

Sherway Area Secondary Plan

WELCOME!

Please review the boards, talk to staff,
provide us with input!

You are welcome to:

- Ask us questions and tell us what you think
- See a copy of the full text of the draft Secondary Plan
- Use the sticky notes to post your comment directly on the boards
- Write down your thoughts on a comment sheet – leave it with us or send it in later

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The full draft of the draft Secondary Plan and additional information can be found on the study website at:

www.toronto.ca/sherwaystudy

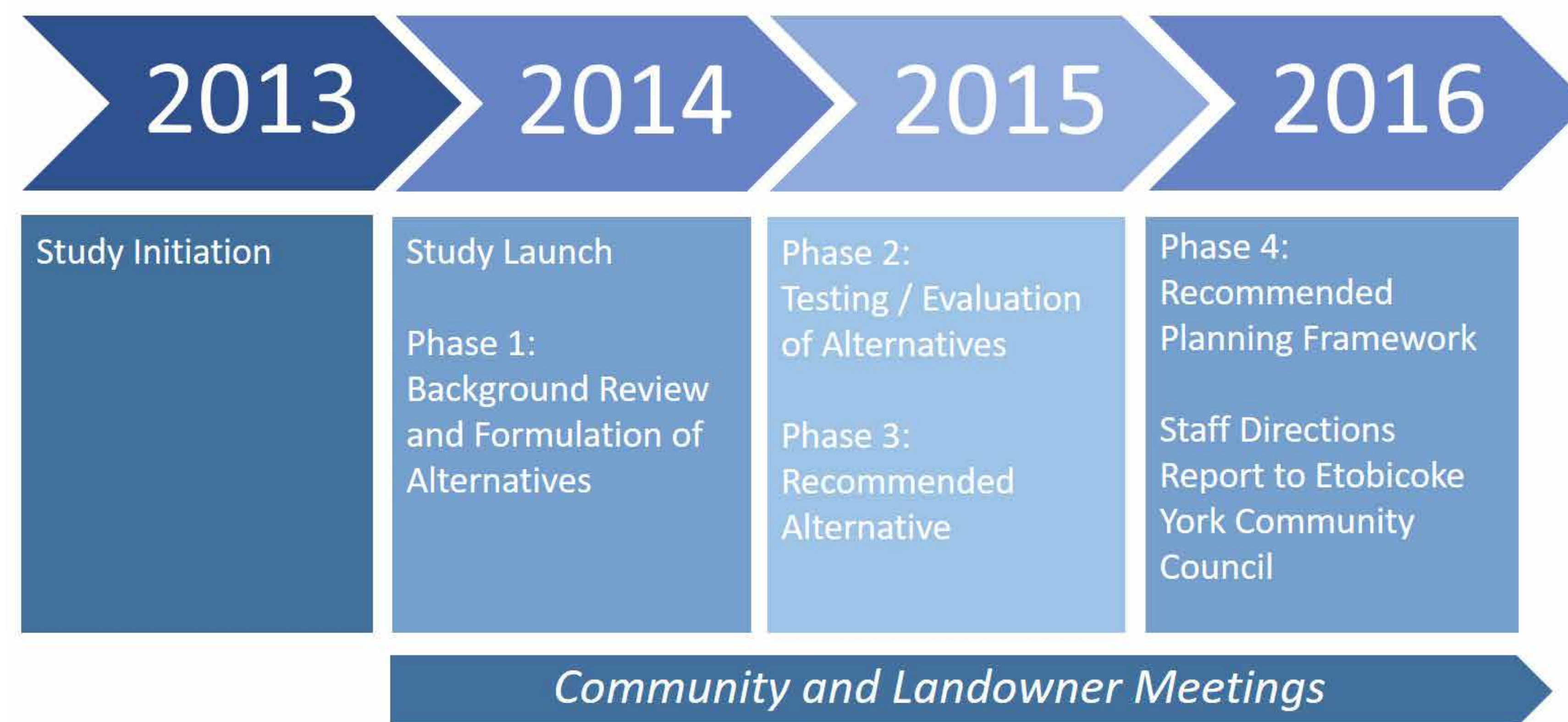


Sherway Area Secondary Plan

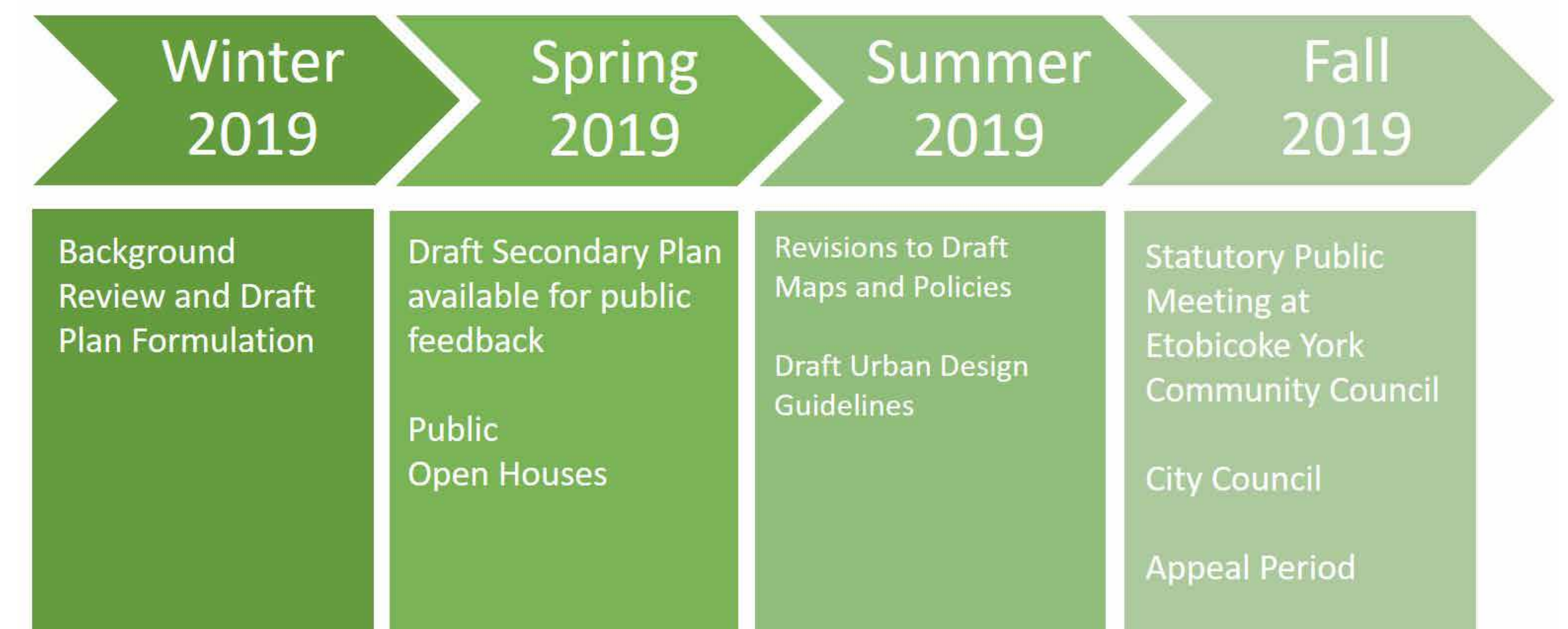
SHERWAY STUDY SCHEDULE



BACKGROUND: SHERWAY AREA STUDY



SECONDARY PLAN TIMELINE



In 2016, the City concluded a three-year study of the Sherway Area to review land uses, urban design, community services and facilities, and transportation and servicing capacity to serve a growing number of people living, working and shopping in the area.

During the Sherway Area Study, staff met several times with the public and area landowners to determine:

- appropriate locations for new roads to create smaller development blocks and better linkages through the area;
- new parks, open spaces and trails to provide green connections to natural areas and a more pleasant environment; and
- the size, type and location of new residential, retail and employment buildings.

City Council asked staff to create a Secondary Plan to manage growth in the area, based on the findings of the Sherway Area Study. Once we have collected and considered feedback on this draft, City Planning staff will prepare a final Secondary Plan to be voted on at Etobicoke York Community Council in the Fall of 2019.

Sherway Area Secondary Plan

VISION & GUIDING PRINCIPLES



VISION

The Sherway Area has evolved from agricultural lands built up with mostly institutional and industrial uses in the 1950s, to a car-oriented, regional retail destination. This area will continue to see residential and commercial growth accompanied by infrastructure, amenities and services to support a new, complete community.

Investment in the Sherway Area will provide opportunities to create new streets, parks and open spaces, community facilities, and municipal servicing to ensure safe, active, healthy and vibrant neighbourhoods where people will live, work, and undertake activities of daily life. Development will occur incrementally, ensuring the ongoing functionality and economic sustainability of the area while considering its longer-term growth potential.

GUIDING PRINCIPLES

Promote a Balanced Mix of Land Uses

To ensure the creation of complete and balanced neighbourhoods, the Sherway Area Secondary Plan will include a logically organized mix of land uses, where people can live, work and play.



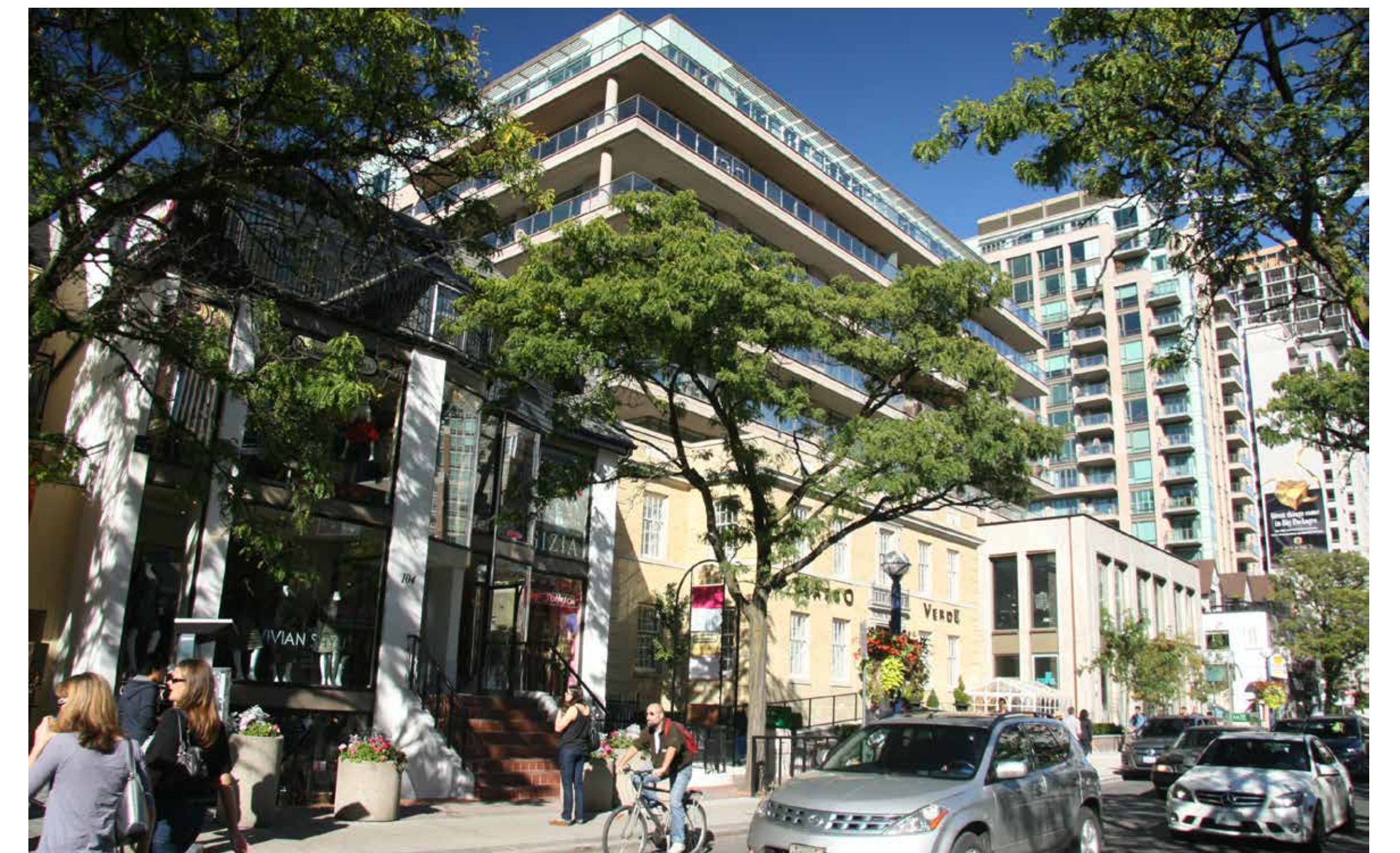
Create a Green and Cohesive Environment

New buildings will create an urban, pedestrian-focused community with a connected system of parks, open spaces, natural areas and a range of recreational amenities.



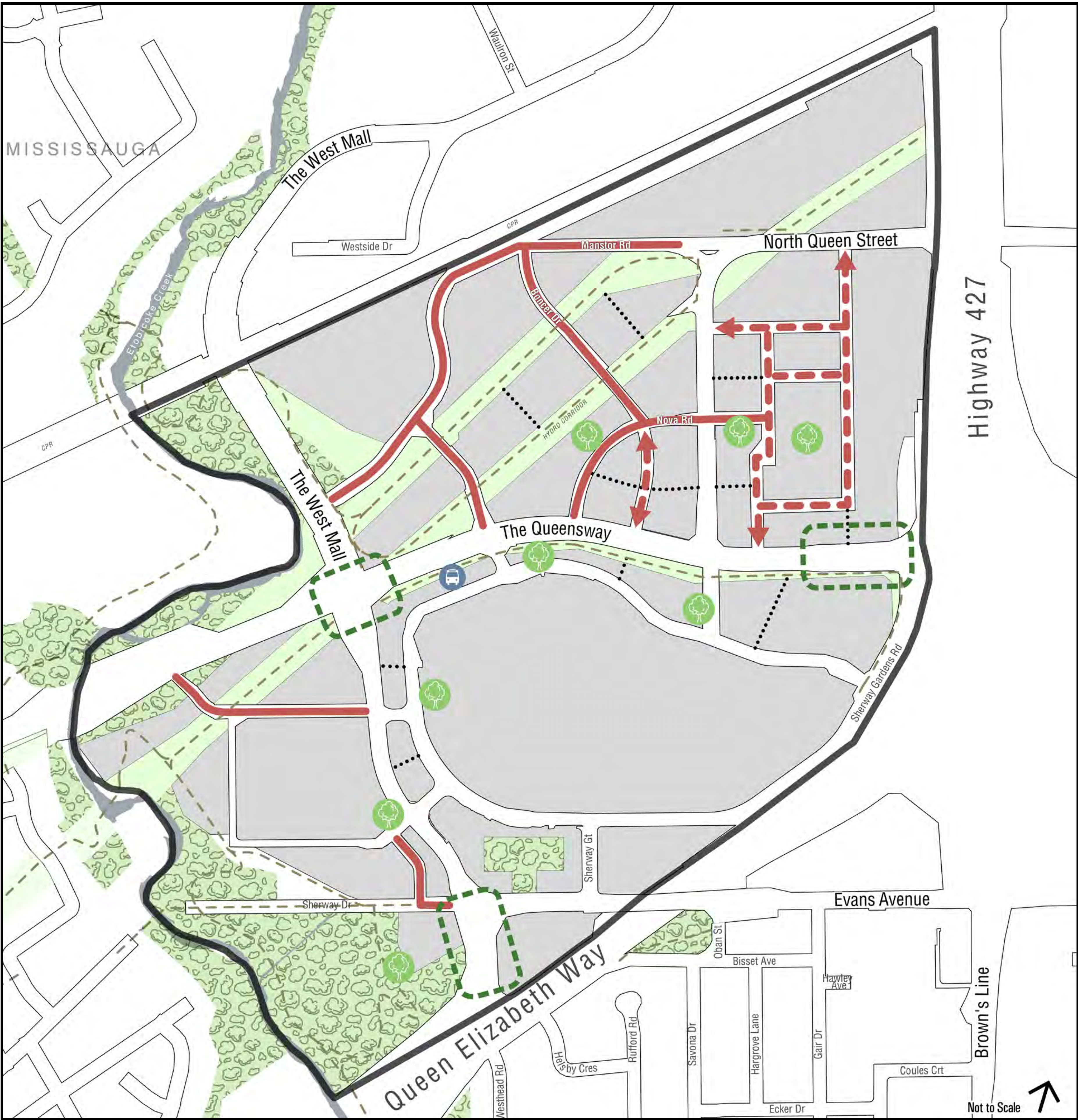
Support Community Vitality and Mobility

Development will include new public streets designed for safe walking and cycling. Growth in the Sherway Area will be founded on a strong economic base with a continued retail focus while increasing the number of residents and employees living and working in the Area.



Sherway Area Secondary Plan

STRUCTURE PLAN



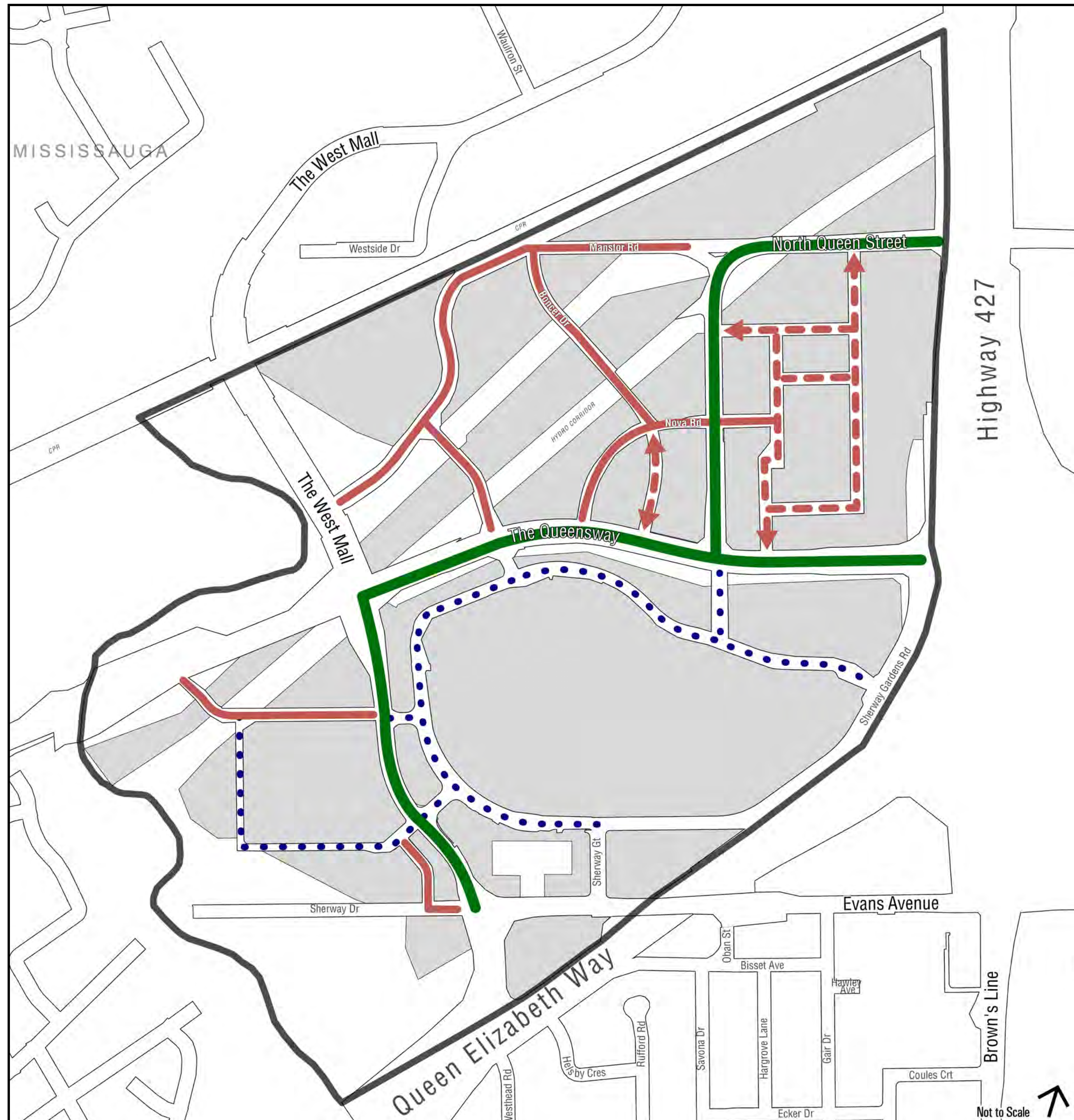
The Structure Plan identifies the major organizing elements that will help direct the orderly development of the Sherway Area. This includes new streets, smaller development blocks, the creation of parks, trails and open spaces, and a network of pedestrian and cycling routes.

Comments?

- Sherway Area Secondary Plan Boundary
- Mid-block Pedestrian Connection
- New Street: Fixed Location
- New Street: Flexible Location
- Potential TTC Transit Hub
- New Park - Preferred Location
- Trail
- Landscaped Points of Entry
- Utility Easement
- Existing Parks and Open Spaces

Sherway Area Secondary Plan

STREETS & BLOCKS PLAN



New public streets will be added to the road network of the Sherway Area, as shown on the Map. This will improve connections through the area, create new development blocks and provide frontages for new buildings, parks and open spaces.

Some streets are fixed (red solid lines) and they will be built in the location shown on the Map. Others are flexible (red dashed lines) and their exact location will be determined through more detailed precinct planning.

The Queensway, The West Mall and North Queen Street are the Main Streets of the Sherway Area (green lines). Grade-related retail and service uses will be required along these frontages to establish a vibrant, pedestrian-oriented character.

Over time, the private streets that circle Sherway Gardens shopping centre and the Trillium Health Partners Hospital will become public streets (blue dotted lines).

All streets will prioritize pedestrians, cyclists and public transit while accommodating all users.

- Sherway Area Secondary Plan Boundary
- New Street: Fixed Location
- - - New Street: Flexible Location
- Main Street
- • • Private Street - to become Public

Comments?

Sherway Area Secondary Plan

PARKS, OPEN SPACES & PUBLIC REALM



The Secondary Plan includes a Greening Strategy to help transform the look and feel of the area.

The parks and open space system for the Sherway Area will include: parks; urban plazas; mid-block connections; privately-owned, publicly accessible spaces (POPS); natural heritage areas; trails; landscaped entrances; and tree planting to support green, walkable streets. The general location for new parks and plazas are shown on this Map.

The parks and open space system will include opportunities for a range of uses and activities, including active and passive recreation and community gathering spaces.

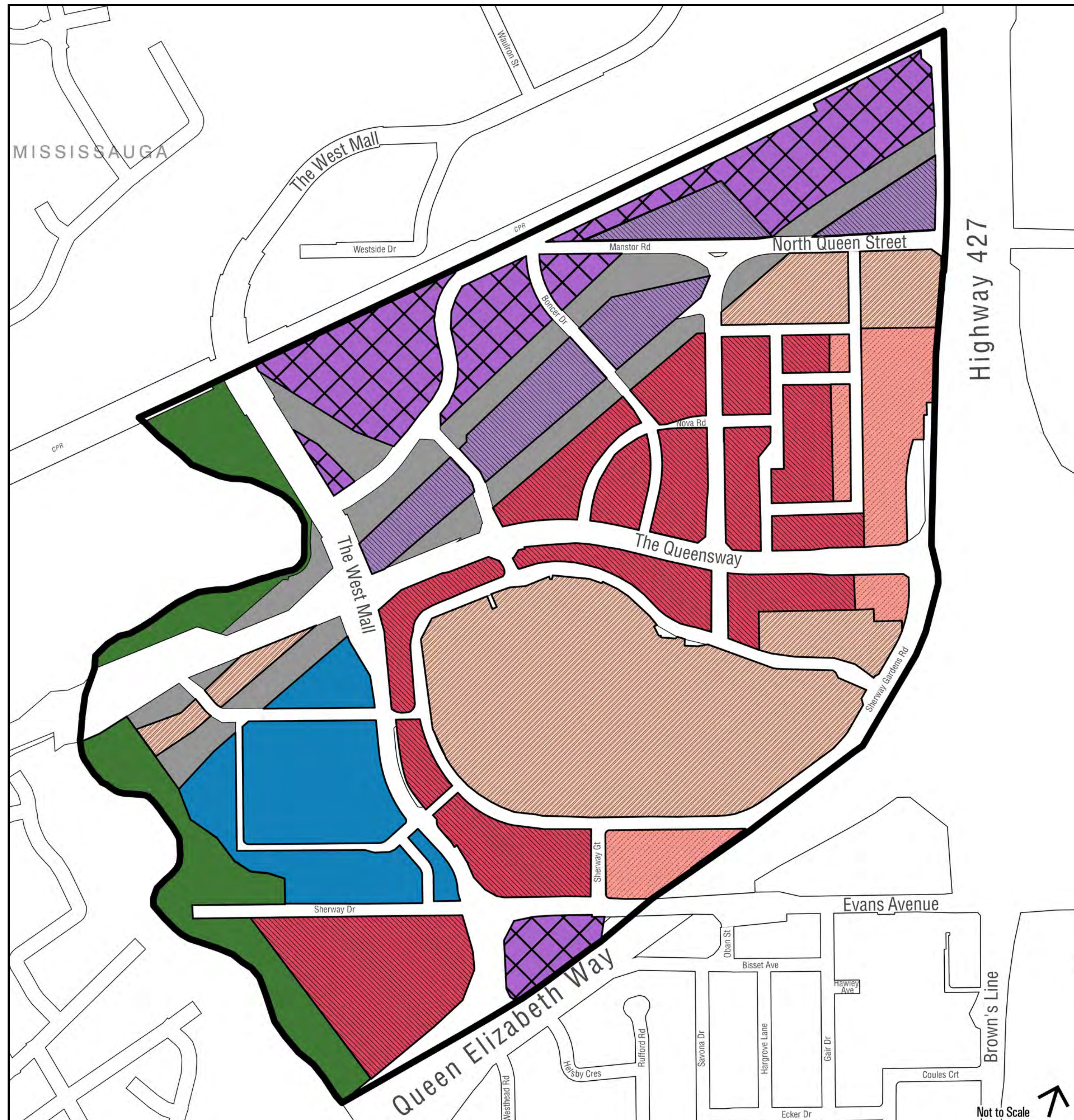
New and existing streets will include generous streetscaping and tree planting on both sides of the street to create green linkages connecting the parks and open space network. Landscaped pathways and mid-block connections will be encouraged in all new development, and landscaping features will mark the main entry points into the Sherway Area.

Connections into the Etobicoke Creek trail system to the west of the Sherway Area will allow people to more easily enter the natural areas while protecting and enhancing their environmental health.











Sherway Area Secondary Plan

LAND USE



The Sherway Area Secondary Plan includes a broad range of uses to create a dynamic place to live, work, shop and play. New residential development will be permitted along with retail, employment, institutional and recreational uses that provide amenity, services, and jobs. Existing retail destinations will be complemented with locally-oriented shops and services located in the base of new buildings. These uses will also encourage pedestrian movement and activity along the street frontage, and provide 'eyes on the street' over public spaces.

- 
Mixed Use Areas 'A' – Residential **(FSI*: 2.5 residential, 0.2 retail)**
 These areas will house new neighbourhoods where residential and non-residential uses, as well as parks and open spaces, will serve the local community and contribute to the vibrancy of the public realm.
- 
Mixed Use Areas 'B' – Office Commercial **(FSI: 1.5 office/commercial, 0.2 retail)**
 Adjacent to Highway 427 and the QEW, these lands will serve as a land use buffer between the highways and the rest of the Sherway Area. Permitted uses include office, commercial, institutional, retail, service, cultural and entertainment uses, as well as parks and open spaces.
- 
Mixed Use Areas 'C' – Retail **(FSI: 0.5 retail, 0.8 for Sherway Gardens)**
 These are lands with an existing or emerging concentration of retail uses, where the expansion or intensification of retail, service and commercial uses will continue over time.
- 
Core Employment Areas **(FSI: 1.5 office/commercial)**
 Employment Areas are places of business and economic activity. Permitted uses include offices, warehousing, distribution, utilities, manufacturing and small scale stores and services that serve area business and workers.
- 
General Employment Areas **(FSI: 1.5 office/commercial, 0.5 retail)**
 Retail uses are permitted, in addition to what is allowed in Core Employment Areas.
- 
Institutional Areas **(FSI: 1.25 institutional)**
 The Institutional lands in the Sherway Area are centred on the Trillium Health Partners Hospital. The hospital serves people within the Sherway Area and beyond and continued investment in this facility is anticipated.
- 
Natural Areas
 These areas will be maintained primarily in a natural state, while allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts; as well as conservation projects.
- 
Utility Corridors
 Hydro and rail corridors are used primarily for transmitting energy, information, people and goods, and may also be used for secondary purposes such as parks and trails.

*FSI means Floor Space Index. The numeric value is multiplied by the land area to determine the maximum floor area that can be built.

Sherway Area Secondary Plan

BUILT FORM



STREETWALL HEIGHT

The streetwall is the part of the building that is built closest to the street. The Map below shows the minimum and maximum streetwall heights required on certain streets.

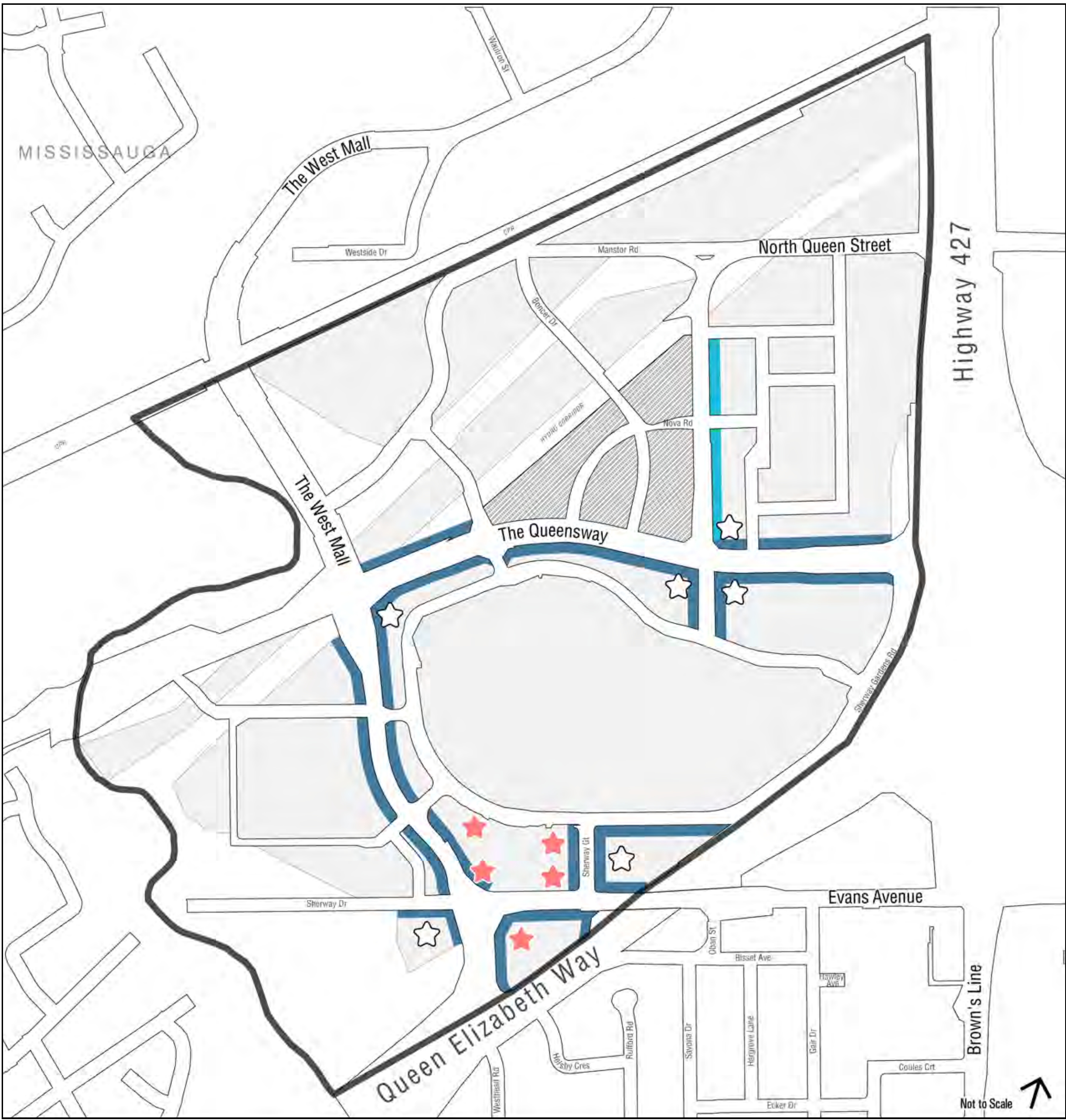
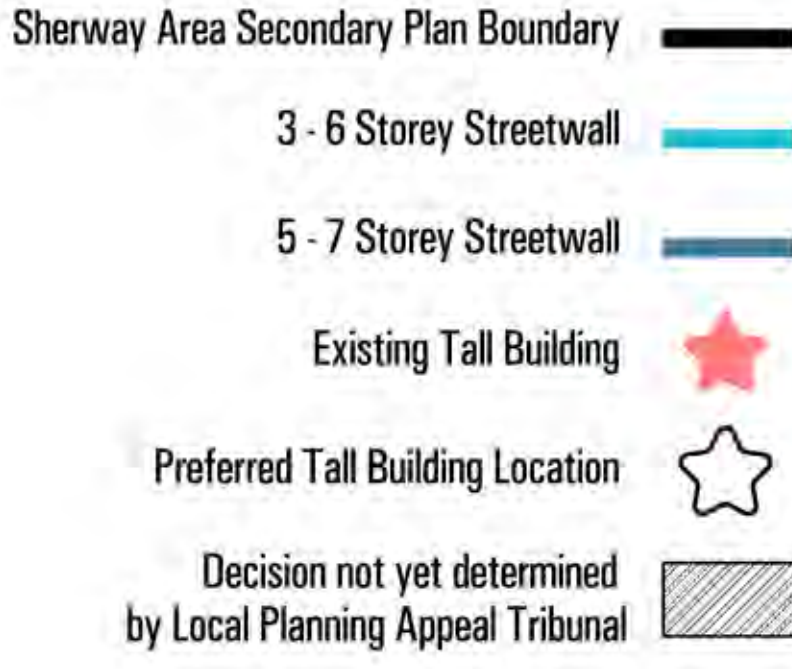
Tall buildings will be permitted at preferred locations generally indicated on the Map. Tall buildings will be designed and located to minimize shadows cast on public spaces, parks and ravines, POPS, outdoor amenity areas, and any natural spaces within the vicinity of the Sherway Area.

Stepbacks describe the distance that upper storeys of a building are required to be pushed back from the edge of the building below. Stepbacks will be required above the streetwall to reduce the perceived height of the building as a person would experience it from the street.



BUILDING SETBACKS

Setbacks are the distance that a building must be set back from a property line. The Sherway Area Secondary Plan will establish consistent setbacks that provide space for generous landscaping, outdoor retail amenities and wide sidewalks. In some cases buildings must be set back from the highways, ravines and rail corridor to meet specific requirements. The required setbacks are shown on the Map above.



Sherway Area Secondary Plan

BUILDING A COMPLETE COMMUNITY



COMMUNITY SERVICES AND FACILITIES



New community services and facilities will be built alongside development to meet the needs of existing and new residents and employees in and around the Sherway Area.

Community service and facility priorities identified for the Sherway Area include: child care centres, schools, new public parks and open spaces, a community recreation centre, library enhancements, and community agency space.

Comments?

HOUSING



New residential buildings will include a range of building types, unit types and sizes. To ensure a diverse mix of units for all types of households, buildings containing new residential units will include:

- a minimum of 15% being 2-bedroom units (at least 87 m² in area);
- a minimum of 10% being 3-bedroom units (at least 100 m² in area);
- an additional 15% of the total number of units being a combination of 2-bedroom and 3-bedroom units of any size

Comments?

Sherway Area Secondary Plan

PARKS, OPEN SPACES & PUBLIC REALM



PEDESTRIANS

The Sherway Area will become safer and more comfortable to walk around with the introduction of:

- pedestrian-scaled streets with broad sidewalks and generous street green-ing;
- mid-block pedestrian connections;
- additional signalized intersections;
- new linkages to natural areas and multi-use trails; and
- improved connections under highways and across the hydro corridor.

CYCLISTS

Creating a cycling network will achieve safe, convenient and comfortable cycling connections within and beyond the neighbourhood. The network will be built as development proceeds and through street reconstruction opportunities.

Bicycle parking will be introduced on all streets, and additional bicycle parking and end-of-trip bicycle amenities will be encouraged at important destinations including transit hubs, community spaces, parks and open spaces, and major retail and employment destinations.

TRANSIT

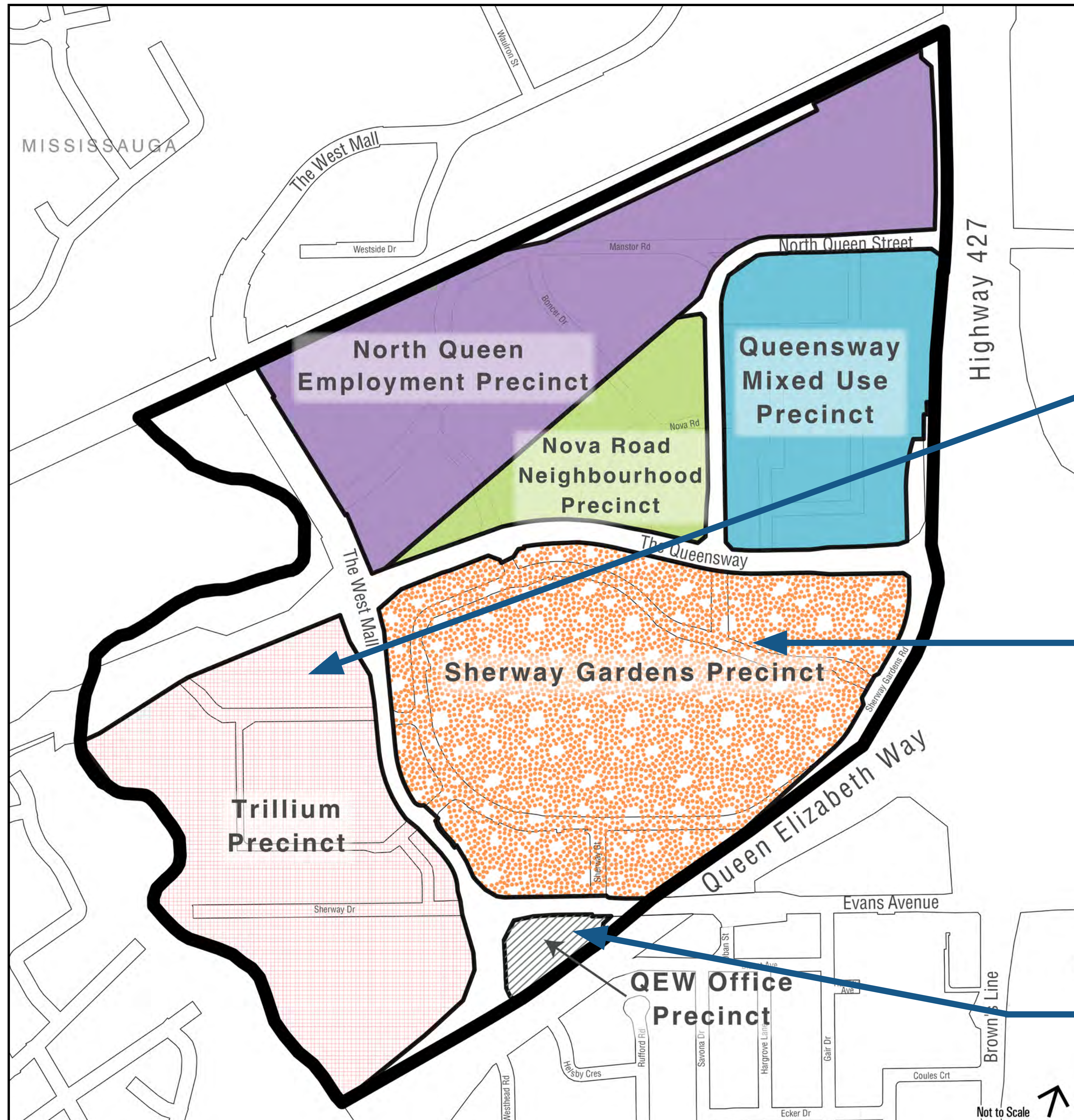
Transit connections will be improved through the addition, reconfiguration and improved frequency of bus routes serving the Sherway Area.

Access and service to the existing subway stations and regional transit stations from the Sherway Area will be improved.



Sherway Area Secondary Plan

PRECINCTS



The Sherway Area has been divided into six Precincts. Each Precinct will have a different character and will be planned comprehensively to coordinate the creation of new parks and roads.

Development within the Secondary Plan Area as a whole will not exceed the following gross floor area limits:

- Residential uses – 550,000 m²
- Office/commercial uses – 225,000 m²
- Retail uses – 250,000 m²

TRILLIUM PRECINCT

The Trillium Precinct is centred on the Trillium Health Partners Hospital and surrounding area. New roads and connections will be provided as development proceeds in the precinct. Pedestrian and cycling access points to the Etobicoke Creek trail system will be established and clearly marked to allow enjoyment of the natural area nearby.

SHERWAY GARDENS PRECINCT

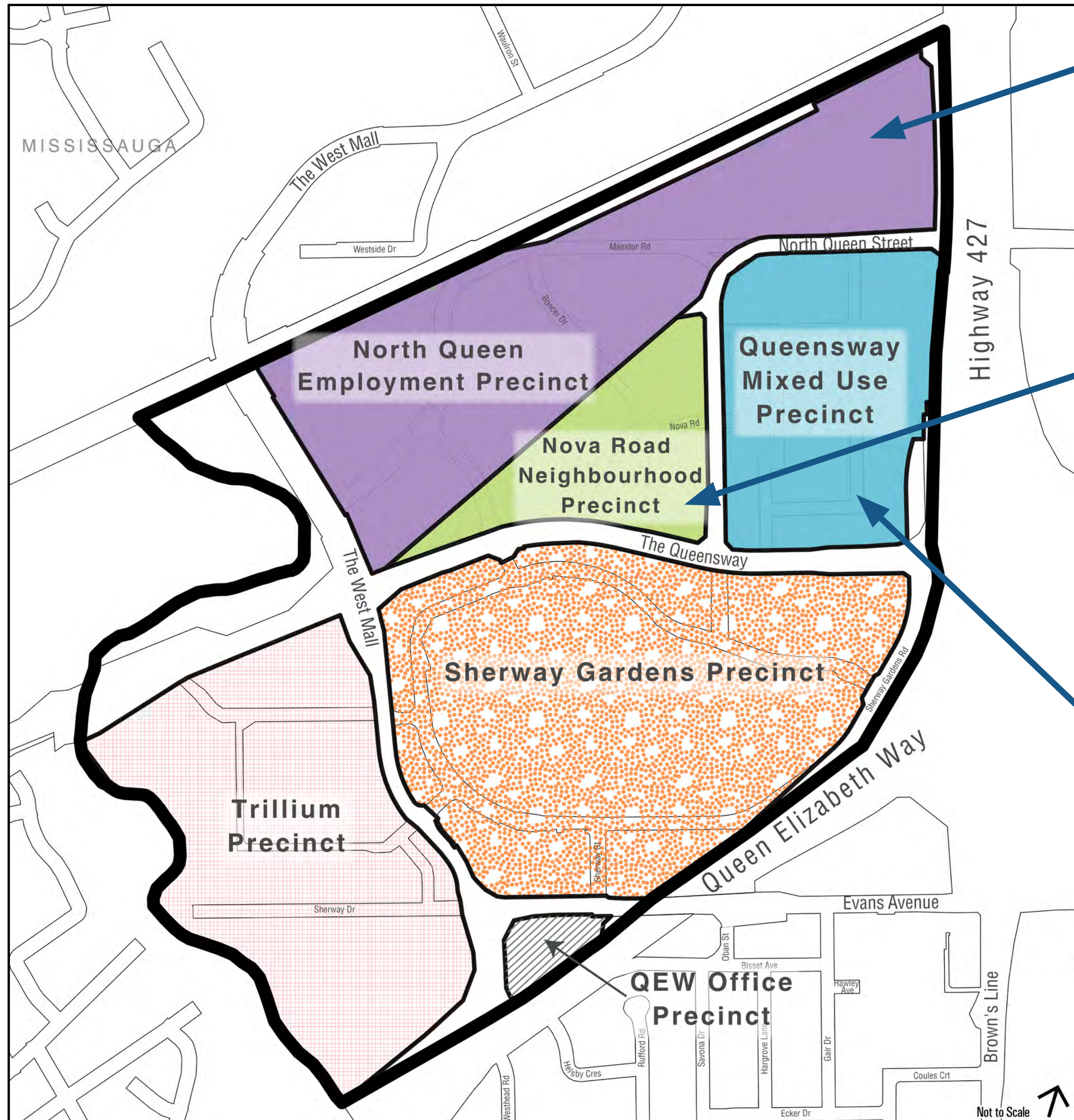
The Sherway Gardens shopping centre is the central retail hub of the Sherway Area. Over time, the existing surface parking lots fronting The Queensway and The West Mall will be developed with a mix of uses to create a more hospitable pedestrian environment. Buildings will be predominantly mid-rise (6-11 storeys), in scale and proportion to the street, with tall buildings permitted in preferred locations. Parks, community services and trails will be provided with development to support the new residential population. Should the shopping centre itself be proposed for redevelopment, a revised planning framework will be required for consideration by the City in consultation with the public.

QEW OFFICE PRECINCT

These lands will remain a Core Employment Area, with an emphasis on office commercial uses.

Sherway Area Secondary Plan

PRECINCTS



NORTH QUEEN EMPLOYMENT PRECINCT

In this Precinct, employment uses will be retained and intensified, with new streets and an improved public realm. Large-scale, stand-alone retail stores and entertainment, recreation, social and cultural facilities will continue to be permitted. Industrial uses will be restricted within enclosed buildings and may not emit odour, dust, smoke, noise or vibration. Outdoor storage will be limited.

NOVA ROAD NEIGHBOURHOOD PRECINCT*

This will be a primarily residential neighbourhood with shops and services on the ground floor which will bring activity and amenities to the street. This Precinct will include parks, open spaces and community services and facilities to support the community. Building heights will be scaled to the street width, with tall buildings permitted in preferred locations.

**Note – there is an existing planning application on a portion of these lands which is currently before the Local Planning Appeal Tribunal. Please ask staff if you need more details or have any questions.*

QUEENSWAY MIXED USE PRECINCT

This Precinct will evolve as a pedestrian-scaled neighbourhood with a mix of residential, office commercial and retail uses with a new public street network creating smaller, walkable development blocks. Non-residential uses will be located along the highway edge to act as a buffer to a new residential community on the west side of the Precinct. Buildings will be predominantly mid-rise (6-11 storeys), in scale and proportion to the streets, with a preferred location for a tall building fronting The Queensway. As development proceeds, a large central park will be the focus for the precinct, with a substantial green link to the park forming a gateway feature at North Queen Street.

Sherway Area Secondary Plan

IMPLEMENTATION

PRECINCT PLANS

Development within each Precinct needs to be planned in a coordinated manner to ensure that new roads, public spaces and buildings are organized logically and work well together. When a new development is proposed within any precinct, the City will require the preparation of a Precinct Plan that shows details such as:

- Where new streets, sidewalks and cycling facilities will be, and how they will be phased;
- Where new parks and open spaces will go, and how they will fit into the overall network;
- The conceptual locations, heights, density and uses of all buildings within the precinct; and
- Phasing of development and strategies, including cost-sharing agreements if necessary, to achieve appropriate infrastructure as buildings proceed.

Landowners are encouraged to work together in the creation and implementation of a Precinct Plan, which will be endorsed by City Council to help inform future development applications within the Precinct.

HOLDING PROVISIONS

The City may put a “hold” on any zoning by-law that would allow redevelopment of a site to ensure that the necessary technical work and/or infrastructure is in place before building proceeds.

MONITORING

The City will monitor the growth in the area to ensure that the new neighbourhoods are being adequately served with parks, open spaces, community services and facilities, as well as water and wastewater capacity.

In addition, the City will coordinate a transportation monitoring program to review travel patterns in the area as new streets, cycling facilities and transit improvements are implemented with development.



The Sherway Area Study completed in 2016 explored different ways the area could be developed. This image shows one potential future outcome that follows the built form principles promoted through this Secondary Plan.