

Welcome

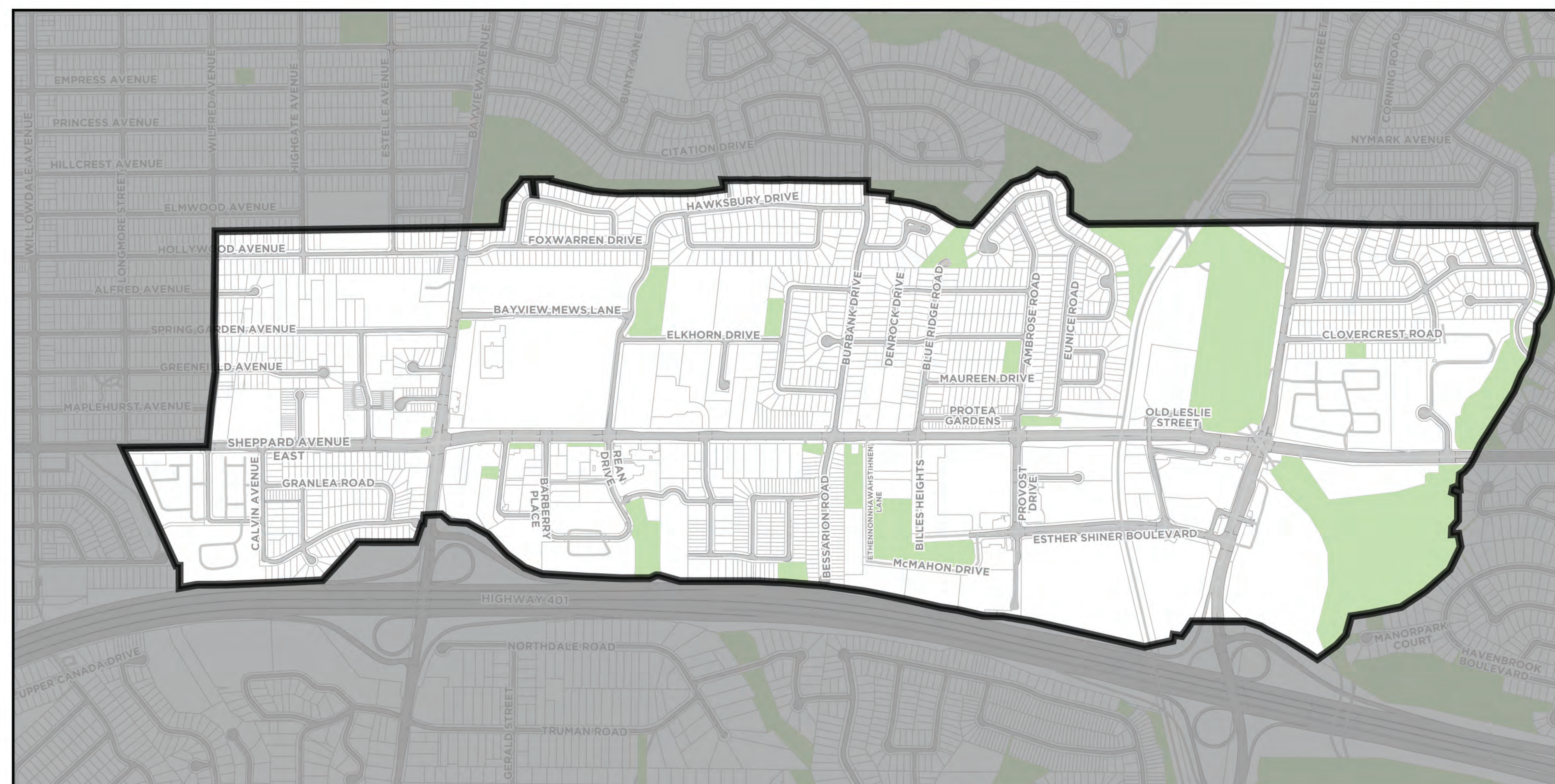
Purpose of Today's Open House:

The purpose of this meeting is to present the key elements of the draft Secondary Plan through visuals and demonstration plans as an outcome of the detailed planning and design analysis carried out by the ReNew Sheppard East Study Team.

The City is looking for feedback to further refine the draft Renew Sheppard East Secondary Plan.

In this room you'll find information on:

- Study Process
- Area Structure
- Land Use
- Public Realm
- Mobility
- Built Form
- Next Steps



ReNew Sheppard East Study



Not to Scale

Talk to Us

A number of City staff are here to listen to your comments and answer questions.

Write Down your comments

- We are looking for YOUR input!
- Fill out a comment form
- Email the planner at:
Jenny.Choi@toronto.ca

Agenda

6:30 PM - Welcome & Introductions

6:35 PM - Opening Remarks – Councillor Shelley Carroll (Ward 17)
& Councillor Lily Cheng (Ward 18)

6:45 PM - Presentation

7:05 PM - Open House & Discussion

8:30 PM - Meeting Adjournment

Questions will be taken at the Display Boards presented during
the Open House & Discussion

Land Acknowledgement

“We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with Mississaugas of the Credit.”

How Did We Get Here?



Why Study Sheppard Avenue East?

June 26, 2018: Community Planning received direction from Council to review existing municipal policies for the Sheppard Ave East corridor between Bayview Ave and Leslie St. This Review analyzed the built form context to determine appropriate density, planning, and built form policies.

March 1, 2021: Community Planning staff presented a summary of the analysis completed to date, key issues identified, and next steps. Council directed staff to continue analyzing the policy framework for this corridor, with staff identifying that an extensive Study of the area should be initiated.

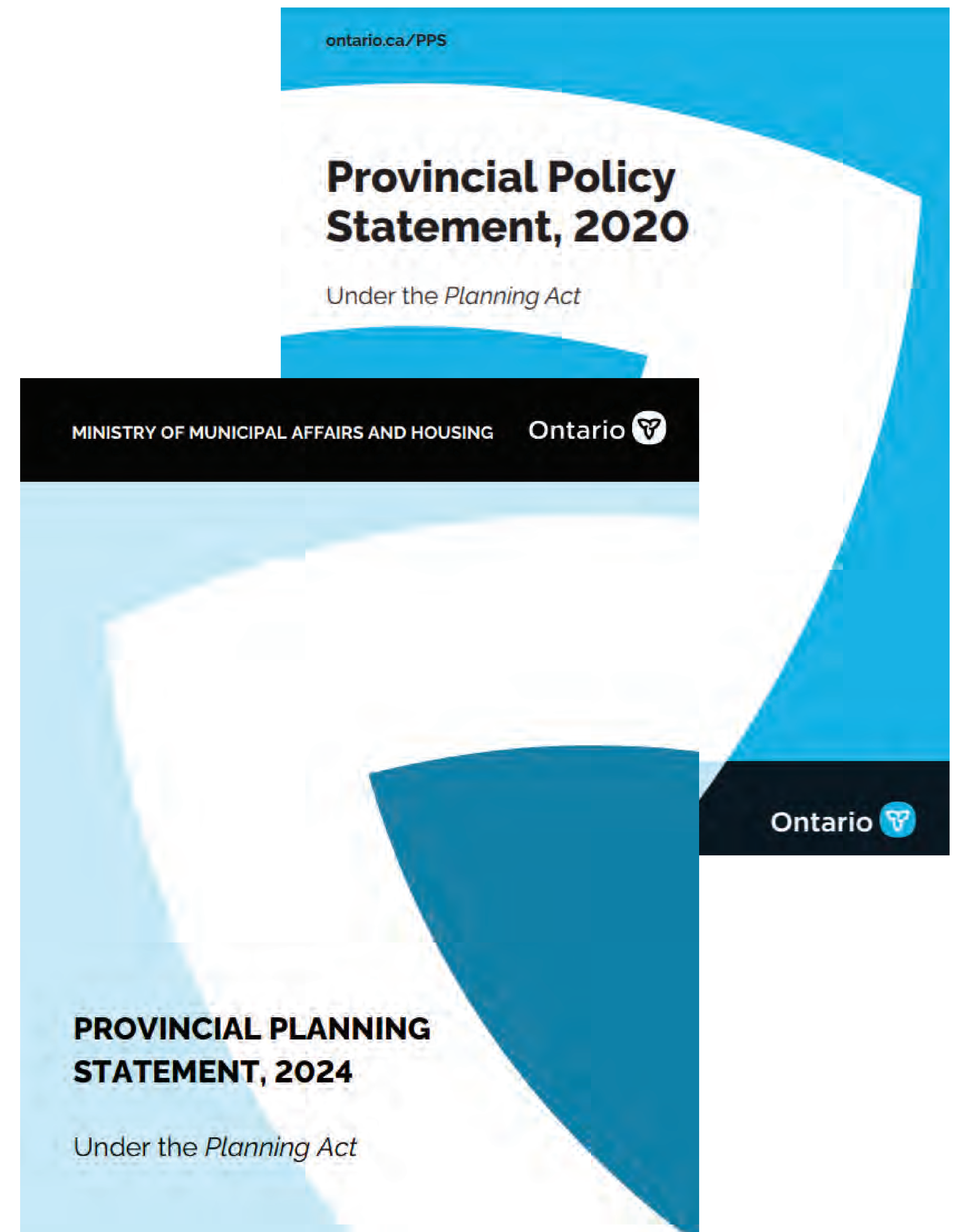
February 2, 2022: Community Planning staff completed the Review and were directed to undertake a Study with a broader scope. The Study analyzed the existing streets network, parkland system, public realm, heritage, compatible land uses, transportation and servicing infrastructure, community services and facilities, built form character, and redevelopment potential of the Sheppard Ave East corridor.

September 24, 2024: Community Planning hosts a Community Consultation Meeting to present the draft Secondary Plan, vision, objectives, and schedules. The draft Secondary Plan incorporates the findings of the ReNew Sheppard East Planning Study.

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.



Community Feedback

“High-density housing should be harmonious with the character of surrounding neighbourhoods.”

“Ensure that affordable housing is properly incorporated in new developments and not isolated.”

“North York has a growing number of large families. We need to require more 3- and 4-bedroom units to accommodate them.”

“Affordable housing should be prioritized as a solution to local housing issues. This will prevent sky-rocketing rent increases.”

“Sheppard lacks developments that create new employment opportunities and amenities. Please require diverse mixes of land uses in new buildings.”

“Have high density development close to the subway stations and medium density development along the rest of the Sheppard Avenue East corridor frontage.”

“Consider providing new mid-block connections between the Ethennonnhawahstihnen’ Community Centre and the residential areas to the west. Desire paths between these two areas indicate demand.”

“Incorporate street furniture and art installations within main points of interest along Sheppard to make interactive public spaces.”

“Residents envision Sheppard to be pedestrian friendly with vibrant businesses, high foot traffic, and a sense of community.”

“Provide public spaces with shaded seating areas and large gathering spaces to promote Sheppard Avenue East as a local destination.”

“Residents would appreciate more protected bike lanes, green space landscaping, wider sidewalks, and seating areas for pedestrians to encourage biking and walking.”

“We need more athletic facilities and recreational spaces such as basketball courts and playgrounds to improve the public realm along the Sheppard corridor.”

“There are conflicts between pedestrians, cyclists, and cars on the roads. There needs to be dedicated cycling lanes to provide more separation between pedestrians, cyclists, and cars.”

“Add more safe and accessible Line 4 subway station entrances for pedestrians and cyclists.”

“Redevelopment of lands south of Sheppard Avenue would minimize impacts on traffic.”

“Enhance the safety of pedestrian crossings along Sheppard Avenue East. Seniors and children have challenges with crossing the Avenue.”

“Redevelopment of this area should be done through master plans that provide support for parks and community centres.”

“Improve quality, accessibility, and affordability of commercial retail space supply to reduce the number of empty storefronts and provide opportunities for retailers such as local grocers that provide community benefits.”

“Capacity requirements for water, sewers, hospital beds, and electricity are needed to ensure that growing neighbourhoods throughout North York can accommodate for this planned development.”

“Ensure that there is an adequate supply of local schools to accommodate for the growing population of residents within new buildings.”

“Please enhance trail connections and other access points to the Don River ravine parkland system to improve local bike riding and hiking experiences.”

“Make our parks safe and accessible with amenities such as outdoor gym equipment.”

“We need larger trees such as oak trees and maple trees within our parks and open spaces. The small trees currently being planted don’t provide adequate shading for people using the parks.”

“The Sheppard Avenue East corridor needs more and improved parks and open spaces. We prefer larger parks and open spaces to smaller ones scattered in different places.”

“Enhance trail connections to improve local bike riding and hiking experiences.”



Housing
Comments



Built Form
Comments



Public Realm
Comments



Transit
Comments

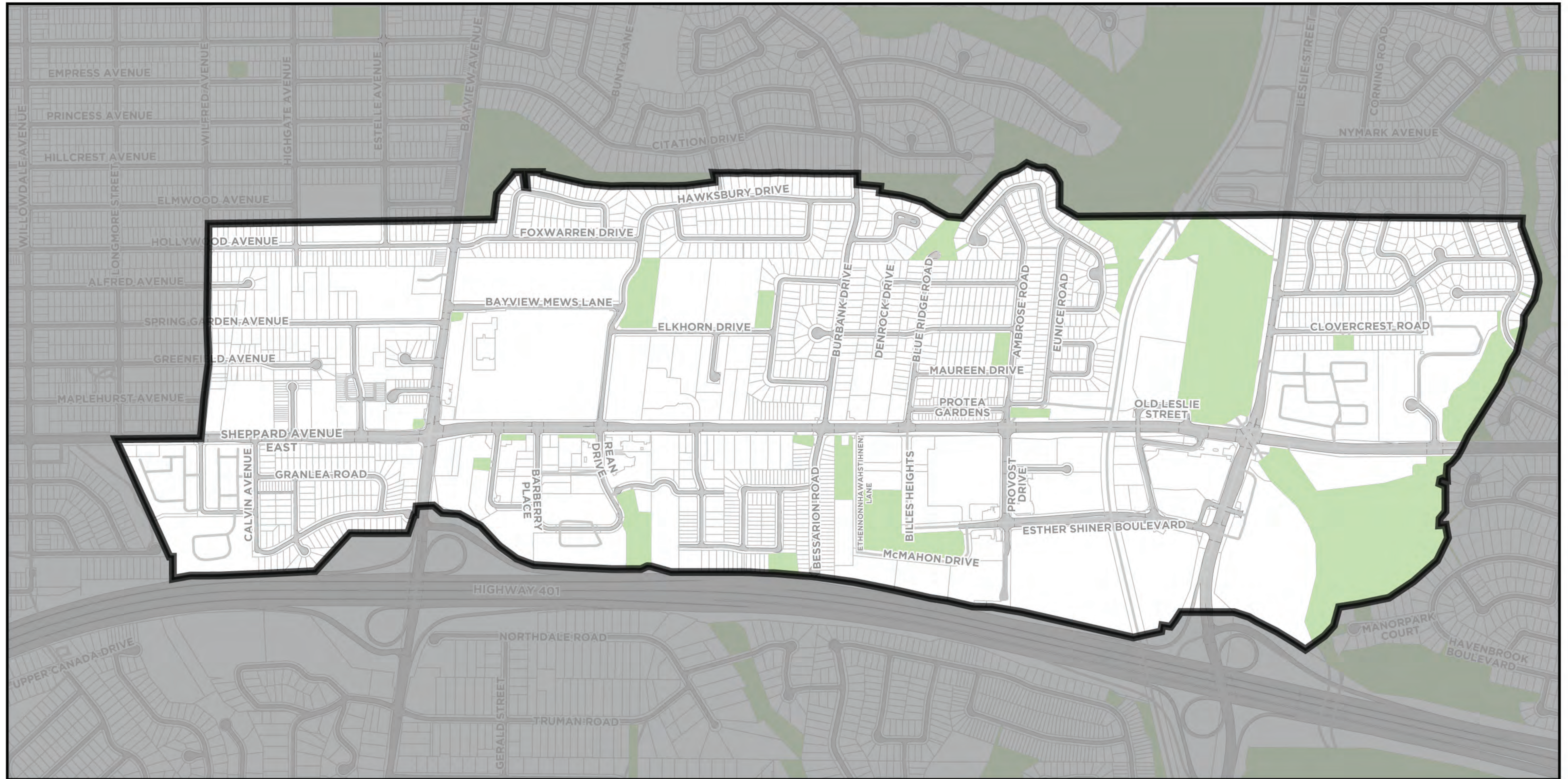


Community Services
Comments



Parks
Comments

Secondary Plan Boundaries



ReNew Sheppard East Study

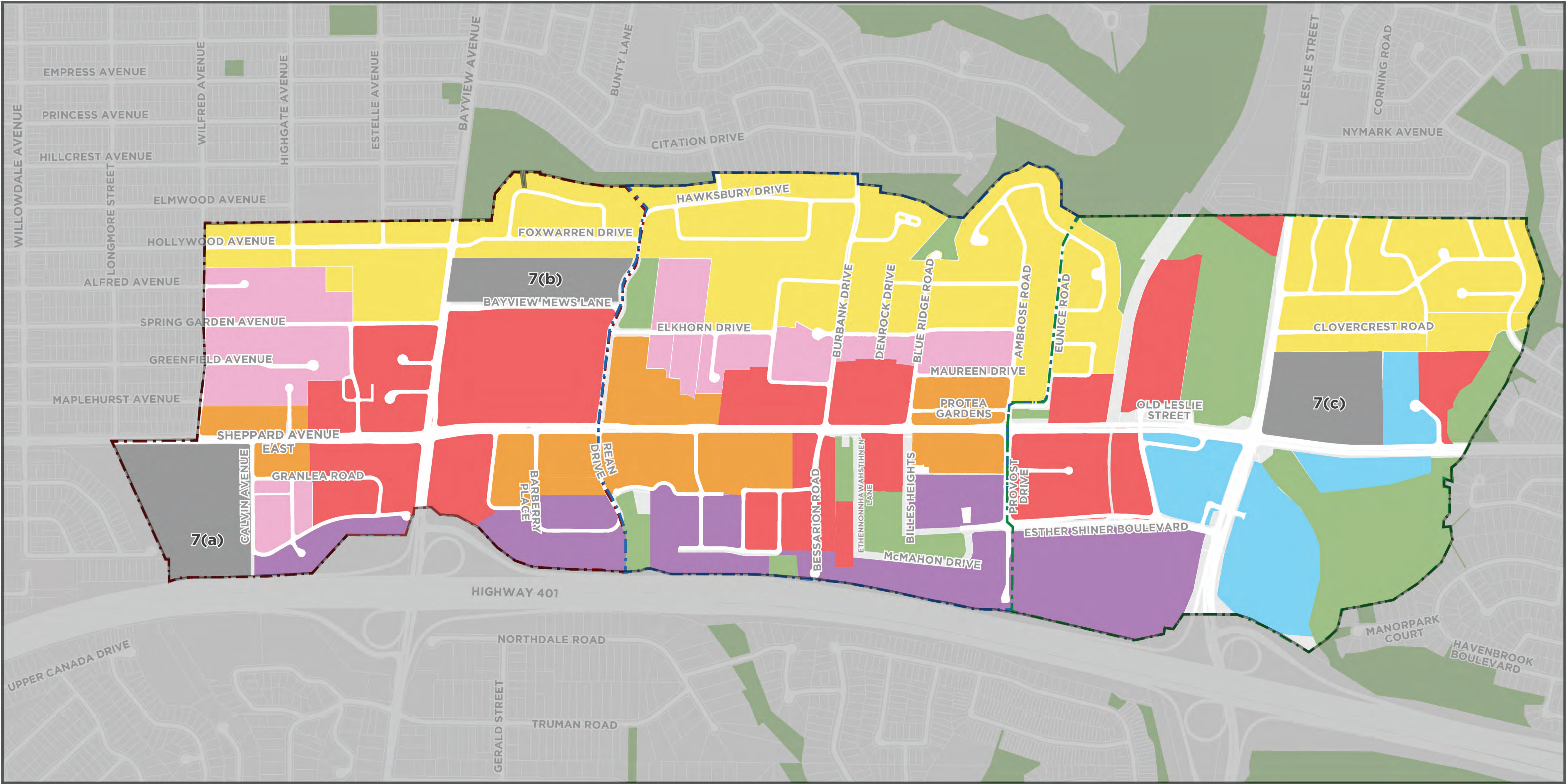


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Secondary Plan Vision

- Transform the area from auto-oriented to a complete, livable, connected, prosperous, sustainable, transit supportive community.
- Prioritize public realm and connectivity to support the mixed-use communities and anticipated population and employment growth.
- Builds upon the existing transit nodes and the distinct neighbourhoods while promoting a shared sense of place as a unifying element to reinforce community identity.
- Create a resilient public realm network of green streets, parks, open spaces and the broader natural heritage system and compact built form that supports social gathering and pedestrian activity and opportunities to promote a healthier environment.
- East Don River Valley is an important community destination and natural heritage asset and will be protected and enhanced to balance its recreational and ecological sustainability functions.
- A strong local economy is envisioned and a balance of jobs and housing in growing communities to serve local residents and to offer opportunities to work close to home without the need for a car.
- Recognize North York General Hospital as an important health care provider to the community and encourage the broad range of complementary health care, educational and research uses

Character Areas

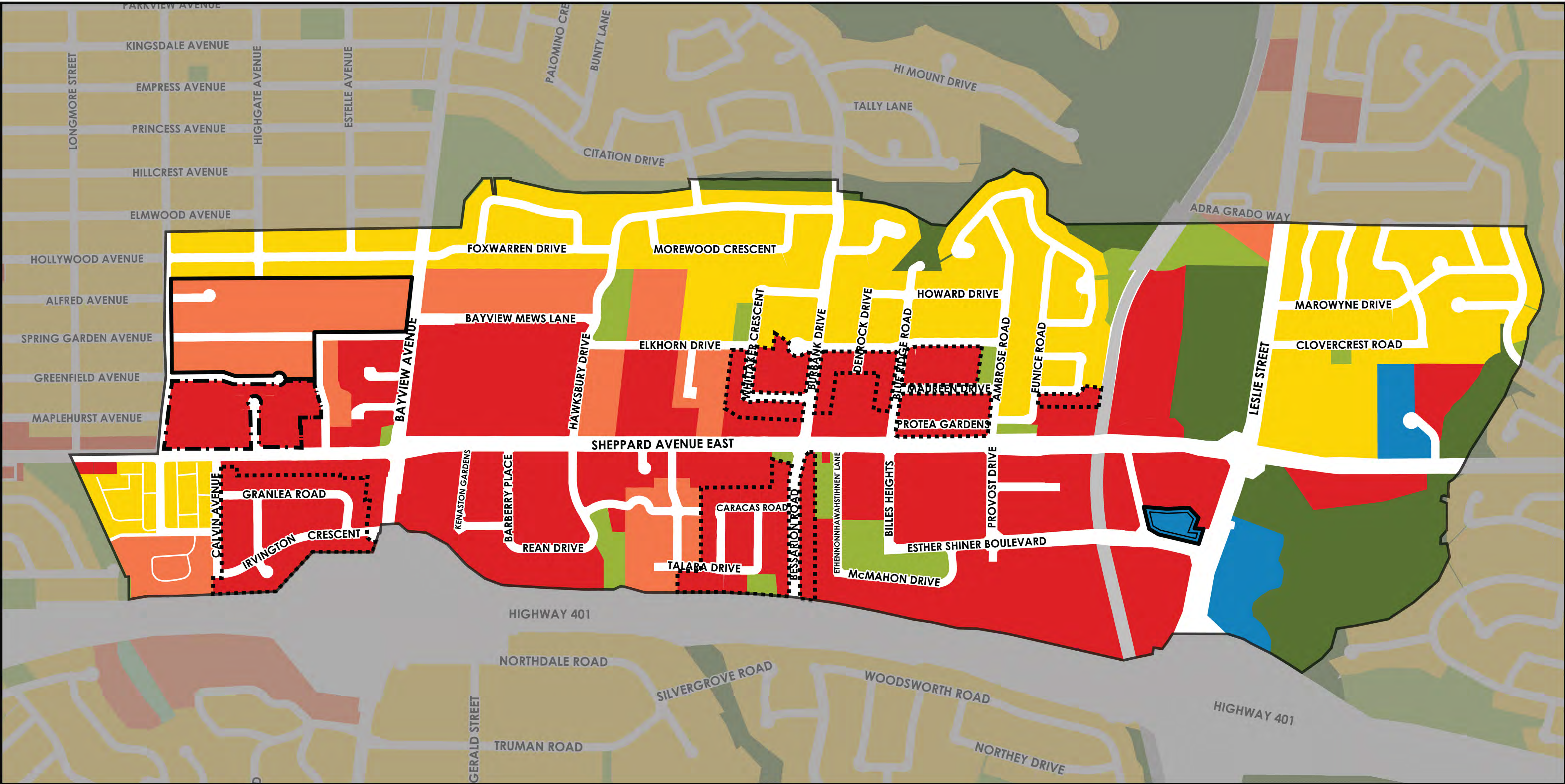


Character Areas Map

- | | | | |
|--|---|--|--|
|  Study Area |  Leslie Node |  Character Area 3
Sheppard Corridor |  Character Area 6
Neighborhood |
|  Bayview Node |  Character Area 1
Transit Station |  Character Area 4
Transition Zone |  Character Area 7 |
|  Bessarion Node |  Character Area 2
Highway Edge |  Character Area 5
Institutional Zone | |

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Draft Land Use Designations

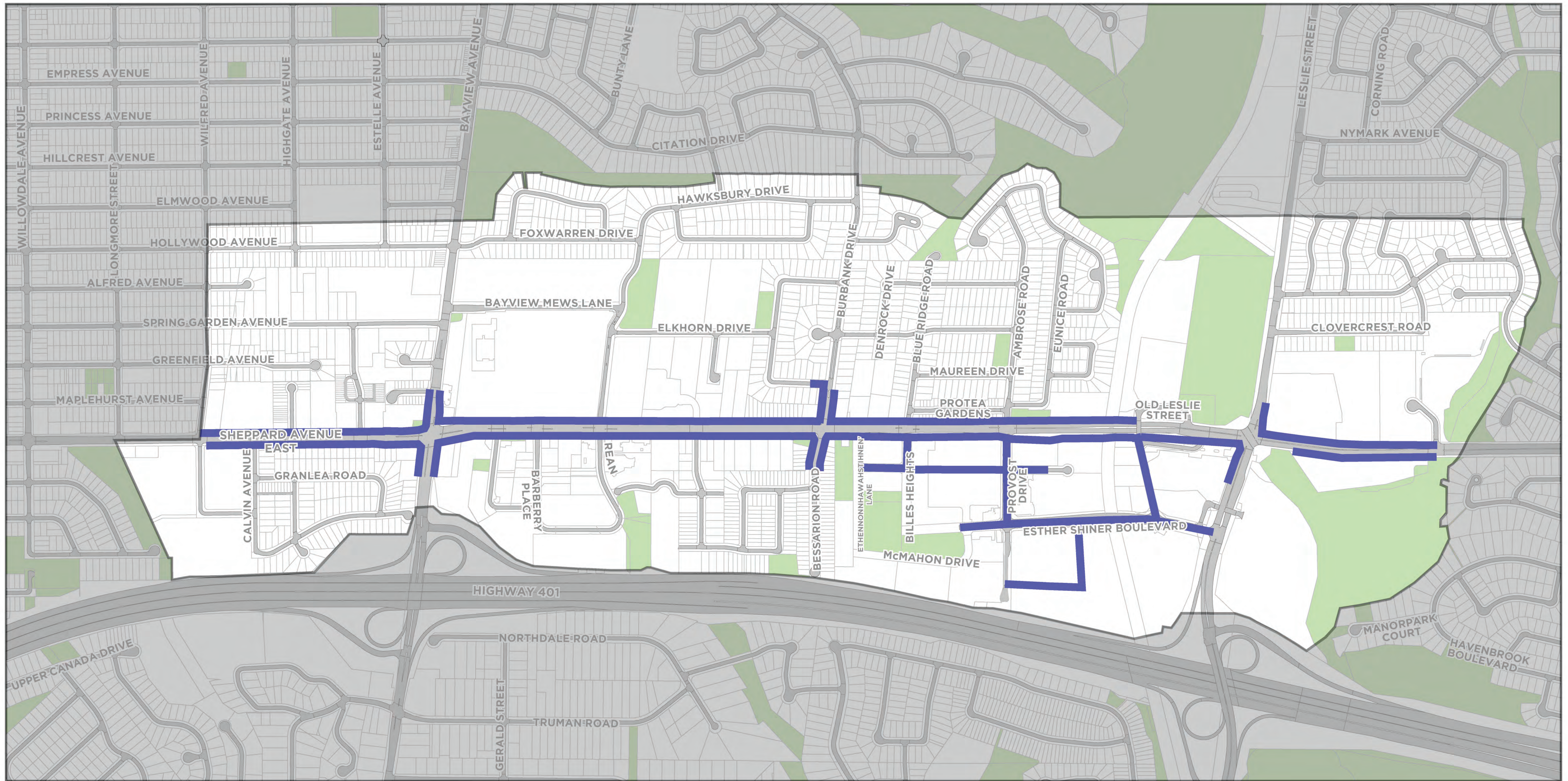


Official Plan Land Use Map

- | | | | |
|--------------------------|---------------------|---|--|
| Neighbourhoods | Parks | General Employment Areas | From Apartment Neighbourhoods to Mixed Use Areas |
| Apartment Neighbourhoods | Natural Areas | Utility Corridors | From Neighbourhoods to Mixed Use Areas |
| Mixed Use Areas | Institutional Areas | From Neighbourhoods to Apartment Neighbourhoods | From Mixed Use Areas to Institutional Areas |

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Retail Streets

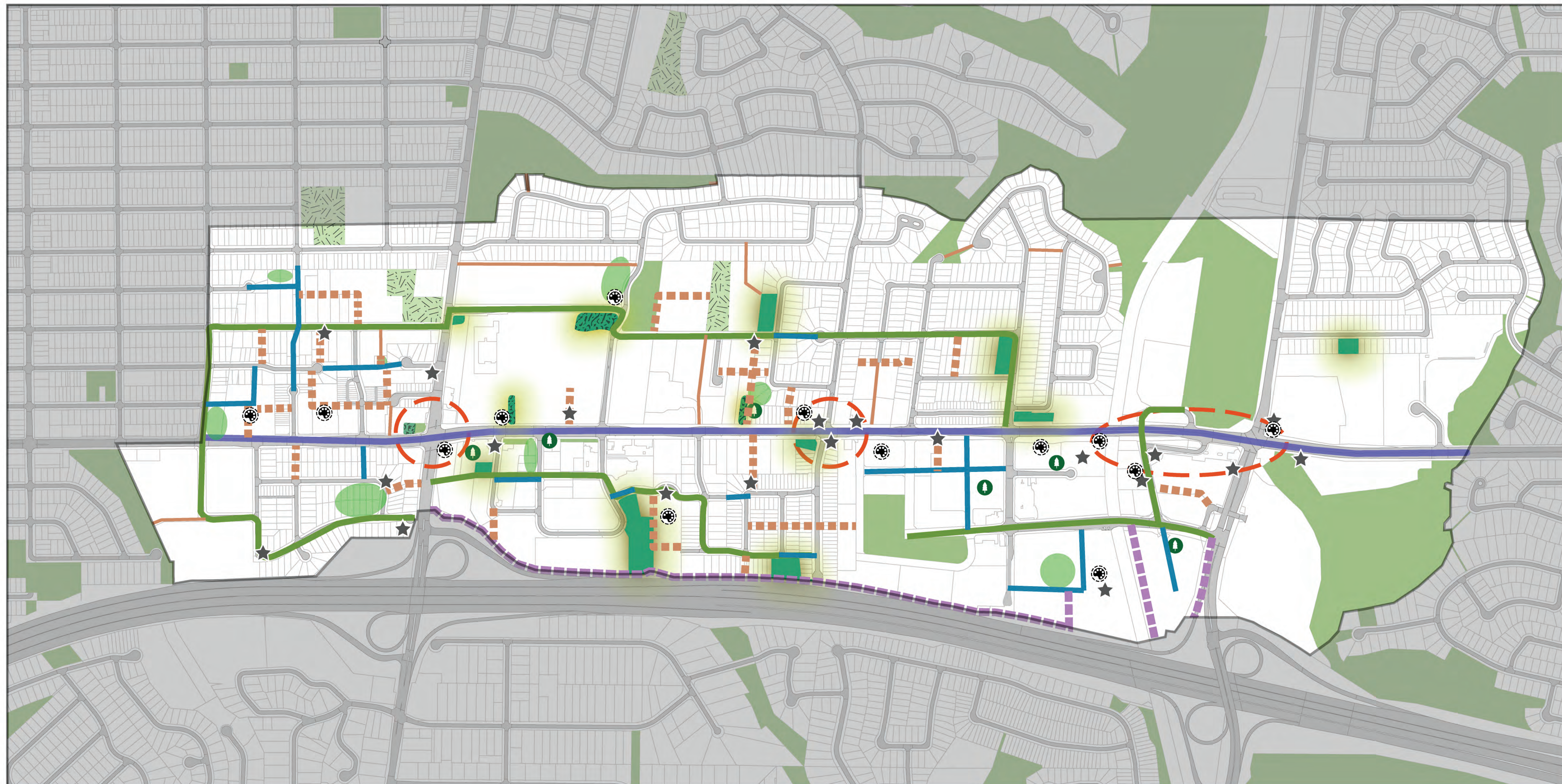


Retail Street Map



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Public Realm Plan



Public Realm Map

- | | | | |
|-------------------------------|-------------------------|-------------------------------|-------------------------------|
| Study Boundary | Potential Future Park | School Site | Multi-Use Trail |
| Higher Order Pedestrian Zones | Parkland Expansion Area | POPs | Existing Mid-Block Connection |
| Existing Park | New Park Priority Area | Potential Public Art Location | Mid-Block Connection |
| Approved Park | Green Loop | Sheppard Promenade | New Streets |

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Long-Term Parks Plan



Long Term Parks Plan

- Study Boundary
- Approved Park
- Parkland Expansion Area
- Existing Park
- Potential Future Park (Conceptual Location)
- New Park Priority Area (Park Location to be Determined Through Future Opportunities)

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Public Realm Improvement



Transit Square



Gateway Plaza



POPS



Urban Plaza

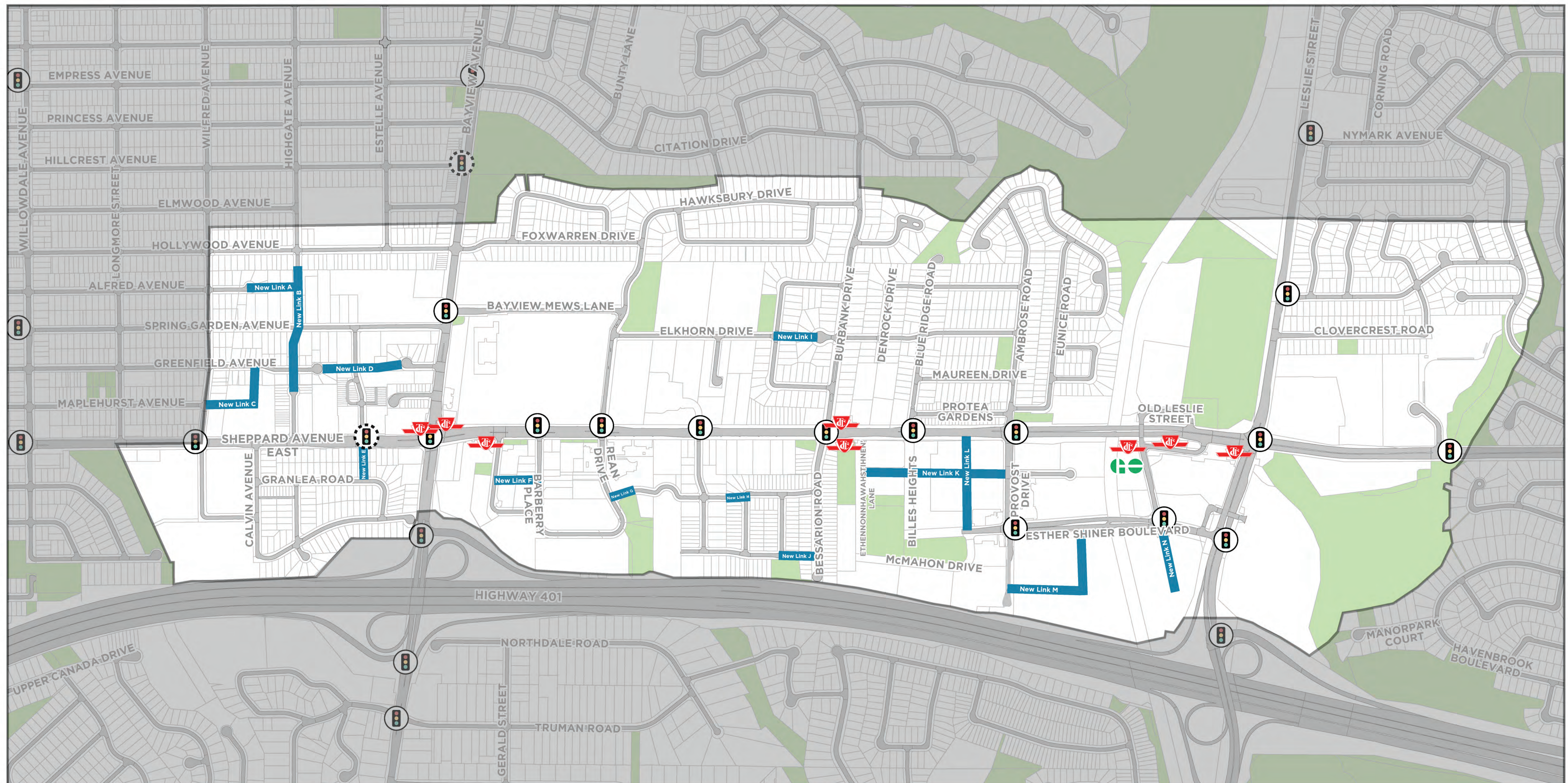


Green Loop



Green Street

Street Network

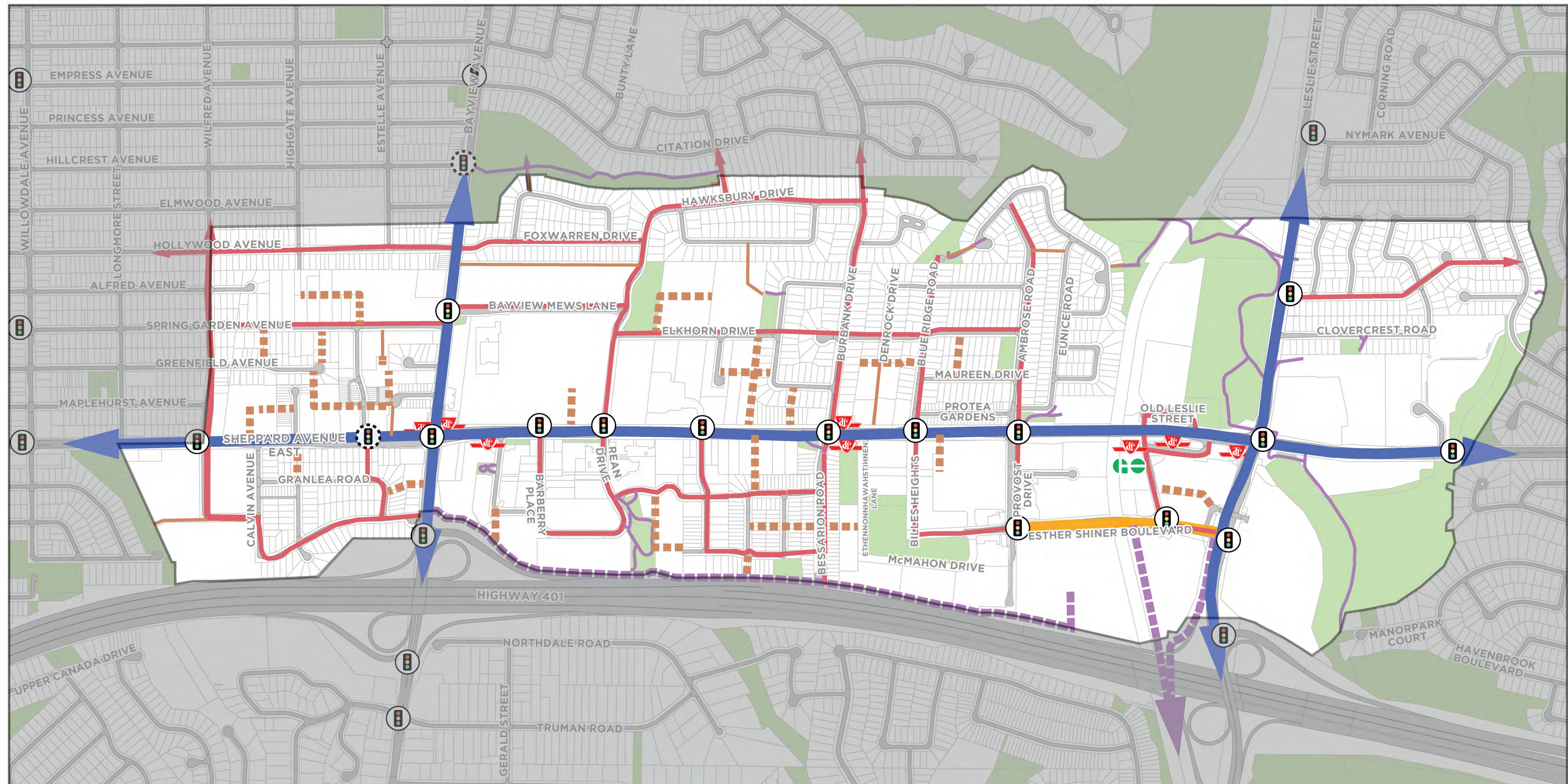


Street Network Map



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Cycling & Pedestrian Network



Cycling & Pedestrian Network



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Transit & Transportation Demand Management



Transit and Travel Demand Management

- Study Boundary
- TTC Subway Station
- Surface Transit Priority Segment
- Existing Richmond Hill GO Line
- Potential Shared Mobility Hub
- Future Oriole GO Station
- Existing Line 4 Subway

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Secondary Plan Boundaries Aerial



ReNew Sheppard East Study

 ReNew Sheppard East Study Area

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Demonstration Plan and Key Map



- Soft Sites
- Active Applications
- Parks
- POPS



What's Next?



Contact the Study Team

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ReNew Sheppard East Planning Study webpage:

www.toronto.ca/renewsheppardeaststudy