

**City Initiated High Park Apartment Neighbourhood Area Character Study – Status Report**

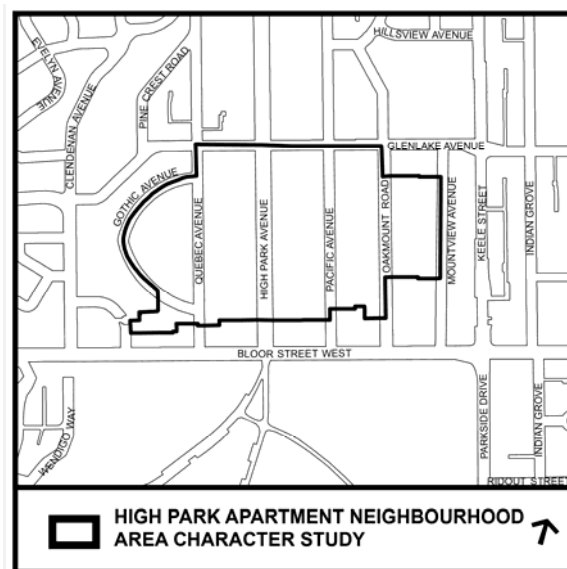
<b>Date:</b>	March 13, 2018
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 13 – High Park
<b>Reference Numbers:</b>	17 243796 WPS 00 TM

**SUMMARY**

This report provides an update on work undertaken to date on the High Park Apartment Neighbourhood Area Character Study. This study was undertaken in accordance with Official Plan Policy 2.3.1.3 which provides direction to undertake a study in response to significant intensification proposals. The intent is to implement the study findings through a Site and Area Specific Policy in the Official Plan and related Urban Design Guidelines, that would identify compatible infill development and guide change within the study area.

This report outlines the study program and public consultation process to date, provides an overview of community feedback and identifies the Character Defining Elements and Draft Guiding Principles that will be used to develop the Site and Area Specific Policy and implementing Urban Design Guidelines.

This report seeks direction from Etobicoke York Community Council regarding holding a Statutory Public Meeting on June 6, 2018 under the *Planning Act* once a draft proposed Site and Area Specific Policy is prepared by City Planning staff.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Etobicoke York Community Council authorize the City Clerk to provide Notice of a Statutory Public Meeting under the *Planning Act* for a proposed Official Plan Amendment based on the findings of the High Park Apartment Neighbourhood Area Character Study to be scheduled for the June 6, 2018 meeting of Etobicoke York Community Council.
2. Etobicoke York Community Council direct the Director of Community Planning, Etobicoke York District to bring forward a draft Official Plan Amendment for the Statutory Public Meeting based on the findings of the High Park Apartment Neighbourhood Area Character Study to be scheduled for the June 6, 2018 meeting of Etobicoke York Community Council, as per the requirements of the *Planning Act*.
3. Etobicoke York Community Council direct the Director of Community Planning, Etobicoke York District to bring forward draft Urban Design Guidelines for the High Park Apartment Neighbourhood Area for the meeting of June 6, 2018.

### Financial Impact

The recommendations in this report have no financial impact.

### DECISION HISTORY

During the consideration of two significant development applications north of High Park in April, 2017, City Council requested that staff undertake a character study of the High Park Apartment Neighbourhood Area. This study is anticipated to result in a Site and Area Specific Official Plan Policy that will identify existing area characteristics and provide guidance on compatible infill opportunities and constraints. The study does not include lands fronting Bloor Street West as these are being reviewed through the Bloor West Village Avenue Study, which is in progress.

City Council also requested that staff report back to Etobicoke York Community Council on the findings of the area-based character study and anticipated Site and Area Specific Policy no later than the second quarter of 2018, but prior to, or concurrent with any Recommendation Report on any site-specific applications within the study area. The April, 2017 staff reports and City Council decisions can be found at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY21.4>  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY21.5>

### ISSUE BACKGROUND

Official Plan Policy 2.3.1.3 directs City Council to determine whether an area-based study is required when significant intensification is proposed:

“Intensification of land adjacent to *Neighbourhoods* will be carefully controlled so that *Neighbourhoods* are protected from negative impact. Where significant

intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an Avenue Study, or area based study.”

This area-based character study was commenced in response to two significant intensification proposals in the *Apartment Neighbourhoods* designated lands to the north of High Park and in light of the development recently approved by the Ontario Municipal Board on the west side of High Park Avenue, all being adjacent to the surrounding *Neighbourhoods* designated lands. By identifying the characteristics and attributes that define the High Park *Apartment Neighbourhoods* area, City Council can implement an area-specific policy framework to evaluate whether the development proposals respect and reinforce the character of the neighbourhood in order to protect stable neighbourhoods from negative impacts. Policy and urban design guidelines that result from this study will guide current and future development.

### **Study Purpose**

The purpose of the High Park Apartment Neighbourhood Area Character Study is to evaluate the existing area characteristics of the High Park Apartment Neighbourhood and develop appropriate policies, principles and guidelines that will identify compatible infill development and guide change within the study area in a manner that protects the *Apartment Neighbourhoods* and adjacent *Neighbourhoods* from negative impact.

### **Study Area Description**

The study area is generally bound by Glenlake Avenue to the north, the Bloor West Village Avenue Study Area to the south, Gothic Avenue to the west and Mountview Avenue to the east (see Attachment 1: Location Map). These lands are designated *Apartment Neighbourhoods* and *Parks* and the approximate size of this land area is 19.1 hectares. Based on the 2016 Census, there are an estimated 8,500 people living within the study area.

The study area is an established residential apartment neighbourhood. It is characterized by a range of housing types, including single and semi-detached house forms, residential townhouse blocks, residential multiplexes, mid and high-rise apartment buildings and a subway station building. The breakdown of the building types in the study area is as follows:

• Single/Semi Detached House Forms	19	(40.4%)
• Residential Townhouse Blocks	2	(4.2%)
• Residential Multiplex	5	(10.6%)
• Mid and High Rise Residential Apartments	20	(42.6%)
• Subway Station	1	(2.1%)

Surrounding this *Apartment Neighbourhoods* area to the north, west and east are lands designated *Neighbourhoods* that consist primarily of single and semi-detached house forms, a school and community centre.

There are limited natural heritage features within the study area, but the area is in close proximity to High Park which contains a Provincial Area of Natural and Scientific Interest (ANSI), Environmentally Significant Areas, a natural heritage system, ravines and natural features. High Park is recognized as a significant stopover for migratory birds, and the mature tree canopy and structures in the area are possible habitat for species of conservation concern.

There is one Part IV Designated heritage property within the study area - 70 High Park Avenue, which contains the front façade and main lobby of the designated The Church of Christ, Scientist. This designation comes from the unique Modern Classic exterior with Art Deco interior elements. Immediately adjacent to the study area is 32 Gothic Avenue, previously St. Leger House, and later the McCormic Nursing Home, which is a Part IV Designated heritage property that is currently used as a seven unit condominium residence.

There are 7 public streets that transverse the study area providing frontage and vehicular access to the properties, being: Gothic Avenue, Quebec Avenue, High Park Avenue, Pacific Avenue, Oakmount Road, Mountview Avenue and Glenlake Avenue.

There is one park in the southwest corner of the study area called Bennett Park. A 'future park' was recently identified by the City in the southern part of the study area at 21 High Park Avenue, when the City concluded the lease arrangement for those lands as a tennis court in favour of creating a public park on this City-owned property. High Park and Lithuania Park are in the immediate vicinity of the study area, as well as the Keele Street Public School and Keele Community Centre.

The Line 2 (Bloor) Subway runs along the southern boundary of the study area with High Park Station on the southeast corner of Quebec Avenue and Bloor Street and Keele Station within the immediate area outside the study area. This neighbourhood is also served by the 30 Lambton bus along High Park Avenue and the 41A and 89 Weston buses along Keele Street. There are bicycle sharrows along High Park Avenue connecting High Park to the south to Annette Street to the north. There is also one Bike Share rack at the south boundary of the study area on High Park Avenue and two additional Bike Share racks on Bloor Street West within the north side entrance of High Park.

### **Existing Planning Policy Framework**

A new Site and Area Specific Policy would augment applicable Official Plan policies with specific provisions for the High Park Apartment Neighbourhood Area. The study area is designated *Apartment Neighbourhoods* in the City's Official Plan (see Attachment 2: Official Plan). Attachment 3 contains the policy documents that are being reviewed through the study process including the *Planning Act*, the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017) and the City's Official Plan.

### **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. These Guidelines can be found here:

<https://www.toronto.ca/wp-content/uploads/2018/01/96ea-cityplanning-tall-buildings-may2013-final-AODA.pdf>

### **Mid-Rise Buildings Guidelines**

City Council adopted Mid-Rise Building Performance Standards in 2010 and an Addendum to these Standards in 2016, which are to be used together during the evaluation of mid-rise development applications in locations where the Performance Standards are applicable.

These Guidelines can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>

### **Urban Design Guidelines for Infill Townhouses**

The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent and nearby properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise, grade related residential units constructed in rows or blocks. These Guidelines can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/08/8f4c-Toronto-Urban-Design-Guidelines-Infill-Townhouses.pdf>

Updated Guidelines were recommended by Planning and Growth Management Committee on February 22, 2018 and will be considered by City Council on March 26, 2018. The Updated Guidelines can be found here:

<https://www.toronto.ca/legdocs/mmis/2018/pg/bgrd/backgroundfile-112536.pdf>

### **Growing Up: Planning for Children in New Vertical Communities**

In July 2017, City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale. These draft Guidelines are still under review and can be found here:

<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-103920.pdf>

## **Standards and Guidelines for the Conservation of Historic Places in Canada**

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The Guidelines can be found here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

## **COMMENTS**

### **Development History of the Study Area**

Prior to 1959, the study area was largely developed with single and semi-detached dwellings. A process of 'blockbusting' began with the introduction of the subway into the area in the early 1960's and generally progressed from east to west, with the first block being the Mountview-Oakmount block, and the last block being the Gothic-Quebec block (see Attachment 4: Aerial View of Blockbusting Phases in the High Park Apartment Neighbourhood). Blockbusting is the process of assembling ownership and demolishing almost entire blocks of homes to redevelop with larger buildings. Sixty-five percent of the buildings within the study area were constructed between 1961 and 1980 through this process. Most of these buildings were constructed in a Tower in the Park design. Towers in the Park were a modernist style of buildings characterized by tall slab or point tower buildings surrounded by an abundance of open space and shared amenities, with generous setbacks from lot lines, soft landscape features, circular driveways and primarily underground parking with some outdoor surface parking as well.

### **Recent and Active Applications Within the Study Area**

The study area has been subject to two recent development approvals and there are currently two active development applications which prompted the City Council direction to conduct this study.

#### Recent Approvals

- 1) Grenadier Square: In 2013, an application was submitted for 51-77 Quebec Avenue and 40-66 High Park Avenue. The application was revised from its original submission and approved by the Ontario Municipal Board. The approval resulted in the demolition of two existing townhouse blocks and the addition of two new 25 storey buildings, having a combined 528 new units and encompassing 39,300m<sup>2</sup> of gross floor area. This development's overall density is 4.28 FSI.
- 2) Twenty Gothic: In 2009, 20 Gothic Avenue was developed with an 8 storey building having 175 unit condominium units and containing 17,876m<sup>2</sup> of gross floor area with a site density of 4.21 FSI.

#### Current Applications

- 1) 35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue which is currently developed with four rental apartment buildings ranging in height from 15 storeys to 26 storeys, and twenty 2 storey townhouses, combined containing 960

rental units. The application proposes to retain the apartment buildings, demolish the townhouses, replace four units within the existing buildings at 66 Pacific Avenue and 65 High Park Avenue and add four new apartment buildings. These buildings would range in height from 8 storeys to 39 storeys, contain 1,031 new rental units and 1,795m<sup>2</sup> of retail gross floor area. The Preliminary Report on this application can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY21.4>

- 2) 111 Pacific Avenue, 255 Glenlake Avenue and 66 Oakmount Road which is currently developed with 3 apartment buildings ranging in heights from 12 storeys to 23 storeys and containing 750 rental units. The application proposes to add two blocks of 3 storey townhouses, one 33 storey apartment building with a 3 storey base, and a 29 storey apartment building with an 8 storey base. This proposal would add 768 new rental units. The Preliminary Report on this application can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY21.5>

Both active applications have been appealed to the Ontario Municipal Board citing City Council's failure to reach a decision within the timeline prescribed by the *Planning Act*. Prehearing Conferences were held on January 31, 2018 and February 8, 2018, respectively. Second Prehearing Conferences are scheduled for August 14, 2018 and September 6, 2018 following the completion of this Study.

### **Study Program and Process**

A Study Team was formed by Etobicoke York District Community Planning and Urban Design staff and includes contributions and input from staff in Graphics and Visualization, Heritage Preservation Services, Transportation Planning, Strategic Initiatives, Policy and Analysis, Urban Forestry, Parks, Public Health, Toronto District School Board and Transportation Services.

### Consultation

This Study has incorporated extensive consultation and public engagement. A webpage was established on the City's website to keep the community informed with the progress of the Study and other events. The website can be found at the following link:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/high-park-apartment-neighbourhood-area-character-study/>

Community consultations have been undertaken as well. The first community consultation was held on October 25, 2017, to introduce the community to the Study and its process, and members of the community were requested to volunteer for a Study Working Group. The community was also asked to provide feedback to 3 key questions which were: What elements define the physical character of the area?; what spaces and attributes are most valued?; and What conditions are less desirable and how can these be improved? A summary of this feedback is attached (see Attachment 5: What We Heard).

A second community meeting was held on March 8, 2018. The purpose of that meeting was to provide the community with an update on the progress of the Study and the development of the Character Defining Elements and the Draft Guiding Principles that will be used to develop the Site and Area Specific Policy and Area Specific Urban Design Guidelines. The community was also provided with an opportunity to participate in a workshop. The workshop was divided into three activities: Natural Heritage and Open Space; Routes and Connections; and Built Form. The purpose of the activities was to provide an opportunity to comment on the draft Guiding Principles and generate potential additional principles. The feedback will be used to finalize the Guiding Principles.

The Working Group is an advisory body having 18 members of the community comprising: 7 High Park area residents; 5 study area land owners (including the owners of the lands which are the subject of the current applications which are under appeal to the Ontario Municipal Board); and 6 representatives of local community groups such as tenants, ratepayers and environmental associations. The purpose of the Working Group is to provide a forum for feedback, guidance and advice to City staff at key points during the process of the High Park Apartment Neighbourhood Area Character Study. The Working Group will be meeting approximately four times. Meeting notes are posted on the City's study website.

An online digital community engagement tool called Social Pinpoint was used between December 15, 2017 and January 23, 2018 to engage community members in an interactive manner using a map. This tool allowed community members to record experiences within the study area on the following six topic areas: Outdoor Spaces; Routes; Tenant Amenities; Valued Places and Events; Community Services and Facilities; Local Shopping and Services. A summary of the Social Pinpoint responses is also provided in Attachment 5: What We Heard.

The first presentation to the City's Design Review Panel took place on February 22, 2018. The Panel recognized the neighbourhood as one of the more successful Tower in the Park neighbourhoods in Toronto, and the relative importance of this Study to assist with understanding other similar apartment neighbourhoods in Toronto. Suggestions included examining: energy and climate change; the idea of a heritage 'complex'; whether separation distances need to be looked at differently due to the prevalence of slab form tall buildings; what is happening beyond the Study area boundary, such as the Bloor West Village Avenue Study; as well as an understanding of the overall compositional strategy; landscape strategy and open space strategy for the area. A second Design Review Panel presentation is scheduled for April, 2018.

#### Study Timeline

The Study was initiated in October, 2017 and is expected to be completed by June, 2018. The key phases in this study program include: Information Gathering; Identifying Character; Policy Development and Review; and Final Report. These will lead to the reporting to City Council through a Statutory Public Meeting under the *Planning Act* where Council could adopt a Site and Area Specific Policy by way of an Official Plan Amendment and approve Area Specific Urban Design Guidelines for the High Park Apartment Neighbourhood Area (see Attachment 6: Study Timeline).



## **Character Defining Elements**

Character defining elements were identified through community engagement (including community meetings and the social pinpoint surveys), Staff Team and Working Group meetings and research and analysis. These character defining elements will help guide policy and urban design guideline development, inform compatible infill opportunities and constraints and identify potential community improvement opportunities. The following characteristics are being reviewed and evaluated as part of the study area assessment.

### Natural Features and Environment

The natural environment is a defining feature for the area due to its proximity to High Park and its sensitive natural heritage features. Components to be evaluated within this character defining group include natural heritage features, water (including infiltration and hydrogeology), topography, trees and vegetation, and birds and wildlife.

### Built and Cultural Heritage

Planning for this area and any development approvals should acknowledge and respect the area's history. Consideration will be given to indigenous history and interests, built form evolution, existing heritage properties and identification of cultural heritage resources. The evaluation process will follow the process prescribed by the *Ontario Heritage Act*.

### Open Space

Community consultation responses have repeatedly placed this group of elements as highly valued and of great concern to the community. These character elements include items such as: open space within the block; outdoor amenity areas; private gardens and landscapes; child-friendly spaces; and pet areas.

### Public Realm

All spaces to which the public has full access, such as streets, parks and sidewalks form part of the Public Realm. This Study will evaluate the following public realm items: views and vistas; parks and open space; streets and blocks streetscapes; pedestrian amenities; cycling amenities; and mid-block connections.

### Built Form

Built form refers to the physical attributes of a building: its height, width, scale, shape and spatial relationship to other buildings or elements. The Study will analyze these attributes on a property, block and area wide basis to inform the recommended Site and Area Specific Policy and Urban Design Guidelines. Specific items to be addressed include: surrounding context; building types; building placement and orientation; density (floor space index); corner and interior lots; building setbacks; address and entrances; ground floor uses (residential, retail/shopping); building heights; transition; separation distances; sunlight and shadow; pedestrian level wind; and building design materials.

### Site Servicing

Service elements refer to driveway and loading areas, parking (on-site, on-street and bicycles), waste management (including storage and pickup) and way-finding (signage and traffic control).

## **Draft Guiding Principles**

The Draft Guiding Principles are presented in Attachment 7. These Guiding Principles have been developed based on feedback from the community engagement and will be further refined through the review process with the Staff Team, the Working Group and other members of the public. The Guiding Principles will be used to inform the development of the recommended Site and Area Specific Official Plan Policy and Area Specific Urban Design Guidelines presented to City Council.

## **Next Steps**

City staff continue to work with the Working Group and community stakeholders to advance the Study and develop a Site and Area Specific Policy (SASP) and Area Specific Urban Design Guidelines. Staff are seeking direction from Etobicoke York Community Council to conduct a Statutory Public Meeting under the *Planning Act* once the draft SASP and Urban Design Guidelines are prepared. Staff anticipate these instruments will be ready for the June 6, 2018 meeting of Etobicoke York Community Council.

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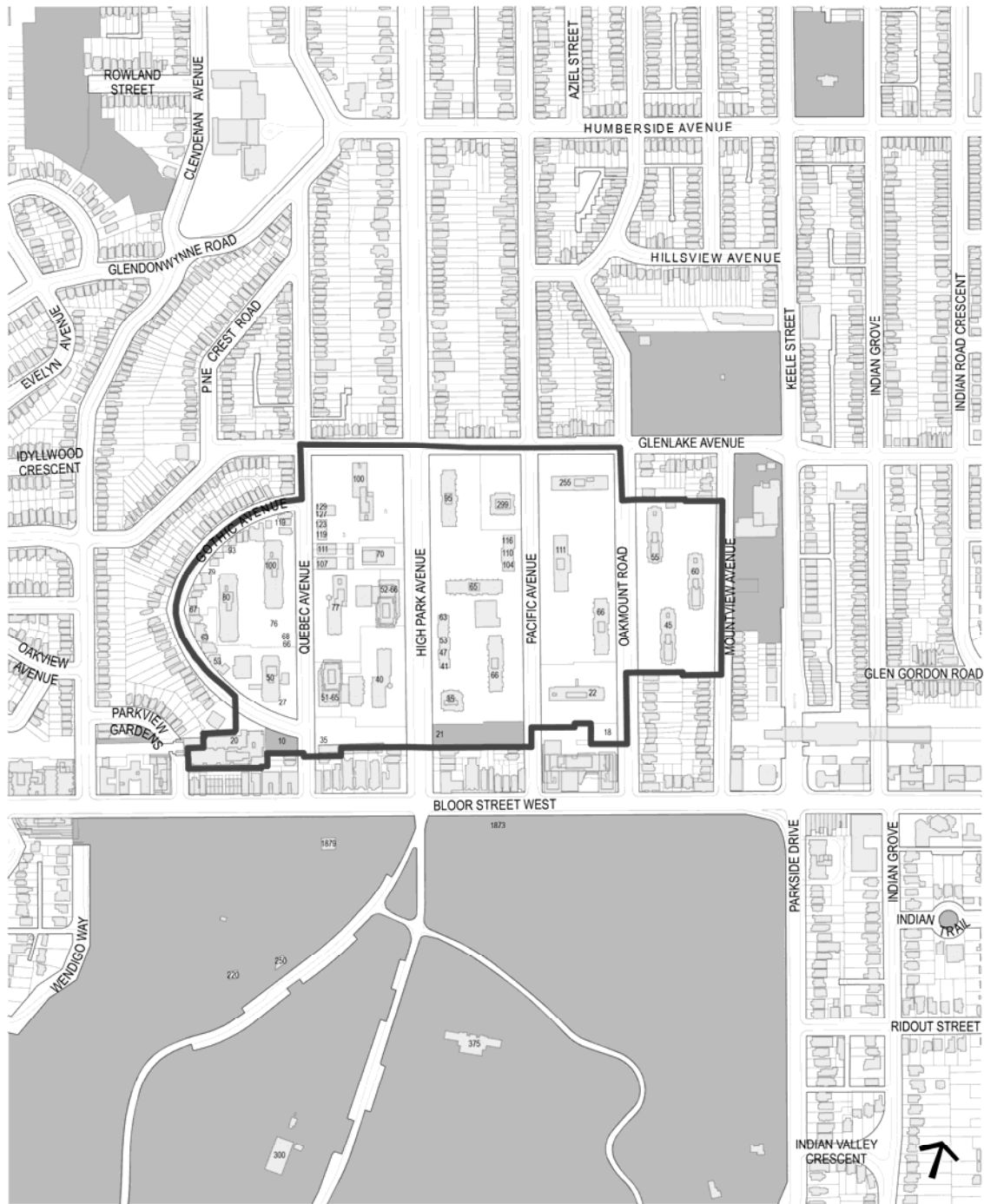
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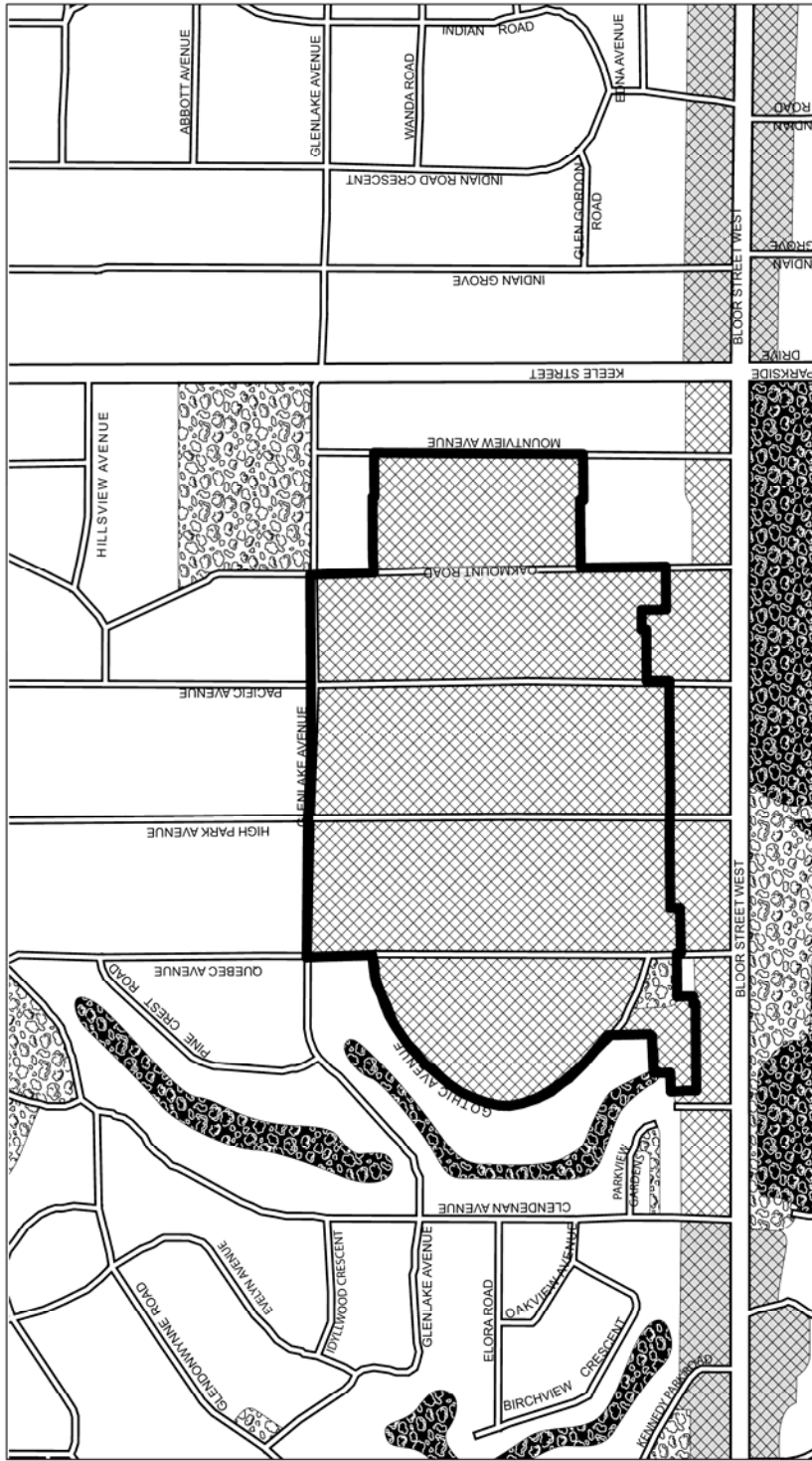
## **ATTACHMENTS**

Attachment 1: Location Map  
Attachment 2: Official Plan  
Attachment 3: Policies Under Review  
Attachment 4: Aerial of Blockbusting Phases - High Park Apartment Neighbourhood  
Attachment 5: What We Heard  
Attachment 6: Study Timeline  
Attachment 7: Draft Guiding Principles

# Attachment 1: Location Map










## Attachment 2: Official Plan



### Toronto Extract from Official Plan

### High Park Apartment Neighbourhood Area Character Study

File # 17 243796 WET 13 TM

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Natural Areas
-  Parks

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Not to Scale  
02/12/2018

### **Attachment 3: Policies Under Review**

#### ***Planning Act, Provincial Policy Statement and Provincial Plans***

Under the *Planning Act*, Section 2 sets out matters of Provincial interest that shall be had regard to. These include:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (c) the orderly development of safe and healthy communities;
- (d) the adequate provision and distribution of educational, health, social, cultural and recreation facilities;
- (e) the appropriate location of growth;
- (f) the promotion of development that is designed to be sustainable, to support public transit and be oriented to pedestrians; and,
- (g) the promotion of built form that:
  - i. is well-designed;
  - ii. encourages a sense of place; and
  - iii. provides for public spaces that of high quality, safe, accessible, attractive and vibrant.

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impact on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The PPS informs decisions on planning and development matters and is implemented through the Official Plan. The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

### **Official Plan**

The Toronto Official Plan contains policies and objectives that guide future growth and development in the City. It is based on themes of diversity and opportunity, beauty, connectivity, stewardship and leadership. Decision making in the context of these themes is intended to achieve a sustainable City that reflects a balance of environmental, social and economic considerations, an attractive and safe city with vibrant neighbourhoods and streets, a comprehensive transit system, a connected green space network, housing choices, diverse employment areas and high quality architecture and urban design.

The Healthy Neighbourhoods policies in Chapter 2 of the Official Plan provide guidance for development in *Apartment Neighbourhoods* and *Neighbourhoods*. The policies recognize that some physical change will occur over time in these neighbourhoods as enhancements, additions and infill housing occurs on individual sites. A cornerstone policy is to ensure that any new development in these neighbourhoods respect the existing physical character of the area, thereby reinforcing the stability of the neighbourhoods. Policy 2.3.1.2 provides that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density, maintain adequate light and privacy, and attenuate resulting

traffic and parking impacts so as to not significantly diminish the residential amenity of those Neighbourhoods. Policy 2.3.1.3 provides that where significant intensification is proposed, Council will determine whether or not to create a Secondary Plan, area specific zoning by-law or area specific policy following an Avenue Study or area based study. Policy 2.3.1.6 provides that community and neighbourhood amenities will be enhanced where needed by improving and expanding existing parks, recreation facilities, libraries, local institutions, local bus and streetcar services and other community services, and creating new community facilities and local institutions, and adapting existing services to changes in the social, health and recreational needs of the neighbourhood.

Chapter 3 of the Official Plan contains Built Form policies that emphasize the importance of ensuring that new development fits harmoniously into its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. These policies ensure that new buildings are designed to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

Section 3.1.5 of the Official Plan specifically addresses heritage conservation. Policy 3.1.5.14 directs that "potential and existing properties of cultural heritage value, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation". Policy 3.1.5.4 states that "properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council". Policy 3.1.5.5 states that "proposed development on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained". Policy 3.1.26 states that "New construction on, or adjacent to, a property on the Heritage Register will be designed to *conserve* the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it".

The lands within the study area are primarily designated *Apartment Neighbourhoods*, with a small component designated *Parks* on Map 17 - Land Use Plan in the Official Plan.

#### Apartment Neighbourhoods

The majority of the study area is designated *Apartment Neighbourhoods*. Policy 4.2.1 of the Official Plan states that *Apartment Neighbourhoods* are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, and small scale retail service and office uses. *Apartment Neighbourhoods* are generally not intended for significant growth. Compatible infill, however, is contemplated on sites containing existing apartment buildings that have underutilized land.

Policy 4.2.2 directs that development in *Apartment Neighbourhoods* will contribute to the quality of life by massing new buildings to transition between areas of different development intensity and scale. In particular, adjacent lower-scale *Neighbourhoods* will be protected through setbacks and/or stepping down of heights. New buildings will adequately limit shadow impacts on adjacent *Neighbourhoods* and frame the edges of streets and parks

with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. New development in *Apartment Neighbourhoods* will enhance the safety, amenity and animation of adjacent streets and open spaces and will contribute to the quality of life by providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Policy 4.2.3 states that compatible infill development may be permitted in *Apartment Neighbourhoods* on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development in *Apartment Neighbourhoods* will maintain an appropriate level of residential amenity on the site, provide existing residents with access to community benefits, maintain adequate sunlight, privacy and areas of landscaped open space, front onto public streets and provide pedestrian entrances from adjacent public streets. Infill development will provide adequate on-site, below grade, shared vehicular parking for both new and existing development, screen surface parking, preserve and/or replace important landscape features and walkways and create such features where they did not previously exist, consolidate loading, servicing and delivery facilities, and preserve or provide adequate alternative on-site recreational space for residents.

### Parks

A small parkette (Bennett Park) located in the southwest corner of the study area is designated *Parks* on Map 17 of the Official Plan. A 'future park' has been identified by the City in the southern central part of the study area at 21 High Park Avenue, but is not yet designated as such in the Official Plan. This 'future park' is comprised of City-owned lands, which until recently were part of a long term lease for 66 Pacific Avenue to use as tennis court facilities. The City has not renewed this lease and will be developing these lands for a public park.

Policy 3.2.3 of the Official Plan speaks to maintaining and enhancing Toronto's system of parks and open spaces and states that the effects of development from adjacent properties (shadows, wind, etc.) should be minimized to preserve their utility. This section also outlines a parkland acquisition strategy, grants authority to levy a parkland dedication or alternative cash-in-lieu and calls for the expansion of the existing network of parks and open spaces.

### **Official Plan Amendment 320**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhoods* sites and to implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, a decision which has been appealed in part. The Ontario Municipal Board (OMB) commenced the hearing of appeals of OPA 320 in May, 2017 and it remains ongoing.



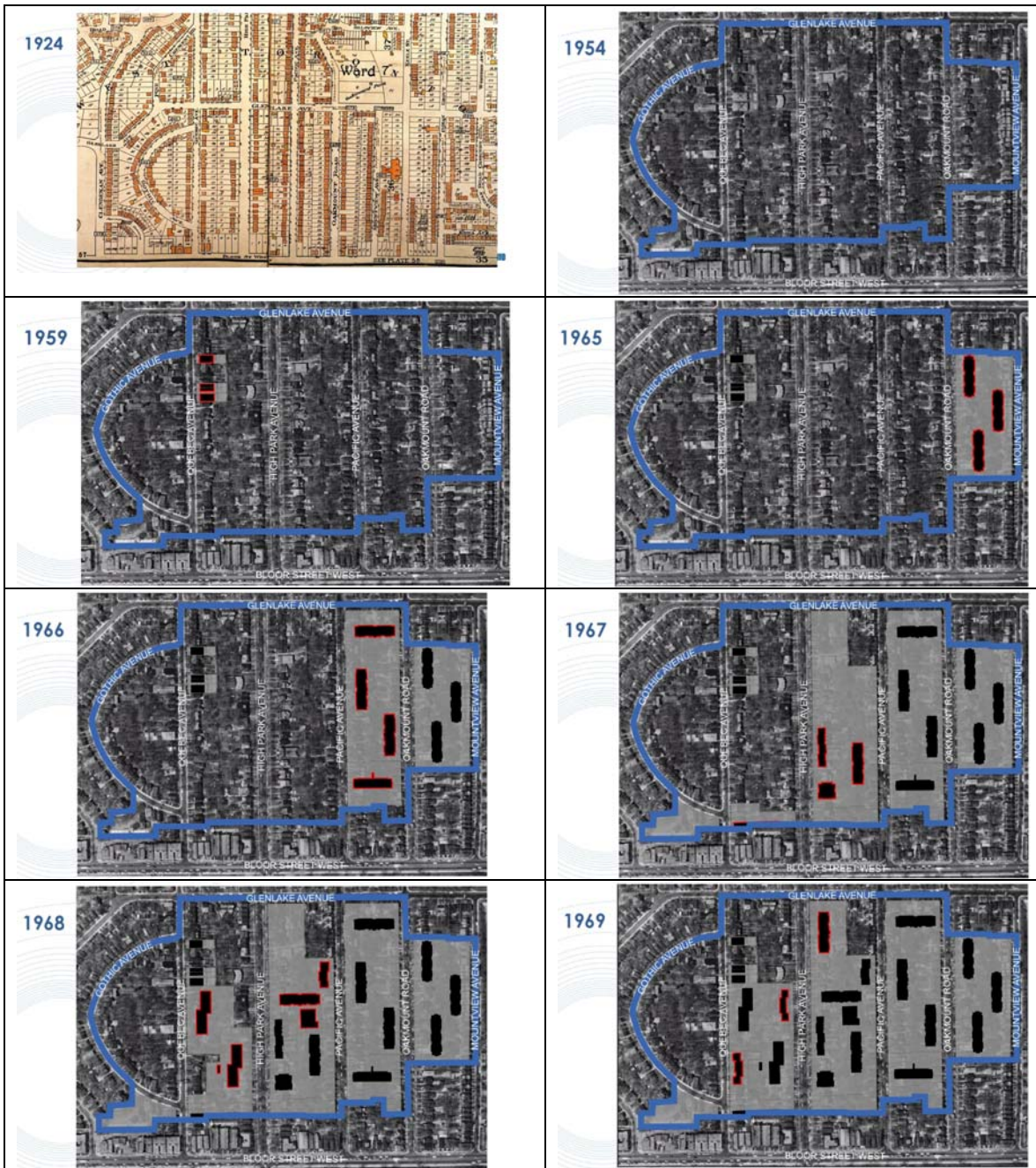
On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions and the latest planning thinking, but they are not yet in force and effect.

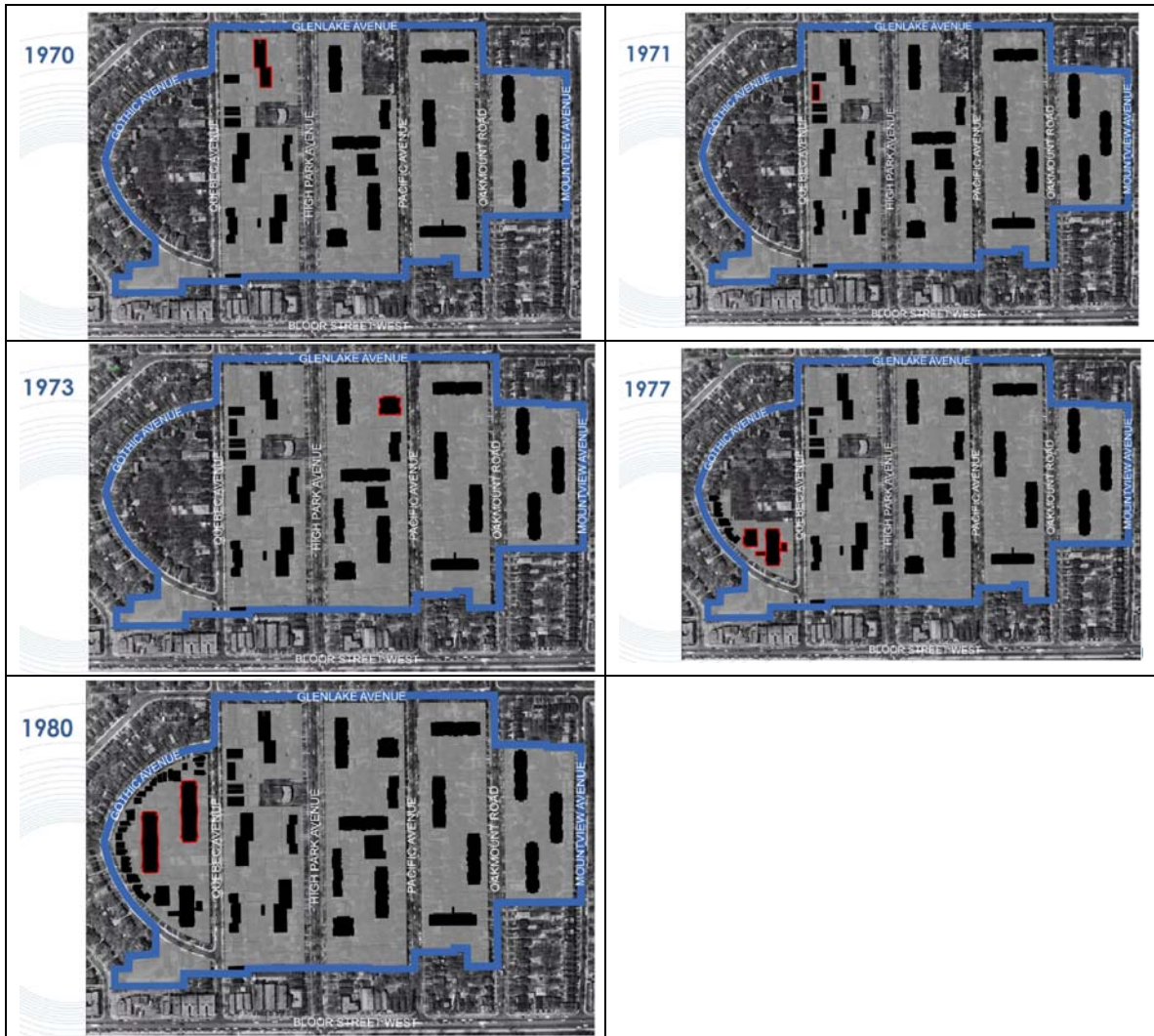
More information regarding OPA 320 can be found at the following link:  
[www.toronto.ca/OPreview/neighbourhoods](http://www.toronto.ca/OPreview/neighbourhoods)

OPA 320 adds new criteria to the in-force Healthy Neighbourhoods Policy 2.3.1.2 in order to improve the compatibility of new developments located in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas* that are adjacent and close to *Neighbourhoods*. The new criteria address components in new development such as amenity and service areas, lighting and parking.

OPA 320 helps to implement the City's Tower Renewal Program by promoting the renewal and retrofiting of older apartment buildings and encouraging fruit and vegetable gardens on underutilized portions of *Apartment Neighbourhood* sites.

### Attachment 4: Aerial of Blockbusting Phases - High Park Apartment Neighbourhood







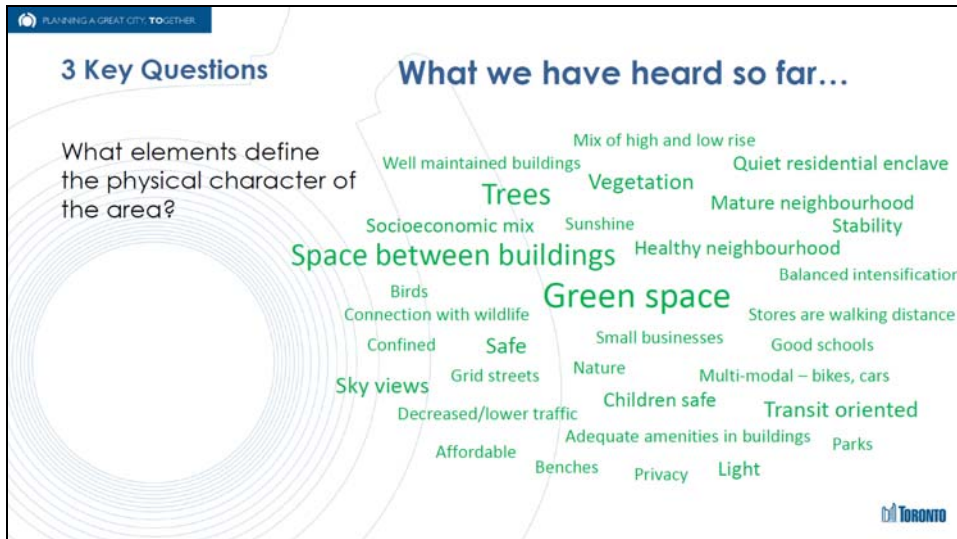
## Attachment 5: What We Heard

### Community Meeting – October 25, 2017

As part of community engagement, the community was asked to respond to three key questions:

#### Question 1: What Elements Define the Physical Character of the Area?

A substantial number of responses noted the existing green space, trees and spaces between buildings. Other commonly identified elements included sky views, light, vegetation and the maturity of the neighbourhood. The Word Cloud illustration below summarizes the range of responses with the larger words representing the greatest number of similar responses.



#### Question 2: What Spaces and Attributes are Most Valued?

Green space and High Park were the attributes most commonly identified as most valued. Other common answers included the quiet nature of the area, the safety of the community, community spaces and streets. The Word Cloud illustration below summarizes the range of responses with the larger words representing the greatest number of similar responses.



**Question 3: What Conditions are Less Desirable and How Can These be Improved?**

Noise was the condition that was identified as least desirable the most number of times. Other common conditions that were not desirable included pedestrian safety, lack of separated bike lanes and wind effects in the area. The Word Cloud illustration below summarizes the range of responses with the larger words representing the greatest number of similar responses.



Other comments received at the community consultation included concerns about: the development applications and their impacts on local school enrollment capacity; subway crowding; traffic; loss of green space; concern for the environment and rain water runoff; and the need for more community infrastructure, grocery stores and affordable housing.

### **Social Pinpoint Survey**

The responses to this online map based questionnaire are helpful to understanding how the community is using and experiencing the area. It is also helpful to understanding where improvements could be made and where areas of concern are located. 251 comments were received with one-third of the responses related to the topic area of outdoor spaces and another third of the responses related to the topic of routes. Below are some highlights for each of the topic areas from this survey tool.

**Outdoor Spaces:** Green space, references to shaded areas, sunny spots, treed areas, dog friendly places, High Park and the natural environment, play spaces, places to sit, bird and wildlife areas, tennis court facilities, outdoor swimming and gathering spaces for community events were the outdoor spaces most commented on. Concerns were raised with wind tunnels and tree loss.

**Routes:** Pathways, where shortcuts were taking place, including dog walking, school, bicycle and barrier free routes were identified on the social pinpoint map. Some of the comments related to transit services and carshare locations. Concerns were raised with busy sidewalks, pedestrian safety at crossings, intersections, stop signs and the need for crosswalks.

**Tenant Amenities:** The tenant amenities most appreciated were outdoor swimming pools, tennis courts, barbeque areas and gym/athletic clubs. Some improvements were noted such as the need for party/community rooms, outdoor gathering areas with seating and bicycle parking.

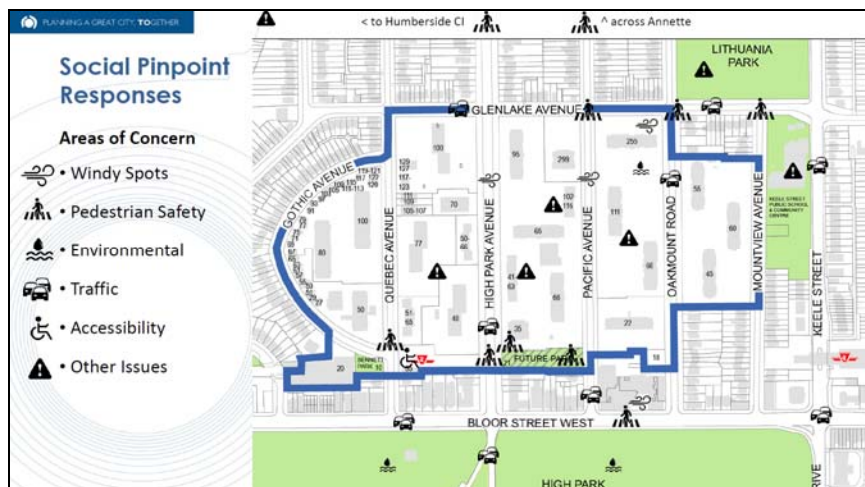
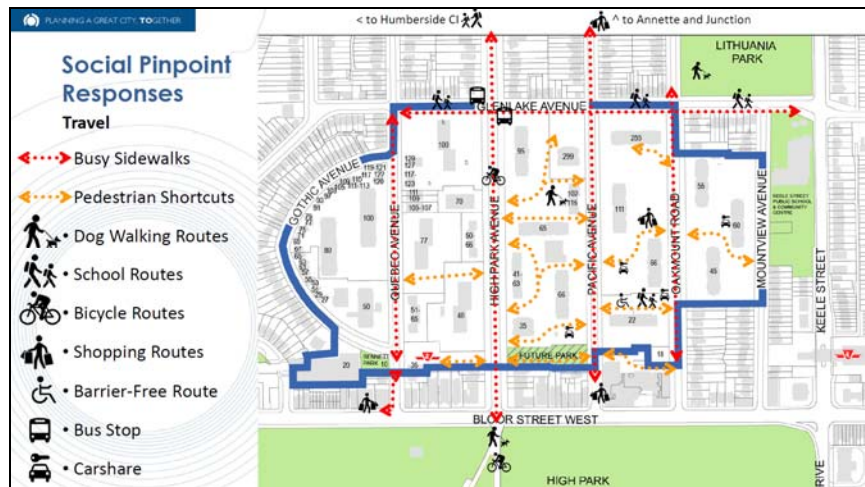
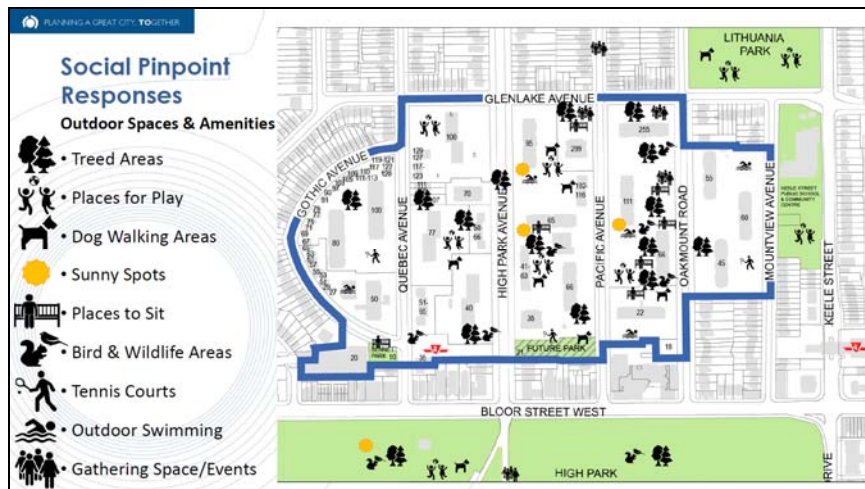
**Valued Places and Events:** Green space, High Park and the farmer's market were most noted as places that add value to the community. The issue of mental health and the space between buildings were also raised as concerns. Also valued are the Gothic Avenue homes, the environment and views of High Park to the south.

**Community Services and Facilities:** Bikeshare and autoshare locations were identified. The concern with accommodation at local schools and barrier free accessibility at the High Park subway station were the most identified concerns in this survey topic area.

**Local Shopping and Services:** Favourite and disliked shopping locations were identified.

Finally, a common issue shared amongst all categories was the concern with construction currently underway. Issues raised included concerns with noise, dust, lighting and the impact on traffic.

The following 3 Maps provide a graphic summaries of Social Pinpoint Responses:



## **Attachment 6: Study Timeline**

### Phase 1: Information Gathering:

- Broader community consultation, requested feedback on community values, and requests for volunteers for the Working Group.
- Research was initiated to identify existing study area conditions and attributes.
- Working Group and Staff Team were established.
- Meetings held in the last quarter 2017 with each established study group: including undertaking a walking tour of the study area, providing background information on the Study, discussion on the character elements of the area and reporting back on community engagement.
- Social Pinpoint Survey launched on the City website to engage the broader community on their experiences within the study area.

This stage began with the Study Launch at the community consultation held on October 25, 2017.

### Phase 2: Identifying Character:

- Research and analysis continued.
- Meetings held with Working Group and Staff Team: reporting on the findings of existing character elements and the results of the Social Pinpoint Survey; initiated discussion on issues, opportunities and constraints through 2D and 3D modelling workshops with the Working Group; initiated discussion on the Guiding Principles, Goals and Objectives.
- Broader community consultation to report on the findings to date and engage in 2D and 3D modelling; initiated discussion on the Guiding Principles, Goals and Objectives.
- Presentation to Design Review Panel on progress of the Study and emerging character elements.

This phase took place during the month of February, 2018.

### Phase 3: Policy Development and Review:

- Meetings to be held with Working Group and Staff Team to develop and review the draft Guiding Principles, Goals and Objectives for the SASP and implementing Urban Design Guidelines.
- Staff to draft SASP policies and Urban Design Guidelines.
- Meetings with Staff Team and Working Group to discuss and refine the draft SASP and Urban Design Guidelines.
- Presentation to Design Review Panel of draft SASP and Urban Design Guidelines.

This phase is taking place in April, 2018.



Phase 4: Final Report:

- Proposed SASP and Area Specific Urban Design Guidelines will be finalized.
- Statutory Public Meeting to review draft SASP and Urban Design Guidelines at Etobicoke York Community Council.
- City Council adoption.

This phase is expected to take place in June, 2018.

## **Attachment 7: Draft Guiding Principles**

These Draft Guiding Principles were presented at the March 8, 2018 Community Consultation Meeting and were posted for community review and input.

### **Draft Guiding Principles for Natural Features and Environment**

Protect, preserve and enhance the natural environment within and adjacent to the study area.

1. Recognize the sensitivity and proximity of significant natural features and ecological functions and appropriately assess, protect and mitigate impacts on those features and functions.
2. Protect and preserve existing mature trees, vegetation and wildlife habitat wherever possible.
3. Introduce more native tree and plant species, biodiverse landscapes and green roofs, and low impact development strategies into the design of streets, parks and private properties.
4. Promote innovative, energy-efficient and sustainable design.
5. Maintain and increase opportunities for groundwater infiltration.
6. Avoid deep underground structures that disturb natural groundwater flows.
7. Preserve unencumbered land to support mature trees, water infiltration and opportunities to expand the public realm. Unencumbered land means areas not covered by buildings or structures both above- and below-grade, which is important to water infiltration and mature tree growth, as well as potential future public street or public parkland opportunities.
8. Integrate bird-friendly measures throughout all aspects of site and building design, including retrofit opportunities.

### **Draft Guiding Principles for the Public Realm**

Provide a high quality, well-connected, safe and comfortable public realm which prioritizes pedestrians, cyclists and public transit use and supports people of all ages and abilities.

1. Maintain and enhance views from the public realm to parks, open spaces, natural features, heritage properties and other local landmarks.
2. Maintain sunlight and provide comfortable wind conditions for streets, sidewalks, parks and open spaces.
3. Increase public parkland within the study area through the development of new parks and expansion of existing parks.
4. Recognize High Park Avenue as the central promenade of the neighbourhood and gateway to High Park.
5. Provide green streets with tree-lined, landscaped boulevards, green infrastructure, generous sidewalks, bicycle parking and comfortable places to sit.
6. Prioritize a safe, pedestrian-oriented environment with a network of well-connected parks and open spaces and frequent publically accessible mid-block routes.

7. Promote safe and direct pedestrian and cycling routes and crossings, particularly for access to schools, parks, public transit, local shops and community amenities.
8. Reinforce the sense of place, indigenous history and cultural and natural heritage, through engaging elements and features within the public realm.

### **Draft Guiding Principles for Open Space**

Preserve and enhance the park-like setting, generous open space amenity and green landscape character of the study area.

1. Provide safe, aesthetically pleasing and inviting open spaces that feel and promote health and well-being.
2. Maintain and provide centralized open green spaces within the block, which include trees and gardens, good access to sunlight, protection from wind and places to sit, play and gather.
3. Respect and reinforce the open landscaped character between buildings and along street frontages.
4. Design and program open spaces to support year-round use, a sense of community and a range of activities and amenities for residents of all ages and abilities.
5. Maintain and create child-friendly spaces and features.
6. Designate and design spaces for pet relief, gathering and play.
7. Coordinate the location, design and programming of open spaces and amenities according to sun, wind and seasonal conditions.
8. Provide well-lit, accessible, clearly demarcated and visible pedestrian connections through open spaces.
9. Minimize impervious surfaces and maximize soft landscape areas and tree plantings.

### **Draft Guiding Principles for Built Form**

Respect and reinforce the pattern of buildings and open space within and adjacent to the study area.

1. Identify and protect important open space areas within each block.
2. Respect the balance between built form and landscape areas.
3. Maintain generous landscaped setbacks from street frontages
4. Provide generous space between buildings to maximize skyview, sunlight, privacy and daylight.
5. Design new buildings to fit harmoniously within the existing context.
6. Respect the height and scale of existing buildings within and adjacent to the Study Area.
7. Ensure new buildings provide an appropriate transition in scale down to lower scale buildings, parks and open spaces.
8. Transition to the adjacent *Neighbourhoods* area occurs within the *Apartment Neighbourhoods* area.
9. Limit new taller buildings and the extent of new shadows.

10. Locate and orient new taller buildings to minimize direct facing conditions and maximize spatial separation.
11. Increase setbacks and separation distances as building height increases.
12. Design new buildings with compact floorplates.
13. Design and place new buildings to minimize and mitigate negative impacts, such as wind and shadows, on the public realm, amenity areas, neighbouring properties.
14. Locate and design main building entrances to be prominent and face the street.
15. Provide active ground floor uses, such as garden apartments, community rooms, local shopping, community facilities, small-scale schools, with clear, unobstructed views to the public realm and adjacent open spaces.
16. Promote design excellence, use high quality materials and energy efficient design.
17. Provide affordable and family sized units.

### **Draft Guiding Principles for Site Servicing**

Provide consolidated, integrated and functional site servicing while minimizing impacts on the public realm.

1. Minimize surface level parking and provide most designated (resident and visitor) parking underground.
2. Consolidate and internalize service areas and parking ramps to limit impact on the public realm, building dwelling units and shared outdoor spaces.
3. Program existing surface parking or other hard surfaced areas for community events.
4. Provide clear and visible way-finding signage above and below grade.
5. Include visible and accessible covered outdoor bicycle parking.
6. Include secure indoor bicycle parking and storage space for bulky items (example strollers, mobility scooters).
7. Encourage recycling and organics collection.