

Bayview-Sheppard Neighbourhood Alliance
Bayview Sheppard Neighbourhood Alliance (BSNA) Comments on the Willowdale Secondary Plan Final Report
(Re: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY29.4>)

Dear Councillors:

Our Bayview-Sheppard Neighbourhood Alliance (BSNA) membership is comprised of condominium Boards east of Bayview.

Willowdale Secondary Plan

We are pleased to see that the City is planning standards for new development along Sheppard Avenue between Yonge and Bayview. **Our only suggestion is, once finalized, to integrate the expected outcomes of the proposed Sheppard East and Willowdale roadway and cycling lane changes into any policies or standards needed to support the Plan.**

We were particularly pleased to see specific targets for the type, height, and density of new buildings, and to have those targets accompanied by supportive policy principles in such areas as economic development and the greening of our streets.

Sheppard East Subway Corridor Secondary Plan

We are taking this Council review of the direction of planning for Sheppard west of Bayview to again plead for similar action to be taken for Sheppard east of Bayview, as directed by City Council in 2018.

City Council in its June 26 - 29, 2018 meeting directed a review of policies within the *Plan* and directed Planning to report back to North York Community Council in the third quarter of 2019 with the results. The status of the review came before you on March 1 2021 and again on June 23, 2021 without reporting any substantive progress. The impact of the lack of not completing this work means the City continues to review development applications for new development on our part Sheppard and to accept building characteristic not permitted in the *Sheppard East Subway Corridor Secondary Plan* policies.

Our North York community continues to lose its mature tree canopy to new developments. We still have what appears to be inappropriate retail space in the base of condominiums that are not being leased. Continuing to follow the same criteria for retail spaces isn't working. Existing policies in the *Sheppard East Subway Corridor Secondary Plan* need to be reviewed and to update these objectives in mind.

We wish you well in your contemplations of this NY29.4 *Sheppard Willowdale Secondary Plan* - Final Report.

Thank You

David Reid

Secretary, Bayview-Sheppard Neighbourhood Alliance (BSNA) bsnatomail@gmail.com

Bayview-Sheppard Neighbourhood Alliance

APPENDIX

Key principles of the *Willowdale Secondary Plan* Report, from the BSNA perspective

- Creating a vibrant corridor that provides accessible services, shops, and restaurants at the base of mixed-use buildings and attracting existing businesses to be incorporated into new development plans.
- A green street includes tree plantings and landscaping that will help absorb and clean stormwater, add to biodiversity and reduce the overall urban heat island through tree canopy expansion.

We were also pleased to see targets that should be considered for any changes within the Sheppard East Subway Corridor Secondary Plan policies, such as:

- Densities limited to FSIs (Floor Space Indexes) of 2.5 -3.0 .
- Rear yard setback requirements set for developments abutting lands designated as Neighbourhoods.
- New developments within the Plan Area required to conduct local system sewer and watermain capacity analysis as part of the existing Development Review process.
- A built form vision that would realize mid-rise buildings with maximum building heights of 5-7 storeys and that the recommended building type and maximum heights that
 - “provide the appropriate heights and massing that transitions toward Neighbourhoods, Apartment Neighbourhoods and Parks, and Open Space Areas while ensuring that the appropriate built form also responds to the Plan's public realm and streetscape objections.”
- Most of the sites less than 1 hectare in size are expected to dedicate approximately 10% of their net site area to parkland.