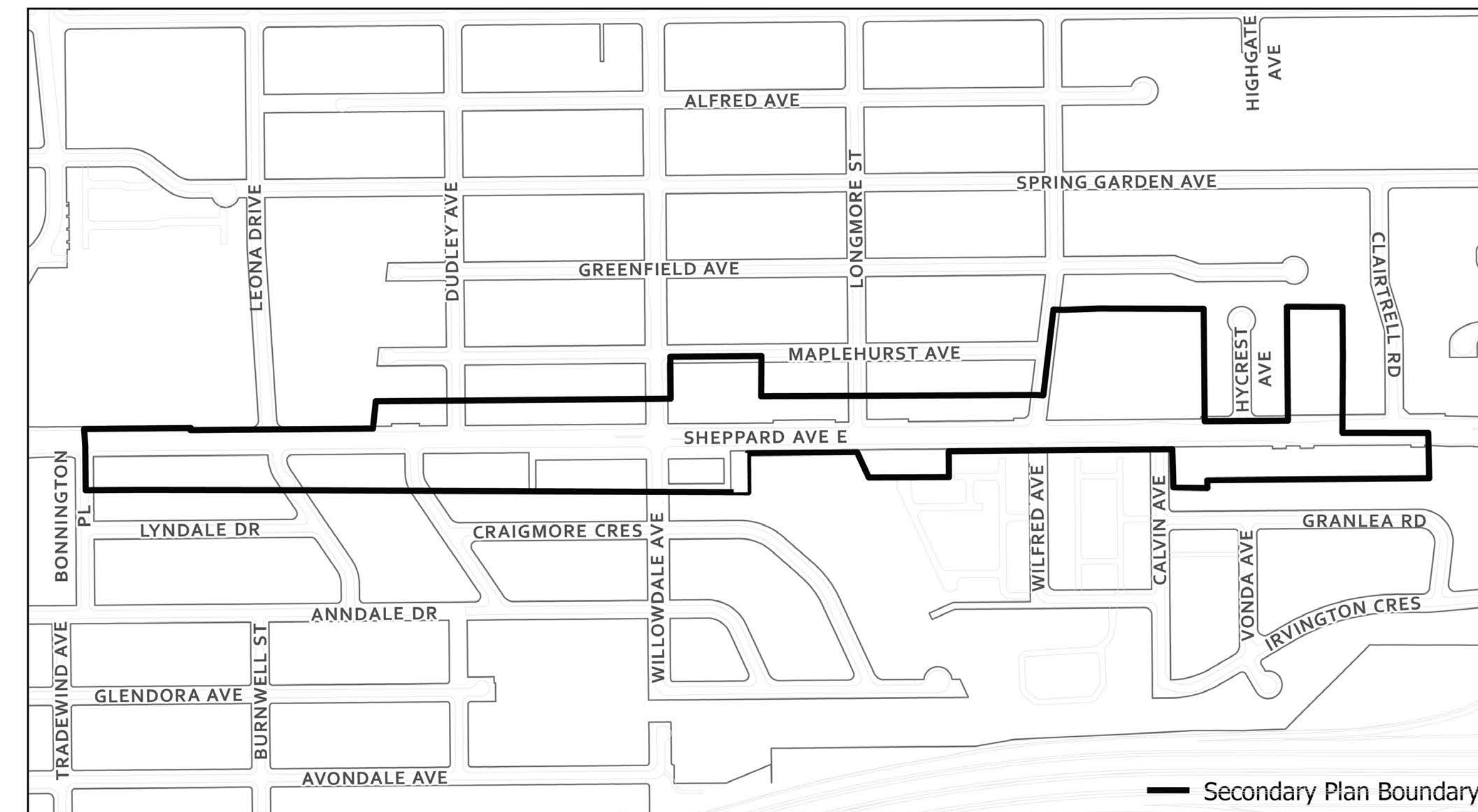


# Vision & Guiding Principles

## Vision

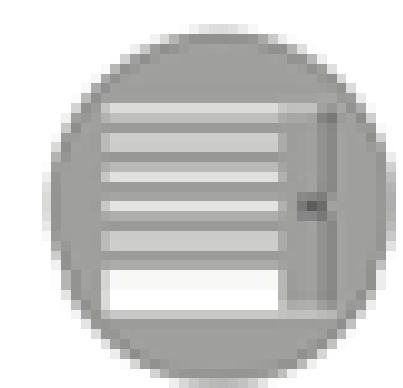
Sheppard Avenue East will transform to a vibrant complete community that promotes quality mid-rise buildings that animate the public street and offers opportunities for people of all ages and abilities to conveniently access most of the necessities of daily living



## Guiding Principles



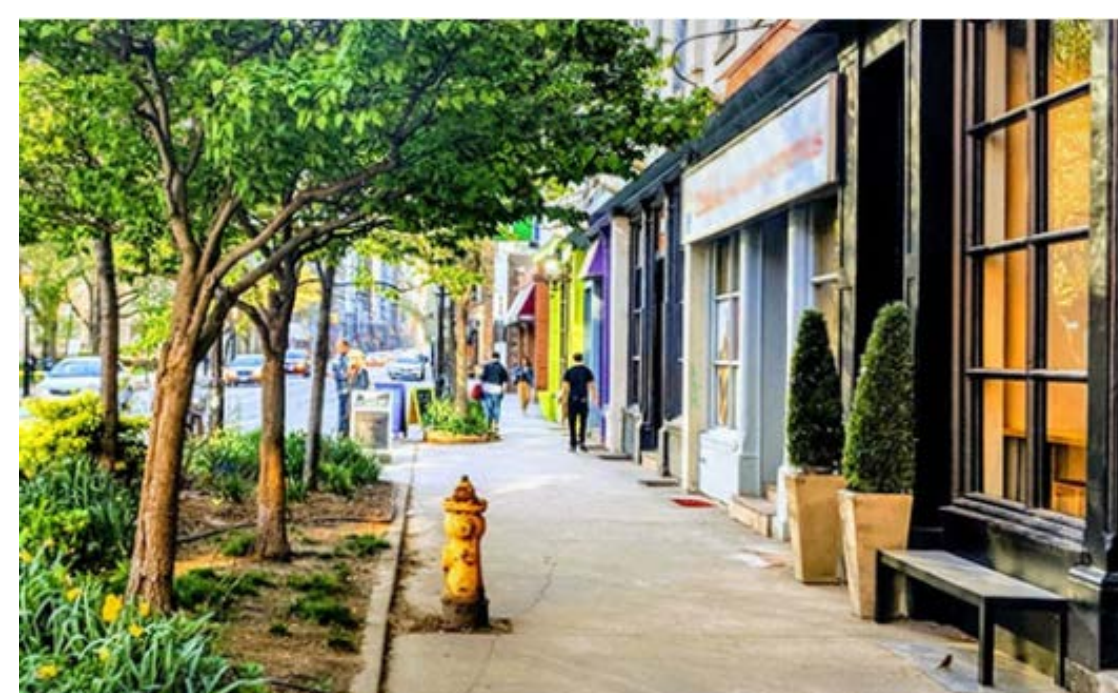
Transform to a vibrant mixed use Avenue



Promote quality mid-rise buildings ranging from 5 to 7 storeys



Create an attractive public realm through the establishment of the Sheppard Avenue East Promenade



Implement Complete Street principles that improve mobility choices for people of all ages and abilities



Expand Park and Open Space network and develop a green street that integrates green infrastructure





# Official Plan Land Use

## Land Use

Establish a complete community by providing a wide array of land uses balancing commercial, residential and community uses that support daily living through all stages of life, appropriate to the site and surrounding context

### Mixed Use Areas

Provide a board array a mix of commercial, residential and institutional uses so Torontonians can live, work and shop in the same area and depend less on their cars

New development will locate and mass new buildings to provide a transition between areas of different development intensity and scale by providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods

New development will locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, Parks and Open Spaces

### Apartment Neighbourhoods

Apartment Neighbourhoods are distinguished from low-rise Neighbourhoods because a greater scale of buildings are permitted and different scale-related criteria are needed to guide development and contribute to a high quality urban environment

New development will locate and mass new buildings to provide a transition between areas of different development intensity and scale, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale Neighbourhoods

New development will locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, Parks and Open Spaces

### Neighbourhoods

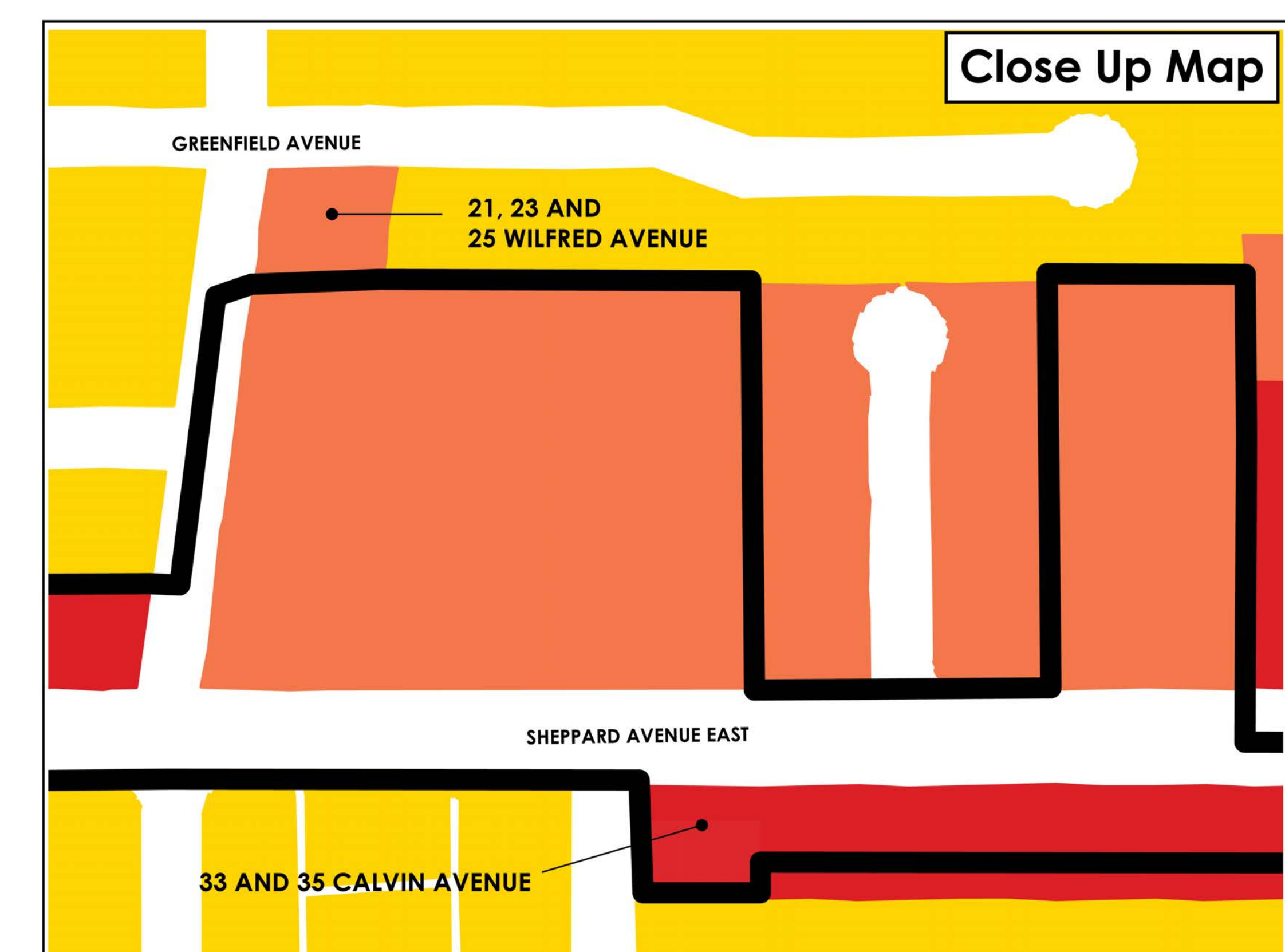
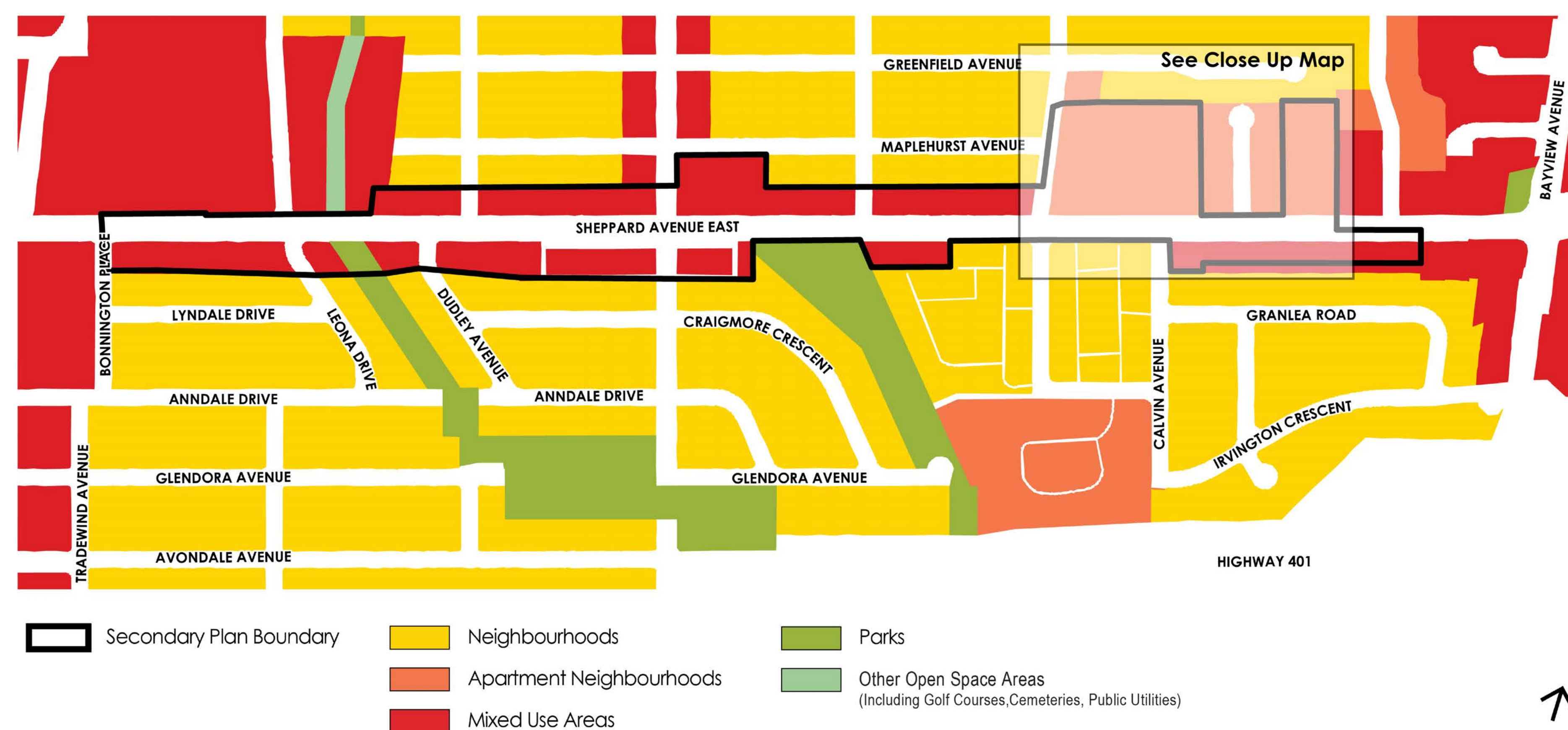
Neighbourhoods consist of detached housings, demi-detached houses, duplexes, triplexes and various forms of townhouses as well as interspersed walk-up apartments with or without elevators that are four storeys or less

New development in abutting adjacent land use designations will maintain and reinforce the stability of Neighbourhoods

### Parks

Parks and Open Space Areas are the parks and open spaces, valleys, watercourses, ravines, portions of the waterfront, golf courses and cemeteries.

Development is generally prohibited within Parks and Open Space Areas. Development in abutting adjacent land use designations will maintain and reinforce the stability of these areas.



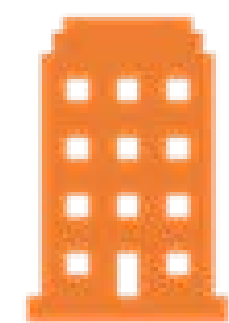


# Housing

Complete communities in mid-rise buildings to support a range of housing sizes to accommodate the needs of larger households, including those with children and multi-generational households with seniors



**Unit:** Ideal bedroom size range:  
2-bedroom size range of 87 m<sup>2</sup>- 90 m<sup>2</sup> and  
3 bedroom size range of 100m<sup>2</sup> to 106 m<sup>2</sup>



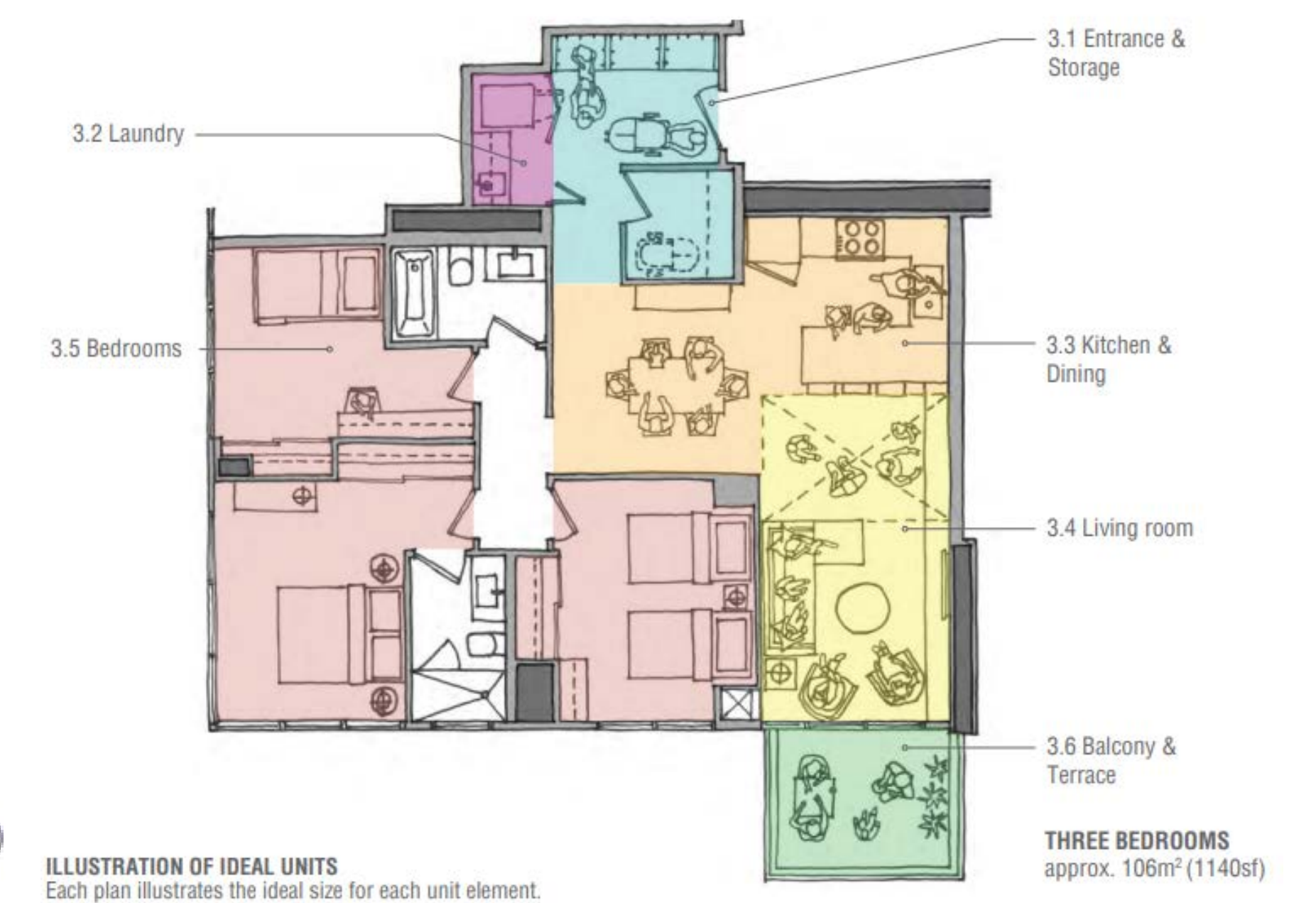
**Building:** Provide a minimum of 25% large units: 15% for 2-bedrooms and 10% for 3-bedrooms



**Neighbourhood:** Co-location of retail, services and community services and facilities to support family's daily needs and minimize trips and travel time

## Quality Housing:

Units should be thoughtfully designed to accommodate larger households. Good layout and unit size can respond to changing spatial needs as families go through various life stages



Integrate at-grade uses for retail, community services and facilities to allow families to meet their daily needs and minimize trips



The reconfigured Market Street in Toronto introduced fine grain retail and patio seating. The shared street is a flexible design (which uses bollards instead of a curb) that better accommodates special events or pedestrians on market days.



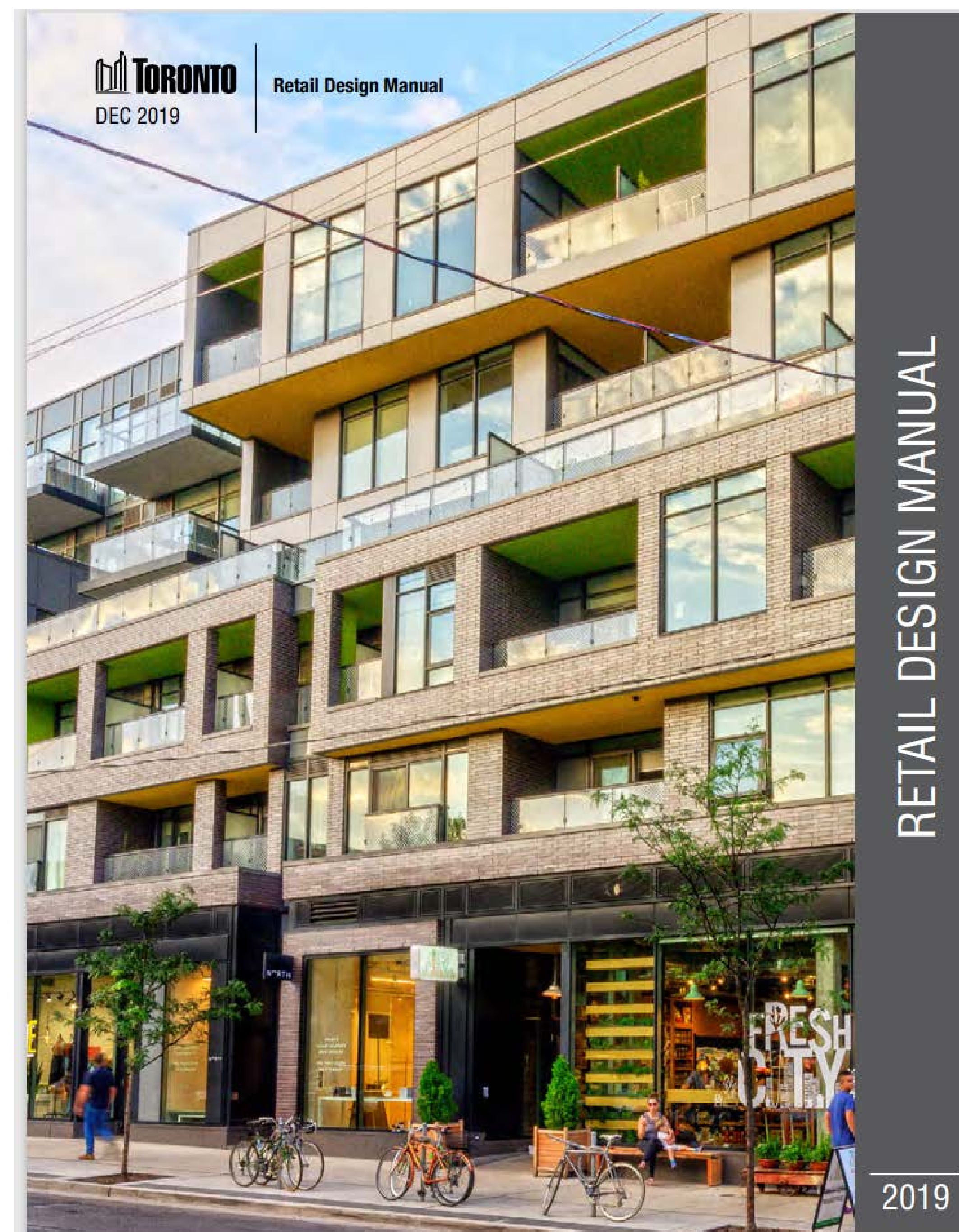
This facility in Toronto's Rexdale neighbourhood is one of three City-run seniors' facilities that also house City-run early learning / child-care centres. The lounges at each floor overlook the courtyard which allow seniors to watch the children play.



# Retail at Grade

## Retail at Grade

Encouraging a strong retail identity that animates Sheppard Avenue East and invite a variety of retailers and area visitors



Articulate the retail façade through windows, entrances and weather protection.



At corner sites, wrap retail frontage around the corner to include the side street.



Stores along Yonge Street remain illuminated even after opening hours, providing animation to the street and a sense of security.

Glazing and well-lit storefront to provide clear views into the retail units and “eyes on the street”.



# Public Realm and Parks

## Sheppard Avenue East Promenade

Enhance the public realm, which consists of all public and private spaces and parks and open spaces to contribute to an attractive and safe pedestrian and cycling environment

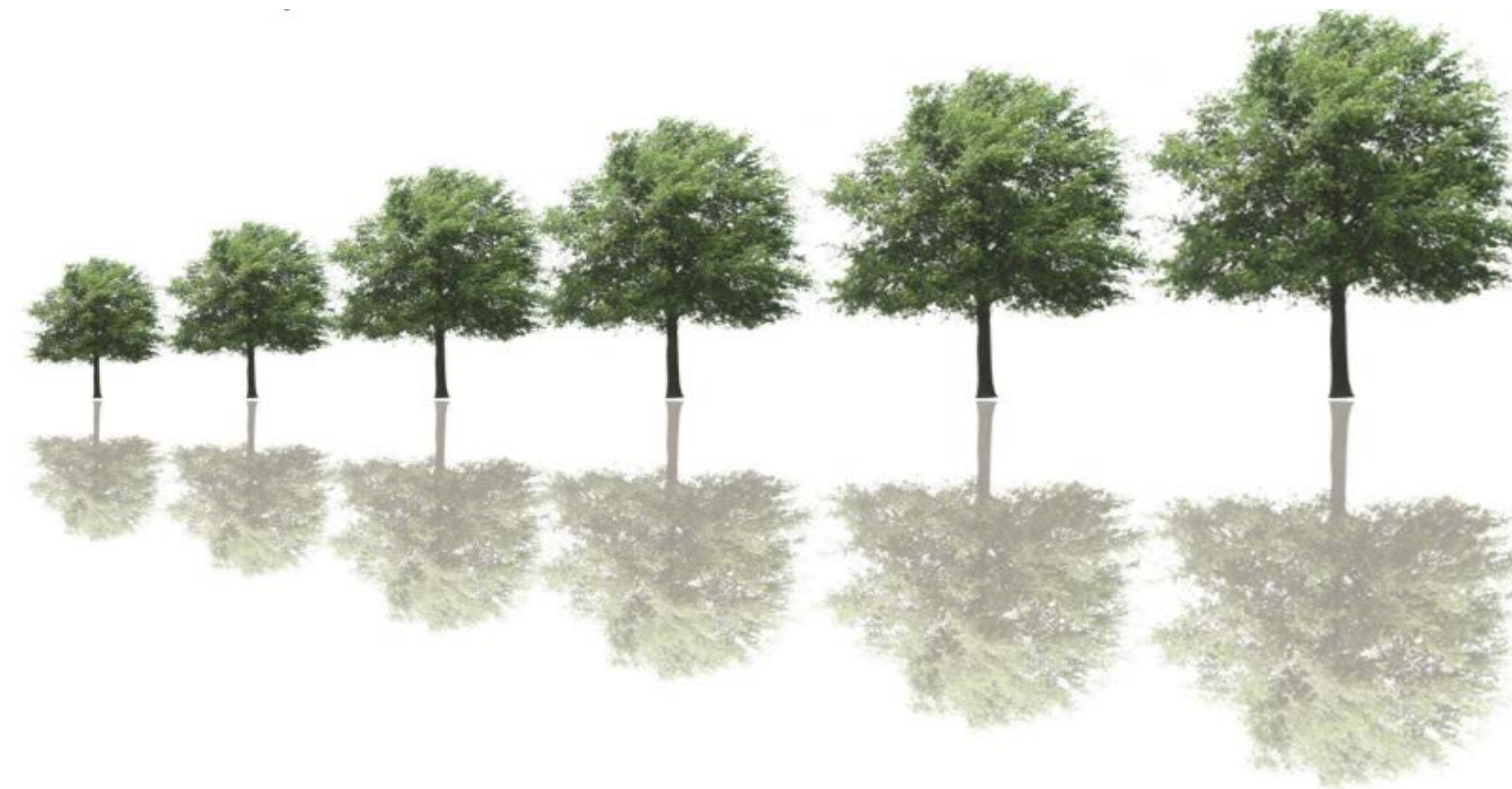
## Wider sidewalks

Public streets will be designed to accommodate pedestrians of all ages and abilities



## Tree Planting

Tree planting on both sides of Sheppard Avenue East and side streets that connect to Sheppard Avenue East



## Pedestrian and Cycling amenities

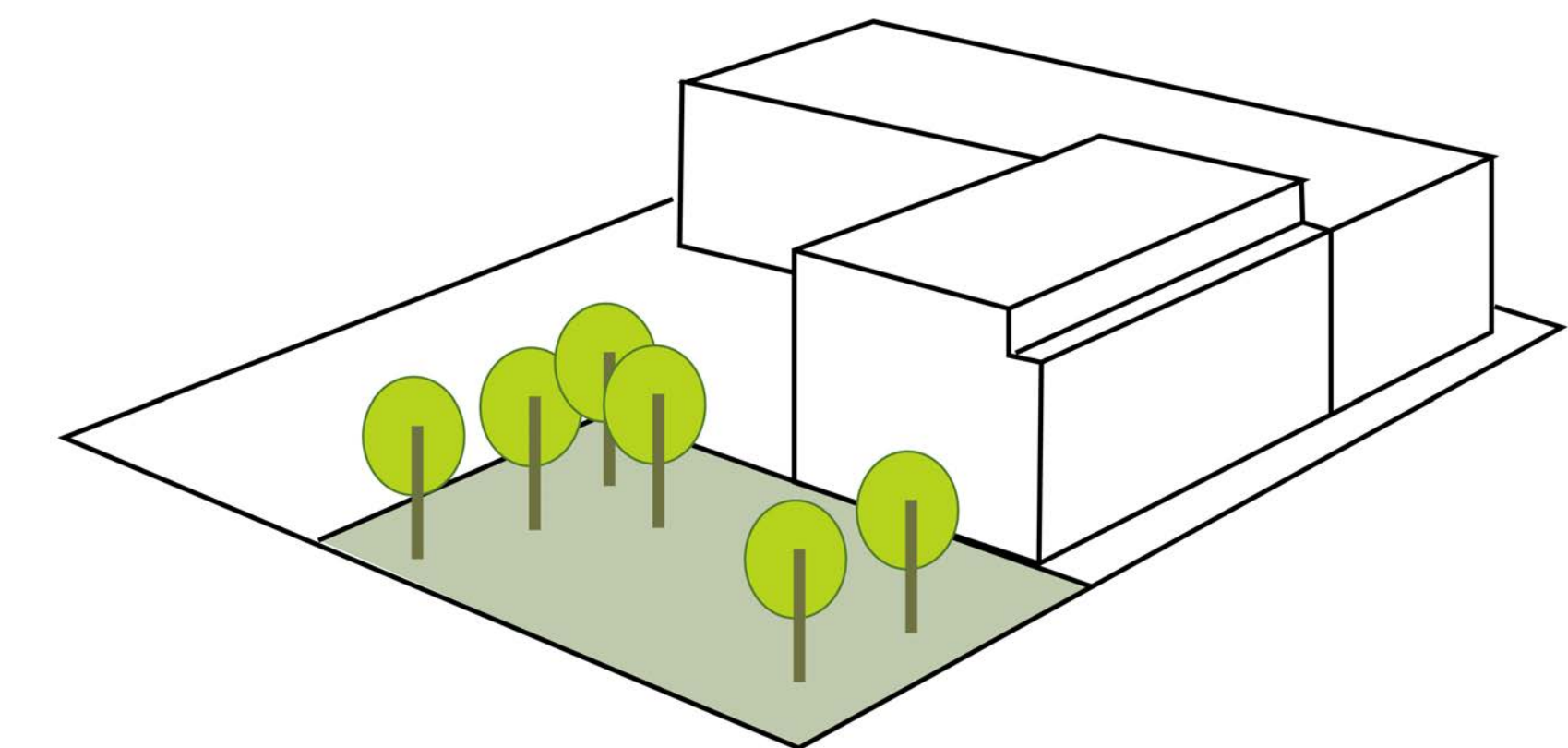
Safe, comfortable pedestrian and cycling clearways with easy access to street amenities



## Parkland Dedication

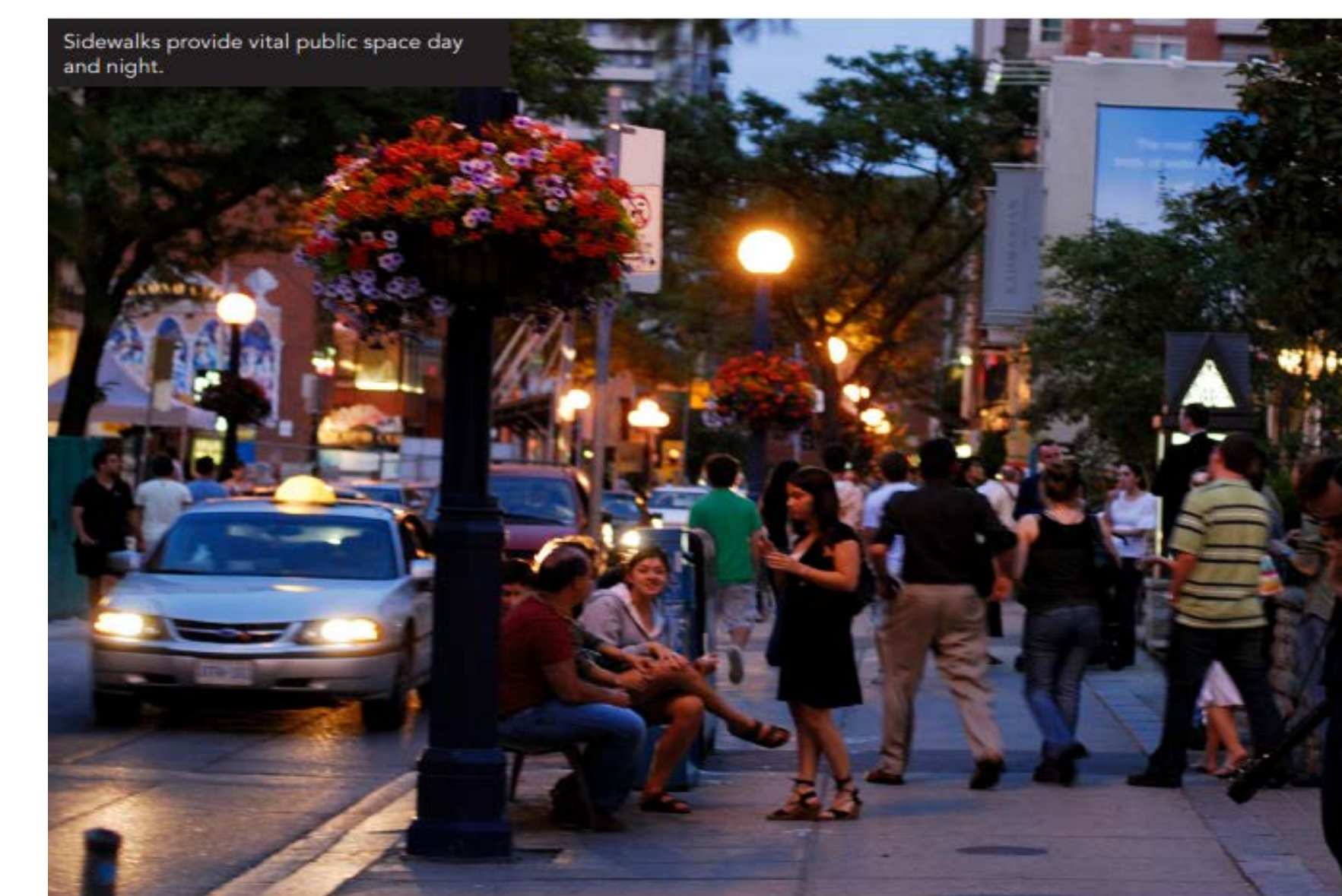
City secures parkland dedication via Section 42 of the Planning Act. Parkland dedication is generally capped at 10% for sites 1 hectare in size or less

Where development sites are too small to provide an appropriately sized parkland dedication, the City may secure off-site dedications or cash-in-lieu of parkland



## Place making

Attractive and inviting places within High Order Pedestrian Zones to support commercial and social activity such as seating areas, sidewalk cafes, marketing areas, additional landscaping, and street trees

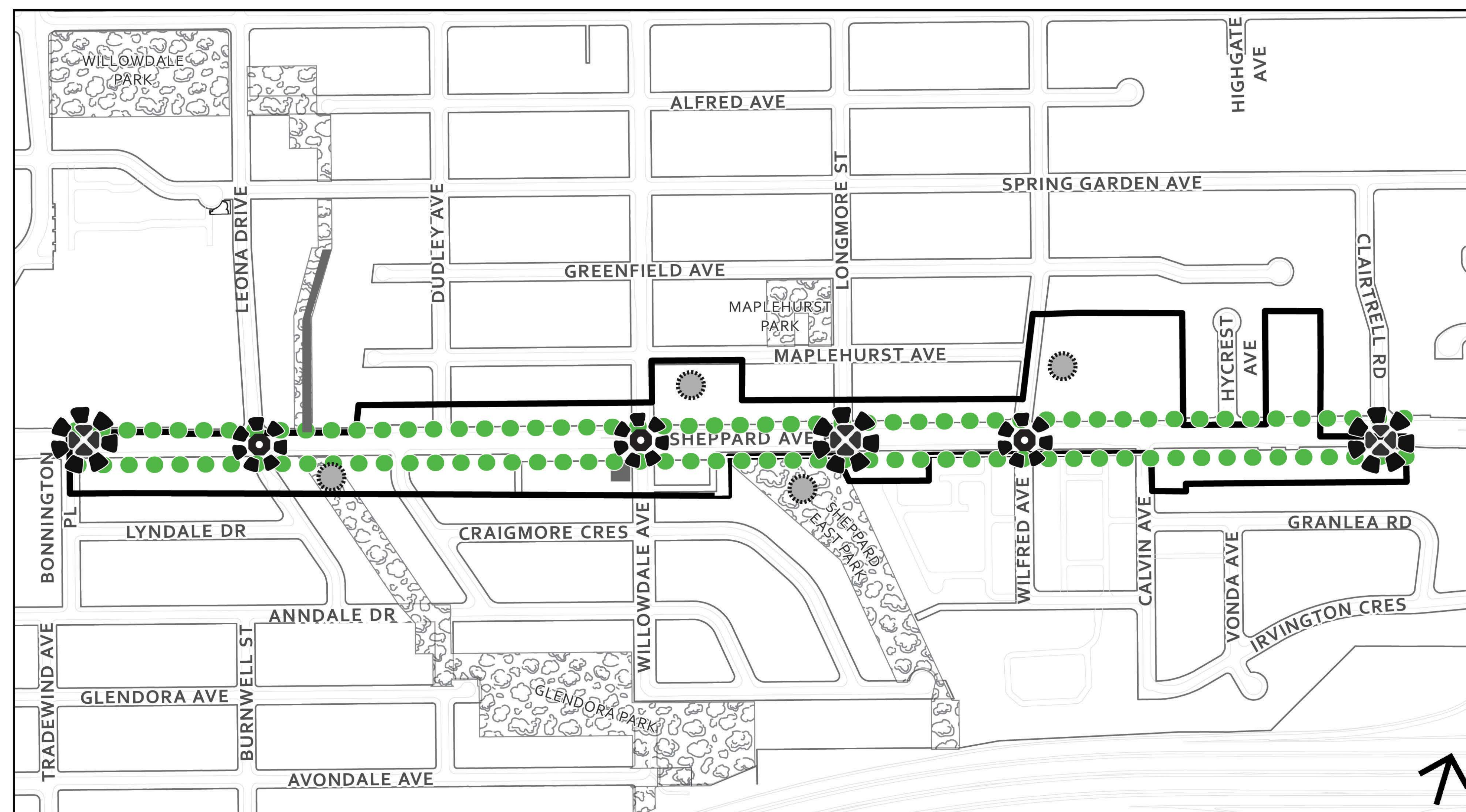




# Public Realm and Parks

## Parkland priorities within the Plan Area include:

Expanding and enhancing the size, function, visibility, and accessibility of existing parks and trails; creating new parks; and contributing to new and improved pedestrian connections to and between parks and trails



- Secondary Plan Boundary
- ☁ Parks and Open Spaces
- Council Approved Park
- ⊙ Potential New and Expanded Park location
- Sheppard Avenue East Promenade
- ⊙ High Order Pedestrian Zones
- ⊙ Existing Signalized Intersection
- ⊙ Proposed Signalized Crossing

## Potential park amenities and designs



Tree planting on both sides of the public sidewalk to complement and extend the park amenity



Exercise equipment



Skate spot



Pathways/trails



Community Garden



Multi-sport court



# Mobility

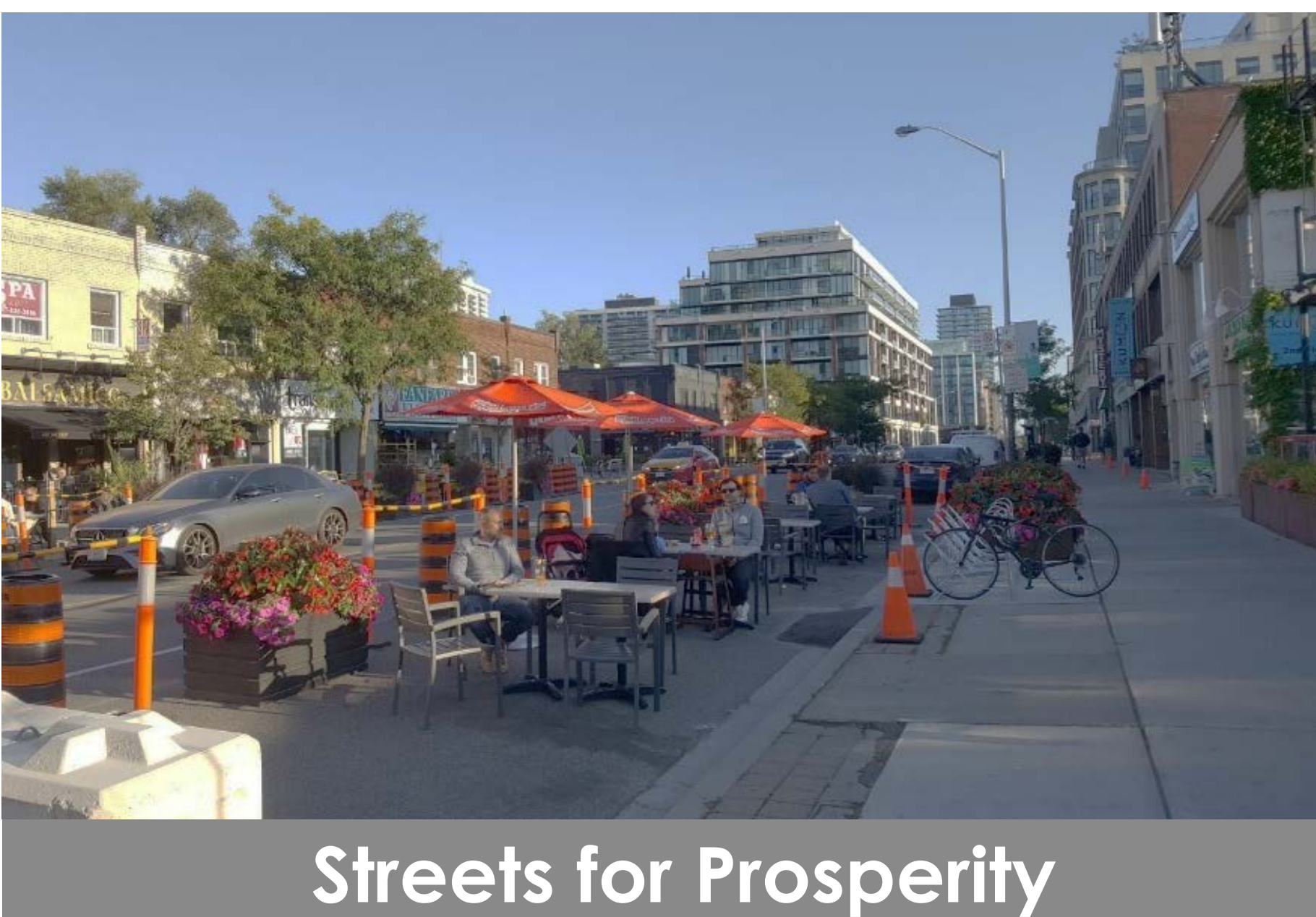
## Complete Street Principles

- Make the Sheppard Corridor a vibrant place and a prominent link for all mobility options
- Convey lands to widen Sheppard Avenue to a 36m right-of way to provide for cycling facilities, enhanced streetscape, public realm, and higher order transit



**Streets for People**

- safe, active and accessible mobility choices
- improve connections to transit and Parks and Open Spaces
- inviting to families and people of all ages and abilities



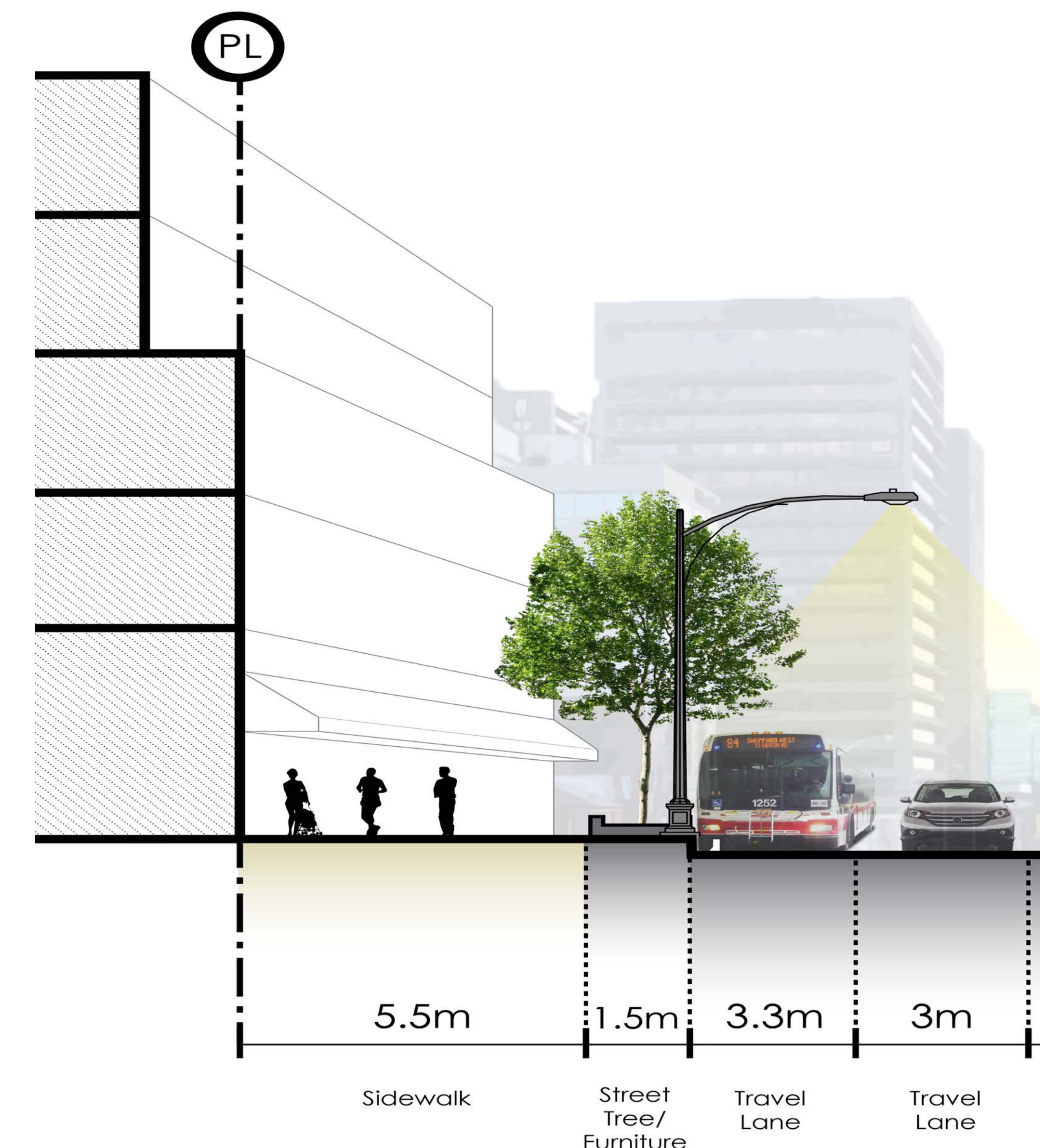
**Streets for Prosperity**

- support local businesses and local residents access to jobs, schools and places to shop for goods and services
- flexible streets that can adapt to changing needs, preferences and technologies



**Streets for Placemaking**

- active and vibrant public spaces
- place where people meet, linger and socialize
- beautiful green streets that incorporate green infrastructure



### Corner Bumpouts



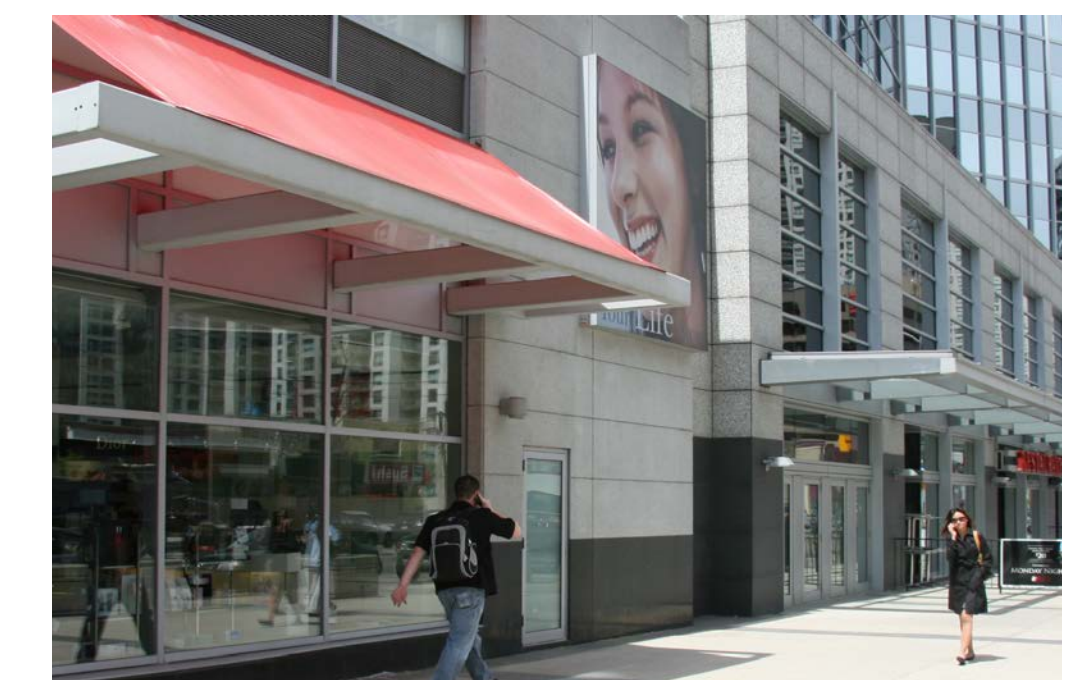
### Active Street Retail



### Street Furniture



### Retail Weather Protection



### Bicycle Parking



### Visible Crosswalks



### Street Trees



### Enhanced Pedestrian Waiting Areas

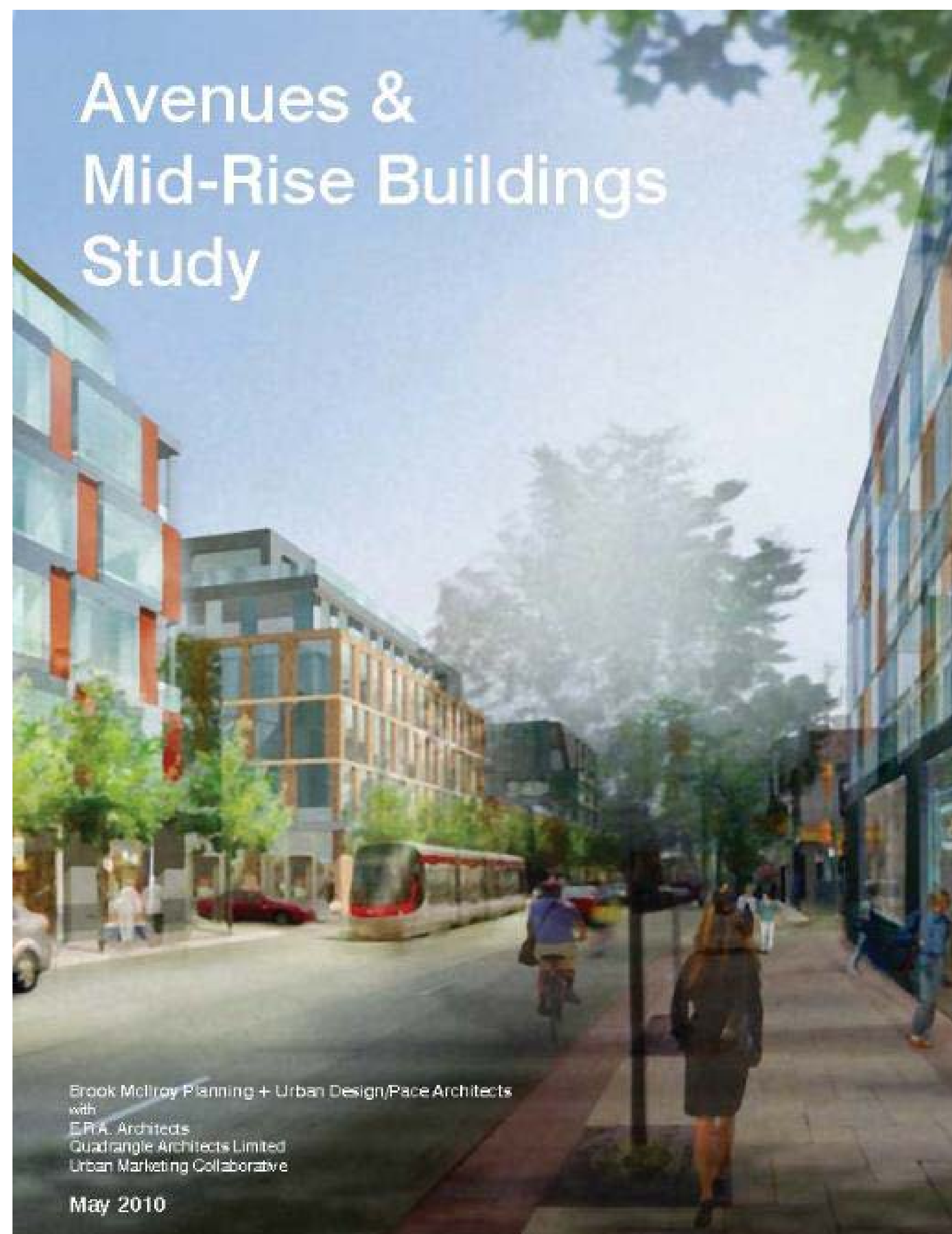




# Built Form

## Built Form

Mid-rise buildings that support retail and the pedestrian environment



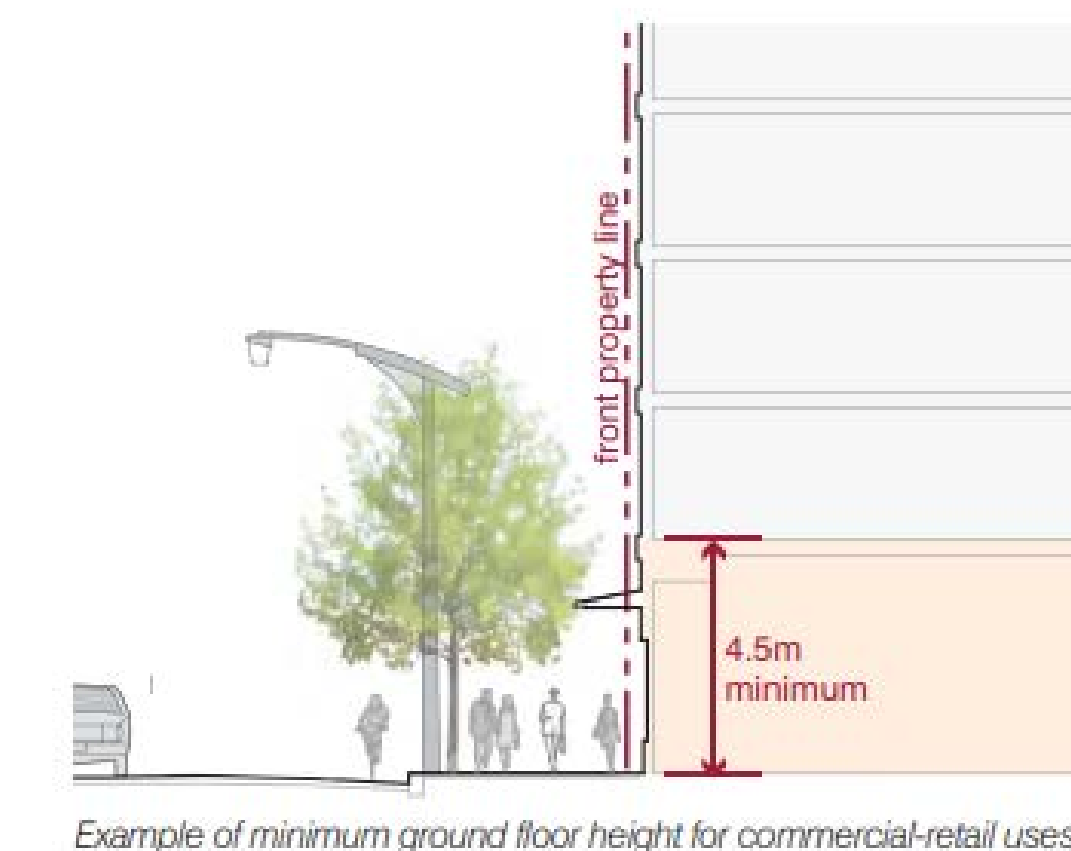
## Setbacks

Build to property line to maximize built form potential on Avenues while recognizing lot characteristics. Additional setbacks may be needed to accommodate marketing zone, cafes and restaurant terraces



## Ground Floor Height

Support retail uses and sufficient clearance for loading areas



## Screened Servicing and Access

Enclose vehicular access and site servicing areas to minimize visual and noise impacts on the adjacent properties and the pedestrian realm





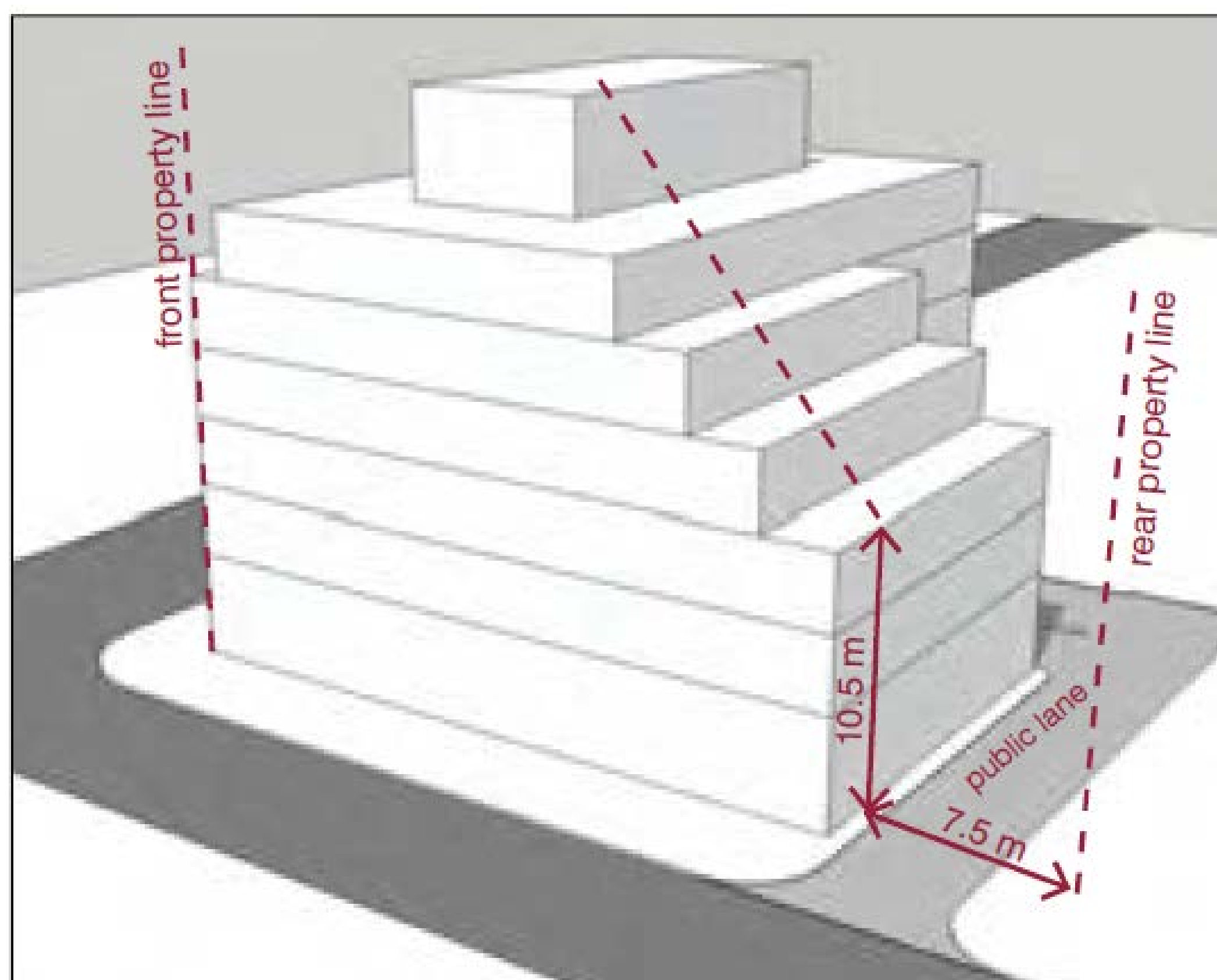
# Built Form

## Built Form

Mid-rise buildings that transition to adjacent Neighbourhoods and public streets

## Neighbourhoods Transition

45 degree angular plane measured from the shared property line on lands designated Neighbourhoods at a height of 10.5 metres at the minimum required 7.5 rear yard setback

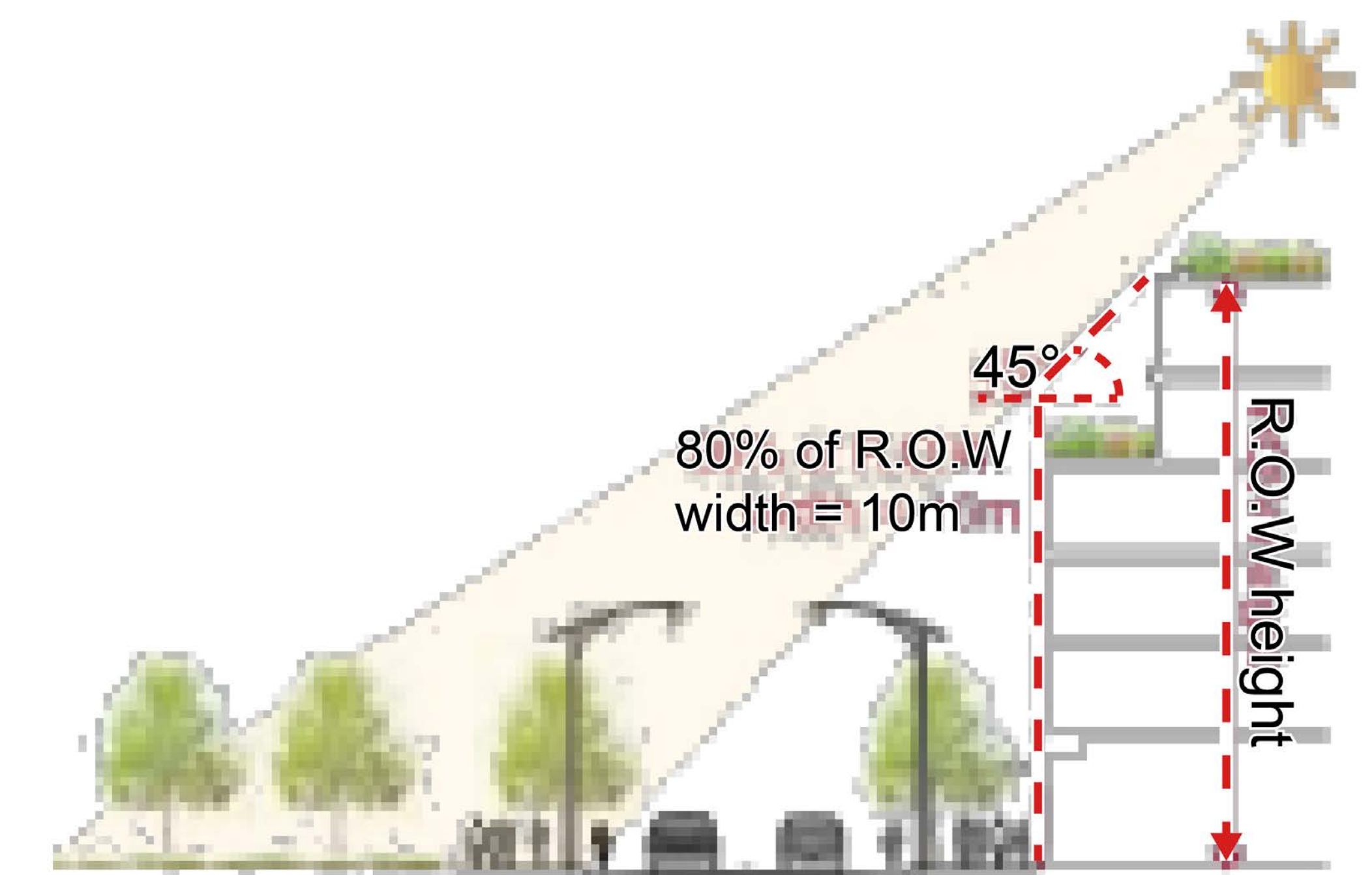
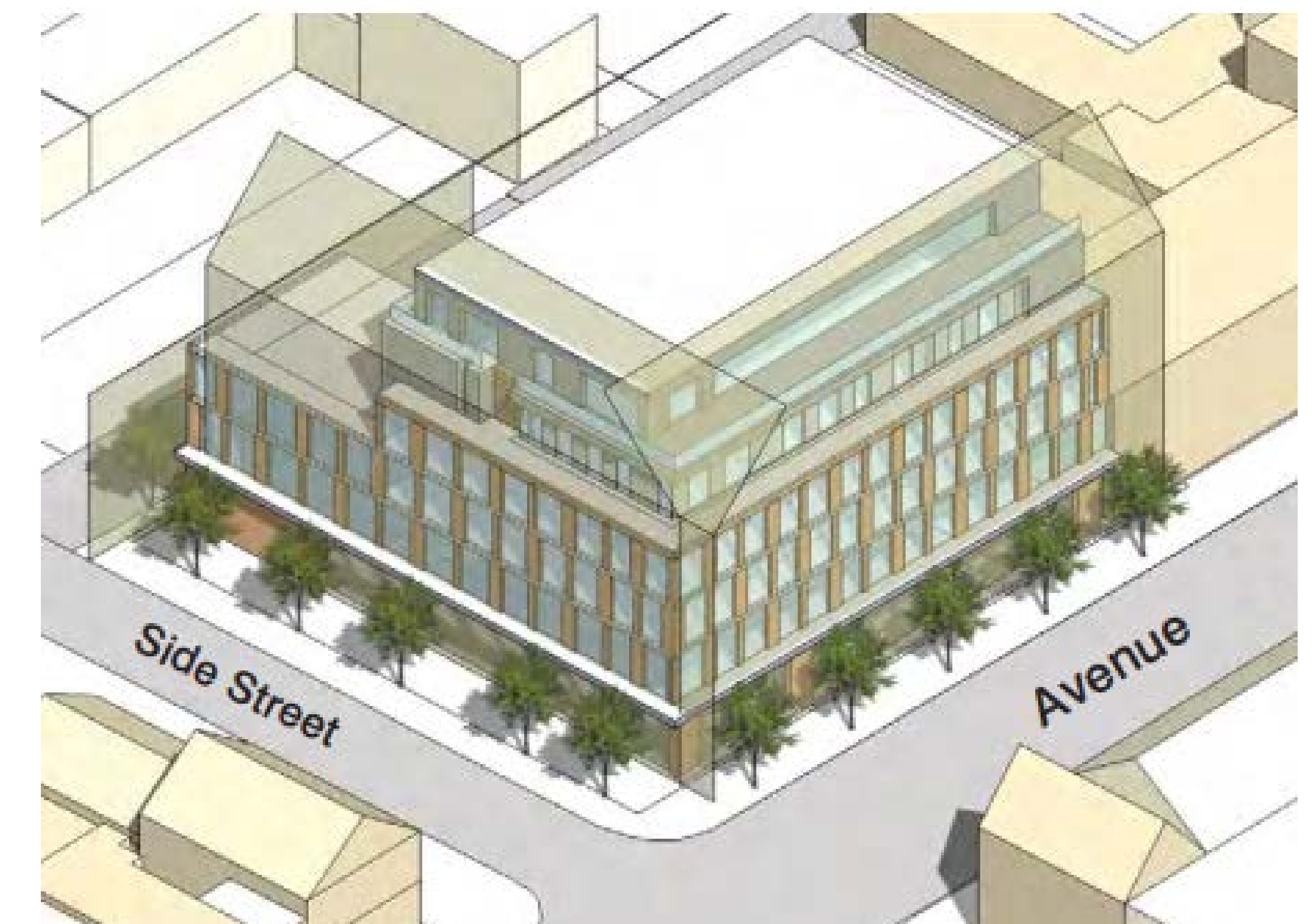


## Sun Access

Street wall height in proportion with the adjacent right-of-way width to provide a minimum of 5-hours of sunlight on the public sidewalk

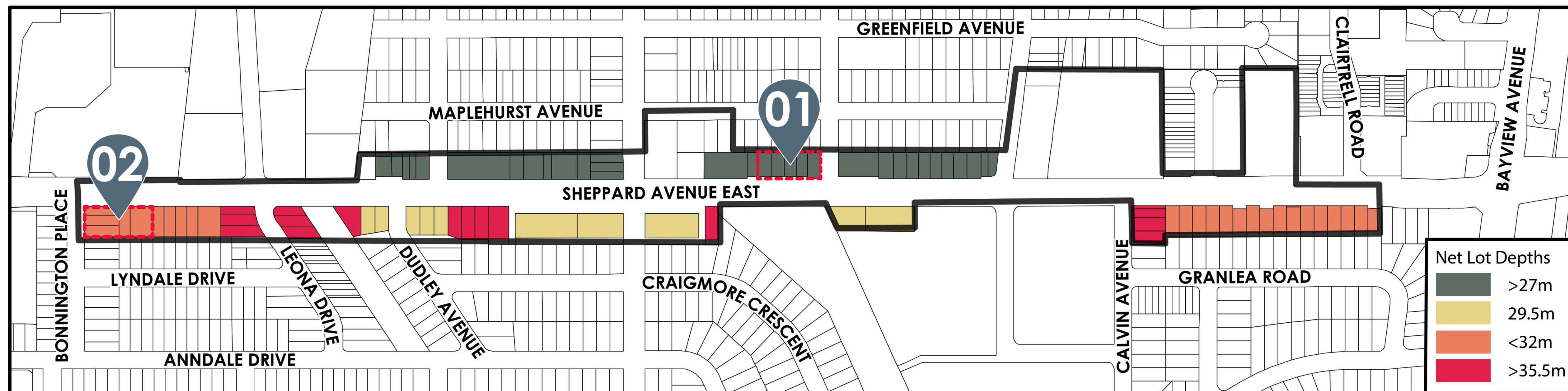
## Neighbourhoods Transition

45 degree angular plane measured from the shared property line on lands designated Neighbourhoods at a height of 12.5 metres at the minimum required 7.5 rear yard setback for non-residential uses





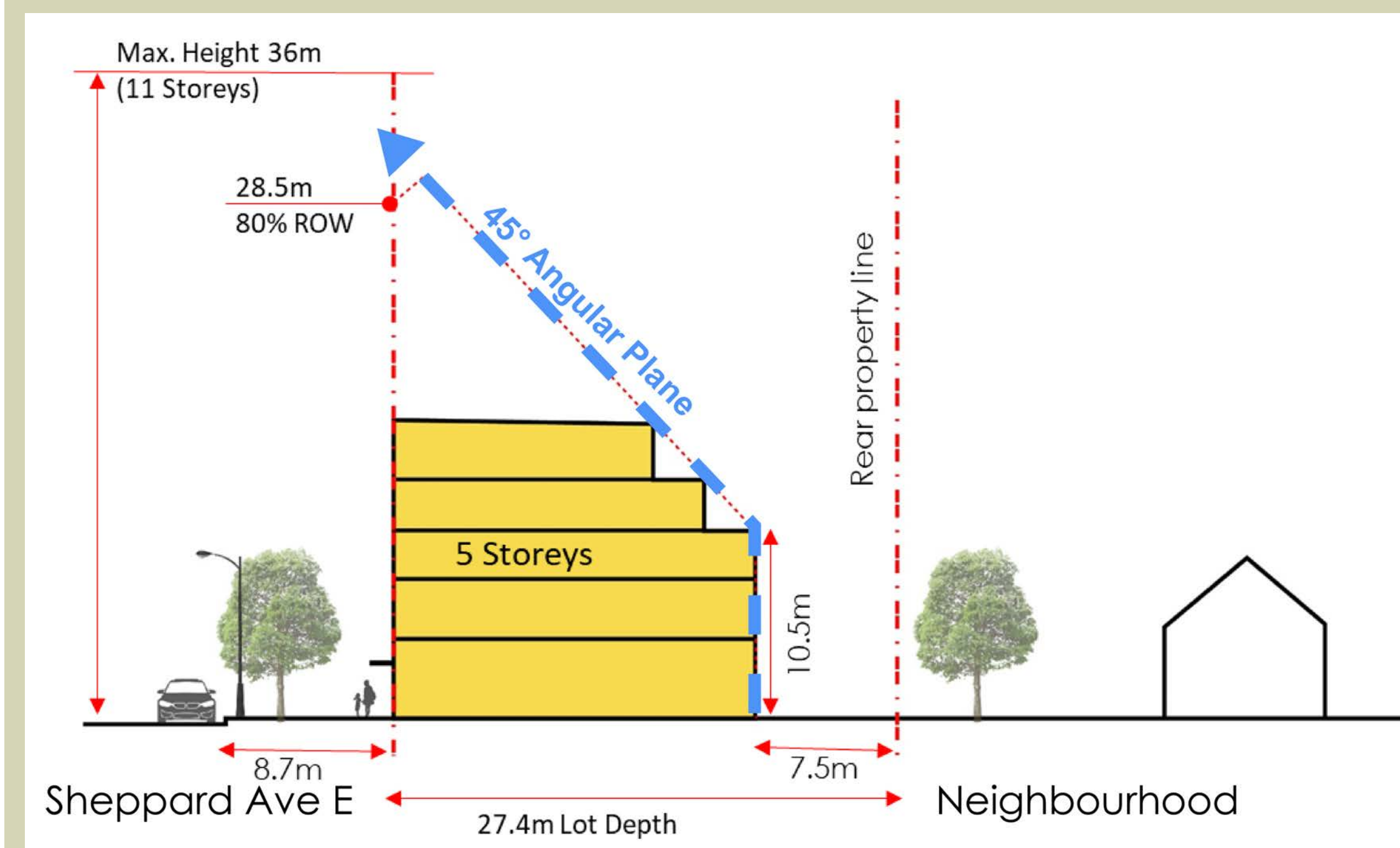
# Built Form Potential by Lot Depth



## 01 27m Lot Depth

### NORTH SIDE

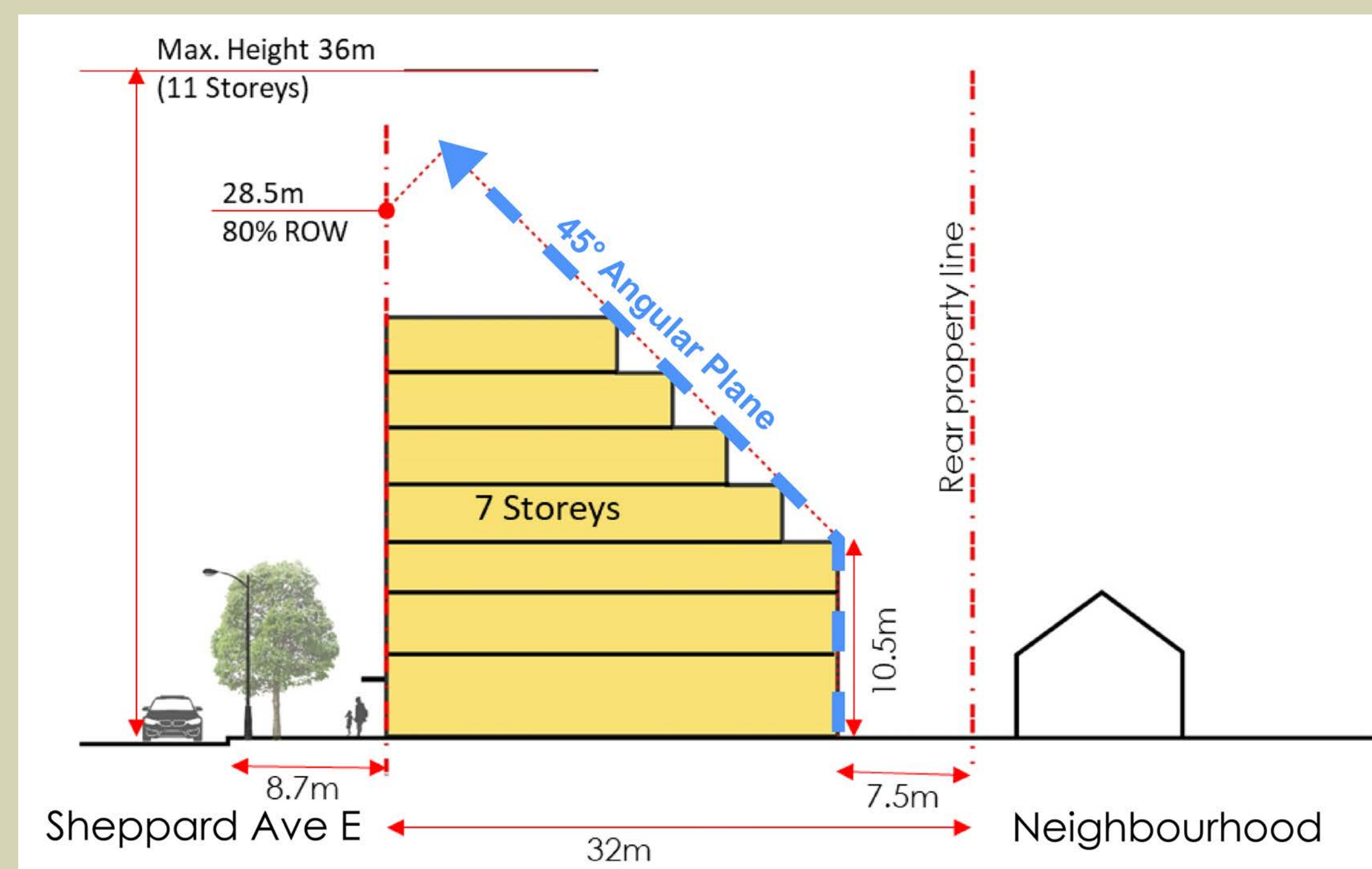
Minimum building height: 10.50 m or 3 storeys  
 Maximum height: 5 storeys  
 Maximum Density: 2.5 times lot area  
 Front yard setback: 0  
 Rear yard angular plane: 45 degree plane at a height of 10.5 m  
 Front yard angular plane: 45 degree angular plane taken at a height of 80% of the right of way width  
 Ground Floor Height 4.5



## 02 32m Lot Depth

### SOUTH SIDE

Minimum building height: 10.50 m or 3 storeys  
 Maximum height: 7 storeys  
 Density: 3 times lot area  
 Front yard setback: 0  
 Rear yard angular plane: 45 degree plane at a height of 10.5 m  
 Front yard angular plane: 45 degree angular plane taken at a height of 80% of the right of way width  
 Ground Floor Height 4.5

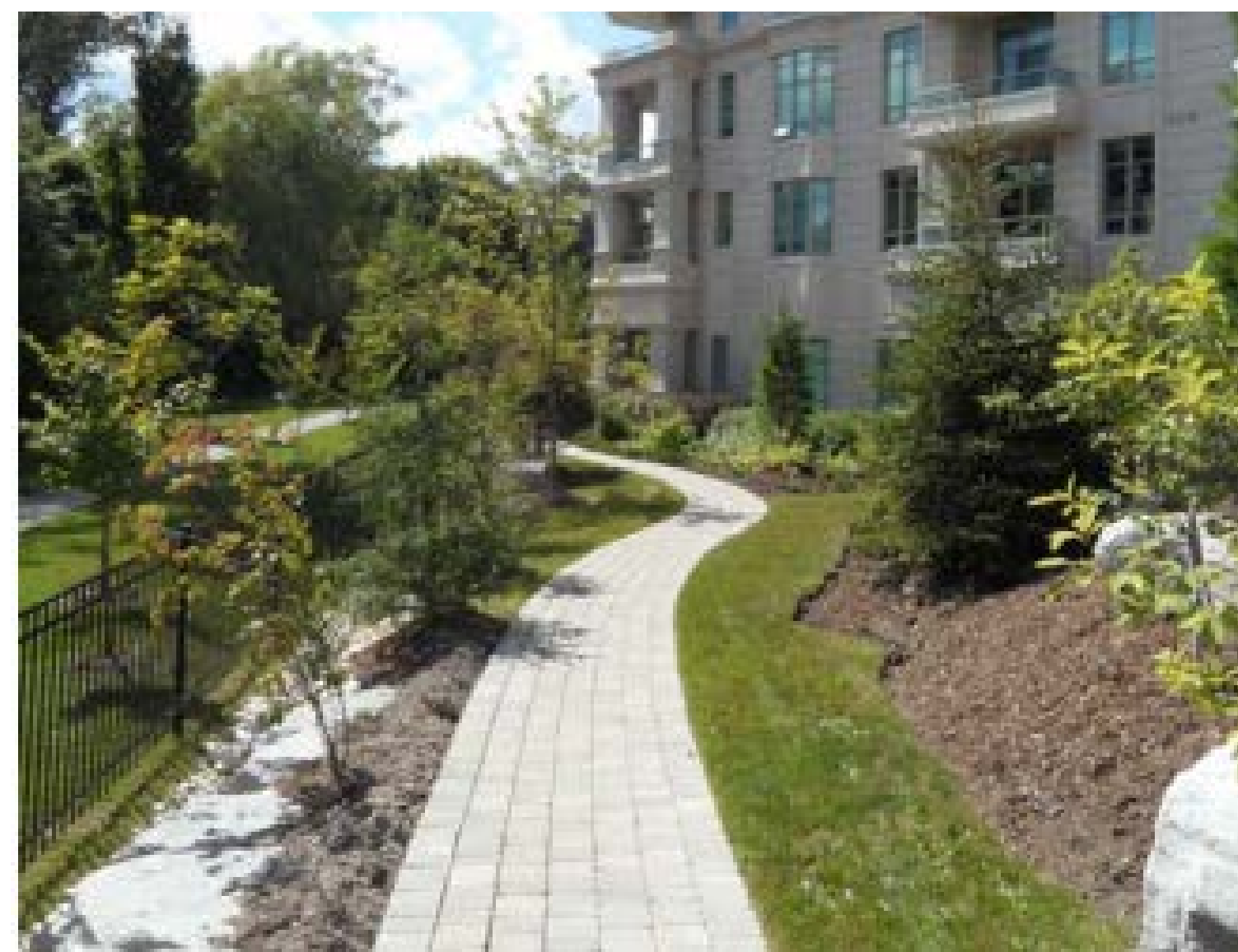
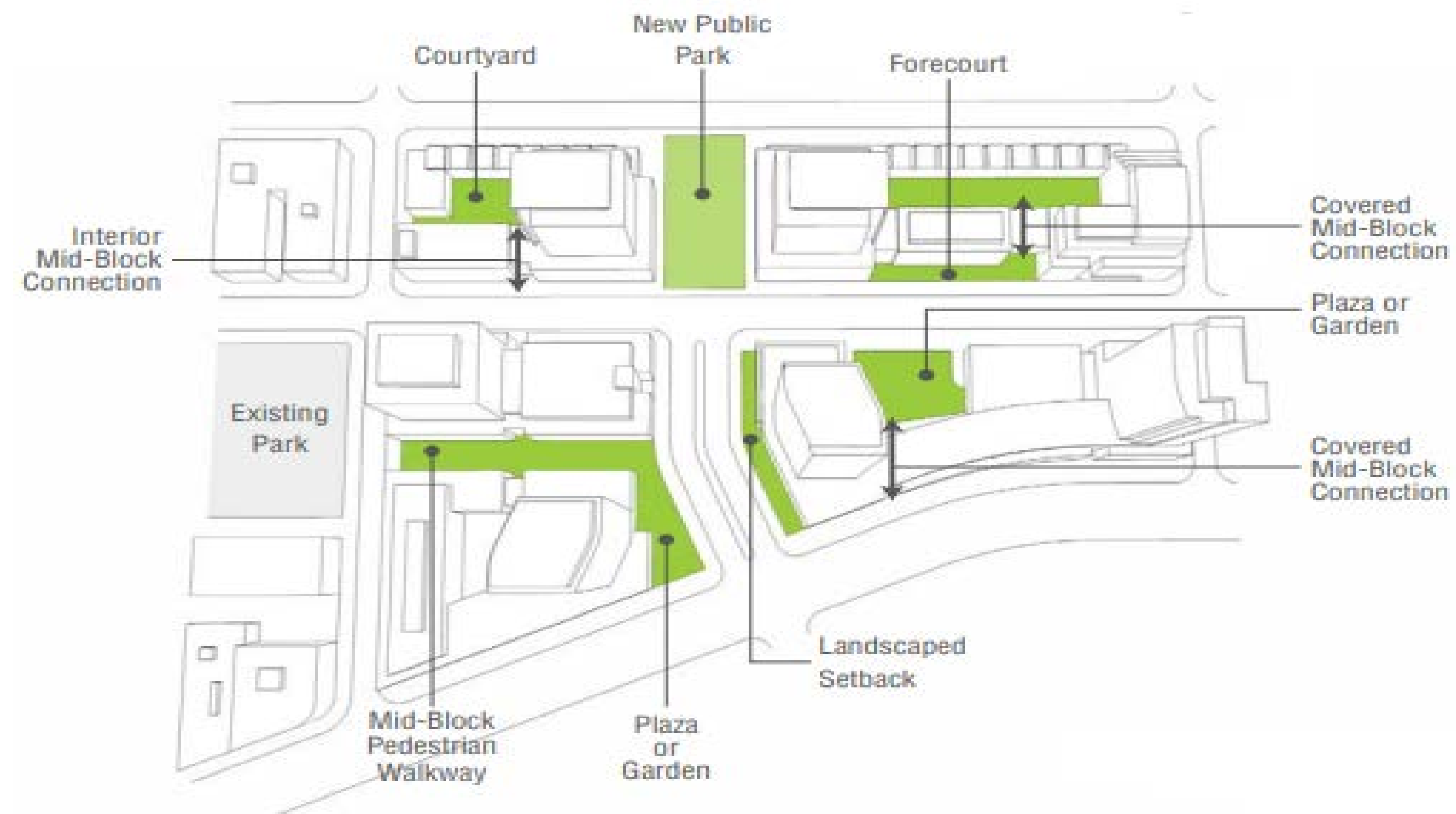




# Green Infrastructure

## Green Infrastructure

Natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure may include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forestry, natural channels, permeable surface and green roofs



## Privately-Owned Publicly-Accessible Open Spaces (POPS)

POPS are not intended to replace public parks but instead are an important way to expand the public realm open space network coordinated with active at-grade uses. May include temporary commercial uses, new trees, seating, public art, mid-block connections, landscaping and integration of storm water management capture

## Green Street

Manage stormwater to soak into the ground providing water for plants and trees to grow. Plants and soil act as natural filters cleaning the water and mitigate local floods

