

# Renew Sheppard East Secondary Plan

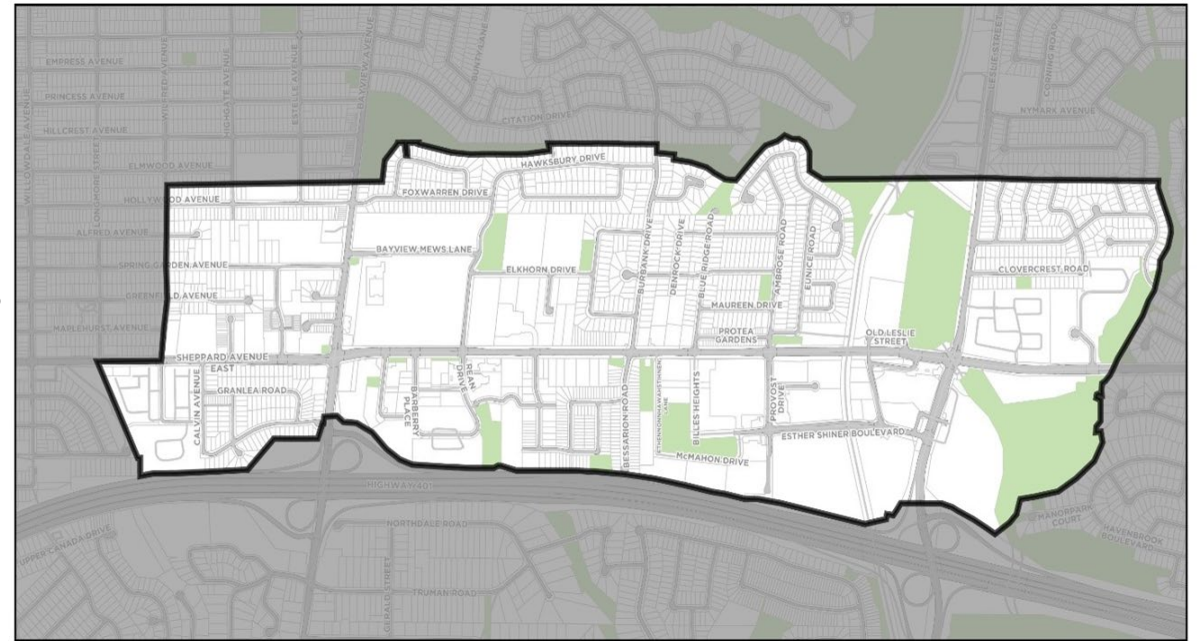
North York Community Council

December 3, 2024



# Council Direction

- **June 2018:** City Council directed staff to review the existing Sheppard East Subway Corridor Secondary Plan as a result of significant development requiring OPAs for height and density.
- **June 2021-2022:** City Council directed staff for a more fulsome review to be consistent with Provincial policies include the endorsed draft Major Transit Station Area boundaries



# Provincial Growth Direction

The **Provincial Planning Statement (2024)** directs municipalities to develop plans and strategies that:

- Increase the supply and mix of housing options, addressing the full range of housing affordability needs.
- Provide a sufficient housing supply with the necessary mix of housing options that will support a diverse and growing population and workforce, now and for many years to come.
- Prioritizing compact and transit-supportive design, where locally appropriate, and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services and recreation for all Ontarians.



100%





# Community Consultation

- **Phase 1 (January 2020 – March 2022)** – meetings and open house for background research and analysis, development of vision and guiding principles
- **Phase 2 (April 2022 to May 2024)** – meetings and social media engagement on enlarged scope of planning framework including emerging policy and mapping elements for growth strategy, land uses, character areas, parks and open space, public realm, built form, mobility network, sustainability, and infrastructure
- **Phase 3 (June – October 2024)** – meetings and social media engagement on policy plan elements and mapping. Informed release of draft Secondary Plan and recommendations for final Secondary Plan

# Renew Sheppard East Secondary Plan

Renew Sheppard East Secondary Plan provides foundation for planned intensification over the next 30 years.

The Plan incorporates the long-term vision for complete, livable, connected, prosperous and sustainable transit-supportive communities and an outcome of extensive community consultation.

The Plan envisions attractive mixed-use communities within a walkable street network and expanded and sustainable public realm.





# Renew Sheppard Vision



Sheppard Promenade



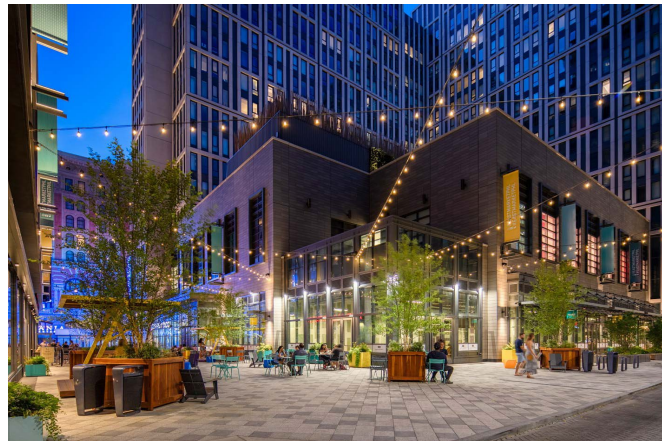
HOPZ – POPS



New Parks



HOPZ – Public Squares

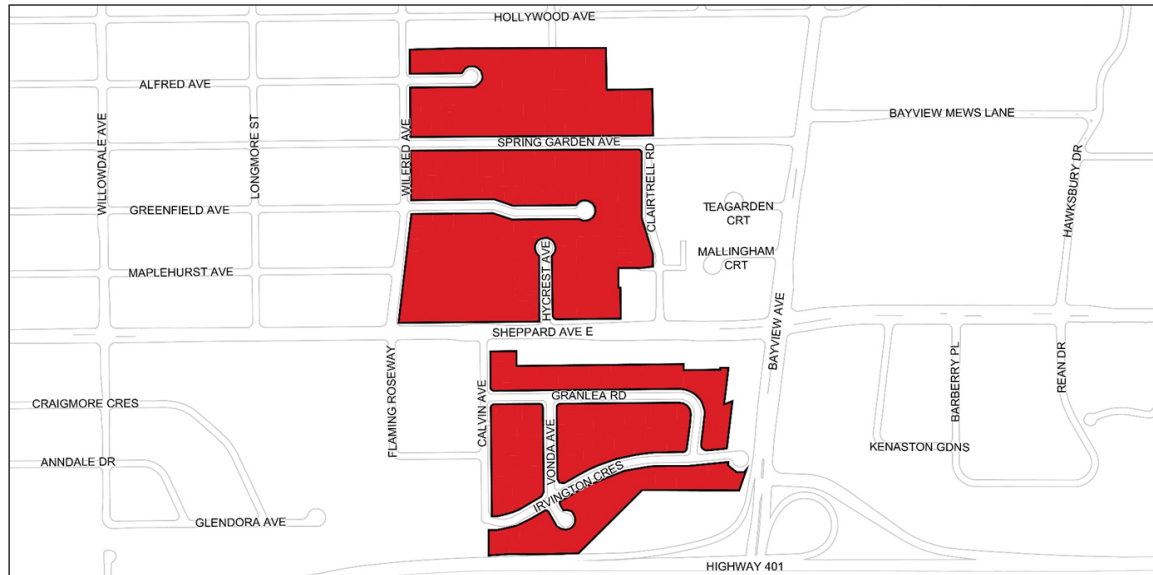


Mixed Use buildings with Retail



Green Loop

# Land Use Change – Mix of Uses



## Renew Sheppard East Secondary Plan

Schedule 1 - OPA 777 - Amendments to Official Plan Map 16 - Land Use Plan

■ Mixed Use Areas

Revisions to Land Use Map 16 to Redesignate lands to Mixed Use Areas



## Renew Sheppard East Secondary Plan

Schedule 2 - OPA 777 - Amendments to Official Plan Map 19 - Land Use Plan

■ Mixed Use Areas

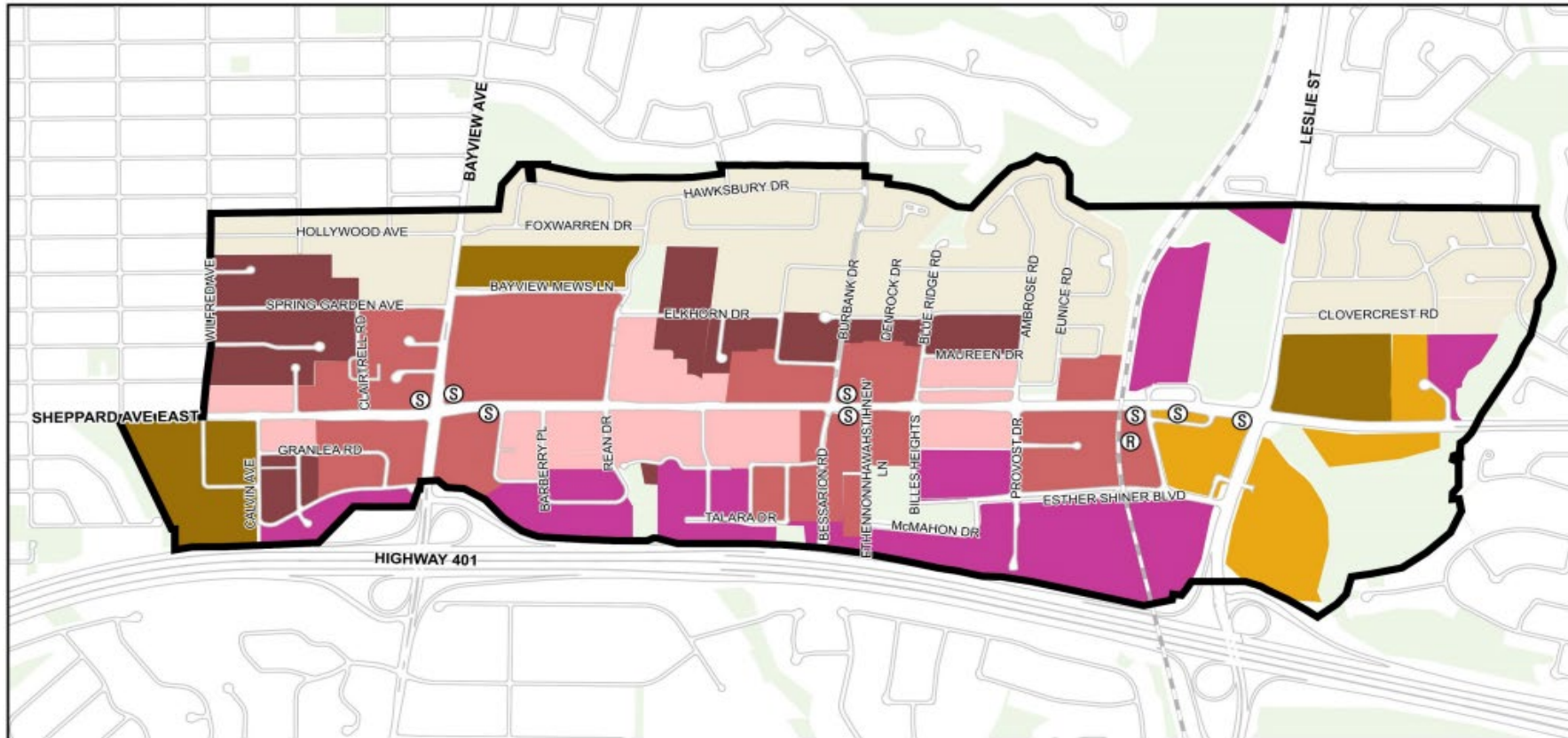
■ Institutional Areas

Revisions to Land Use Map 19 to Redesignate lands to Mixed Use Areas and Institutional Areas





# Character Areas



**Toronto**

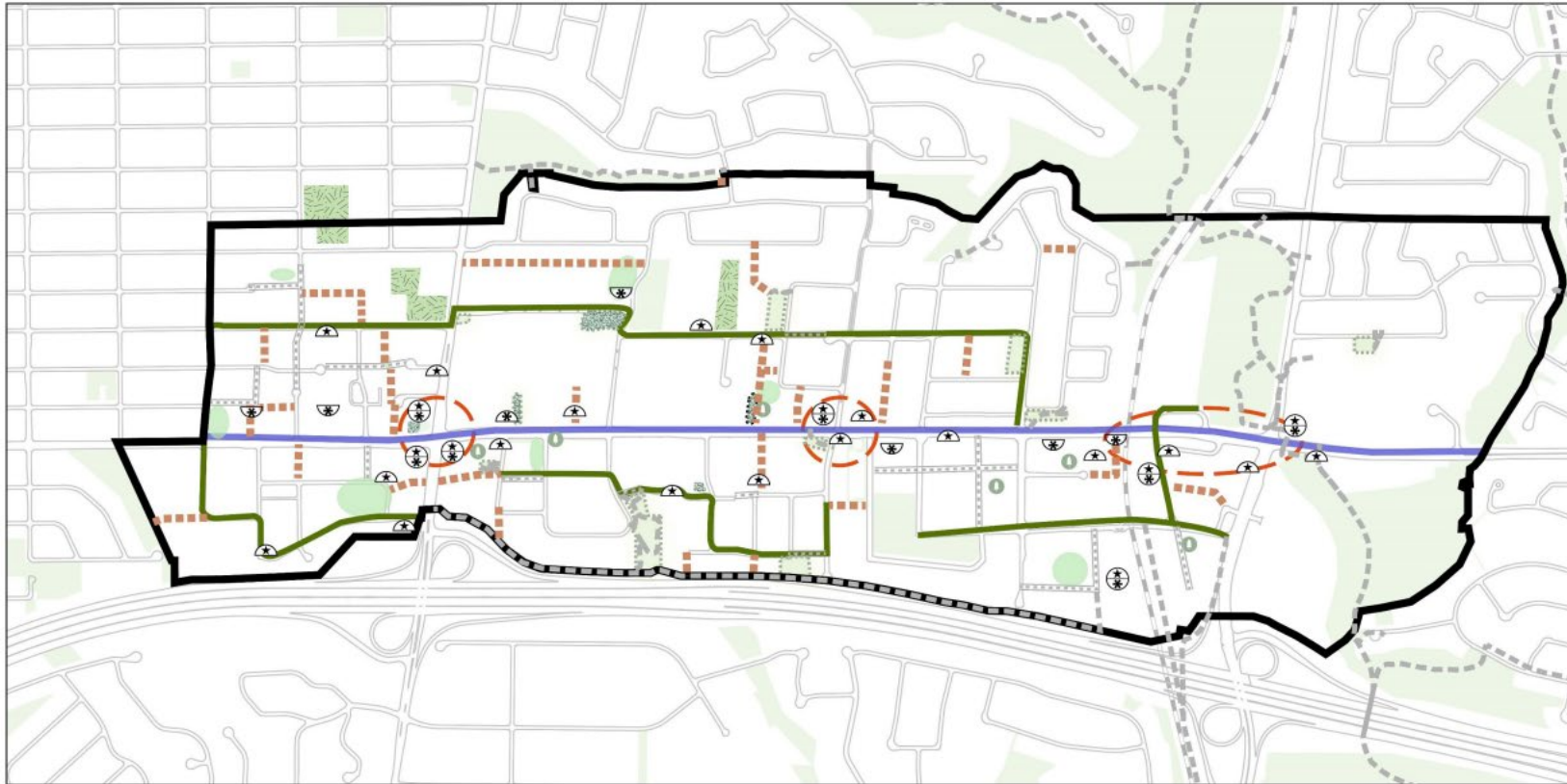
**Renew Sheppard East Secondary Plan**

Map 51-2: Character Areas

- |                                  |                                   |                                |                      |
|----------------------------------|-----------------------------------|--------------------------------|----------------------|
| Secondary Plan Boundary          | Transit Station Character Area    | Transition Zone Character Area | Green Character Area |
| Sheppard Corridor Character Area | Institutional Zone Character Area | Edge Character Area            | TTC Subway Entrance  |
| Neighbourhood Character Area     | GO Station                        |                                |                      |



# Public Realm Plan



Renew Sheppard East Secondary Plan

Map 51-5: Public Realm Plan

- |                         |                               |                               |
|-------------------------|-------------------------------|-------------------------------|
| Secondary Plan Boundary | Higher Order Pedestrian Zones | School Yard                   |
| Sheppard Promenade      | Mid-Block Connection          | POPs                          |
| Multi-Use Trail         | Green Loop                    | Potential Public Art Location |



# Other Key Policies

- Built form
  - General, Sustainability, Mid Rise; Tall Buildings, Character Area considerations
- Housing
  - Minimum requirements to achieve broader range of housing, including social and affordable housing
- Community Services and Facilities
  - Priorities for new and expanded services and facilities
- Implementation
  - Tools and measures to achieve orderly growth and protect public health and safety
- Site and Area Specific Policies



## Next Steps

- North York Community Council: December 3, 2024
- City Council: December 16 – 19
- Appeal period: 20-days after Notice of Adoption is issued