

Proposed Amendments to the Sherbourne and New Orchard Secondary Plan

Secondary Plan Amendment	Comments
Unless otherwise indicated, bold and underline indicates new text, strikethrough indicates removed text	
Section 3: Land Designation Policies	
Station Area	
2) The Station Area closest to Sherbourne Station contains lands that front onto Richmond Road and Cleary Avenue. Redevelopment in this area will meet all of the following below :	The height permissions for the Station Area designation closest to Sherbourne Station are too restrictive to achieve the density targets for the area. The height permissions are therefore scaled up proportionally, with the maximum permitted height being 20 storeys, subject to the same criteria as previously applied, with more specificity added to the policy surrounding affordable housing.
a) Be mid-rise b Buildings heights shall be limited generally between six to nine up to 18 storeys in height .	
b) Despite Policy 2 a) above, sites which have zoning that allows a greater height, prior to the adoption of this secondary plan, are grandfathered their height permissions.	
c) b Despite Policy 2 a) above, an increased building height to a maximum of 12 27 storeys will be considered, on a case-by-case rezoning application, where all of the following considerations are included in such requests :	Policy 4) is amended to remove references to the Density Redistribution Plan, and Policy 4) c), which provides confusing direction, is removed.
i) The provision and type of parking is and the manner in which parking is proposed to be provided, with a preference for no parking spaces being provided for the number of units or uses within the additional gross floor area measured from the pre-zoning as-of-right permitted height and with preference to parking being located within the building and located below grade.	Policy 5) is amended to increase the permitted heights in the Mainstreet designation to nine storeys. Policy 9) is amended to apply only to the Low-Rise Park Frame designation.
ii) The provision of At least 20 per cent of the building's units are affordable housing, with at least 70 per cent of the affordable units being core-affordable.	
iii) A setback along the front lot line above the fourth storey that results in a clear demarcation of the lower and upper sections of the building and results in reducing wind velocity at ground level.	
4) The Station Area adjacent to New Orchard Station contains lands that front onto Richmond Road, New Orchard Avenue and Ambleside Drive. Redevelopment in this area will meet all of the below: a) permit be with buildings up to 20 27 storeys in height in accordance with Section 4: Built Form, Policy 6) and Schedule C — Density Redistribution Plan.	Policy 10) is amended to permit mid-rise buildings in the Mid-Rise Park Frame designation, while retaining some of the location-specific policies that currently exist.
b) Be in accordance with the provisions of Policy 1) above.	Policy 21) is amended to permit mid-rise buildings in the Institutional designation in order to align with the adjacent Mid-Rise Park Frame designations.
c) Primarily be in the form of low-rise buildings that frame the street frontage for redevelopment on lands that front onto Ambleside Drive.	
Mainstreet	
5) Redevelopment of this area will be with mid-rise buildings of five or six The maximum permitted building height in the Mainstreet designation is nine storeys. Any increase in height beyond what is permitted in the parent Official Plan are only permitted for lots identified for Density Redistribution in accordance with Schedule C — Density Redistribution Plan.	The policies on density redistribution are amended to eliminate floor space index (FSI) requirements, since such requirements are generally being phased out in the new Zoning By-law.
Low- and Mid-Rise Park Frame	
9) Redevelopment of in the low-rise properties Low-Rise Park Frame designation will be low-rise buildings.	

- 10) Redevelopment ~~of in the mid-rise properties~~ Mid-Rise Park Frame designation will ~~generally~~ satisfy the following policies:
- ~~a) Be b~~Buildings of up ~~heights shall be limited~~ to ~~five storeys and six~~ nine storeys; ~~at 150 Woodroffe Avenue;~~
 - ~~b) p~~Provided ~~that~~ an adequate setback along any lot line abutting a low-density neighbourhood zone ~~is provided~~, generally in the range of 7.5 metres or greater;
 - c) For properties between Redwood Avenue and Sherwood Road:
 - i) A focal point in the building design at the corner of both Sherbourne Road and Byron Avenue and at the corner of and Redwood Avenue and Byron Avenue will be included within the design of the building; and
 - ii) Every reasonable effort must be made to retain the trees that line Redwood Avenue.

- ~~11) Despite Policy 10) above, the properties facing Byron Avenue between Redwood Avenue and Sherbourne Road are permitted to redevelop with buildings of up to six storeys to a general depth of 45 metres from Byron Avenue, provided all of the following are met:~~
- ~~a) A focal point in the building design at the corner of both Sherbourne Road and Byron Avenue and at the corner of and Redwood Avenue and Byron Avenue is included within the design of the building.~~
 - ~~b) Building heights step down from six storeys beyond 45 metres from Byron to reach a maximum of three storeys where the lot approaches Keenan Avenue.~~
 - ~~c) Every reasonable effort must be made to retain the existing trees that line Redwood Avenue.~~

21) Any major redevelopment or changes in use of lands designated Institutional are encouraged to follow the requirements of the Section 3: Land Designation Policies, Policies 18) and 20) a) to c) with a maximum building height limit of ~~five~~ nine storeys.

Section 4: Built Form

~~Density Redistribution~~ Height Exceptions

~~Certain sites within the Planning Area~~ 979 Richmond Road and 993 Richmond Road are identified as appropriate sites for ~~density redistribution~~ greater heights than the heights permitted by the underlying designation. ~~Density redistribution is to allow the as-of-right permitted density in the underlying zoning to be redistributed to reflect the built form principles of this secondary plan and other urban design guidelines of the City.~~

- 6) ~~Council~~ The City may consider heights of up to 18 storeys ~~approve a built form design that deviates from the maximum building height provisions described in Section 3: Land Designation Policies, for properties~~ for the sites at 979 Richmond Road and 993 Richmond Road identified on Schedule C—Density Redistribution Plan through an amendment to the Zoning By-law, provided all of the following conditions are met, as prerequisite requirements:
- a) The lot is a minimum of 2000 square metres in size.
 - b) The floor plate for a residential tower is generally a maximum of 750 square metres in size.
 - c) The lot must abut at least two public realms (such as roads paths or greenspaces).
 - d) The proposed development does not exceed ~~the maximum height allowance established by this secondary plan, as detailed in Schedule C—Density Redistribution Plan.~~ 18 storeys in height.
 - e) The proposed development provides a minimum 200 square metres of Privately-Owned Public Spaces.
 - f) The proposed development achieves the built form principles found in Section 4: Built Form, Policies 1) to 3), as applicable.

~~7) To protect the established characteristics and pattern of existing neighbourhood areas within and adjacent to the planning area, this secondary plan identifies properties that are not appropriate for density redistribution based on circumstances and context of the lots, as shown in Schedule C—Density Redistribution Plan.~~

Schedule C – Density Redistribution Plan is deleted in its entirety.