

## **Renew Sheppard East Secondary Plan - Supplementary Report**

Date: December 13, 2024

To: City Council

From: Executive Director, Development Review

Wards: 17 Don Valley North and 18 Willowdale

**Planning Application Number:** 19 254260 NNY 17 OZ

### **SUMMARY**

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On December 3, 2024, North York Community Council (NYCC) convened a statutory public meeting to consider Official Plan Amendment 777 (OPA 777) for the Renew Sheppard East Secondary Plan. NYCC recommended to City Council that it adopt OPA 777 (Item [NY19.11](#)), with amendments, and directed staff to consult with impacted residents in the southwest corner of Bayview Avenue and Sheppard Avenue East to consider designating certain lands as *Parks and Open Spaces* as well as Retail Required Streets on Land Use Map 16.

In response to NYCC direction, staff attended a resident meeting on December 10, 2024, at the Goulding Community Centre held by the Ward 18 Councillor. The meeting was attended by City staff, members of the public, and the Councillor. Staff discussed the NYCC direction for additional consultation, and the recommended secondary plan, and heard comments from the meeting participants on matters regarding parks and retail. The comments by the participants are outlined in this report.

This report is also bringing forward changes to OPA 777 which implement the direction from NYCC, including updates to the mid-block connection policies of the recommended Plan, updates to Map 51-6 for the removal of the new street between Elkhorn Drive and Arrowstook Road, and to the OPA recitals to reflect changes to Official Plan, Land Use Map 19 and Official Plan Schedule 2 for the Designation of Planned but Unbuilt Roads. Additional technical changes are being brought forward to reflect the public street network in all the maps contained in OPA 777 and to adjust the formatting for the land use schedules. An updated version of OPA 777 is attached to this report, reflecting these changes, and is recommended for adoption rather than the version that was attached to the Final Report.

The proposed revisions are described in the comments section and are itemized in the recommendations of this report.

In addition, Staff are providing clarification to the Servicing Section of the Renew Sheppard East Secondary Plan - Final Report (dated November 18, 2024) in this Supplementary Report.

## **RECOMMENDATIONS**

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The Executive Director, Development Review recommends that:

1. City Council delete Recommendation 1 and adopt Official Plan Amendment 777 included as Attachment 1 to this Supplementary Report (December 11, 2024) from the Executive Director, Development Review.

## **FINANCIAL IMPACT**

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The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## **COMMENTS**

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In response to NYCC direction, City staff consulted with the residents on December 10, 2024. This section is organized as follows:

1. Summary of community meeting (December 10, 2024).
2. Updates to OPA 777 and the recommended Renew Sheppard East Secondary Plan.
3. Changes to the Servicing Sections in report NY19.11 Renew Sheppard East Secondary Plan - Final.

### **1. Summary of Community Meeting**

The event, attended by approximately 40 people, consisted of a staff presentation followed by a question and answer session. The presentation included details about the planning process, the direction received at the statutory meeting by NYCC, and explanations of the secondary plan policies and maps.

Staff presented the Renew Sheppard East Secondary Plan and explained how the Plan provides for complete communities consistent with Provincial policies and the Official Plan. The presentation also outlined how the policies in OPA 777 implement the Plan's vision with particular attention to land use designations, retail policies, and parks provisions.

## **Parks**

On December 3, 2024, through Item NY19.11, staff were directed to consult with residents in the southwest corner of Bayview Avenue and Sheppard Avenue East to consider designating the lands consisting of 44 - 58 Granlea Road and 39 - 30 Granlea Road as *Parks and Open Space* on Schedule 1 - OPA 777 - Amendments to Official Plan Map 16 - Land Use Plan.

At the meeting, participants raised questions about how new parkland is created by the City, including available funding and whether OPA 777 requires the expropriation of lands to build new parks. Staff clarified the mechanisms the City typically uses to secure new parkland, including the provision of on-site and off-site land dedication, and/or cash in lieu through the development review process. Staff explained that the secondary plan does not require expropriation or redesignation of lands by the City in order to achieve new and expanded parks in areas identified as parkland priority.

Participants had questions about the rationale for the priority parkland locations. People shared their concern about the impact on property values should lands be designated as Parks. Staff outlined that priority parkland locations were identified based on several factors including estimated projected population growth and the current low parkland provision and walkability gaps identified by the City's Parkland Strategy. Staff also clarified that the recommended *Mixed Use Areas* designation for the area permits parks and is intended to provide flexibility for the acquisition of new and expanded parks through the development process and for additional lands to be identified as the Plan Area evolves. Some residents were in favour of the parkland designation that had the opinion that it would limit the shadowing of future tall buildings within their neighbourhood, while some residents were not in favour of the parkland designation, predominantly from residents directly affected by the intended parkland designation area, that had the opinion that it would devalue property values.

The Ward Councillor acknowledged that the addresses identified in the Councillor's motion, carried by NYCC, did not accurately reflect the addresses to reconsider for *Parks and Open Space* designation. The intended addresses were located approximately within the Parkland Priority area.

Staff are not recommending any changes to Official Plan Map 16 - Land Use Map on Schedule 1 in OPA 777 following the additional consultation.

## **Retail**

On December 3, 2024, through Item NY19.11, staff were directed to consult with residents in the southwest corner of Bayview Avenue and Sheppard Avenue East to consider designating 23 - 37 & 27 - 42 Granlea Road and 18 - 38 and 3 - 49 Irvington Crescent as Retail Required Streets on Schedule 1 - OPA 777 - Amendments to Official Plan Map 16 - Land Use Plan.

Meeting participants expressed interest in non-residential uses within their neighbourhood and in the Plan Area to support jobs, retail, and service uses. Staff clarified that Map 51-3 Retail Streets is the proposed policy overlay map that would

direct the location of Required Retail Streets (instead of Official Plan Map 16 - Land Use Plan). Staff also clarified that the proposed *Mixed Use Areas* land use designation permits a wide range of uses, including commercial uses such as retail and service uses and office uses, among other uses.

Staff discussed policy tools such as the Character Areas Map 51-2 and land use designations in the Official Plan and OPA 777 which support non-residential uses within their neighbourhood.

It was noted that the land uses proposed through OPA 777 and in the Official Plan provide flexibility to permit a range of non-residential uses to support close access to amenities through the *Mixed Use Areas* designations. Staff also clarified that other land uses in the Plan Area, including *Neighbourhoods* and *Apartment Neighbourhoods* allow for non-residential uses to support local access to retail, jobs, and services. Staff also discussed the policy intent for the Character Areas within the neighbourhood, which encourage a range of non-residential uses to support a mix of uses.

The Ward Councillor acknowledged that the addresses identified in the Councillor's motion, carried by NYCC, did not accurately reflect the locations to be re-considered for Required Retail Streets.

Staff are not recommending any changes to Official Plan Map 16 - Land use Map or the Secondary Plan Map 51-3 Retail Streets following the additional consultation.

## **2. Updates to OPA 777 and the recommended Renew Sheppard East Secondary Plan:**

Official Plan Land Use Map:

- Schedule 2 is replaced with a revised Schedule 2 to reflect NYCC direction to re-designate certain lands along the west side of Ethennonnhawahstihnen' Lane from *Parks and Open Space* to *Mixed Use Areas*.

Mid-Block Connection Policies:

- Policy 5.9.3 (formally Policy 5.10.3) is amended, and Policy 5.9.4 is added to provide further clarity so that they now read:
- 5.9.3: "All mid-block connections will have generous dimensions, generally exceeding 5 metres in width. Where a mid-block connection is internal to a building, it should also be generous in height. Outdoor mid-block connections will accommodate a pathway and landscaping and should include tree planting".
- 5.9.4: "Development adjacent to an existing or approved mid-block connection will contribute additional width to enhance and support the functionality of the mid-block connection.

#### Street Network:

- Map 51-6 Street Network is amended to remove the proposed new street between Elkhorn Drive and Arrowstook Road. Additionally, Maps 51-5 and 51-7 are updated to reflect this change.
- "New Link" from Elkhorn Drive to Lockton Court is deleted in Schedule 2 of the Official Plan, the Designation of Planned but Unbuilt Roads, Part 9 of OPA 777, and subsequent new streets in the list are re-lettered accordingly.
- The recommended OPA 777 in Attachment 1 also includes updated maps to correct an error on the underlying base map which was missing an existing public street (Thomas Clark Way) and incorrectly showed private driveways in two locations as public streets.

### **3. Servicing sections in report NY19.11 Renew Sheppard East Secondary Plan - Final**

#### Servicing Section:

Staff are providing clarification to the Servicing Section to the Renew Sheppard East Secondary Plan - Final Report (dated November 18, 2024) in this Supplementary Report that is intended to align with the Servicing Capacity Assessment, attached as Attachment 7 in the Final Report..

The Final Report refers to previously completed Basement Flooding Study Areas 26, 27, 29 and 55 (completed between 2008 and 2022) which overlap with the Renew Sheppard East Secondary Plan Area. The staff report indicates that the sanitary sewer (wastewater servicing) solutions recommended in these studies accounted for future growth in accordance with planning horizon estimates up to 2051. It should be clarified that the solutions recommended in the previously completed BFPP studies accounted for planning horizons that reflected the best available projection data at the time, up to 2041.

The Final Report refers to sewer infrastructure improvements in the East Don Parkland and River, located at 1240 Sheppard Avenue East to increase sewer capacity for future growth, wet weather flow management and East Don River channel naturalization. Phase 1 of this work is substantially complete. The staff report indicates sanitary sewer upgrades took into account future population growth aligned with the 2051 planning horizon. It should be clarified that the sanitary sewer upgrades account for the 2041 planning horizon, which was the best available projection data at the time of design.

No changes to the recommended OPA 777 and Attachment 7 to the Final Report are required as a result of the clarification noted in this Supplementary Report.

As individual development applications are submitted, the Renew Sheppard East Servicing Capacity Assessment will be available to applicants submitting individual

development applications. Any infrastructure upgrades required to provide adequate capacity to meet the water and wastewater servicing demands resulting from the development application will have to be assessed and implemented prior to the issuance of a building permit for the development.

## CONCLUSION

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The updated land use planning framework proposed in OPA 777 is set to transform the Plan Area into complete, livable, connected, prosperous, sustainable and resilient transit-supportive communities with new housing options, job opportunities, parks and open spaces, enhanced public realm, and supportive infrastructure to support the estimated population projection.

Staff were directed to conduct additional consultation with residents regarding the consideration of changes to the land use plan from *Mixed Use Areas* to *Parks and Open Space* and the identification of additional Retail Required Streets. The updated OPA 777 incorporates minor changes to the overall OPA 777, as noted above, however, additional consultation did not provide sufficient justification to staff to recommend revisions, and the Plan's land use and Required Retail Streets policy overlay map are recommended to remain unchanged.

The Renew Sheppard East Secondary Plan establishes local development policies to guide growth and change. Adoption of the updated recommended Secondary Plan will support the Plan's vision and guide the creation of new neighbourhoods and job opportunities while ensuring supportive public infrastructure. The Plan's vision and policies in OPA 777 ensure the establishment of complete communities that include diverse housing choices, well-designed and sustainable parks and public spaces, and a walkable street network that links people and jobs close to transit. It is recommended that City Council adopt OPA 777 in the updated form attached as Attachment 1.

## CONTACT

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## SIGNATURE

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Valesa Faria  
Executive Director  
Development Review Division

## **ATTACHMENTS**

Attachment 1: Updated Renew Sheppard East Secondary Plan - OPA 777

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Provided separately as a PDF and posted under the Agenda Item for City Council on December 17, 18, and 19 meetings.