

Authority: Etobicoke York Community Council Item EY31.4, as adopted by City of Toronto Council on June 26, 27, 28 and 29, 2018

**CITY OF TORONTO**

**BY-LAW 1230-2018**

**To adopt Amendment 419 to the Official Plan for the City of Toronto respecting the lands generally bound by the Line 2 Bloor-Danforth subway to the south, Glenlake Avenue to the north, Gothic Avenue to the west and Mountview Avenue to the east.**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 419 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,  
Deputy Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT 419 TO THE OFFICIAL PLAN**

**LANDS GENERALLY BOUND BY THE LINE 2 BLOOR-DANFORTH SUBWAY TO THE SOUTH, GLENLAKE AVENUE TO THE NORTH, GOTHIC AVENUE TO THE WEST AND MOUNTVIEW AVENUE TO THE EAST**

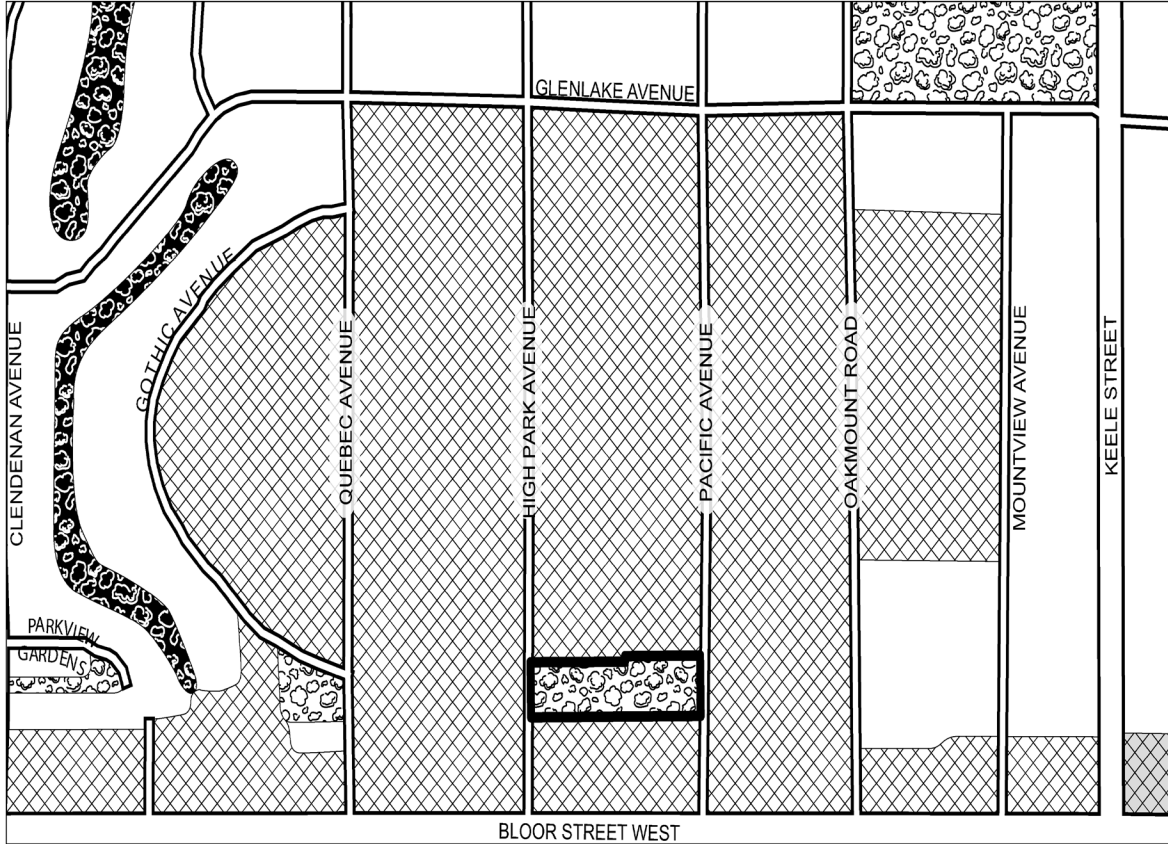
The Official Plan of the City of Toronto is amended as follows:

1. Map 7A Identified Views from the Public Realm, is amended by adding views as follows:
  - a. view to High Park from the public street at the intersections of:
    - i. Glenlake Avenue and Quebec Avenue;
    - ii. Glenlake Avenue and Pacific Avenue; and
    - iii. Glenlake Avenue and Oakmount Road;
  - b. view to the northern gateway of High Park at Bloor Street West and Colborne Lodge Drive from the public street at the intersection of Glenlake Avenue and High Park Avenue; and
  - c. view to High Park from the public street on Mountview Avenue, at the highest elevation of the street right of way, between Glenlake Avenue and Bloor Street West.
2. Schedule 4 is amended by adding the following text:

"C10. High Park

The natural setting of High Park can be viewed clearly (looking south) beyond the termini of Quebec Avenue, Pacific Avenue, Oakmount Road and Mountview Avenue at Bloor Street West, as well as from High Park Avenue (looking south) to the northern gateway of High Park at Bloor Street West and Colborne Lodge Drive. These "green corridors" leading to High Park are framed by trees and landscaped setbacks."

- 3. Maps 17 and 18 are amended by re-designating the lands known as 21 High Park Avenue, from *Apartment Neighbourhoods* to *Parks and Open Space Areas – Parks* as shown below:



**Schedule 1 - Official Plan Amendment #419**

Revisions to Land Use Maps 17 and 18 to redesignate lands from Apartment Neighbourhoods to Parks and Open Space Areas - Parks

21 High Park Avenue

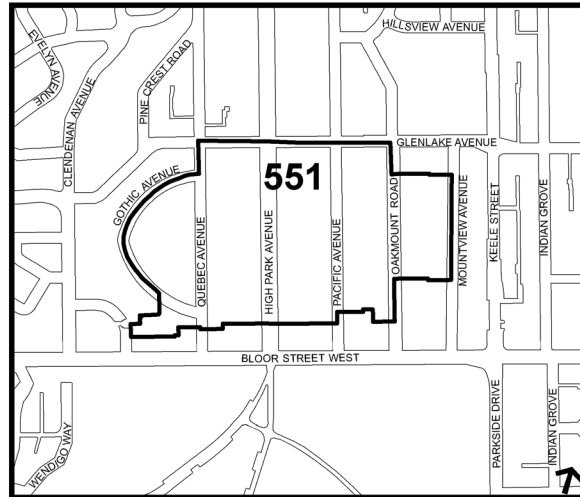
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 Site Location	<b>Parks &amp; Open Space Areas</b>
 Neighbourhoods	 Natural Areas
 Apartment Neighbourhoods	 Parks
 Mixed Use Areas	

↑  
Not to Scale  
05/15/2018

4. Chapter 7, Site and Area Specific Policies and Maps 26 and 29, are amended by adding the following Site and Area Specific Policy No. 551:

"551. High Park Apartment Neighbourhood Site and Area Specific Policy, generally bound by the Line 2 Bloor-Danforth subway to the south, Glenlake Avenue to the north, Gothic Avenue to the west and Mountview Avenue to the east.



#### High Park Apartment Neighbourhood Character

The High Park Apartment Neighbourhood Area is an established, stable residential apartment neighbourhood with strong visual and physical connections to the natural environment and amenity of High Park to the south. Redeveloped predominantly between 1965 and 1980, the Area was conceived as a comprehensive vertical, residential community at what was initially planned to be the western terminus of Toronto's subway system. It was designed as an innovative high-density housing solution to the city's post-WWII population boom that also honours and responds to the Area's existing natural setting and promotes a strong sense of community through design.

A representative example of the Tower in the Park planning concept, the Area has a distinct character that can be attributed to its setting. It is located on a local topographical high point within a walkable, transit-oriented early-twentieth century low rise residential neighbourhood, served by the well-established shopping main street along Bloor Street West. The Area features a collection of residential towers, generously spaced apart within large areas of mature, tree-covered, *soft landscaped* open space. The generous landscaped setbacks, in combination with the placement, orientation and separation of buildings, allow for sunlight and sky views along streets, lot frontages and within the long north-south blocks, as well as maximizing light and ventilation, enhancing privacy and directing views within the Area and beyond.

Social interaction and a sense of community is facilitated within this quiet, park-like neighbourhood by the interconnected composition of passive and active recreational amenities and *soft landscaped* open spaces, linked by an extensive network of mid-block pedestrian walkways. At the Area's western edge, the juxtaposition of late-1970s Brutalist-inspired condominium apartment towers and early-twentieth century house forms retained along Gothic Avenue signifies the high-profile culmination of local community and government opposition and eventual halt to the Tower in the Park era of redevelopment in the Area.

The High Park Apartment Neighbourhood Area remains an intact and unique expression of the Tower in the Park planning concept for its adaptive re-use of the Gothic Avenue houses representing the neighbourhood's earlier built character, and for the thoughtfulness of transition in height from the taller apartment buildings down to those adjacent single-family dwellings. It is a remarkable example of mid-twentieth century community planning in Toronto, and holds an important position in the city's socio-political history.

Future change and appropriate infill opportunities in this area will need to be sensitive to and enhance the High Park Apartment Neighbourhood Area character. Lands within the High Park Apartment Neighbourhood are subject to the following policies:

1. Goals
  - a. support and enhance the natural environment, including the natural heritage and hydrologic features and functions in High Park, and foster sustainability within and adjacent to the High Park Apartment Neighbourhood;
  - b. provide a high quality, green, well-connected, safe, healthy and comfortable public realm, which prioritizes pedestrians, cyclists and public transit use and supports people of all ages and abilities;
  - c. preserve and enhance the park-like setting, generous open space amenity and *soft landscaped* areas that contribute to the character of the High Park Apartment Neighbourhood;
  - d. respect the existing physical character and enhance the quality of buildings and open space within and adjacent to the High Park Apartment Neighbourhood, and protect *Neighbourhoods* from negative impact;
  - e. provide consolidated, integrated and functional site servicing that minimizes impacts and improves the safety, public health and attractiveness of the public realm, the site and neighbouring properties;
  - f. further integrate land use and transportation within the High Park Apartment Neighbourhood; and

- g. accommodate and integrate community services and facilities within the High Park Apartment Neighbourhood.

2. Natural Environment

To support and enhance the natural environment, including the natural heritage and hydrologic features and functions in High Park, and foster sustainability within and adjacent to the High Park Apartment Neighbourhood, it is the policy of City Council that:

- a. the following advanced performance measures toward environmental sustainability will be required for new development/redevelopment and will be encouraged in the retrofit of existing buildings:
  - i. Compliance with all highest applicable requirements for Bird Collision Deterrence and Light Pollution, as specified in the applicable in force version of the Toronto Green Standard;
  - ii. Use of only native and/or non-invasive plants (including trees, shrubs and herbaceous plants) in streetscapes and landscaped areas; and
  - iii. Compliance with the highest requirements for Biodiversity in Landscapes as specified in the applicable in force version of the Toronto Green Standard;
- b. development/redevelopment and the retrofit of existing buildings will be encouraged to achieve the highest requirements for Energy/Greenhouse Gas and Resilience, as specified in the applicable in force version of the Toronto Green Standard; and
- c. development/redevelopment may be required to provide a Natural Heritage Impact Study (NHIS) which may include the study of, and recommended actions to address, the following:
  - i. Surface water and groundwater quality and quantity flowing into sensitive water features in High Park;
  - ii. The presence or absence of Species at Risk;
  - iii. Trees and vegetation that support the natural environment of High Park;
  - iv. *Unencumbered soil areas*; and
  - v. Precautions to be implemented within a construction management plan to prevent impacts particularly with respect to water, soil and trees;

The Applicant shall work with staff from the appropriate City division(s) to develop suitable terms of reference prior to undertaking the NHIS.

- d. development/redevelopment may be required to:
- i. Monitor and report on bird fatalities during spring and fall migration over the course of 5 years after construction of new buildings and/or the retrofit of existing buildings using an appropriate methodology;
  - ii. Provide stewardship packages for residents and owner/operators of new and existing buildings regarding bird friendly operations and the significance and sensitivity of the natural environment in High Park; and
  - iii. Implement bird friendly building management and operations;

The Applicant shall work with staff from the appropriate City division(s) to develop suitable approaches.

- e. development/redevelopment will be required to provide stormwater management and hydrogeological reports and investigations in accordance with standard City requirements, that may also include the following:
- i. Identification and mitigation of potential impacts of development/redevelopment on the shallow groundwater regime;
  - ii. Detailed hydrogeological information if any proposed underground structures such as footings intersect the shallow water table, to confirm no impact to the aquifer or hydrogeological impacts through an appropriate assessment and monitoring program;
  - iii. Limiting the maximum depth of subsurface structures resulting from development/redevelopment to ensure no net impact to the shallow groundwater regime, no need for long-term pumping of groundwater for discharge to the storm sewer or sanitary sewer system, and that there is no puncture of the aquitard that confines the artesian pressure of the Laurentian Channel;
  - iv. Deep in-situ drilling programs to evaluate the predicted bedrock valley depth and delineate the spatial extent, and to quantify the head pressures from each distinct stratigraphic unit;
  - v. Investigation of area specific infiltration capability to enhance area-specific recharge to the shallow groundwater regime;
  - vi. Identification of at-source measures to maintain overall water balance and improve water quality discharged to Spring Creek in

High Park, to reduce "flashiness" of flows and to ensure resilience of riparian and aquatic habitats;

- vii. Compliance with the highest applicable requirement for on-site retention of stormwater as specified in the applicable in force version of the Toronto Green Standard and the Wet Weather Flow Management Guidelines;
- viii. Demonstration that the development has maximized green infrastructure throughout the entire design process; and
- ix. Confirmation that all works and facilities used to manage rainfall from the development site shall remain on the development site and shall be solely owned and maintained by the future owners of the development site;

The Applicant shall work with staff from the appropriate City division(s) to develop suitable terms of reference prior to undertaking any stormwater and hydrogeological reports and investigations.

- f. permanent dewatering will not be permitted for new development/redevelopment;
- g. development/redevelopment and public works should maintain *unencumbered soil areas* to provide opportunities for water infiltration and to sustain the growth of mature, healthy trees over the long term;
- h. development/redevelopment and public works will provide naturalization and enhanced biodiversity within public and private landscapes, which supports the natural environment of High Park; and
- i. development/redevelopment and public works will incorporate green infrastructure, where feasible.

### 3. Public Realm

To provide a high quality, green, well-connected, safe, healthy and comfortable public realm, which prioritizes pedestrians, cyclists and public transit use and supports people of all ages and abilities, it is the policy of City Council that:

- a. views from the public realm to High Park are important and as such are identified on Map 7a and Schedule 4 and these views will be addressed in accordance with the views policies of Section 3.1.1 of the Official Plan;
- b. development/redevelopment will maintain, frame and, where possible through project design, create views from the public realm to Lithuania Park, Bennett Park, the new park (21 High Park Avenue) and existing heritage properties;



- c. development/redevelopment will not negatively impact sky views from High Park;
- d. new and existing City streets will reinforce the green, park-like character of the High Park Apartment Neighbourhood and will be designed to:
  - i. Sustain the growth of multiple rows of mature street trees, that support biodiversity, public health and the natural environment of High Park; and
  - ii. Include generous *soft landscaped* boulevards and opportunities for water infiltration;
- e. development/redevelopment and public works will improve and enhance pedestrian access and movement by:
  - i. Expanding the sidewalk width to serve existing and anticipated pedestrian flows;
  - ii. Maintaining or replacing the continuous network of mid-block connections, and creating new connections where appropriate;
  - iii. Establishing high quality physical and visual connections to parks and publicly accessible open spaces to expand the park-like character of the neighbourhood;
  - iv. Securing public easements, where appropriate, for new and/or existing mid-block connections; and
  - v. Creating and improving street crossings, with a particular focus on safe routes to schools, public transit and public parks;
- f. development/redevelopment and public works will improve and enhance the comfort, quality and environmental sustainability of adjacent boulevards and sidewalks. Improvements and enhancements may include, but are not limited to: trees and vegetation that support biodiversity, public health and the natural environment of High Park; opportunities for water infiltration; green infrastructure; street furniture; bird friendly street lighting; and other appropriate amenities and features;
- g. development/redevelopment and public works will improve and enhance the design of High Park Avenue to become the Grande Promenade for the High Park Apartment Neighbourhood. In addition to the improvements and enhancements listed in policy 3.f. above, special place-making features, such as: generous sidewalk widths; seating areas; wayfinding or interpretive signage; weather protected bicycle parking; traffic calming measures; decorative paving; and public art installations, will reinforce the character, history and sustainability of the neighbourhood;

- h. the planning, design and development of expanded and new public parks and open spaces will be realized through:
  - i. Pursuing opportunities that arise from development/redevelopment to secure land for new parks, improve and expand existing parks, and improve public realm connections between existing and planned parks and open spaces;
  - ii. Maximizing the use of City-owned lands for park use;
  - iii. Creating a fine-grained pedestrian network that offers multiple mobility choices through mid-block connections linking various elements of the public realm, where appropriate;
  - iv. Supporting a community-based planning and design process for creating interesting and engaging parks and open spaces that are safe, comfortable and accommodate people of all ages and abilities year-round; and
  - v. Establishing partnerships with private property owners to supplement parkland and secure additional publicly accessible open spaces through *Privately-Owned Publicly Accessible Spaces (POPS)*;
- i. new public parks will be secured by way of the development approval process through a combination of parkland dedication and cash-in-lieu contributions pursuant to the policies of the Official Plan and the City's Alternative Rate for Parkland Dedication;
- j. parkland dedication conveyed through the development approval process will:
  - i. Prioritize parkland dedication that is immediately adjacent to an existing park;
  - ii. Encourage the consolidation of parkland dedication from more than one development to create one larger park;
  - iii. Achieve parks that are programmable and have a functional size and shape;
  - iv. Maximize public street frontage to increase park presence and provide the greatest possible accessibility, safety and visibility for park users;
  - v. Be located on prominent and visible sites, including sites on corners;

- vi. Form part of a linked system of parks, streets and mid-block pedestrian connections and expand existing parks and open spaces where possible; and
- vii. Complement and be integrated with adjacent *POPS*, where possible;
- k. *POPS* provided through development/redevelopment are intended to augment public parks and open space and will not be in lieu of parkland dedication; and
- l. *POPS* provided through development/redevelopment will:
  - i. Be publicly accessible;
  - ii. Be designed for users of all ages and abilities;
  - iii. Be sited in highly visible locations and designed to serve the local population;
  - iv. Be sited and designed to be seamlessly integrated and connected into the broader public realm;
  - v. Incorporate seating and other pedestrian amenities, where possible;
  - vi. Include trees and vegetation, which support biodiversity, public health and the natural environment of High Park;
  - vii. Prioritize child-specific elements, where appropriate;
  - viii. Include the City's *POPS* signage identifying the space as being publicly-accessible; and
  - ix. Be informed by the City's Urban Design Guidelines for Privately-Owned Publicly Accessible Space.

#### 4. Open Space

To preserve and enhance the park-like setting, generous open space amenity and *soft landscaped* areas that contribute to the character of the High Park Apartment Neighbourhood, it is the policy of City Council that:

- a. for sites containing one or more apartment building(s) greater than 4 storeys in height:

- i. A minimum of 65 percent of the total lot area will be open space, and a maximum of 35 percent of the total lot area may be covered by buildings and/or above grade structures;
  - ii. More than half of the required open space will be comprised of *soft landscaped area*; and
  - iii. The maximum total building frontage along each street property line will not exceed two thirds of the total lot frontage of each street. If any portion of a building is set back greater than 30 metres from a street property line(s), that portion of building frontage may be excluded from the calculation of total building frontage;
- b. development/redevelopment will provide a minimum of 2 square metre outdoor amenity space per dwelling unit for all proposed and existing buildings containing 20 or more dwelling units;
- c. outdoor amenity spaces will:
- i. Have direct access to sunlight;
  - ii. Be located primarily at grade, with visual and/or physical connections to the public realm where appropriate;
  - iii. Mitigate impacts on the public realm and neighbours;
  - iv. Be physically separated and/or located away from loading and servicing areas;
  - v. Include generous high quality *soft landscaped* areas with trees and vegetation that support biodiversity, public health and the natural environment of High Park;
  - vi. Include well-designed landscaped areas and features that promote personal safety, offer privacy, consider the needs of people of all ages and abilities, and provide an attractive interface with the public realm;
  - vii. Provide comfortable wind, shadow and noise conditions; and
  - viii. Promote use in all seasons; and
- d. development/redevelopment will be encouraged to include a consolidated area(s) of *soft landscaped* open space and outdoor amenity within the development block(s) and limit the extent of vehicular access and movement through this area(s).

5. Built Form

To respect the existing physical character and enhance the quality of buildings and open space within and adjacent to the High Park Apartment Neighbourhood, and protect *Neighbourhoods* from negative impact, it is the policy of City Council that:

- a. development/redevelopment, including mechanical penthouses, will be required to fit entirely within a 45 degree angular plane measured from the nearest property line(s) of lands designated *Neighbourhoods* or *Parks and Open Space Areas*;
- b. development/redevelopment will be located, massed and designed so that no *net new shadows* are cast on any lands designated *Parks and Open Space Areas* as measured between 9:18 a.m. and 6:18 p.m. on March 21 and September 21;
- c. development/redevelopment will support water infiltration and the growth of mature, healthy trees in *unencumbered soil areas* by providing a minimum below grade building setback of 6 metres from a street property line(s). Lawfully existing below grade buildings or structures located within the required setback prior to the enactment of this Site and Area Specific Policy, and additions directly below such buildings or structures are permitted;
- d. development/redevelopment will support water infiltration and the growth of mature, healthy trees in *unencumbered soil areas* by providing a minimum below grade building setback of 3 metres from a non-street property line(s). Lawfully existing below grade buildings or structures located within the required setback prior to the enactment of this Site and Area Specific Policy, and additions directly below such buildings or structures are permitted;
- e. development/redevelopment will be compatible with the existing built form character of the area and will be encouraged to use simple building forms and massing and limit the number and extent of building step-backs;
- f. development/redevelopment greater than 11 storeys in height will be in a compact, point tower built form;
- g. additions to existing apartment buildings will be limited to low rise additions and will be required to meet the provisions of this Site and Area Specific Policy for the base of buildings (as found in Section 5.2 and 5.3);
- h. development/redevelopment will include at least one main building entrance located on the prominent street facing building façade so that the entrance is clearly visible and directly accessible from the public street and sidewalk;

- i. a minimum of 25 percent of all new dwelling units will be two bedroom units or larger; a minimum of 10 percent of all dwelling new units will be three bedroom units or larger;
- j. the footprint of a new apartment building should generally not exceed the typical ground floor area of existing apartment buildings;
- k. development/redevelopment will be located, massed and designed to limit overlook, provide access to natural light for interior spaces, and maximize opportunities for landscaped open space between buildings through the use of generous building separation distances and rear and side yard setbacks from neighbouring properties;
- l. development/redevelopment that may be permitted on a site within the High Park Apartment Neighbourhood will be in a form consistent with one of the following building typologies:
  - i. Low rise building;
  - ii. High Park Apartment Neighbourhood mid-rise building (Form A or Form B); or
  - iii. High Park Apartment Neighbourhood tall building;

and meet the development criteria set out in Sections 5.1, 5.2 and 5.3 of this Site and Area Specific Policy. A site(s) containing no more than one building less than 4 storeys in height is exempt from these requirements.

#### 5.1 Low rise building:

<b>Development Criteria</b>	
a) Maximum height	3 storeys; one additional storey may be considered subject to the development application review process and without further amendment to this Site and Area Specific Policy.
b) Minimum setback of a building wall(s) from a street property line(s)	6 metres
c) Minimum separation distance of a building wall(s) from the <i>primary elevation(s)</i> of other existing or new building(s)	15 metres

## 5.2 High Park Apartment Neighbourhood mid-rise building:

<b>Development Criteria</b>	
a) Maximum height (excluding mechanical)	34.5 metres and 11 storeys
<b>b) Building Form A:</b>	
i) Maximum floor plate dimensions	20 metres width 65 metres length
ii) Minimum setback of a building(s) wall from a street property line(s)	8 metres
iii) Minimum separation distance of a building wall(s) from the <i>primary elevation(s)</i> of an existing or new low rise building(s)	15 metres
iv) Minimum separation distance of a building wall(s) from the <i>primary elevation(s)</i> of an existing or new building(s) taller than 4 storeys	30 metres
<b>c) Building Form B: Building Base</b>	
i) Maximum height	10.5 metres and 3 storeys; one additional storey may be considered subject to the development application review process and without further amendment to this Site and Area Specific Policy.
ii) Minimum setback of a building wall(s) from a street property line(s)	6 metres
iii) Maximum floor plate dimensions	65 metres on the longest side
iv) Minimum separation distance of a building wall(s) from the <i>primary elevation(s)</i> of an existing or new building(s)	15 metres; the portion(s) of a building enclosing underground parking access and/or site servicing functions may be considered within this setback subject to the development application review process and without further amendment to this Site and Area Specific Policy.
<b>d) Building Form B: Portion of Building above Building Base</b>	
i) Maximum floor plate dimensions	30 metres on the longest side
ii) Minimum setback of a building wall(s) from a street property line(s)	8 metres
iii) Minimum separation distance of a building wall(s) from the <i>primary elevation(s)</i> of an existing or new building(s) taller than 4 storeys	20 metres

5.3 High Park Apartment Neighbourhood tall building:

<b>Development Criteria</b>	
a) Maximum height (excluding mechanical)	81 metres and 30 storeys
<b>b) Building Base</b>	
i) Maximum height	10.5 metres and 3 storeys; one additional storey may be considered subject to the development application review process and without further amendment to this Site and Area Specific Policy.
ii) Minimum setback of a building wall(s) from a street property line(s)	6 metres
iii) Maximum floor plate dimensions	65 metres on the longest side
iv) Minimum separation distance of a building wall(s) from the <i>primary elevation(s)</i> of an existing or new building(s)	15 metres; the portion(s) of a building enclosing underground parking access and/or site servicing functions may be considered within this setback subject to the development application review process and without further amendment to this Site and Area Specific Policy.
<b>c) Portion above Building Base</b>	
i) Maximum floor plate area	750 square metres
ii) Minimum setback of a building wall(s) from a street property line(s)	10 metres
iii) Minimum separation distance of a <i>tower</i> building wall(s) from an existing or new building(s) taller than 4 storeys	35 metres
iv) Minimum setback of a <i>tower</i> building wall(s) from a non-street property line(s)	17.5 metres

6. Site Servicing

To provide consolidated, integrated and functional site servicing that minimizes impacts and improves the safety, public health and attractiveness of the public realm, the site and neighbouring properties, it is the policy of City Council that:

- a. vehicular access to a development block(s) will be minimized, and shared access with adjacent sites will be encouraged where feasible to reduce conflicts between pedestrians and automobiles;



- b. development/redevelopment will consolidate service areas where possible and should integrate services, such as waste management storage and pick-up areas, and utility functions within buildings;
- c. development/redevelopment will limit surface parking and will not include above grade parking structures, with the exception of bicycle parking facilities;
- d. development/redevelopment will limit the use of vehicular driveways between the front face of a building and the public street or sidewalk;
- e. development/redevelopment will integrate new vehicular ramps to underground parking areas within buildings and will be encouraged to relocate and/or integrate existing ramps within buildings;
- f. development/redevelopment will provide cycling infrastructure for residents of existing buildings in addition to the requirements for new buildings;
- g. development/redevelopment should incorporate an appropriate number of on-site storage areas/lockers for mobility devices, strollers and other similar equipment for use by new and existing residents; and
- h. development/redevelopment will provide designated, on-site dog relief facilities for use by new and existing residents.

## 7. Transportation

To further integrate land use and transportation within the High Park Apartment Neighbourhood, it is the policy of City Council that:

- a. development/redevelopment and public works will support cycling and the expansion of the area cycling network with high regard for pedestrian and cyclist safety through the provision of on-site and off-site cycling infrastructure. This will be achieved through:
  - i. A review of the City of Toronto's 10 Year Cycling Network Plan and other cycling studies and the installation dedicated on-street or mid-block cycling facilities where appropriate;
  - ii. A redesign of internal streets and pathways to safely accommodate cyclists and other active users;
  - iii. Collaboration with Bike Share Toronto to expand the network by providing bike share stations in, and adjacent to, development/redevelopment sites;

- iv. Installation of long-term bicycle parking at existing buildings on development/ redevelopment sites that are currently deficient; and
  - v. Installation of short-term bicycle parking spaces in highly visible and accessible areas in, and adjacent to, development/redevelopment sites to accommodate visitors;
- b. development/redevelopment will require an expanded Transportation Impact Study (TIS) Report. In addition to the standard requirements of a TIS Report, the following items may also be required:
- i. An expanded study area that goes beyond the streets and intersections adjacent to the proposed development;
  - ii. A detailed study of existing traffic patterns and infiltration in the area and the projected trip distribution for the proposed development;
  - iii. An analysis of traffic safety issues using collision and other available data;
  - iv. A detailed driveway assessment as part of the traffic operations assessment;
  - v. A detailed analysis of future transit riders and an examination of pedestrian routing from the development site to nearby destinations;
  - vi. A Transportation Demand Management plan that will be prepared to encourage walking, cycling, transit-use, and car-sharing as a means to reduce the use of the private automobile; and
  - vii. A detailed assessment of existing parking utilization and estimates of future parking demand that could form the basis for a reduction in zoning by-law parking requirements.

The Applicant shall work with staff from the appropriate City division(s) to develop suitable terms of reference prior to undertaking any transportation-related studies.

## 8. Community Services and Facilities

To accommodate and integrate community services and facilities within the High Park Apartment Neighbourhood, it is the policy of City Council that:

- a. development/redevelopment is encouraged to provide community space that is eligible for the City's Community Space Tenancy Policy;

- b. schools and community service facilities may be located in standalone buildings or be incorporated into new and/or existing buildings;
  - c. to address requirements and promote cost-effectiveness and coordination, community services and facilities will be encouraged to:
    - i. Support the creation of community hubs;
    - ii. Explore satellite and alternative delivery models;
    - iii. Co-locate facilities and share resources; and
    - iv. Integrate and coordinate programs;
  - d. new community service facilities and expansions or retrofits of existing community service facilities will be designed to meet the requirements of the City, public agencies, boards and commissions and will:
    - i. Be located in highly visible locations with strong pedestrian, cycling and transit connections for convenient access;
    - ii. Consider co-location within new and/or existing buildings; and
    - iii. Provide for flexible, accessible, multiple purpose spaces that can be programmed in different ways and be adapted over time to meet the varied needs of different user groups;
  - e. partnerships between landowners and public agencies, boards and commissions to support the improvement, provision and expansion of community service facilities will be encouraged; and
  - f. opportunities for shared outdoor recreational space between school boards and other community groups is encouraged.
9. Interpretation
- a. this Site and Area Specific Policy shall be read as a whole and with the policies of the Official Plan to understand its comprehensive and integrative intent as a policy framework for decision making. All relevant policies are to be applied to each situation;
  - b. the intent of this Site and Area Policy is to supplement the development criteria within Section 4.2 of the Official Plan for the High Park Apartment Neighbourhood Area;
  - c. in the event of conflict between a policy within this Site and Area Specific Policy and a policy within the Official Plan, the policy of this Site and Area Specific Policy shall prevail;

d. this Site and Area Specific Policy is to be read in conjunction with the High Park Apartment Neighbourhood Urban Design Guidelines. These Urban Design Guidelines will be used to provide direction for reviewing development applications in this Site and Area Specific Policy area.

e. Definitions

For the purposes of this Site and Area Specific Policy:

- i. *Net new shadow* means shadow cast by a proposed development/redevelopment in excess of the shadow already cast by existing and approved developments as well as buildings permitted by the existing zoning by-law;
- ii. *Primary elevation(s)* means any building wall containing windows to primary rooms and/or balconies serving dwelling units;
- iii. *Privately-owned publicly accessible open spaces (POPS)* are spaces which the public are invited to use, but which remain privately owned and maintained;
- iv. *Soft landscaped* means landscaping that excludes hard-surfaced areas such as decorative stonework, retaining walls, walkways, or other hard-surfaced landscape architectural elements;
- v. *Tower* means the portion of a tall building above the building base; and
- vi. *Unencumbered soil areas* means areas not covered by buildings or structures both above- and below-grade.

10. Implementation

- a. the evaluation of development/redevelopment and public realm improvements within this area will be informed by the High Park Apartment Neighbourhood Urban Design Guidelines as endorsed by City Council and as may be revised from time to time;
- b. the policies of this Site and Area Specific Policy and the High Park Apartment Neighbourhood Design Guidelines will be further implemented by a Biodiverse Landscape Manual for the High Park Area as endorsed by City Council and as may be revised from time to time;
- c. the policies of Section 5.1.1 of the Official Plan regarding Section 37 of the Planning Act will apply to the High Park Apartment Neighbourhood Site and Area Specific Policy, with the additional following policy direction.

In determining community benefits the following will be considered priorities, although others may also be secured, as appropriate, and should be considered in the context of the policies of the Official Plan, the High Park Apartment Neighbourhood Site and Area Specific Policy and the High Park Apartment Neighbourhood Urban Design Guidelines:

- i. Acquisition, improvements and expansions to local parks;
- ii. Improvements to the public realm, including improvements to transform High Park Avenue into a Grande Promenade;
- iii. Other improvements to the public realm and public pathways and connections;
- iv. Establishment of new or expansions to existing non-profit community services and facilities, including community service program space;
- v. Improvements to existing local community centres;
- vi. Non-profit childcare facilities;
- vii. Affordable housing;
- viii. Public art; and
- ix. Meeting space for community groups."