been demonstrated that:</u></p> <p><u>5.12A.1. the liveability and hospitality of the proposed hotel use will not be adversely impacted with respect to noise, odour, vibration and air quality, existing and planned adjacent land uses; and</u></p> <p><u>5.12A.2. there is sufficient municipal servicing and transportation capacity to serve hotel uses proposed in <i>Mixed Use Areas 'C'</i>.</u></p>
5.13	<i>Mixed Use Areas 'C' – Retail</i> will predominantly consist of low-rise buildings.	<i>Mixed Use Areas 'C' – Retail</i> will predominantly consist of low <u>to mid</u> -rise buildings.
5.15	Retail uses are permitted to a maximum floor space index of 0.5 times the gross site area of the lands designated <i>Mixed Use Areas 'C' – Retail</i> .	<u>On any part of a development site designated <i>Mixed Use Areas 'C' – Retail</i></u> , <del>R</del> retail uses are permitted to a maximum floor space index of 0.5 times the gross site area of the <u>part so lands</u> designated <del>the</del> <i>Mixed Use Areas 'C' – Retail</i> . The permitted maximum floor space index

Policy #	Original Policy	City Response to Proposed Modification
		<u>in this policy may partially include hotel uses as may be permitted by Policy 5.12A.</u>
5.17	Office and commercial uses are permitted to a maximum floor space index of 1.5 times the gross site area of the lands designated <i>Core Employment Areas</i> .	<u>On any part of a development site designated <i>Core Employment Areas</i>, Office and commercial uses are permitted to a maximum floor space index of 1.5 times the gross site area of the <u>part so designated</u>.</u> <del>lands designated <i>Core Employment Areas</i>.</del>
5.18	Office and commercial uses are permitted to a maximum floor space index of 1.5 times the gross site area of the lands designated <i>General Employment Areas</i> .	<u>On any part of a development site designated <i>General Employment Areas</i>, Office and commercial uses are permitted to a maximum floor space index of 1.5 times the gross site area of the <u>part so</u> lands designated.</u> <del><i>General Employment Areas</i>.</del>
5.19	Retail and service commercial uses are permitted to a maximum floor space index of 0.5 times the gross site area of the lands designated <i>General Employment Areas</i> .	<u>On any part of a development site designated <i>General Employment Areas</i>, Retail and service commercial uses are permitted to a maximum floor space index of 0.5 times the gross site area of the <u>part so</u> lands designated.</u> <del><i>General Employment Areas</i>.</del>
6.1	Development within the Sherway Area as a whole will not exceed the following maximum gross floor areas: 6.1.1 Residential uses – 550,000 square metres 6.1.2 Office uses – 225,000 square metres 6.1.3 Retail uses – 250,000 square metres	<del>6.1 Development within the Sherway Area as a whole will not exceed the following maximum gross floor areas: 6.1.1 Residential uses—550,000 square metres 6.1.2 Office uses—225,000 square metres 6.1.3 Retail uses—250,000 square metres</del>
6.2	To achieve the long-term goal of a balanced and sustainable mixed-use community throughout the Sherway Area, the distribution of these development limits will be informed by:	<del>6.12</del> To achieve the long-term goal of a balanced and sustainable mixed-use community throughout the Sherway Area, the distribution of <del>these</del> <u>development density</u> limits will be informed by:
6.2.1	the land use designations illustrated on Map 43-5;	<del>6.21.1</del> the land use designations illustrated on Map 43-5;
6.2.2	the gross site area densities applicable to each land use designation listed in Section 5; and	<del>6.12.2</del> the gross site area densities applicable to each land use designation listed in Section 5; and
6.2.3	the built form policies outlined in Section 7 of this Plan.	<del>6.12.3</del> the built form policies outlined in Section 7 of this Plan.
6.3	Minor increases to these limits, up to five per cent, may be considered on a site-by-site basis without amendment to this Plan where it can be demonstrated to the City's satisfaction that development will proceed in accordance with the guiding principles and policies of this Plan.	<del>6.23</del> Minor increases to <del>these</del> <u>density limits in Section 5 of this Plan</u> , up to five per cent, may be considered on a site-by-site basis without amendment to this Plan where it can be demonstrated to the City's satisfaction that development will proceed in accordance with the guiding principles and policies of this Plan.
6.4	Development that would result in exceeding any of the overall limits listed in Policy 6.1, beyond five per cent, will not be permitted until the City has undertaken a full review of this Plan that examines appropriate land use, transportation, transit and servicing capacity, community services and facilities, air quality and other matters in the public interest.	<del>6.34</del> Development that would result in exceeding any of the <del>overall density</del> <u>limits in this Plan listed in Policy 6.1</u> , beyond five per cent, will not be permitted <u>to be approved until a Development Capacity Study the City has been undertaken of the entire applicable Precinct as illustrated on Map 43-9 a full review of this Plan that examines the matters identified in Policy 6.4 of this Plan, appropriate land use, transportation, transit and servicing capacity, community services and facilities, air quality and other matters in the public interest. In addition to the required plans, drawings, studies and reports identified in Official Plan Policy 5.5.2 and Schedule 3 of the Official Plan, the Development Capacity Study must be completed for the applicable Precinct accompanied with an Official Plan Amendment application for the Precinct.</u>
		<b>New Policy 6.4:</b> <u>6.4 Through a Development Capacity Study accompanied with an Official Plan Amendment on a Precinct basis, consideration may be given to an increased density beyond the density limits provided in this Plan provided it has been demonstrated that:</u>  <u>a) the proposed density and development proposal will not exceed the capacity of the physical infrastructure, including water, wastewater, sanitary, transportation network planned for the Sherway Area;</u>  <u>b) the proposed density and development proposal will ensure that development does not exceed the existing or planned capacity for community service facilities;</u>

Policy #	Original Policy	City Response to Proposed Modification
		<p><u>c) the proposed built form conforms to the public realm and built form policies of the Official Plan and this Plan and the type and scale of development will be contextually appropriate with the planned context;</u></p> <p><u>d) the proposed development will support the achievement of a complete community including land uses provided for in this Plan and provide sufficient open space; and</u></p> <p><u>e) the proposed density will not preclude the approved and planned development of other lands within the Sherway Area.</u></p>
6.5	Notwithstanding Policy 6.4, development that would result in exceeding the maximum retail limits listed in Policy 6.1.3 may be permitted, provided that it can be demonstrated to the City's satisfaction that:	6.5 Notwithstanding Policy 6.34, development that would result in exceeding the maximum retail <u>density</u> limits listed in <u>Section 5 Policy 6.1.3</u> may be permitted, provided that it can be demonstrated to the City's satisfaction that:
6.5.1	the excess gross floor area is an interim condition that is part of a phasing strategy whereby an equal or greater amount of retail gross floor area will be eliminated within the same Precinct in the current or future phase; and	6.5.1 the excess gross floor area is an interim condition that is part of a phasing strategy <u>in a Precinct Plan</u> whereby an equal or greater amount of retail gross floor area will be eliminated within the same <u>development site Precinct</u> in the current or future phase; and
7.2	Development will be located and designed to minimize shadows in order to preserve the utility of sidewalks, parks, open spaces, natural areas, child care centres, playgrounds, institutional open spaces, private open spaces, outdoor amenity spaces and POPS.	<p><del>Development will be located and designed to minimize shadows in order to preserve the utility of sidewalks, parks, open spaces, natural areas, child care centres, playgrounds, institutional open spaces, private open spaces, outdoor amenity spaces and POPS.</del></p> <p>City will delete this policy and rely on new Parent OP policies regarding sunlight and shadow.</p>
7.3.6	minimize shadows on the park to ensure its utility and year-round comfort; and	<del>minimize shadows on the park to ensure its utility and year-round comfort; and</del>
7.6	Development will be required to set back from street-facing property lines to ensure a generous public realm at grade; to provide an appropriate building scale relative to the street; to support pedestrian, cycling and retail activity; and to respond to distance requirements from transportation and utility corridors, as applicable. Required minimum setbacks for development along certain new and existing streets are indicated on Map 43-6.	Development will be required to set back from street-facing property lines to ensure a generous public realm at grade; to provide an appropriate building scale relative to the street; to support pedestrian, cycling and retail activity; and to respond to distance requirements from transportation and utility corridors, as applicable. Required minimum <u>building</u> setbacks for development along certain new and existing streets are indicated on Map 43-6.
7.7	Unless otherwise indicated on Map 43-6, the minimum required setback for development on any street is 3.0 metres.	Unless otherwise indicated on Map 43-6, the minimum required setback for development on any <u>public</u> street is 3.0 metres.
7.9	Notwithstanding any setbacks indicated on Map 43-6, development will be set back a minimum of 5.0 metres from any public park or open space area.	Notwithstanding any setbacks indicated on Map 43-6, development will be set back a minimum of 5.0 metres from any <del>public park or open space area</del> .
7.11	Development will include minimum and maximum streetwall heights to ensure a comfortable and consistent built edge to new and existing streets. Map 43-7 establishes a range of minimum and maximum streetwall heights to provide flexibility in building design, massing and built form transition. The conceptual areas denoted on Map 43-7 are not intended to represent potential building envelopes.	Development will, <u>through Zoning By-laws</u> , include minimum and maximum streetwall heights to <del>achieve</del> <u>ensure</u> a comfortable and consistent built edge to new and existing streets. Map 43-7 establishes a range of minimum and maximum streetwall heights to provide flexibility in building design, massing and built form transition. The conceptual areas denoted on Map 43-7 are not intended to represent potential building envelopes.
7.13.2	3.0 metres on all other streets; and	3.0 metres <u>facing</u> <del>on</del> all other streets; and
7.13.3	4.5 metres for the tower element of any tall building.	4.5 metres for the tower element of any tall building <u>facing a street or park</u> .
7.14	The predominant built form of the Sherway Area will be generally mid-rise in scale. Mid-rise buildings will have heights no greater than the width of the right-of-way onto which they front, and will be designed in accordance with the City's policies and guidelines pertaining to mid-rise development.	The predominant built form of the Sherway Area will be generally mid-rise in scale. Mid-rise buildings <del>will have heights no greater than the width of the right-of-way onto which they front, and</del> will be designed in accordance with the City's policies and guidelines pertaining to mid-rise development.
7.15	Notwithstanding Policy 7.14, tall buildings may be permitted in the Sherway Area where appropriate to provide more generous open space between buildings at grade level. Generally, the preferred locations for tall buildings are at key intersections and landmark sites where development activity is intended to be focused. Any proposed tall building must demonstrate that it meets the policies of the Official Plan, including this Plan and its density limits, to the satisfaction of the City.	Notwithstanding Policy 7.14, tall buildings may be permitted in the Sherway Area where appropriate to provide more generous open space between buildings at grade level. Generally, the preferred locations for tall buildings are at key intersections and landmark sites where development activity is intended to be focused. <u>Additional tall building locations may also be considered through the Precinct Planning process and/or development review process</u> . Any proposed tall building must demonstrate that it meets

Policy #	Original Policy	City Response to Proposed Modification
		the policies of the Official Plan, including this Plan and its density limits, to the satisfaction of the City.
7.17	Tall buildings will be designed to minimize shadows casts on public spaces, parks, natural heritage areas, Privately Owned Publicly-Accessible Spaces and outdoor amenity areas within and in the vicinity of the Sherway Area.	<del>Tall buildings will be designed to minimize shadows casts on public spaces, parks, natural heritage areas, Privately Owned Publicly-Accessible Spaces and outdoor amenity areas within and in the vicinity of the Sherway Area.</del>
9.1.2	the extension of Nova Road to the Queensway;	the extension of Nova Road to the Queensway <u>in the North Sherway Neighbourhood Precinct</u> ;
9.1.4	a grid of local public streets internal to the block bounded by North Queen Street, The Queensway and Highway 427;	a grid of local public streets internal to the block bounded by North Queen Street, The Queensway and Highway 427 <u>and private streets that complement the public street network may be considered in accordance with the Official Plan</u> ;
9.3	Streets identified as Flexible should be oriented and located as conceptually shown on Map 43-3, with exact locations to be determined through the development application approval process to the satisfaction of the City.	Streets identified as Flexible should be oriented and located as conceptually shown on Map 43-3, with exact locations <u>and configurations</u> to be determined through the development application approval process to the satisfaction of the City.
9.4.1	be public streets, free of encumbrances;	be public streets, free of encumbrances, <u>unless otherwise authorized by City Council and may also include private streets that complement the public street network in accordance with the Official Plan</u> ;
9.12	Multi-use trails throughout the Sherway Area will link to and complement pedestrian and cycling networks, and will connect to the existing trail network south of the Queen Elizabeth Way and across the Etobicoke Creek in the City of Mississauga, as generally shown on Map 43-8.	Multi-use trails throughout the Sherway Area will link to and complement pedestrian and cycling networks, and will <u>facilitate connections</u> to the existing trail network south of the Queen Elizabeth Way and across the Etobicoke Creek in the City of Mississauga, as generally shown on Map 43-8.
9.22	Above-grade parking structures are strongly discouraged. Where they are determined to be appropriate, they will be designed to avoid blank walls; screen cars from view with high-quality architectural details; and incorporate active, grade-related uses in the facades where feasible, to animate the public realm.	<u>New A</u> bove-grade parking structures are strongly discouraged. Where <u>above-grade parking structures they</u> are determined to be appropriate, they will be designed to avoid blank walls; screen cars from view with high-quality architectural details; and incorporate active, grade-related uses in the facades where feasible, to animate the public realm.
9.23	Surface parking areas will be minimized and designed to maximize landscaping, tree planting and green infrastructure opportunities.	Surface parking areas will be minimized and designed to <u>include-maximize</u> landscaping, tree planting and green infrastructure opportunities.
10.11	The introduction of new public streets within the Queensway Mixed Use Precinct will serve to organize the area into smaller development blocks, while providing access and linkages to the employment areas to the north and the mixed use precinct to the west, and the commercial precinct to the south. The street grid serving this area should include a minimum of:	The introduction of new public streets within the Queensway Mixed Use Precinct will serve to organize the area into smaller development blocks, while providing access and linkages to the employment areas to the north and the mixed use precinct to the west, and the commercial precinct to the south. <u>A conceptual representation of the potential Flexible Street network to implement this policy is shown on Map 43-3. Alternative locations and configurations may be considered through the Precinct Planning process and secured in the development review process.</u> The street grid serving this area should include <u>a minimum of</u> :
10.11.1	two new north-south streets, of which:	<del>two</del> new north-south <u>public</u> street(s), of which:
10.11.1.1	at least one must provide a link to the east-west portion of North Queen Street; and	<del>at least one must provide</del> <u>provides</u> a link to the east-west portion of North Queen Street; and
10.11.1.2	at least one must provide a link to The Queensway, the location of which is subject to consultation with the Ministry of Transportation; and	<del>at least one must provide</del> <u>provides</u> a link to The Queensway, the location of which is subject to consultation with the Ministry of Transportation; and
10.11.2	three new east-west streets, of which at least two must provide a link from the north-south portion of North Queen Street.	three new east-west <u>public</u> streets, of which: <u>10.11.2.1</u> at least two must provide a link from the north-south portion of North Queen Street; <u>and</u> <u>10.11.2.2</u> at least one of the new streets provided through Policy 10.11.2.1 above constitutes an eastward extension of Nova Road.
10.32.1	be designed to City standards and dedicated as a public street;	be designed to City standards, <u>reconstructed to provide a comfortable pedestrian environment to accompany its continued vehicular use</u> and dedicated as a public street;
11.1	Development in the Sherway Area will be consistent with the City's built form policies, standards and guidelines, as well as	<del>Development in the Sherway Area will be consistent with the Council-adopted City-wide City's built form policies, standards, implementation plans and guidelines, as well as</del> <u>with</u> the Council-adopted

Policy #	Original Policy	City Response to Proposed Modification
	with the Council-adopted <i>Sherway Area Urban Design and Streetscape Guidelines</i> , as may be amended from time to time.	<i>Sherway Area Urban Design and Streetscape Guidelines</i> , as may be amended from time to time, <u>will be used as a tool to inform the review of development applications in the Sherway Area.</u>
11.7	A holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot proceed until conditions set out in this Plan, or in an implementing by-law, are satisfied.	A holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot proceed until conditions set out <del>in this Plan, or in an implementing by-law,</del> <u>which may reference the policies of this Plan and are fulfilled to the satisfaction of the City</u> satisfied.
11.10	Within any Precinct, as part of a complete application for any development proposal that proposes a change in use and requires an Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision, a Precinct Plan is required which demonstrates the following to the satisfaction of the City:	Within any Precinct, as part of a complete application for any development proposal that proposes a change in use and requires an Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision, <u>unless a Precinct Plan has been endorsed by City Council for the Precinct.</u>  A Precinct Plan is required <del>which to</del> demonstrates the following to the satisfaction of the City:
11.11	An acceptable Precinct Plan will be endorsed by City Council concurrent with the adoption of an implementing Zoning By-law for the development application. The endorsed Precinct Plan will guide future development on adjacent lands within the Precinct, or inform applications for Site Plan Approval for development located within the Precinct.	An acceptable Precinct Plan will be endorsed by City Council <del>concurrent with the adoption of an implementing Zoning By-law for the development application.</del> <u>The Council-endorsed Precinct Plan will have the status of guidelines, strategies and implementation plans, and will not constitute policy pursuant to the Planning Act, as contemplated by the Official Plan.</u> The endorsed Precinct Plan will guide future development on adjacent lands within the Precinct, or inform applications for Site Plan Approval for development located within the Precinct.
11.13	Precinct Plans endorsed by City Council will provide direction for the applicable Precinct and will be adhered to. Where significant changes are proposed to an endorsed Precinct Plan, City Council must be satisfied that these changes do not materially affect the endorsed Precinct Plan prior to endorsing a revised Precinct Plan.	Precinct Plans endorsed by City Council <u>are intended to</u> will provide direction for the applicable Precinct and will <u>advance the vision, objectives and policies of the Official Plan and this Plan.</u> <del>be adhered to.</del> Where significant changes are proposed to an endorsed Precinct Plan, City Council must be satisfied that these changes do not materially affect the endorsed Precinct Plan prior to endorsing a revised Precinct Plan.
11.17	While the ultimate redevelopment of the Sherway Area is anticipated to realize the vision set out in Section 2 of this Plan, it is acknowledged that, in some instances, existing uses may remain on an interim basis prior to large-scale redevelopment of the lands.	While the ultimate redevelopment of the Sherway Area is anticipated to realize the vision set out in Section 2 of this Plan, it is acknowledged that, <del>in some instances,</del> existing uses <u>not contemplated by this Plan</u> may remain <del>on an interim basis</del> prior to large-scale redevelopment of the lands.
11.18	Uses and their associated existing gross density that are legally existing as of the date of adoption of this Plan will be permitted, provided:	11.18 <u>The following applies to uses</u> <del>Uses</del> and <u>buildings and/or structures</u> <del>their associated existing gross density</del> that are legally existing as of the date of adoption of this Plan <del>will be permitted, provided:</del>
11.18.1	Any renovation, addition or expansion of the use does not exceed 10 per cent of the gross floor area existing on the date of adoption of this Plan; or	<del>11.18.1 Any renovation, addition or expansion of the use does not exceed 10 per cent of the gross floor area existing on the date of adoption of this Plan; or</del>
11.18.2	Any renovation, addition or expansion of the use that exceeds 10 per cent of the gross floor area existing on the date of adoption of this Plan will require the submission of an Interim Development Strategy as part of a complete application for any proposal requiring a Zoning By-law Amendment or Site Plan Approval application for the interim use.	11.18.21 Any <del>renovation,</del> addition or expansion of the <u>building and/or structure use</u> that exceeds 10 per cent of the <u>existing building footprint gross floor area</u> existing on the date of adoption of this Plan will require the submission of an Interim Development Strategy as part of a complete application for any proposal requiring a Zoning By-law Amendment or Site Plan Approval application for the interim use.
11.18.3	An Interim Development Strategy submitted pursuant to Policy 11.18.2 will demonstrate to the City's satisfaction that such interim development:	11.18.32 An Interim Development Strategy submitted pursuant to Policy 11.18.21 will demonstrate to the City's satisfaction that such interim development:
11.18.3.1	is not intended to be long-term and is appropriate over the short to medium term;	11.18.23.1 is not intended to be long-term and is appropriate over the short to medium term;
11.18.3.2	does not preclude the long-term redevelopment of the site as envisioned by this Plan;	11.18.32.2 does not preclude the long-term redevelopment of the site as envisioned by this Plan;
11.18.3.3	does not preclude the achievement of the Streets and Block Plan set out in Map 43-3; the Greening Strategy set out in Map 43-4; and the Pedestrian and Cycling Network set out in Map 43-8;	11.18.32.3 does not preclude the achievement of the <u>parks and public realm policies set out in Section 4 of this Plan;</u> <del>the general mobility policies set out in Section 9 of this Plan;</del> <u>and any applicable Precinct Plan endorsed by Council</u> <del>Streets and Block Plan set out in Map 43-3; the Greening Strategy set out in Map 43-4; and the Pedestrian and Cycling Network set out in Map 43-8;</del>
11.18.3.4	does not exceed the maximum height permitted by the Zoning By-law in force at the time of application;	
11.18.3.5	does not include residential uses or underground parking structures; and	

Policy #	Original Policy	City Response to Proposed Modification
11.18.3.6	complies with the Built Form and Public Realm policies of the Official Plan.	<p>11.18.3.4 does not exceed the maximum height permitted by the Zoning By-law in force at the time of application;</p> <p>11.18.3.5 does not include residential uses or underground parking structures; and</p> <p>11.18.3.6 <del>complies</del> <u>conforms</u> with the Built Form and Public Realm policies of the Official Plan.</p> <p><u>11.18.3 Any addition or expansion of the building and/or structure which does not exceed 10 percent of the existing building footprint existing on the date of adoption of this Plan is exempt from providing an Interim Development Strategy.</u></p> <p><u>11.18.4 Any renovation within the existing building and/or structure existing on the date of adoption of this Plan is exempt from providing an Interim Development Strategy.</u></p>
11.19.1	track growth relative to the overall gross floor area limits listed in Policy 6.1;	track growth relative to the overall <u>gross floor areadensity</u> limits listed in <u>this Plan Policy 6.1</u> ;
12.1	Lands South of the CP Rail Line Between The West Mall and Highway 427  12.1.1 Large-scale, stand-alone retail stores and entertainment, recreation, social and cultural facilities are permitted.	<p>12.1.1 Large-scale, stand-alone retail stores and entertainment, recreation, social and cultural facilities <u>and associated existing surface parking</u> are permitted.</p>
		<p><b><u>12.2 51 Manstor Road</u></b></p> <p><u>12.2.1 Outdoor storage uses are permitted provided such uses operate within acceptable Provincial levels of odour, dust, smoke, noise or vibration.</u></p>
		<p><b><u>12.3 701-703 Evans Road</u></b></p> <p><u>12.3.1 Despite Policy 5.17, on the lands designated Core Employment Areas municipally known as 701-703 Evans Road, office uses are permitted to a maximum floor space index of 1.85 times the gross site area of the part so designated, excluding any floor area associated with the existing above ground parking structure.</u></p>
<b>MAPS</b>		
Map 43 2		<p>North Sherway Neighbourhood Precinct: - Park symbol moved closer to The Queensway - Flexible Street south of Nova Road replaced with Mid-block Pedestrian Connections - Boncer Drive realigned between north hydro corridor and Nova Road</p> <p>2. Sherway Gardens Precinct: - extent of existing POPS at West Mall/Evans Avenue refined to exclude driveway/vehicle circulation areas</p>
Map 43 3		<p>1. North Sherway Neighbourhood Precinct: - Flexible Street south of Nova Road deleted - Boncer Drive realigned between north hydro corridor and Nova Road;</p> <p>2. Sherway Gardens Precinct: - extent of existing POPS at West Mall/Evans Avenue refined to exclude driveway/vehicle circulation areas</p>
Map 43 4		<p>1. North Sherway Neighbourhood Precinct: - Park symbol moved closer to The Queensway - Flexible Street south of Nova Road deleted - Boncer Drive realigned between north hydro corridor and Nova Road</p> <p>2. Sherway Gardens Precinct: - extent of existing POPS at West Mall/Evans Avenue refined to exclude driveway/vehicle circulation areas</p>
Map 43 5		Technical change: Portion of Boncer Drive crossing south hydro corridor deleted
Map 43 6		North Sherway Neighbourhood Precinct: - Park symbol moved closer to The Queensway
Map 43 8		North Sherway Neighbourhood Precinct: - Boncer Drive extension south of Nova Road replaced with Mid-block Pedestrian Connections

Policy #	Original Policy	City Response to Proposed Modification
		<ul style="list-style-type: none"><li>- Boncer Drive realigned between north hydro corridor and Nova Road</li><li>2. Sherway Gardens Precinct:<ul style="list-style-type: none"><li>- extent of existing POPS at West Mall/Evans Avenue refined to exclude driveway/vehicle circulation areas</li></ul></li></ul>

CONFIDENTIAL