

29. SHEPPARD WILLOWDALE SECONDARY PLAN

Toronto Official Plan – Chapter 6, Section 29

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1. INTRODUCTION

The Secondary Plan Area is anchored by Yonge-Sheppard Subway Station and Bayview Subway Station, where higher heights and densities are permitted within their respective Secondary Plans.

This portion of Sheppard Avenue East will achieve a balanced level of intensification on lands that front onto Sheppard Avenue East that are bounded by stable *Neighbourhoods* to the immediate north and south of the Plan Area. Some portions of Sheppard Avenue East are designated *Apartment Neighbourhoods* and *Parks and Open Space Areas*. New development on *Mixed Use Areas* and *Apartment Neighbourhoods* will transition to lower-scale areas.

- 1.1. The Sheppard Willowdale Secondary Plan sets out the planning framework for the redevelopment of lands outlined on Map 29-1: Secondary Plan Area Boundary, which is referred to as the “Plan Area” in this Plan.
- 1.2. The east portion of the Plan Area falls within the boundaries of the existing Sheppard Avenue East Subway Corridor Secondary Plan. In the event of a conflict between the Sheppard Avenue East Subway Corridor Secondary Plan, this Plan will prevail to the extent of the conflict.
- 1.3. The text under the headings Policies in Sections 1 to 13 contains the policies of this Plan. Other text within this Plan is provided to give context and background and assist in understanding the intent of the policies.

2. VISION AND GUIDING PRINCIPLES

2.1. Vision

The Sheppard Willowdale Secondary Plan will build upon the existing commercial district by creating a vibrant corridor that provides accessible services, restaurants and shops for the local community. Sheppard Avenue East will be generally framed by mid-rise buildings that will contribute to the commercial activity and the visual quality of the public realm at the street level. The creation of the Sheppard Avenue East Promenade will connect and enhance the network of private and public spaces to contribute to an attractive and safe pedestrian and cycling environment that incorporates green infrastructure. Appropriate land uses and built form on Sheppard Avenue East will be compatible with adjacent residential *Neighbourhoods* and *Parks and Open Space Areas*.

2.2. Guiding Principles

2.2.1. The Vision will be realized by the following Guiding Principles:

- a) Establish a complete community by providing a wide array of land uses balancing commercial, residential, office, institutional, and community uses that support daily living throughout all stages of life, appropriate to the site and surrounding context;
- b) Frame and support Sheppard Avenue East with mid-rise buildings that animate the public realm and improve pedestrian comfort and interest;
- c) Provide appropriate built form that define and frame the edges of the public realm with good street proportion, and transitions to the *Neighbourhoods*, *Parks and Open Space Areas*;
- d) Enhance the public realm and its connectivity to parks and open spaces and local

destinations through the creation of the Sheppard Avenue East Promenade and the High Order Pedestrian Zones;

- e) Rebalance the Sheppard Avenue East right-of-way to create a Complete Street; and
- f) Secure ecologically sustainable opportunities through the development of a green street and green infrastructure, as well as expend, connect and improve the park, trail and open space network.

3. CREATING A MIXED USE AVENUE

3.1. Land Use

3.1.1. Land use permissions as shown on Map 29-2 for *Mixed Use Area A* and *Mixed Use Area B* are:

- a) Residential uses in mixed-use buildings;
- b) Retail and service commercial uses;
- c) Financial institutions;
- d) Institutional uses;
- e) Office uses; and
- f) Parks and Open Spaces.

3.1.2. Only non-residential uses are permitted at-grade fronting onto Sheppard Avenue East.

3.2. Housing

3.2.1. Mixed-use buildings will provide a range of unit types and sizes to meet long-term housing needs for a diverse range of households at different life stages.

3.2.2. Mixed-use buildings that contain 20 or more units will provide a balance and mix of residential unit types:

- a) a minimum of 15 percent of the total number of units will be 2-bedroom units; and
- b) a minimum of 10 percent of the total number of units will be 3-bedroom units.

3.2.3. Larger units shall be encouraged to meet the minimum ideal unit size range:

- a) two bedrooms at 87 square metres to 90 square metres; and
- b) three bedrooms at 100 square metres to 106 square metres.

3.3. Active Retail Design

3.3.1. Development will build upon the established commercial district and incorporate existing retail commercial uses into new development when possible.

3.3.2. Retail development will consider the long-term viability of street-oriented retail uses and develop a strong retail identity by applying best practices contained in the City's Retail Design Manual.

- 3.3.3. Retail development on the ground floor of mixed-use buildings that interface with the public realm will provide well-articulated, active ground floor uses that animate the street.
- 3.3.4. Development will provide appropriate glazing and well-lit storefronts to provide clear views into the retail unit(s) and “eyes on the street”. On corner properties, appropriate glazing and lighting should wrap around the corner to also address the side street.
- 3.3.5. Development will articulate retail façades and add to pedestrian comfort through the articulation of bays, glazing and entrances.
- 3.3.6. Weather protection should be provided through the use of overhangs, canopies and awnings.

3.4. **Density**

- 3.4.1. The maximum Floor Space Index (FSI) for all permitted uses is set out on Map 29-3, subject to the development criteria set out in Sections 4 and 5 of this Plan.
- 3.4.2. Notwithstanding Policy 3.4.1, additional density above that permitted in Map 29-3 may be considered subject to adhering to the policies of this Plan, the Urban Design Guidelines and Streetscape Plan, and provided that the built form will transition towards *Neighbourhoods* and *Parks and Open Space Areas* and servicing and transportation capacity can support development.

3.5. **Special Policy Areas**

- 3.5.1. Special Policy Areas are outlined on Map 29-6. These Special Policy Areas have the greatest potential to accommodate comprehensive development through a balance of commercial, residential, office, institutional and community uses that provide a range of housing choices and contribute to the commercial activity along Sheppard Avenue East, as well as an improved network of parks and open spaces and pedestrian connections that expand the public realm and provide for built form to implement the Plan’s Vision and Guiding Principles. To achieve the vision of this Plan, additional development policies pertaining to Special Policy Areas in the Plan Area are found in Section 12 of this Plan.

4. **BUILT FORM**

4.1. **Building Types**

- 4.1.1. Mid-rise buildings will frame and animate Sheppard Avenue East while providing the appropriate transition to adjacent *Neighbourhoods* and *Parks and Open Space Areas*.

4.2. **Heritage**

- 4.2.1. Alternative design responses, including but not limited to increased setbacks, stepbacks and stepping down of building heights, may be required to conserve properties on the City’s Heritage Register and to mitigate the impact on cultural heritage resources.

4.3. **Pedestrian Entrances**

- 4.3.1. Primary entrances on Sheppard Avenue East will be directly connected and at the same level as the public sidewalk to support visibility and universal accessibility on the public sidewalk. Principal pedestrian entrances shall not be permitted at the rear of the property.
- 4.3.2. All principal pedestrian entrances will be taken from Sheppard Avenue East. On corner properties, the development will frame adjacent public streets by providing active ground floor uses with primary façades and multiple entrances directly accessible from the public sidewalk.

4.4. **Comprehensive Development**

- 4.4.1. The consolidation of lots within the Plan Area is encouraged, and in some circumstances may be required, to achieve the Plan Area's built form and public realm objectives.
- 4.4.2. Comprehensive assemblies of lots within the Plan Area will have a minimum lot frontage of approximately 30 metres along Sheppard Avenue East and will consolidate vehicle and loading access in order to reduce curb cuts, provide active frontages and support the public realm.
- 4.4.3. Development on corner properties will be encouraged to provide a private, shared rear yard driveway system taking access from the side street.
- 4.4.4. Mid-block development sites will be encouraged to share vehicle and loading access from the side street through the creation of a private shared driveway system.

4.5. **Setbacks**

- 4.5.1. A minimum rear yard setback of 7.5 metres will be provided from the rear property line to provide an appropriate separation from the abutting *Neighbourhoods* designated lands.
- 4.5.2. On corner properties, a minimum building setback of 7.5 metres will be provided from the property line shared with lands designated *Neighbourhoods* to protect for a shared rear yard driveway system with access from the side street.
- 4.5.3. Development adjacent to *Parks and Open Space Areas* will be setback to provide an appropriate interface between public and private lands and provide appropriate transitions.

4.6. **Height**

- 4.6.1. Development in *Mixed Use Area A* and *Mixed Use Area B* will have heights that contribute to the creation of mid-rise buildings on Sheppard Avenue East that reinforce the public realm, while transitioning and mitigating impacts on adjacent lower-scaled *Neighbourhoods* and *Parks and Open Space Areas*.
- 4.6.2. Development will create a continuous street wall with a minimum building height of 10.5 metres or 3-storeys on Sheppard Avenue East.
- 4.6.3. Development will provide a minimum ground floor height of 4.5 metres to facilitate commercial at-grade uses.
- 4.6.4. The maximum building heights permitted are:

- a) 5 storeys in *Mixed Use Area A*; and
 - b) 7 storeys in *Mixed Use Area B*.
- 4.6.5. Notwithstanding Policy 4.6.4, additional heights above the maximum height may be considered subject to the policies of this Plan including Policy 4.8, the Urban Design Guidelines and Streetscape Plan.

4.7. **Massing**

- 4.7.1. Mid-rise buildings will provide an appropriate street wall height in proportion with the adjacent right-of-way width. New buildings will provide a front angular plan and stepbacks to maintain a minimum of 5-hours of sunlight access on the opposite sidewalk to contribute to pedestrian comfort.
- 4.7.2. Mid-rise buildings will provide a stepback along Sheppard Avenue East to create a consistent street wall at a comfortable scale for pedestrians and to integrate new buildings into the existing context.
- 4.7.3. New development will be massed to provide good transitions in scale to *Parks and Open Space Areas* to provide access to direct sunlight and daylight.
- 4.7.4. New buildings will provide overlook and animation onto Sheppard Avenue East and side streets, and be articulated with high-quality and durable materials, glazing and design elements that contribute to the public realm.
- 4.7.5. Mechanical equipment shall be incorporated into the building mass and will be screened from view along Sheppard Avenue East, adjacent streets, parks, trails and open spaces and neighbouring properties.

4.8. **Transition to Neighbourhoods**

- 4.8.1. Transition in scale will be provided to minimize overlook and shadows to neighbouring low-scale areas. No part of any building should project into a 45 degree angular plane measured from the property lot line shared with lands designated *Neighbourhoods* at a height of 10.5 metres at the minimum required 7.5 metre rear yard setback as shown on Figure 1, or at a height of 12.5 metres at the minimum required 7.5 metre rear yard setback for the first 3-storeys for commercial/non-residential uses as shown on Figure 2.
- 4.8.2. On corner properties, the rear angular plan will be taken from the property line shared with lands designated *Neighbourhoods* at a height of 10.5 metres at the minimum required 7.5 metre setback, or at a height of 12.5 metres for commercial/non-residential uses.

4.9. **Servicing and Screening**

- 4.9.1. A soft landscaped area a minimum of 1.5 metres wide shall be provided along a property line abutting lands designated *Neighbourhoods*. The landscaped area will include tree species and shrubs that maximize privacy and opaque fencing.
- 4.9.2. Exterior lighting should be used to increase safety on-site and within the public realm. The light should be directed downward to prevent light overspill on adjacent properties

designated *Neighbourhoods*.

- 4.9.3. Development will locate and incorporate site service areas and access to underground parking within the building mass to minimize visual and noise impacts on adjacent properties and the public realm.
- 4.9.4. Development will enclose service and access areas when incorporating them into the building massing is not possible.

5. PUBLIC REALM

- 5.1. The public realm improvements will be undertaken in accordance with the Sheppard Avenue East Promenade and the High Order Pedestrian Zones shown on Map 29-4 and the Urban Design Guidelines and Streetscape Plan.

5.2. Sheppard Avenue East Promenade

- 5.2.1. The Sheppard Avenue East Promenade will include boulevard improvements consisting of wider pedestrian sidewalks, tree planting on both sides of Sheppard Avenue East, and side streets connecting to Sheppard Avenue East, installation of street furniture including the integration of cycling and shared mobility facilities within the boulevard.
- 5.2.2. The Sheppard Avenue East Promenade will improve the attractiveness, connectivity, and safety for all users of all ages and abilities by providing:
 - a) A universally accessible, consistent, and connected pedestrian network with wider sidewalks;
 - b) Consistent tree planting on both sides of Sheppard Avenue East and on side streets that connect to Sheppard Avenue East;
 - c) Enhanced pedestrian amenities through seating, lighting, additional trees, landscaping, weather protection, and public art;
 - d) Accessible cycling amenities and shared mobility facilities within the boulevard; and

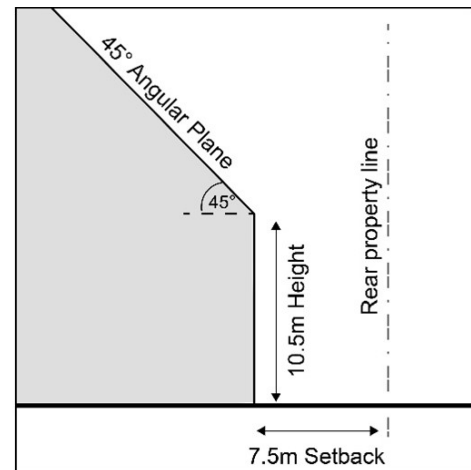


Figure 1

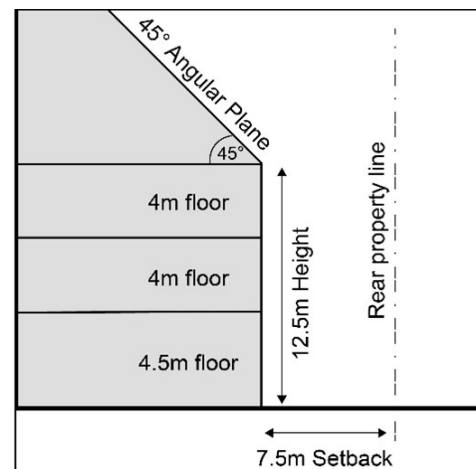


Figure 2

- e) Green infrastructure including ecological and hydrological functions to manage stormwater where it falls.

5.3. **High Order Pedestrian Zones**

- 5.3.1. High Order Pedestrian Zones are shown on Map 29-4 which identifies public realm enhancement opportunities at key pedestrian nodes by providing:
 - a) Additional setbacks to activate corners and provide placemaking opportunities, retail spillover, seating, soft landscaping, public art, and pedestrian clearway to support commercial and social activity;
 - b) Privately owned publically accessible open spaces (POPS) to extend the public realm;
 - c) Signalized pedestrian crossing, when warranted;
 - d) Protected and safe pedestrian crossing and intersection design such as tactile walking indicators minimized vehicular lane requirements and widths, right turn restrictions, corner extensions or boulevard bump out and pedestrian supportive signal timing through the development review process; and
 - e) Accommodation for transit stops and shelters.

5.4. **Privately-Owned Publically Accessible Spaces (POPS)**

- 5.4.1. POPS, which also include mid-block connections, should be considered on the street level on corner properties and appropriate locations throughout the Plan Area to add and improve connections to transit, parks, trails and open spaces.
- 5.4.2. POPS should be provided through development review and coordinated with active at-grade uses abutting the public realm to encourage social gather places.
- 5.4.3. The provision of POPS will not be in lieu of parkland dedication.

6. **GREEN INFRASTRUCTURE**

- 6.1. Development will be encouraged to incorporate green infrastructure into new buildings, streets, and public and private spaces, when possible, to respond to climate change and improve ecological and hydrological functions. This includes energy-efficient buildings, sustainable building materials, permeable paving, and the expansion to the parks and open space system.
- 6.2. Development will be encouraged to provide soft landscaping that can absorb and retain rainfall where it falls while enhancing biodiversity through green roofs, tree plantings, understorey herbaceous plantings, rain gardens, and planting native varieties that are pollinator-friendly.

7. **PARKLAND**

- 7.1. Potential locations for new and expanded parks are conceptually shown on Map 29-4.
- 7.2. Parkland priorities within the Plan Area include, but are not limited to:
 - a) Expanding and enhancing the size, function, visibility, and accessibility of existing parks and trails;

- b) Creating new parks; and
 - c) Contributing to new and improved pedestrian connections to and between parks and trails.
- 7.3. Development is required to prioritize dedication of land to the City in order to meet parkland dedication requirements. As part of any development, parkland provision will be considered in the following order of priority:
 - a) On-site parkland dedication;
 - b) Off-site parkland dedication; and
 - c) Cash-in-lieu of parkland.
- 7.4. Consolidation of parkland dedication from more than one development, assembled to create a larger park, will be encouraged.
- 7.5. Development adjacent to parks will:
 - a) Achieve setbacks related to fire separation in order to allow the building and any of its exterior features and amenities to be provided and maintained on the development site;
 - b) Provide an appropriate interface between public and private lands;
 - c) Be oriented to maximize public access and views to parks;
 - d) Be designed to have an attractive façade with animated uses at-grade;
 - e) Provide for casual overlook, increasing the passive surveillance and safety of parks;
 - f) Be located and designed to ensure wind conditions in parks are suitable for comfortable sitting and standing;
 - g) Be located and designed to minimize shadowing on parks; and
 - h) Avoid locating loading and servicing areas, and mechanical equipment, including venting, abutting parks.

8. MOBILITY

- 8.1. Sheppard Avenue East will balance mobility choices through Complete Street principles. Urban Design Guidelines and the Streetscape Plan will provide detailed design direction for improvements that will support all users in a universally accessible, comfortable and safe manner, as follows:
 - a) Protect for the planned 36 metre right-of-way;
 - b) Enhance pedestrian walkability through consistent, connected and wider sidewalks;
 - c) Enhanced pedestrian amenities that include trees, seating, lighting and pedestrian-scaled buildings;
 - d) Physically separated cycling facilities and interchanges; and
 - e) Accommodate transit vehicle mobility and prioritize transit users' convenience and comfort.
- 8.2. To maximize pedestrian and cycling comfort and safety on Sheppard Avenue East, development will provide:

- a) Consolidated and shared vehicle access points from Sheppard Avenue East to minimize curb cuts;
 - b) Encourage vehicle access points from the side streets, when possible;
 - c) Encourage shared parking and site servicing facilities for lots on Sheppard Avenue East;
 - d) Protect for side street access for mid-block development sites by encouraging a private rear driveway system and shared vehicle access points, parking and site servicing facilities;
 - e) Direct access to transit stops and shelters, when possible; and
 - f) Encourage the use of smart technologies to ensure efficient and easier access to on-site facilities and manage demand for mixed-use developments.
- 8.3. Development and associated facilities such as turn lanes, vehicle lanes, or on-street parking will not negatively impact or remove transit, walking, cycling, or other sustainable and shared mobility facilities. Through the development review process, mitigation measures will be identified and evaluated to reduce negative impacts on transit, walking, cycling, or other sustainable and shared mobility facilities and subject to City approval.
- 8.4. Development will not rely on the local neighbourhood street network as part of the transportation assessment.
- 8.5. Development will support multimodal transportation and reduce auto reliance and provide appropriate transportation demand management measures such as bike-share stations, car-share spaces, and accommodation for shared mobility.

9. CYCLING NETWORK

- 9.1. Streetscape design will include physically separated cycling infrastructure in accordance with Map 29-5.
- 9.2. Cycling infrastructure will meet the City's cycling design standards to support increased usage and safety. Cycling infrastructure should connect to future facilities on Yonge Street and east of Bayview Avenue.
- 9.3. Provide infrastructure and support for bicycles, including sheltered and easily accessible public bicycle parking, shareable parking, bike corrals and bike rings near transit stops, stations and local destinations at Cycling Interchanges.

10. PARKING

- 10.1. Developments will minimize on-site surface parking. If surface parking is proposed, it should be prioritized for shared mobility facilities such as car-share.
- 10.2. New vehicle parking facilities should be provided underground to limit the impact on the public realm. Shared mobility vehicle spaces such as car-share and loading for ride-share, should be publically accessible in highly visible locations.
- 10.3. When underground parking facilities are not possible, parking facilities will be located behind the principal structure and appropriately screened to minimize any negative impacts on adjacent *Neighbourhoods* properties and *Parks and Open Space Areas*.

11. TRAVEL DEMAND MANAGEMENT STRATEGIES

- 11.1. A Transportation Demand Management strategy may be required as part of a complete development application and will:
- a) Be integrated with required transportation impact assessments to support the proposed development;
 - b) Identify infrastructure and strategies to reduce single-occupancy vehicle use and encourage transit use, cycling and walking;
 - c) Identify the roles and responsibilities of the property owner with respect to each recommended program and its implementation; and
 - d) Identify the operational and financial roles and responsibilities of the property owner including, but not limited to, program development, implementation and ongoing management and operations of the transportation demand management plan and/or program.
- 11.2. Developments shall consider transit-supportive infrastructure, such as seating and weather protected shelters and street furniture to improve transit users' experience.

12. SPECIAL POLICY AREAS

- 12.1. Special Policy Areas are identified in Map 29-6. These Special Policy Areas have the potential to accommodate comprehensive redevelopment and influence the character and quality of Sheppard Avenue East by providing opportunities to expand the public realm, provide on-site open space and a built form that reinforces the Plan's Vision and Guiding Principles.
- 12.2. Redevelopment of these Special Policy Areas will implement the Guiding Principles and Vision as demonstrated through a Block Context Plan. By implementing the policies of this Plan, development in these Special Policy Areas will maintain and reinforce the stability of adjacent *Neighbourhoods* and provide transitions between the development in *Mixed Use Areas* and *Apartment Neighbourhoods* to adjacent land use designations.
- 12.3. **Block Context Plan**
- 12.3.1. A Block Context Plan will be required for each Special Policy Area to ensure comprehensive and coordinated redevelopment within each Special Policy Area as well as within the overall Plan Area and surrounding context. The Block Context Plan will implement the Vision for this Plan and will provide additional housing opportunities, including affordable housing, and provide a public realm framework that will improve accessibility to transit, parks, trails and open spaces, and the retail activity planned for Sheppard Avenue East.
- 12.3.2. The plans/drawings and studies/reports required for the submission of a complete application for development within the Plan Area are identified in Policy 5.5.2 and Schedule 3 of the Official Plan. In order to assess proposed development in the Special Policy Areas, additional information regarding the complete application submission requirements in the Block Context Plan will be required:
- a) To demonstrate coordinated and comprehensive development within each Special Policy Area, as well as integration within the larger surrounding context as demonstrated through written and graphic text on how the proposed development will support the Vision and Guiding Principles of this Plan with compatible land uses that transition to adjacent streets, *Neighbourhoods* and *Apartment Neighbourhoods*, *Parks and Open Space Areas*, existing and planned buildings and landscape

elements;

- b) A public realm framework as the organizing element and setting for development that fosters a well-connected community integrates into the broader public realm framework of the surrounding area and provides address for new development, active ground floor uses and setbacks that contribute to and enhance the public realm;
- c) Contribute to street-oriented commercial uses abutting Sheppard Avenue East including the layout of the proposed land uses and including services areas, public/shared driveways, ramps and loading areas;
- d) The patterns of existing and proposed building types;
- e) Density and heights illustrating shadow impacts, transition in scale between areas of differing land uses, intensity and scale, including the application of angular planes, building separation on-site or on abutting sites;
- f) Improvements to the pedestrian and cycling circulation network which includes public sidewalks, walkways, bikeways, mid-block connections which may be in the form of a public street, and the placement of POPS;
- g) The location of required on-site parkland, where appropriate, to maximize public access and views to park areas and in relationship to the public streets, existing parks, trails, open spaces, POPS, midblock connection, and active at-grade uses; and
- h) Public art opportunities where an applicant agrees to provide this. This may include the celebration and recognition of Indigenous culture and history.

12.4. Special Policy Area 1 — Willowdale Area

Willowdale Area is designated *Mixed Use Areas*, front onto Sheppard Avenue East and Willowdale Avenue and is situated within a High Order Pedestrian Zone on Map 29-4 where future bikeways are proposed. The northern portion of Willowdale Area is directly adjacent to lands designated *Neighbourhoods* to the immediate east within the same block on Maplehurst Avenue, as well as, to the north, across the street on Maplehurst Avenue.

12.4.1. Development in the Willowdale Area will:

- a) Acknowledge the street intersection to support commercial and social activity for area residents, workers and visitors through the creation of an active, lively commercial space along Sheppard Avenue East and Willowdale Avenue.
- b) Deliver new public parkland as well as mid-block connections, where appropriate, to maximize public access and view to park areas and in relationship to the public streets, existing open spaces, POPS, mid-block connections, and at-grade uses. The precise size, location and configuration of new public parkland and open spaces, including park locations not conceptually shown on Map 29-4, will be determined through the development review process.
- c) Provide additional setbacks at the corner of Sheppard Avenue East and Willowdale Avenue to provide placemaking opportunities to support commercial use at grade or to extend the public realm within the High Order Pedestrian Zone.
- d) Provide for mid-rise built form that will define, frame and animate the intersection

at Sheppard Avenue East and Willowdale Avenue in good proportion with the adjacent right-of-way width while maintaining a minimum of 5-hours of sunlight access on the opposite public sidewalk of Sheppard Avenue East, Willowdale Avenue and Maplehurst Avenue to contribute to the pedestrian environment and comfort.

- e) Provide for low-rise built form along Maplehurst Avenue, that will fit and be compatible with the scale to the local street and adjacent lands designated *Neighbourhoods*, and provide transition in scale through the application of a 45 degree angular plane from front and rear yards, and appropriate setbacks and stepbacks.
- f) Public art opportunities where an applicant agrees to provide this. This may include the celebration and recognition of Indigenous culture and history.

12.5. Special Policy Area 2 — Wilfred Area

Wilfred Area is designated *Apartment Neighbourhoods* and is situated on a large corner lot with generous frontages on Sheppard Avenue East and Wilfred Avenue. Wilfred Area is directly adjacent to lands designated *Neighbourhoods* to the north and *Apartment Neighbourhoods* to the north and east.

12.5.1. Development in the Wilfred Area will:

- a) Reinforce the existing role of the site to provide community services and act as a community gathering place, when possible.
- b) Provide on-site parkland, where appropriate, in a location to maximize public access and views to park areas and in relationship to the public streets, existing open spaces, POPS, mid-block connection, and active at-grade uses.
- c) Provide for built form that will frame Sheppard Avenue East and Wilfred Avenue in proportion with the adjacent right-of-way width to provide a minimum of 5 hours of sunlight access on the opposite public sidewalk to contribute to the pedestrian environment and comfort.
- d) Frame and animate Sheppard Avenue East with commercial uses that serve the needs of area residents, workers and visitors, while providing new opportunities to expand housing choices, including affordable housing.
- e) Provide low-rise built form along the northern portion of the site that will be compatible with adjacent lands designated *Neighbourhoods* on Greenfield Avenue by transitioning lower in height, density and scale through the application of a 45 degree angular plane along the north property line, and appropriate setbacks and stepbacks.
- f) Provide a built form that provides appropriate building separations, setbacks and stepbacks with adjacent *Apartment Neighbourhoods*.
- g) Provide a mid-block connection, which may be in the form of a new public street or a POPS, to improve connectivity within the site and to the surrounding area and provide address for new development and open spaces.
- h) Public art opportunities where an applicant agrees to provide this. This may include the celebration and recognition of Indigenous culture and history.

12.6. Special Policy Area 3 — Sheppard Area

Sheppard Area is designated *Apartment Neighbourhoods* and is a mid-block site on a deep lot with frontage on Sheppard Avenue East. Sheppard Area is adjacent to lands designated *Neighbourhoods* to the north and *Apartment Neighbourhoods* to west and east.

12.6.1. Development in the Sheppard Area will:

- a) Reinforce the existing role of the site to provide community service facilities, where possible with redevelopment.
- b) Provide new opportunities to expand housing choices, including affordable housing.
- c) Support the commercial and social activities on Sheppard Avenue East that serve the needs of area residents with appropriate at-grade uses.
- d) Provide built form along Sheppard Avenue East in proportion with the adjacent right-of-way width to provide a minimum of 5 hours of sunlight access on the opposite public sidewalk to contribute to the pedestrian environment and comfort.
- e) Provide for low-rise built form along the northern portion of the site that will be compatible with adjacent lands designated *Neighbourhoods* on Greenfield Avenue by transitioning lower in height, density and scale through the application of a 45 degree angular plane and appropriate setbacks and stepbacks.
- f) Provide built form that has appropriate building separations, setbacks and stepbacks with adjacent *Apartment Neighbourhoods*.
- g) Public art opportunities where an applicant agrees to provide this. This may include the celebration and recognition of Indigenous culture and history.

12.7. **Special Policy Area 4 — Longmore Area**

Longmore Area is designated *Mixed Use Areas* fronting onto Sheppard Avenue East and Longmore Street and *Neighbourhoods* on Maplehurst Avenue and Longmore Street and is situated within a High Order Pedestrian Zone on Map 29-4 where future bikeways are proposed. The Longmore Area is directly adjacent to lands designated *Neighbourhoods* to the immediate west commencing at the 285 Maplehurst Avenue within the same block on Maplehurst Avenue, as well as, to the north, across the street along Maplehurst Avenue, to the east along Longmore Street and to the east commencing at 301 Maplehurst Avenue across Longmore Street.

12.7.1. Development in the Longmore Area will:

- a) Acknowledge the street intersection to support commercial and social activity for area residents, workers and visitors through the creation of an active, lively commercial space along Sheppard Avenue East and Longmore Street on lands designated *Mixed Use Areas*.
- b) Establish the location of mid-block pedestrian connections, where appropriate, to maximize public access and view to park areas and in relationship to the public streets, existing open spaces, POPS, mid-block connection, and at-grade uses and create separation between buildings contemplated in this Special Policy Area.
- c) Provide additional setbacks at the corner of Sheppard Avenue East and Longmore Street to provide placemaking opportunities to support commercial use at grade or to extend the public realm within the High Order Pedestrian Zone.
- d) Provide for mid-rise built form that will define, frame and animate the intersection at Sheppard Avenue East and Longmore Street and frame the adjacent streets

in general proportion with the adjacent right-of-way widths while maintaining a minimum of 5-hours of sunlight access on the opposite public sidewalk of Sheppard Avenue East, Longmore Street and Maplehurst Avenue to contribute to the pedestrian environment and comfort.

- e) Provide for mid-rise buildings up to a maximum of 11 storeys on the lands designated *Mixed Use Areas* along Sheppard Avenue East that are:
 - i) Directly adjacent to *Mixed Use Areas* to the north along Maplehurst Avenue [also referred in the Plan as “Special Policy 1 – Willowdale Area”]; and
 - ii) Directly adjacent to the *Neighbourhoods* within the Longmore Area along Longmore Street may connect to the low-rise built form contemplated in Policy 12.8. g. below.
- f) Provide for mid-rise buildings that steps down, which may be a gradation from 11 storeys to no lower than 8 storeys on certain portions of the lands designated *Mixed Use Areas* along Sheppard Avenue East that are directly adjacent to the rear yards of the *Neighbourhoods* on the south side of Maplehurst Avenue not included in the Longmore Area, which will transition in scale with appropriate building setbacks and stepbacks.
- g) Provide for low-rise built form along Maplehurst Avenue and within the lands designated *Neighbourhoods* up to 4 storeys, that will fit and be compatible with the scale to the local street and adjacent lands designated *Neighbourhoods* including appropriate building setbacks from the local streets, in particular a front yard setback along Maplehurst Avenue.
- h) Provide for public art opportunities where an applicant agrees to provide this. This may include the celebration and recognition of Indigenous culture and history.
- i) Be implemented through an application for Zoning By-law Amendment which will include a comprehensive development plan for all the lands in the Longmore Area to demonstrate how the proposed development will relate to other properties within the block and how the policies are met. As part of a complete application for the Zoning By-law Amendment for the Longmore Area, the applicant shall provide documentation to the City that demonstrates an ownership interest or consent from the owners of the lands in the Longmore Area.
- j) Through an Official Plan Amendment, be encouraged to consolidate the properties at 273, 279, 283 and 285 Maplehurst Avenue maintained as *Neighbourhoods* and in such event:
 - i) Policy 12.8. e. will be interpreted to permit up to a maximum of 11 storey mid-rise buildings on all lands designated *Mixed Use Areas* along Sheppard Avenue East;
 - ii) Policy 12.8.f above would not apply to development in the Longmore Area; and
 - iii) The remainder of the policies in Section 12.8 and this Plan would continue to apply.
- k) If these properties at 273, 279, 283 and 285 Maplehurst Avenue are included in the Sheppard Willowdale Area and not the Longmore Area, Policy 12.8. j. will apply in the same manner to the Longmore Area as if those properties at 273, 279, 283 and 285 Maplehurst Avenue are included in the Longmore Area.

13. IMPLEMENTATION

13.1. Urban Design Guidelines

13.1.1. Urban Design Guidelines and a Streetscape Plan will be developed to guide development within the Sheppard Lansing Secondary Plan Area and this Plan. The Urban Design Guidelines and Streetscape Plan will be used as a tool to ensure that development is consistent with the Official Plan and this Secondary Plan. The Urban Design Guidelines and Streetscape Plan will also be used as a tool to inform standards that will be included in implementing zoning by-law(s) and to evaluate applications for Site Plan Control. To achieve this, the Urban Design Guidelines and Streetscape Plan will address:

- a) Site and building location and organization including setbacks, ground floor uses and building entrances;
- b) Building types;
- c) Access and servicing;
- d) Building massing and articulation;
- e) Pedestrian amenity and landscape; and
- f) Public realm matters including pedestrian and cycling connections and boulevard improvements including tree planting, lay-by parking, sidewalks, pedestrian amenities, and street furniture.

13.2. Transportation Policies

13.2.1. As part of the transportation assessment for development applications, quantitative multi-modal transportation analysis and site-related mitigation measures are required to demonstrate that sufficient and safe transportation infrastructure is available to support the new development.

13.2.2. As part of the development approval process, all developments will be encouraged to support and improve the multimodal transportation infrastructure in the Plan Area.

13.2.3. As part of the Urban Design Guidelines and Streetscape Plan, implementation strategies to secure the development and maintenance of curbside management of on-street parking spaces, multimodal transportation infrastructure and commuting programs will be undertaken. These implementation strategies will be developed in collaboration with the Toronto Parking Authority (TPA), Smart Commute (North Toronto), City Planning and Transportation Services staff.

13.2.4. The development of multimodal transportation infrastructure can be supported by the following measures, in conjunction with public realm improvements, for the Plan Area, including, but not limited to:

- a) Amenities for non-auto users;
- b) Shared mobility spaces, such as car-share and carpool spaces;
- c) Consolidated pick-up/drop-off areas;
- d) On-street bicycle parking;

- e) Publicly accessible spaces for shared bike facilities;
- f) Digital mobility information and real-time travel display at primary building entrances; and
- g) Comprehensive transit-supportive infrastructure and services, including those contained in the Transportation Demand Management Strategies.

14. MAPS

The maps listed below are shown on the pages that follow.

Map 29-1: Secondary Plan Area Boundary

Map 29-2: Land Use

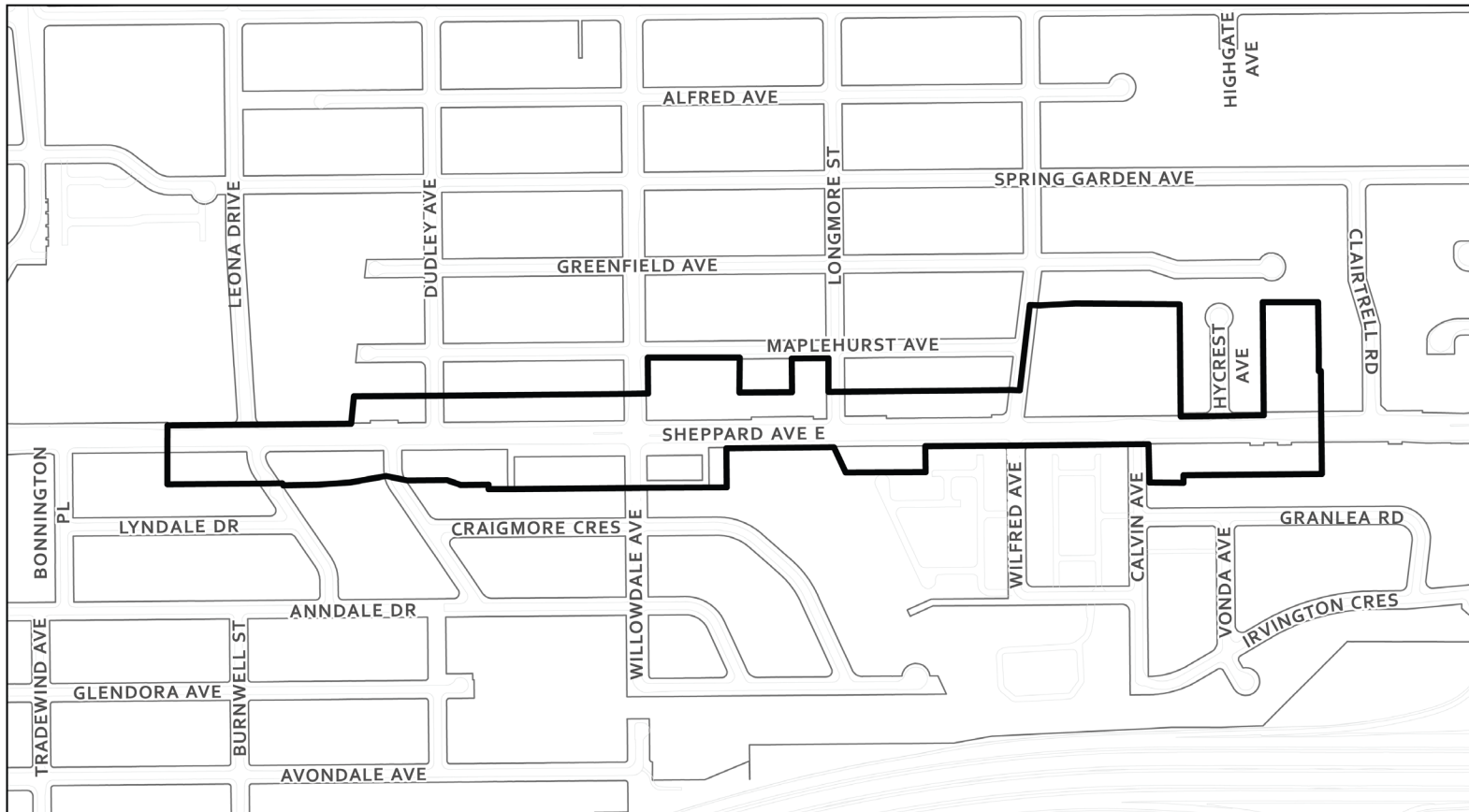
Map 29-3: Maximum Density

Map 29-4: Parks and Public Realm

Map 29-5: Cycling Connection

Map 29-6: Special Policy Areas

MAP 29-1: SECONDARY PLAN AREA BOUNDARY

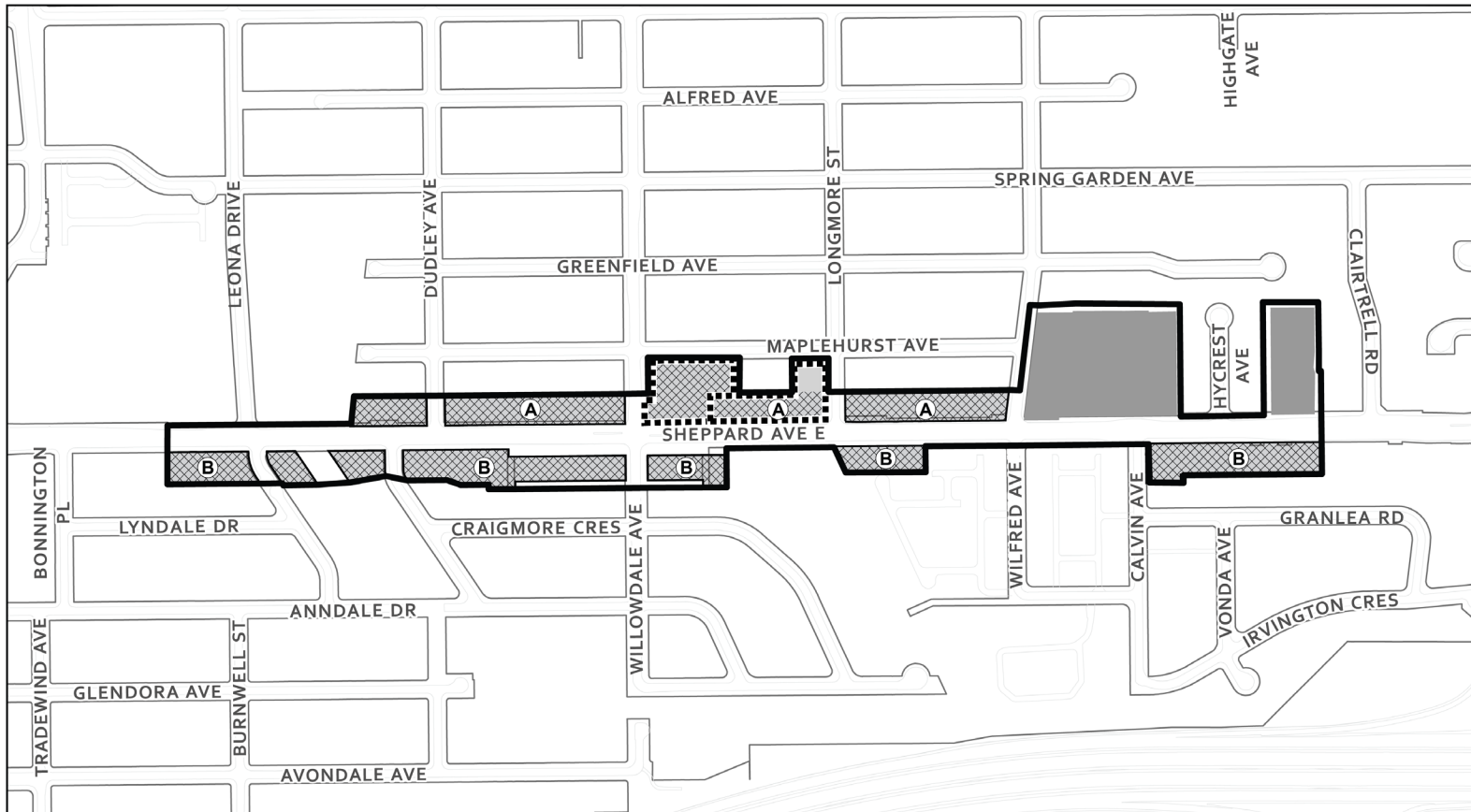


Sheppard Willowdale Secondary Plan Map 29-1 Secondary Plan Area Boundary

— Secondary Plan Boundary

Not to Scale
May 2023



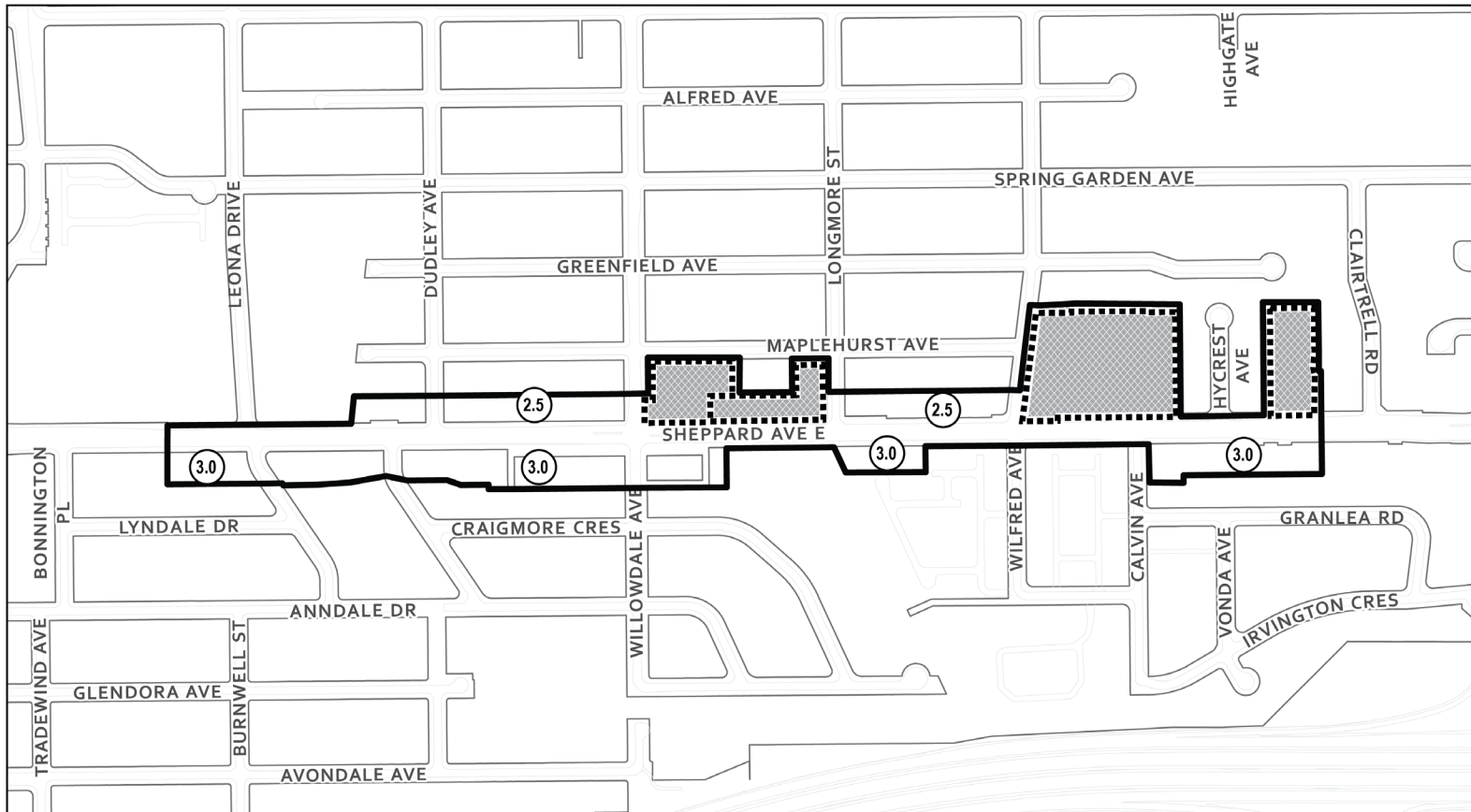


Sheppard Willowdale Secondary Plan Map 29-2 Land Use

- Secondary Plan Boundary
- Special Policy Area
- Mixed Use Area A
- Mixed Use Area B
- Neighbourhoods
- Apartment Neighbourhoods

Not to Scale
May 2023

MAP 29-3: MAXIMUM DENSITY

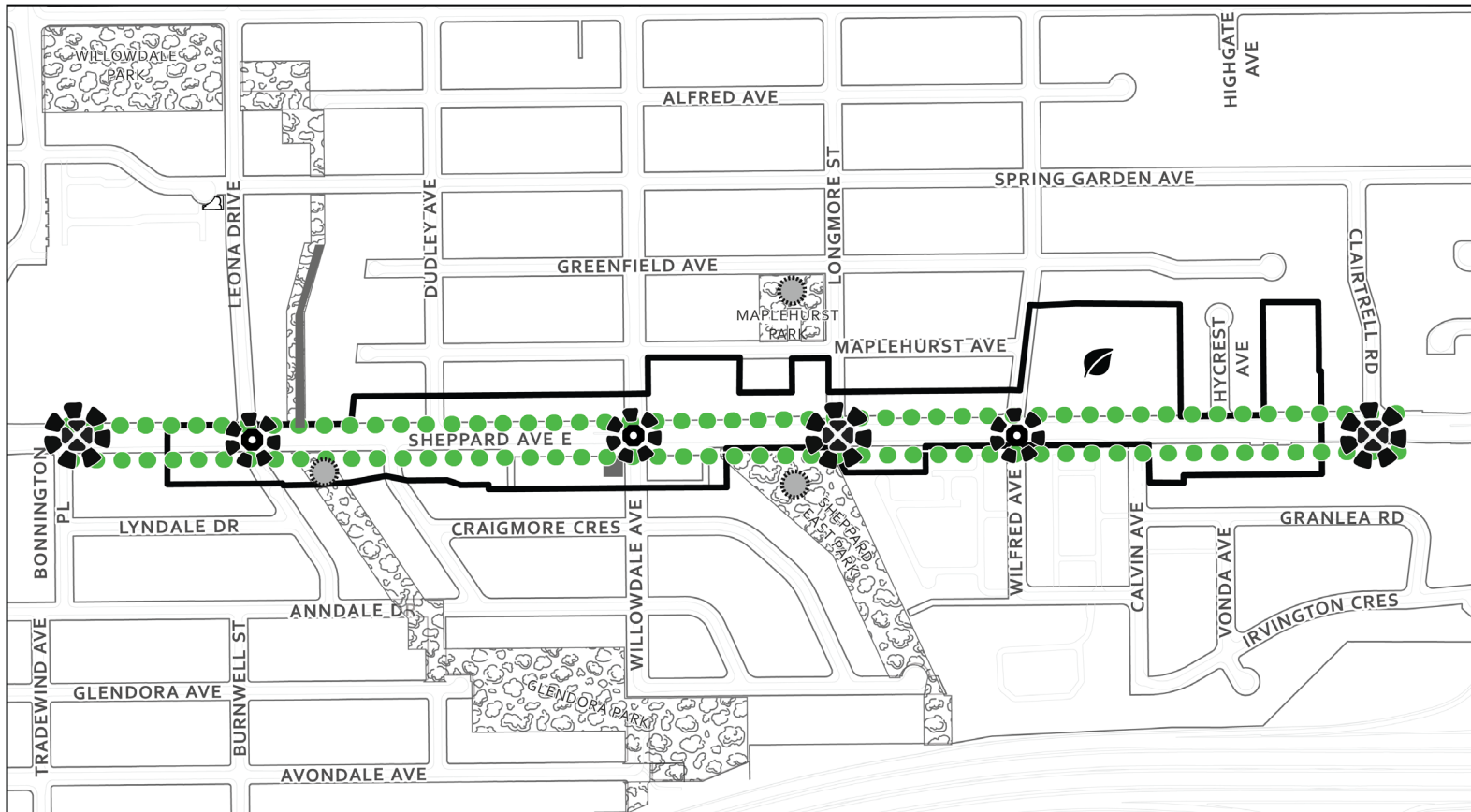


Sheppard Willowdale Secondary Plan Map 29-3 Maximum Density

- Secondary Plan Boundary
- ▨ Special Policy Area

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May 2023

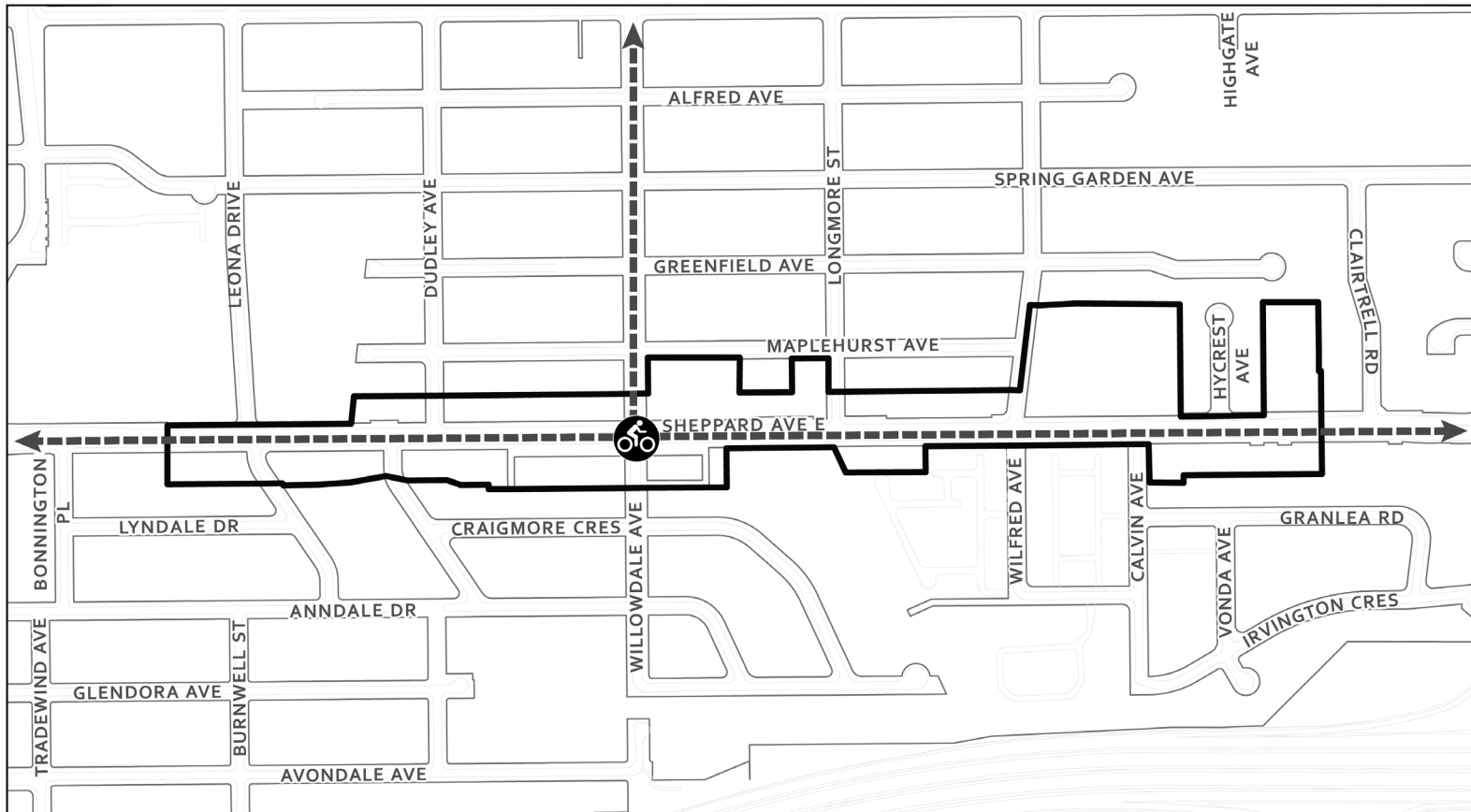




Sheppard Willowdale Secondary Plan Map 29-4 Parks and Public Realm

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

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May 2023

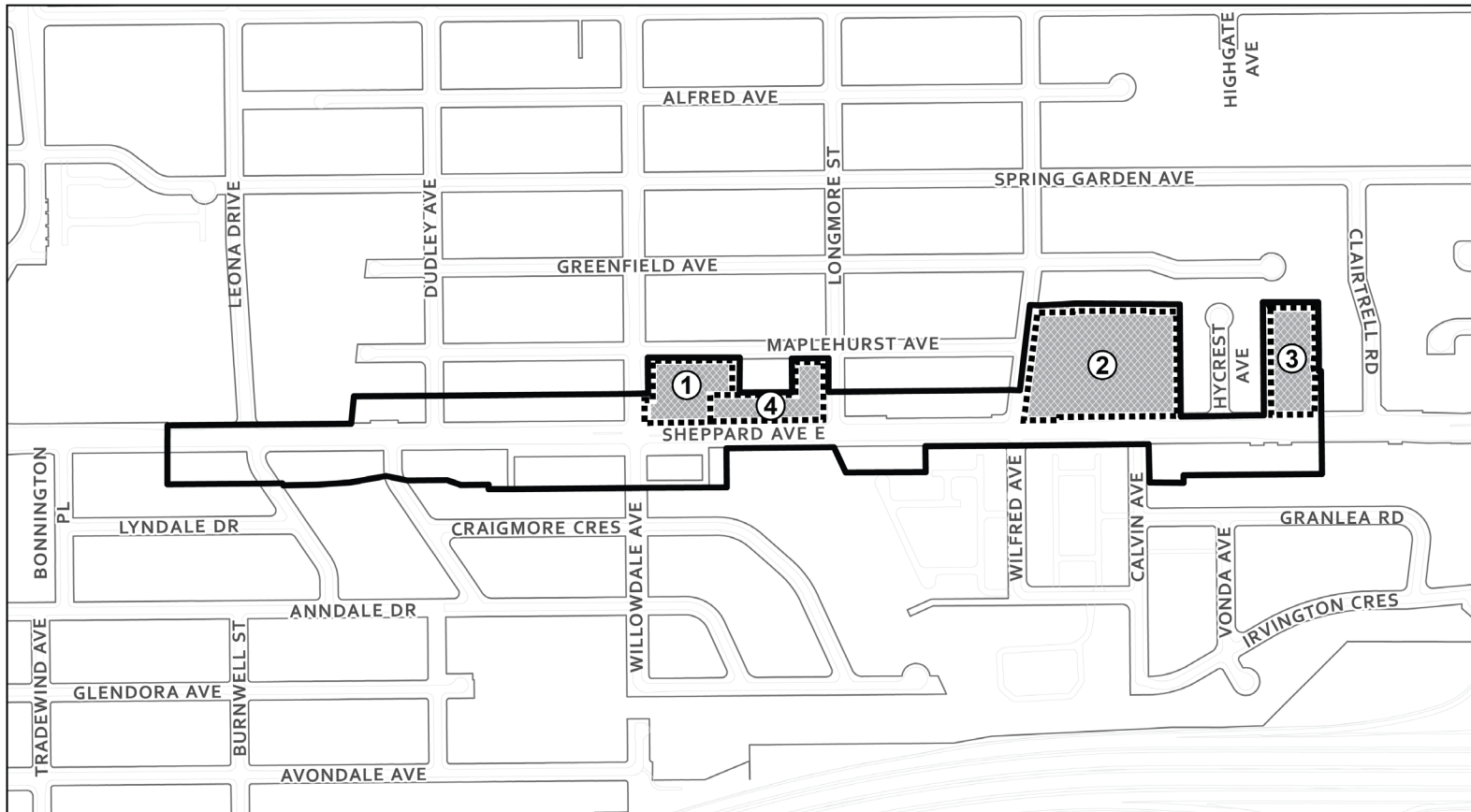


Sheppard Willowdale Secondary Plan
Map 29-5 Cycling Connection

- Secondary Plan Boundary
- - - Proposed Bikeways
- 🚲 Proposed Cycling Interchange

Not to Scale
May 2023





Sheppard Willowdale Secondary Plan Map 29-6 Special Policy Areas

- Secondary Plan Boundary
- ▨ Special Policy Areas
- ① Willowdale Area
- ② Wilfred Area
- ③ Sheppard Area
- ④ Longmore Area

Not to Scale
May 2023

