

**CC6.6 - CONFIDENTIAL APPENDIX "A" - made public on May 26, 2023
PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT NO. 560**

Technical/grammatical modifications:

1.3. The text under the heading Policies in Sections 1 to 13 ~~and containing a letter~~ contains the policies of this Plan. Other text within this Plan is provided to give context and background and assist in understanding the intent of the policies.

General modifications to Council adopted Policies in OPA 560:

4.8.1. Transition in scale will be provided to minimize overlook and shadows to neighbouring low-scale areas. No part of any building ~~shall~~should project into a 45 degree angular plane measured from the property lot line shared with lands designated *Neighbourhoods* at a height of 10.5 metres at the minimum required 7.5 metre rear yard setback as shown on Figure 1, or at a height of 12.5 metres at the minimum required 7.5 metre rear yard setback for the first 3-storeys for commercial/non-residential uses as shown on Figure 2.

12.5 Development in the Willowdale Area will:

- b. ~~The location of required on-site~~Deliver new public parkland as well as mid-block connections, where appropriate, to maximize public access and view to park areas and in relationship to the public streets, existing open spaces, POPS, mid-block connections, and at-grade uses. The precise size, location and configuration of new public parkland and open spaces, including park locations not conceptually shown on Map 29-4, will be determined through the development review process.

New Special Policy Area added to Section 12 of OPA 560:

Special Policy 4 – Longmore Area

Longmore Area is designated *Mixed Use Areas* fronting onto Sheppard Avenue East and Longmore Street and *Neighbourhoods* on Maplehurst Avenue and Longmore Street and is situated within a High Order Pedestrian Zone on Map 29-4 where future bikeways are proposed. The Longmore Area is directly adjacent to lands designated *Neighbourhoods* to the immediate west commencing at the 285 Maplehurst Avenue within the same block on Maplehurst Avenue, as well as, to the north, across the street along Maplehurst Avenue, to the east along Longmore Street and to the east commencing at 301 Maplehurst Avenue across Longmore Street.

Policies

12.8. Development in the Longmore Area will:

- a. Acknowledge the street intersection to support commercial and social activity for area residents, workers and visitors through the creation of an

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active, lively commercial space along Sheppard Avenue East and Longmore Street on lands designated *Mixed Use Areas*.

- b.** Establish the location of mid-block pedestrian connections, where appropriate, to maximize public access and view to park areas and in relationship to the public streets, existing open spaces, POPS, mid-block connection, and at-grade uses and create separation between buildings contemplated in this Special Policy Area.
- c.** Provide additional setbacks at the corner of Sheppard Avenue East and Longmore Street to provide placemaking opportunities to support commercial use at grade or to extend the public realm within the High Order Pedestrian Zone.
- d.** Provide for mid-rise built form that will define, frame and animate the intersection at Sheppard Avenue East and Longmore Street and frame the adjacent streets in general proportion with the adjacent right-of-way widths while maintaining a minimum of 5-hours of sunlight access on the opposite public sidewalk of Sheppard Avenue East, Longmore Street and Maplehurst Avenue to contribute to the pedestrian environment and comfort.
- e.** Provide for mid-rise buildings up to a maximum of 11 storeys on the lands designated *Mixed Use Areas* along Sheppard Avenue East that are:

 - i. directly adjacent to *Mixed Use Areas* to the north along Maplehurst Avenue (also referred in the Plan as "Special Policy 1 – Willowdale Area"); and
 - ii. directly adjacent to the *Neighbourhoods* within the Longmore Area along Longmore Street may connect to the low-rise built form contemplated in Policy 12.8. g. below.
- f.** provide for mid-rise buildings that steps down, which may be a gradation from 11 storeys to no lower than 8 storeys on certain portions of the lands designated *Mixed Use Areas* along Sheppard Avenue East that are directly adjacent to the rear yards of the *Neighbourhoods* on the south side of Maplehurst Avenue not included in the Longmore Area, which will transition in scale with appropriate building setbacks and stepbacks.
- g.** Provide for low-rise built form along Maplehurst Avenue and within the lands designated *Neighbourhoods* up to 4 storeys, that will fit and be compatible with the scale to the local street and adjacent lands designated *Neighbourhoods* including appropriate building setbacks from the local streets, in particular a front yard setback along Maplehurst Avenue.
- h.** Provide for public art opportunities where an applicant agrees to provide this. This may include the celebration and recognition of Indigenous culture and history.

- i. Be implemented through an application for Zoning By-law Amendment which will include a comprehensive development plan for all the lands in the Longmore Area to demonstrate how the proposed development will relate to other properties within the block and how the policies are met. As part of a complete application for the Zoning By-law Amendment for the Longmore Area, the applicant shall provide documentation to the City that demonstrates an ownership interest or consent from the owners of the lands in the Longmore Area.

- j. Through an Official Plan Amendment, be encouraged to consolidate the properties at 273, 279, 283 and 285 Maplehurst Avenue maintained as *Neighbourhoods* and in such event:
 - i. Policy 12.8. e. will be interpreted to permit up to a maximum of 11 storey mid-rise buildings on all lands designated *Mixed Use Areas* along Sheppard Avenue East;
 - ii. Policy 12.8. f. above would not apply to development in the Longmore Area; and
 - iii. The remainder of the policies in Section 12.8 and this Plan would continue to apply.

- k. If these properties at 273, 279, 283 and 285 Maplehurst Avenue are included in the Sheppard Willowdale Area and not the Longmore Area, Policy 12.8. j. will apply in the same manner to the Longmore Area as if those properties at 273, 279, 283 and 285 Maplehurst Avenue are included in the Longmore Area.

Mapping Modifications (as generally attached):

Map 29-1 to Map 29-6 are amended to remove the lands municipally known as

Map 29-1, Map 29-4, and Map 29-5 would be amended to expand to include the properties at 287-295 Maplehurst Avenue.

Map 29-2 would be amended:

- to expand the boundaries of the Secondary Plan to include the properties at 287-295 Maplehurst Avenue;
- no change in *Mixed Use Areas A* or *Mixed Use Areas B* and the hatching would remain the same for the Sheppard Avenue East properties;
- establish a dashed boundary "Special Policy Area" around the properties at 280-298 Sheppard Avenue East and 287-295 Maplehurst Avenue

Map 29-3 would be amended:

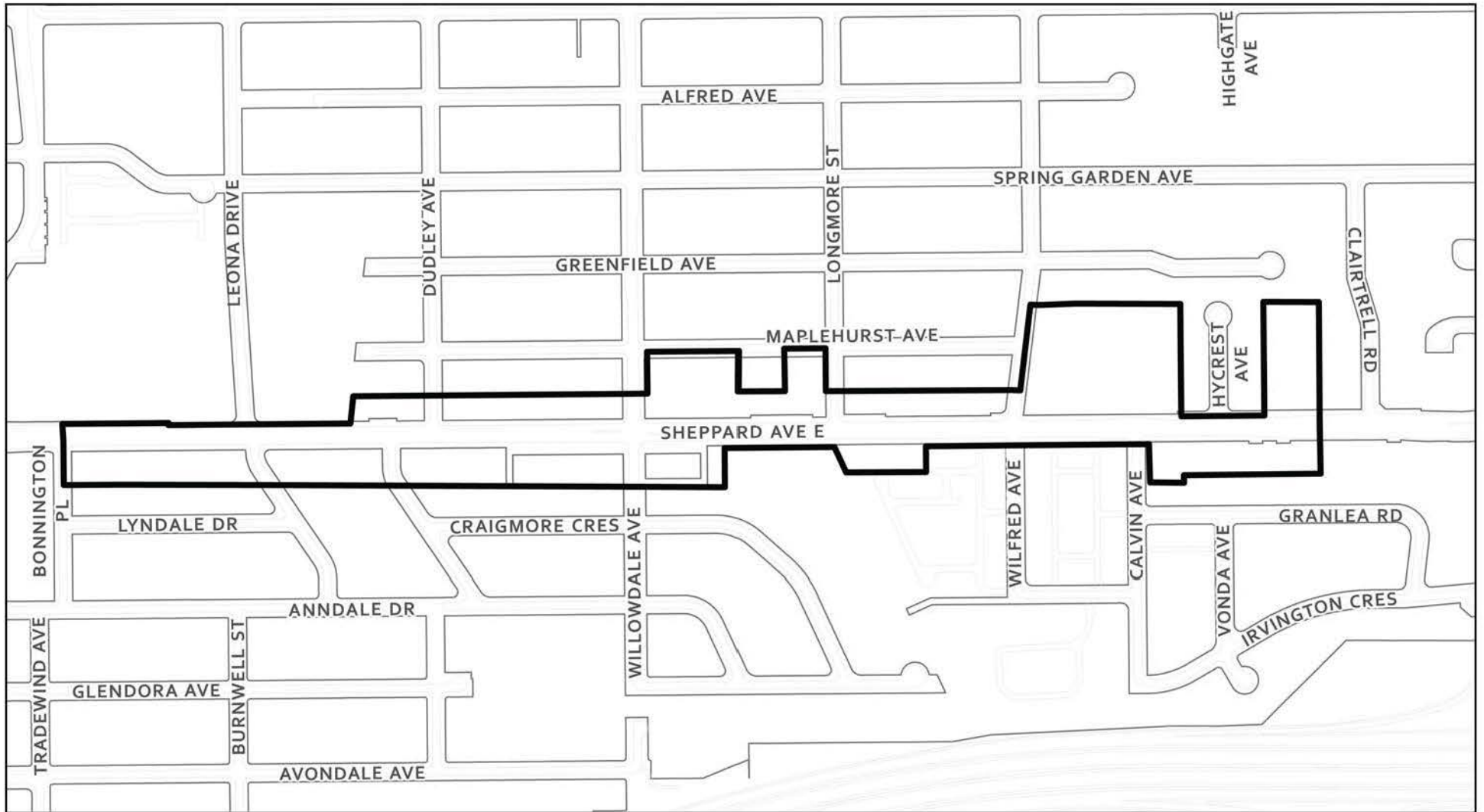
- To establish a dashed with grey hatching boundary "Special Policy Area" around the properties at 280-298 Sheppard Avenue East and 287-295 Maplehurst Avenue

Map 29-4 would be amended:

- Remove the park symbol in Special Policy Area 1

Map 29-6 would be amended:

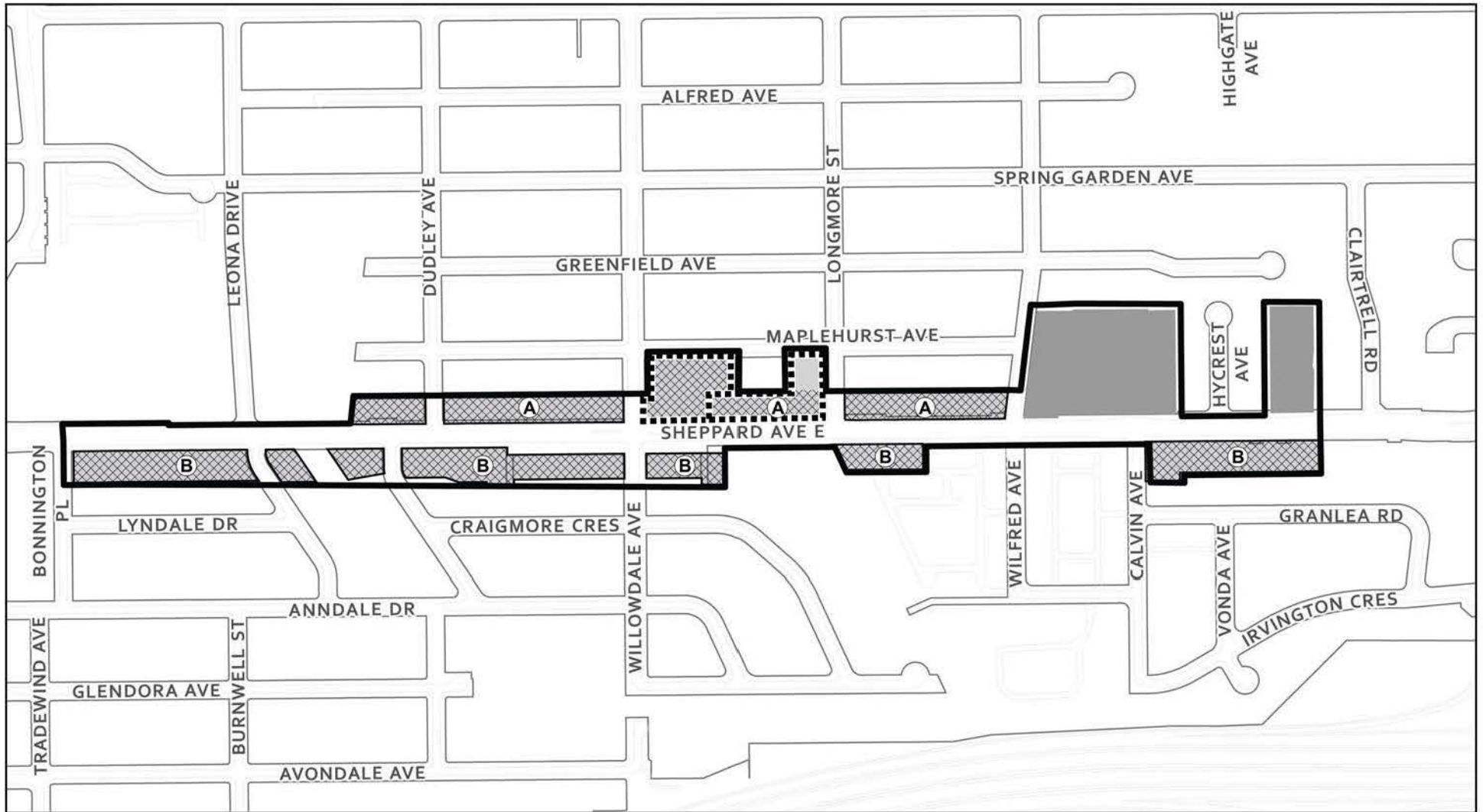
- to expand the boundaries of the Secondary Plan to include the properties at 287-295 Maplehurst Avenue;
- to establish a dashed boundary "Special Policy Area" around the properties at 280-298 Sheppard Avenue East and 287-295 Maplehurst Avenue over-layed with the number 4.
- to add to the Legend [4] Longmore Area



Sheppard Willowdale Secondary Plan Map 29-1 Secondary Plan Area Boundary


— Secondary Plan Boundary

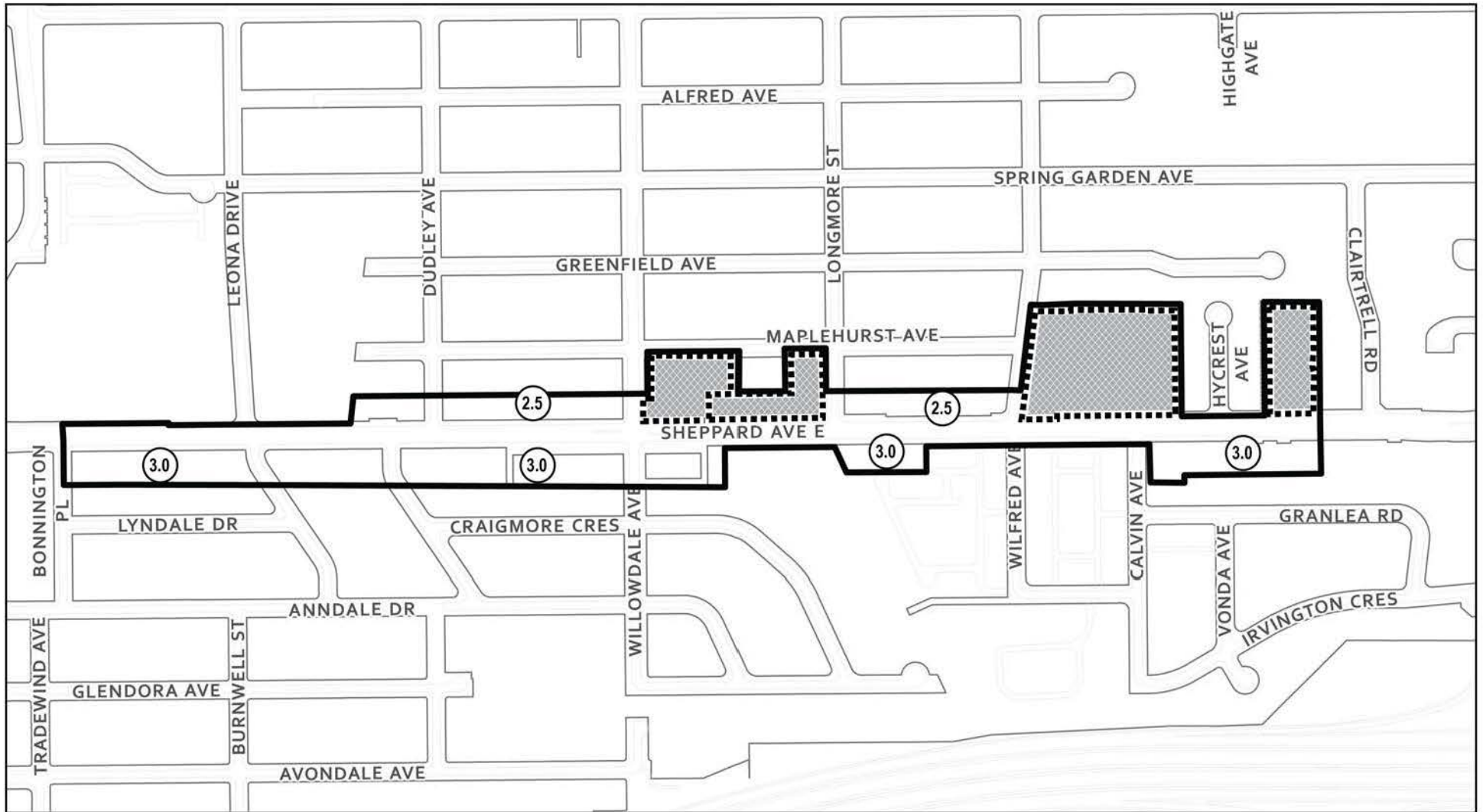
Not to Scale 



Sheppard Willowdale Secondary Plan Map 29-2 Land Use

-  Secondary Plan Boundary
-  Special Policy Area
-  Mixed Use Area A
-  Mixed Use Area B
-  Neighbourhoods
-  Apartment Neighbourhoods

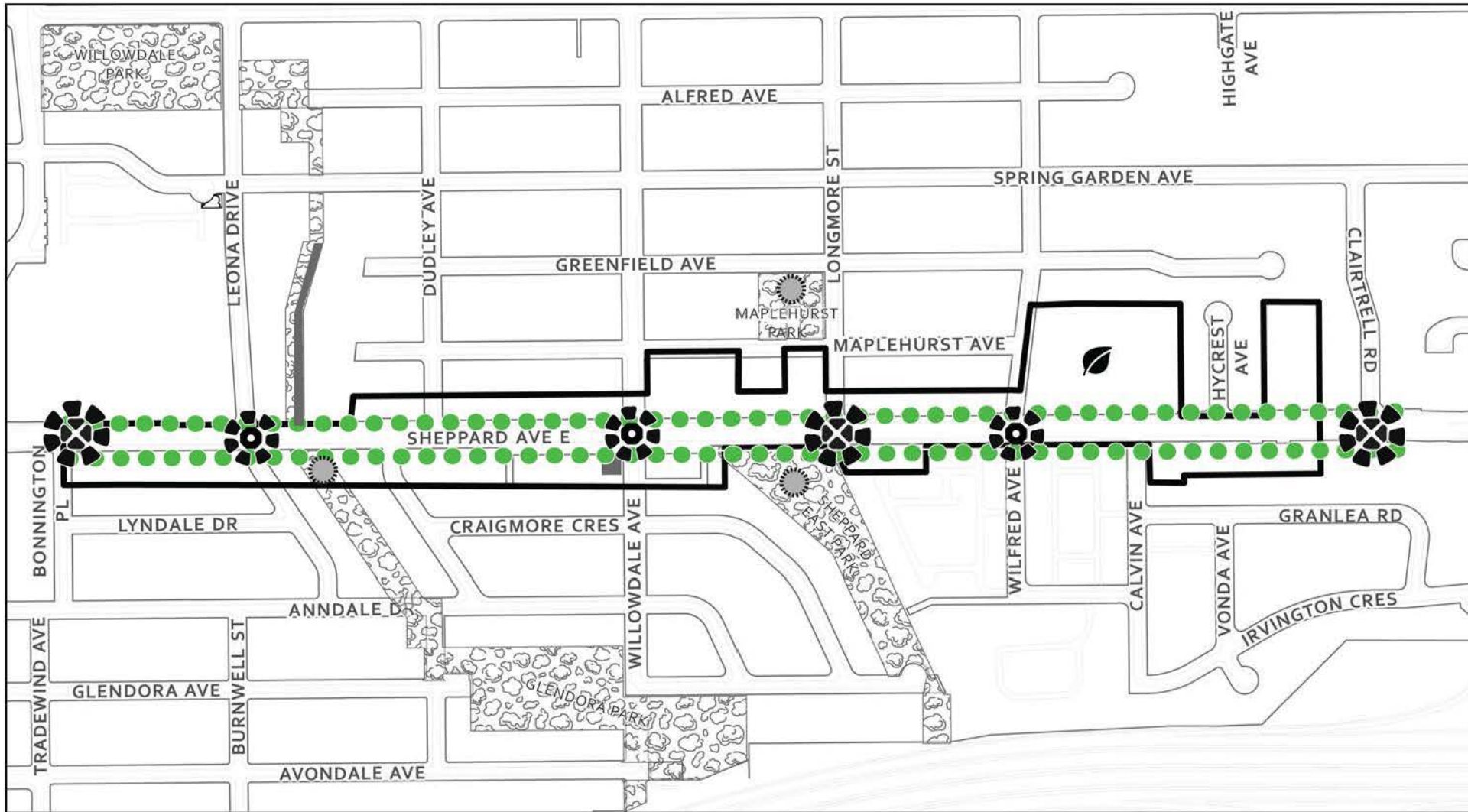
Not to Scale 



Sheppard Willowdale Secondary Plan Map 29-3 Maximum Density

-  Secondary Plan Boundary
-  Special Policy Area

Not to Scale 



Sheppard Willowdale Secondary Plan Map 29-4 Parks and Public Realm

— Secondary Plan Boundary

Parks and Open Spaces

Council Approved Park

Potential Expanded Park location

Potential New Park Location

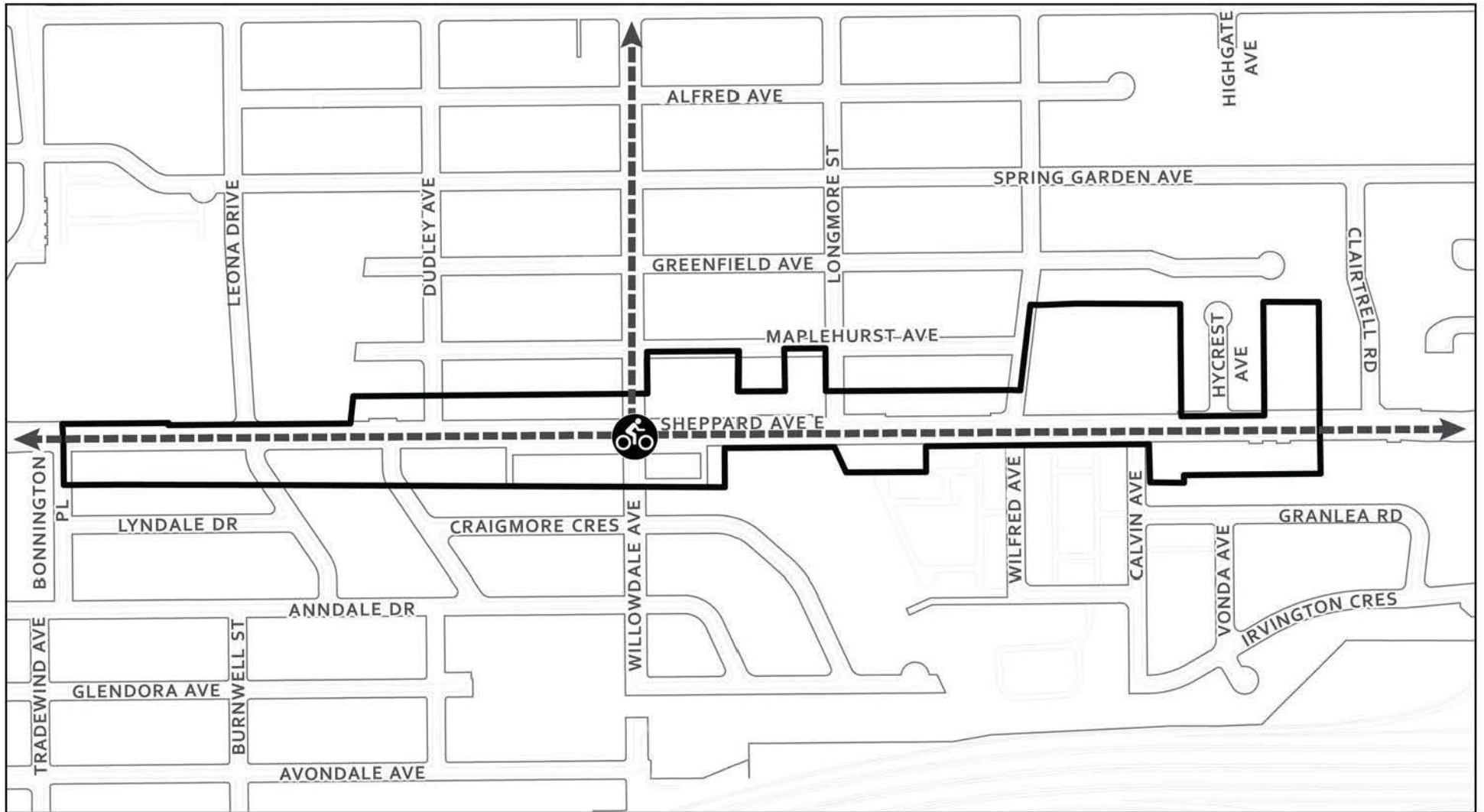
●● Sheppard Avenue East Promenade

High Order Pedestrian Zones




Existing Signalized Intersection

Proposed Signalized Crossing

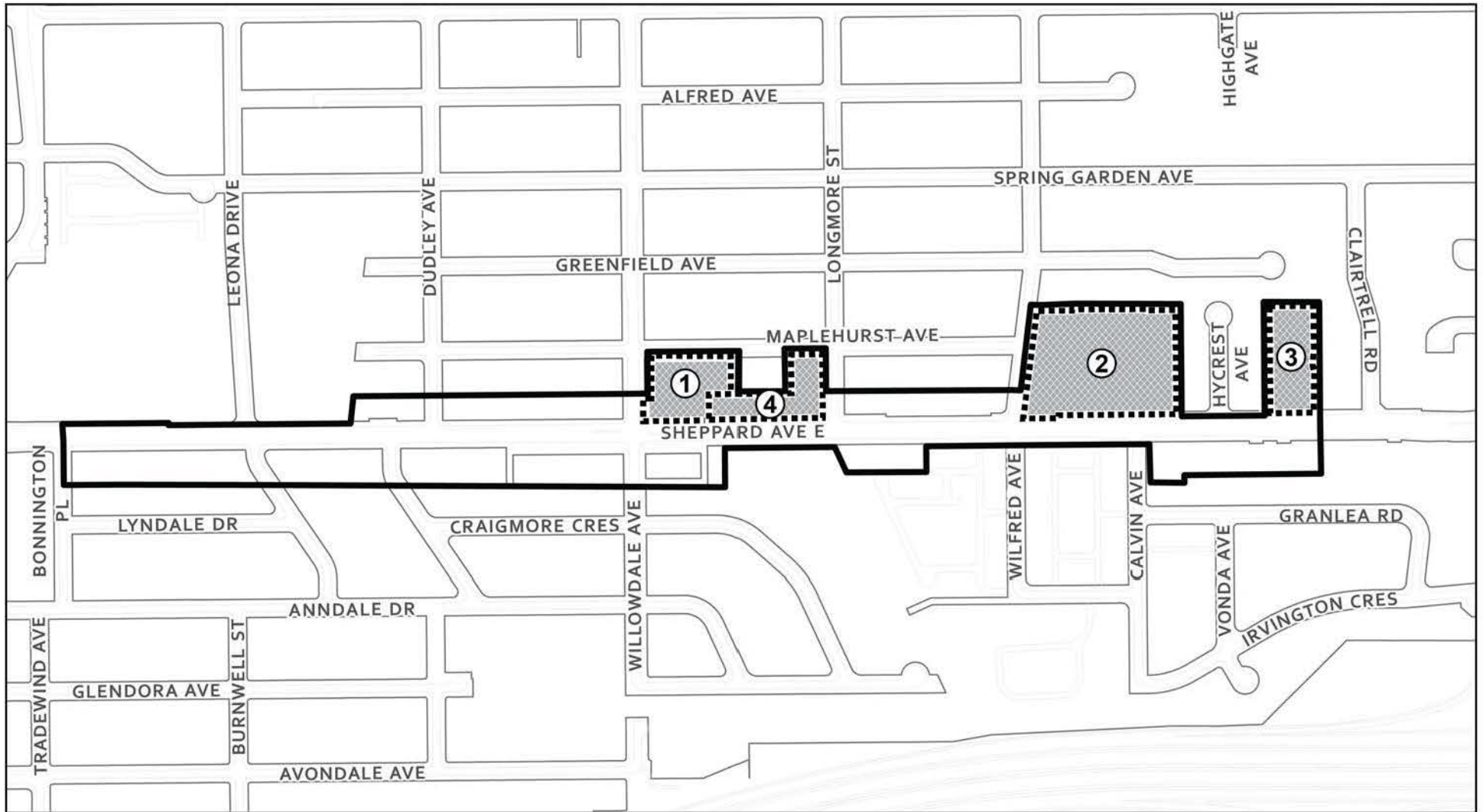
Not to Scale









Sheppard Willowdale Secondary Plan Map 29-5 Cycling Connection

-  Secondary Plan Boundary
-  Proposed Bikeways
-  Proposed Cycling Interchange

Not to Scale 



Sheppard Willowdale Secondary Plan Map 29-6 Special Policy Areas

-  Secondary Plan Boundary
-  Special Policy Areas
-  Willowdale Area
-  Wilfred Area
-  Sheppard Area
-  Longmore Area

Not to Scale 