
SHEPPARD AVENUE EAST

Development along the north side of Sheppard Avenue, east of Conlins Road, will be consistent with the following urban design guidelines. The guidelines correspond to Site Specific Policy # 126 of Chapter 7 of the Official Plan. They provide a framework for development in the area and are to be read in conjunction with the urban design policies of the Official Plan.

LOCATION

Sheppard Avenue East, east of Conlins Road

GUIDELINES

The intersections of new internal streets with Sheppard Avenue, will be designed to create a sense of arrival and entry to the new community.

Sheppard Avenue will be lined with development which fosters the creation of a high quality, safe urban environment, through attractive streetwalls, attractive streetscapes and pedestrian friendly public and semi-public open spaces.

Building designs will be encouraged which maximize the amount of building at grade.

The lower floors of all buildings will contribute to the creation of a continuous streetwall, with occasional breaks for landscaped open spaces, which increase diversity and visual interest.

Buildings will be designed to maximize visibility of grade level activity, from Sheppard Avenue.

Building massing will not create adverse shadows on adjacent public and private outdoor spaces.

Buildings will be oriented and designed to promote the use of public transit.

New development along Sheppard Avenue will be designed to respect adjacent single family development, through extensive buffering and the concentrating of building massing along the Sheppard Avenue frontage.

Servicing for new development will not have an adverse impact on the Sheppard Avenue streetscape.

All buildings will contain a clearly visible street address.

Sheppard Avenue will receive extensive boulevard landscaping and, through the combination of building and landscaping, act as a pedestrian oriented street.

