

High Park Apartment Neighbourhood Area Character Study – Final Report

Date: May 22, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 13 – High Park

Planning Application Number: 17 243796 WPS 00 TM

SUMMARY

This report presents the outcome of the City initiated High Park Apartment Neighbourhood Area Character Study, and the resulting proposed Official Plan Amendment No. 419 which includes the High Park Apartment Neighbourhood Site and Area Specific Policy No. 551. This Site and Area Specific Policy provides a localized policy framework to guide change and compatible infill development that respects the existing and planned character of the study area. These documents augment and implement the policies of the Official Plan, they are consistent with the Provincial Policy Statement (2014), conform to Growth Plan for the Greater Golden Horseshoe (2017), and have regard for matters of provincial interest in Section 2 of the *Planning Act*.

The High Park Apartment Neighbourhood Area is an established, stable residential apartment neighbourhood that is in close proximity to High Park to the south and is surrounded to the west, north and east by low rise residential designated *Neighbourhoods*. The High Park Apartment Neighbourhood Area Character Study was initiated in response to the concern that the two significant intensification applications, made at the same time, and following the approval of another large development application, were at a level of intensification not anticipated for in this neighbourhood. There was concern that the applications were not in keeping with the character of the area and that this neighbourhood required a more localized policy framework than is currently provided in the City's Official Plan. The Official Plan has a provision that provides Council the ability to determine, at the earliest point in the process, whether a site and area specific policy needs to be created to deal with significant intensification.

The High Park Apartment Neighbourhood Area Character Study involved extensive community consultation and provided an evidence based approach and analysis to identifying the neighbourhood characteristics and attributes that define the High Park Apartment Neighbourhood. The findings of the study enabled staff to identify which character defining attributes required localized policies and guidelines to augment the direction of the City's Official Plan and various Guideline documents.

The proposed Official Plan Amendment 419 (OPA 419) and Site and Area Specific Policy 551 (SASP 551) for this area is predicated on this study's findings, guiding principles, results from community consultation, and an iterative policy development process which included a Community Working Group and City staff team. Proposed SASP 551 will guide change and compatible infill development within the High Park Apartment Neighbourhood Area that is sensitive to the character of the neighbourhood. Area Specific Urban Design Guidelines will be developed through additional consultation to further implement the policies of SASP 551 and provide greater direction for the area.

SASP 551 includes development criteria for three building typologies that have been determined through the study to be characteristic of this area. Staff testing of the SASP development criteria confirms that the infill criteria of the SASP are sensitive to the character of this area, while still allowing for appropriate infill opportunities in accordance with the policies of the Official Plan.

The proposed Official Plan Amendment 419 (OPA 419), Site and Area Specific Policy 551 (SASP 551) is consistent with the Provincial Planning Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017) and has regard for matters of Provincial Interests in the *Planning Act*.

This report recommends adoption of Official Plan Amendment 419 High Park Apartment Neighbourhood Site and Area Specific Policy 551 amending the Official Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt Official Plan Amendment 419 substantially in accordance with the Draft Official Plan Amendment attached as Attachment 3 to the report dated May 22, 2018 from the Director, Community Planning, Etobicoke York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to Official Plan Amendment 419 as may be required.
3. Etobicoke York Community Council direct the Director of Community Planning, Etobicoke York District, to further consult with the community and stakeholders on Draft High Park Apartment Neighbourhood Area Urban Design Guidelines and report back to the next Etobicoke York Community Council with finalized Urban Design Guidelines for the High Park Apartment Neighbourhood.
4. City Council direct the Director of Community Planning, Etobicoke York District, to use Official Plan Amendment 419, High Park Apartment Neighbourhood Site and Area Specific Policy 551 in the evaluation of all new and current development proposals located within its boundaries.
5. City Council direct the City Solicitor and appropriate City Staff to attend and support Official Plan Amendment 419 in its current form, should it be appealed to

the Local Planning Appeal Tribunal (the "LPAT") within the statutory timeframe of the Planning Act..

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

Related Development Applications

City Council requested that staff undertake a character study of the High Park Apartment Neighbourhood Area in April 2017 as a result of recent development activity in this area including two significant development applications. One of the applications (35, 41-63, 65 and 95 High Park Avenue, 66 and 102-116 Pacific Avenue) proposed 1,031 units in four apartment buildings ranging in height from 8 storeys to 39 storeys. The other application (111 Pacific Avenue, 255 Glenlake Avenue, and 66 Oakmount Road) proposed to add two blocks of townhouses, two apartment buildings, one with 33 storeys and a three storey base, and the other with 29 storeys with an eight storey base with a total of 768 units for these buildings. The combined number of units for both of these applications is 1,799.

The purpose of the character study was to identify existing area characteristics and develop Official Plan policies to provide guidance when considering change and compatible infill for the area, as well as potential community improvement opportunities. The study was not to include lands fronting Bloor Street West as these were being reviewed as part of the Bloor West Village Avenue Study.

City Council also requested that staff report back to Etobicoke York Community Council on the findings of the 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>

Request for Directions Reports on the two applications noted above will be considered by Etobicoke York Community Council on July 4, 2018.

Status Report for the High Park Apartment Neighbourhood Area Character Study

On April 4, 2018, Etobicoke York Community Council considered a Status Report on the High Park Apartment Neighbourhood Area Character Study dated March 13, 2018, from the Director, Community Planning, Etobicoke York District. The Status Report outlined the study program, public consultation process and provided an overview of community feedback to date. In addition, the Status Report provided the Character Defining Elements to be examined in the study along with the Draft Guiding Principles.

Etobicoke York Community Council adopted the recommendations of the report, authorizing the City Clerk to provide Notice of a Statutory Public Meeting under the *Planning Act* and bring forward the proposed Official Plan Amendment based on the findings of the High Park Apartment Neighbourhood Area Character Study. Etobicoke York Community Council also directed staff to bring forward the associated draft Urban Design Guidelines. The March 13, 2018 Status Report can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY29.3>

Bloor West Village Avenue Study

A Status Report on the Bloor West Village Avenue Study will be considered at the Etobicoke York Community Council meeting on June 6, 2018. The High Park Apartment Neighbourhood Area Character Study does not include lands fronting Bloor Street West as they are being reviewed through the Bloor West Village Avenue Study.

The area of influence for the Bloor West Village Avenue Study includes the High Park Apartment Neighbourhood. The High Park Apartment Neighbourhood Area Character Study built upon the findings of components of the Bloor West Village Avenue Study (i.e. Natural Heritage, Desktop Hydrogeological Investigation, Community Services and Facilities Strategy, Future Transportation Conditions Report, Municipal Servicing Future Conditions Report) to inform policy and guideline development. The materials associated with the Bloor West Village Avenue can be found at the following link: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-west-village-avenue-study/>

Natural Heritage Impact Study Addendum and Biodiverse Landscape Manual

The Natural Heritage Impact Study for the High Park Apartment Neighbourhood was completed as an addendum to the Bloor West Village Avenue Study's Natural Heritage Impact Study (March 2018). The addendum study addresses cumulative impacts and ensures that potential impacts and mitigation related to future development in the High Park Apartment Neighbourhood have been considered collectively rather than on a site by site basis. The study also identified enhancement opportunities to be applied within the High Park Apartment Neighbourhood study area. City staff will outline in more detail appropriate enhancement measures including plant lists for different character areas, wildlife habitat improvements, and other natural heritage enhancement opportunities in a forthcoming Biodiverse Landscape Planting Manual for the High Park Area.

A copy of the Natural Heritage Impact Study is posted on the High Park Apartment Neighbourhood study website found at this link:

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

ISSUE BACKGROUND

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the

Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") 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 impacts 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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 builds upon the policy foundation provided by the PPS 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.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Toronto Official Plan

The High Park Apartment Neighbourhood Character Area lands, with the exception of Bennett Parkette, are designated *Apartment Neighbourhoods* within the Official Plan as illustrated on Map 14 – Land Use Plan. Residential development is permitted under the *Apartment Neighbourhoods* designation. Significant growth is not intended in this designation; however, compatible infill development may be permitted provided the proposal adequately addresses specific development criteria. Generally, these criteria

relate to built form and site organization considerations and the provision of appropriate on-site residential amenity space.

Apartment Neighbourhoods are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. This designation does not anticipate significant growth within these areas, however compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. New development will be located and massed to provide transition to adjacent areas of differing scale, limit shadow impacts, and provide ground-floor uses that enhance safety, amenity and animation of adjacent streets.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

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 implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. 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, but they are not in effect. More information regarding OPA 320 can be found here:

www.toronto.ca/OPreview/neighbourhoods

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 to improve the compatibility of new developments located adjacent and close to *Neighbourhoods* and in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas*. The new criteria address aspects in new development such as amenity and service areas, lighting and parking.

The outcome of the staff analysis and review of relevant Official Plan policies are summarized in the Comments section of this report.

Study Purpose

The High Park Apartment Neighbourhood Area is an established, stable residential apartment neighbourhood that is in close proximity to High Park. The neighbourhood is very walkable and transit supportive with several tall residential buildings. All lands in

the High Park Apartment Neighbourhood Area, with the exception of Bennett Parkette, are designated *Apartment Neighbourhoods*. Significant growth is not anticipated within this land use designation. Additionally, all the properties surrounding the study area, with the exception of *Apartment Neighbourhood* designated properties fronting Bloor Street West, are designated *Neighbourhoods or Parks and Open Space Areas*.

In late 2016, two development applications were received for two large blocks within the High Park Apartment Neighbourhood. Both of these applications were considered to be proposing significant intensification. One application (35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue) is proposing to retain four apartment buildings, demolish townhouses, replace four units within the existing buildings 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 1,795m² of retail gross floor area. This application was appealed citing the City's failure to reach a decision within the timeline prescribed by the *Planning Act*. One Prehearing Conference took place on January 31, 2018; a second one is scheduled for August 14, 2018.

The second application (111 Pacific Avenue, 255 Glenlake Avenue and 66 Oakmount Road) is proposing to retain all three apartment buildings and 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. This application was appealed citing the City's failure to reach a decision within the timeline prescribed by the *Planning Act*. One Prehearing Conference took place on February 8, 2018; a second one is scheduled for September 6, 2018.

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.”

The High Park Apartment Neighbourhood Character Area study was initiated in response to the concern that the two significant intensification proposals were of a level of intensity not anticipated in a stable *Apartment Neighbourhood* and that may not be in keeping with the unique character of the area. City staff were of the opinion this neighbourhood requires a more localized policy framework than is currently provided in the City's Official Plan and various Guidelines in order to manage appropriate development and protect adjacent *Neighbourhoods* from negative impact.

The purpose of the High Park Apartment Neighbourhood Area Character Study was to evaluate the existing characteristics of the High Park Apartment Neighbourhood and develop appropriate policies, principles and guidelines that would identify compatible infill development and guide change within the study area.

Study Consultation

The High Park Apartment Neighbourhood Area Character Study involved extensive community consultation consisting of 2 general community meetings, 6 community working group meetings, 2 Design Review Panel meetings, as well as several internal study team meetings, the use of an online digital engagement tool, in addition to a dedicated study website. A dedicated study website was created to keep the community informed with the progress of the study and other events. The community consultation process was summarized in the Status report for the High Park Apartment Neighbourhood Character Area study and meeting notes can be found on the study website. The study 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/>

Indigenous Consultation

Early in the study process, City staff sent out letters to notify the following indigenous groups of the Study: the Huron-Wendat, the Mississaugas of the New Credit First Nation and the Six Nations of the Grand River Territory. Staff did not receive any replies, however, as part of discussions on the Bloor West Village Avenue Study with the Mississaugas of New Credit First Nation on February 8, 2018, staff provided a briefing on the High Park Apartment Neighbourhood Area Character Study. Discussions centred on issues regarding water and natural heritage. Staff will update this group as the implementing Site and Area Specific Policy and Urban Design Guidelines are advanced.

Community Meetings

On October 25, 2017, Planning staff hosted a town hall community meeting to introduce the Study and its scope, and request community members to volunteer to be part of a Community Working Group. Planning staff prepared a meeting-specific handout which included a series of questions about: defining elements of the area's physical character; valued spaces and attributes; and less desirable spaces and improvements that could be made. The responses revealed a consensus within the community that green spaces, trees and the space between buildings were key elements that defined the physical character of the area; that green space and High Park were the most valued spaces and attributes; and that noise was the least desirable condition. Results of the questionnaire were summarized in the March 13, 2018 Status Report noted in the Decision History section. Meeting notes can be found on the City's study website.

On March 8, 2018, a second town hall community meeting was held. At this meeting, Planning staff provided the community with an update on the progress of the Study, the development of the Character Defining Elements and the Draft Guiding Principles, which would assist in developing the Site and Area Specific Policy and Urban Design Guidelines. As part of this meeting, the community members participated in three workshop activities: Natural Environment 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 a scoped and refined set of principles. The results from this community consultation revealed that the broad community supports maintaining a 'park-like' setting for this neighbourhood. Through the community consultation process however, it became apparent the community does not

share a unified collective opinion on the appropriate scale of development for the area. Meeting notes can be found on the City's website.

Social Pinpoint

An online digital community engagement tool called Social Pinpoint was used to engage community members in an interactive manner. The responses to the Social Pinpoint questionnaire were helpful in understanding and providing geographic locations for community priorities in terms of outdoor spaces, routes, tenant amenities, valued places and events, community facilities and local shopping.

Feedback from the questionnaire is summarized in the March 13, 2018 Status Report noted in the Decision History section.

Community Working Group

The Community Working Group was an advisory body having 18 members including: seven High Park area residents; five study area land owners (including the owners of the lands which are the subject of the current applications under appeal to the Local Planning Appeal Tribunal); and six representatives of local community groups including tenants, ratepayers and environmental associations. The purpose of the Community Working Group was to provide a forum for feedback, guidance and advice to City staff at key points during the High Park Apartment Neighbourhood Area Character Study.

Staff met with the Community Working Group six times throughout the course of the study and gained valuable insight from the members. Working Group meetings included: a study area walking tour; presentations; guest experts; group workshops; and discussions. Additionally, Working Group members were given assignments to complete ahead of the next meeting in order to help staff understand their concerns and perspectives at each stage in the study process. Several Working Group members also participated at the March 8, 2016 community meeting as volunteers and helped to facilitate community discussion on the workshops they had participated in during the working group meetings.

Consultation with the Working Group was an integral part of the Site and Area Specific Policy (SASP) policy development process. Through an iterative, open and transparent process, staff provided the Working Group with proposed development criteria, policy directions and draft policies to consider and comment on prior to finalizing the SASP. Presentations and Working Group meeting notes can be found on the City's website.

Design Review Panel

The first presentation to the City's Design Review Panel took place on February 22, 2018, where staff outlined the project history, existing and future context and planning framework. The Panel was asked to provide advice on the study direction and draft character defining elements.

The Panel noted that the neighbourhood is one of the more successful Tower in the Park neighbourhoods in Toronto, and the findings of the study could assist in understanding other similar apartment neighbourhoods in Toronto. Suggestions included examining: energy and climate change; the idea of the area as a possible heritage 'complex'; whether separation distances need to be looked at differently in this

neighbourhood context 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 took place on April 17, 2018, where staff presented the findings of the character analysis. The Panel was asked to comment on the draft guiding principles and draft infill development criteria, as well as to advise about which development criteria they considered most important to the area character and should be contained within policy.

The Panel members felt the study could become a crucial preliminary work into characterizing and understanding a place in the city. There was a mix of ideas and varying perspectives on the draft guiding principles and the proposed elongated floor plate typology that were proposed. There was a general consensus on the importance of open space and the 'park'-like setting, re-imagining underground parking that is underutilized and its role in the neighbourhood, and the benefits of buffer diagrams to examine opportunities within the neighbourhood once the development criteria are applied.

Study Team

The Study Team was led by Etobicoke York District Community Planning and Urban Design staff and included contributions and input from staff in Graphics and Visualization, Heritage Preservation Services, Transportation Planning, Transportation Services, Strategic Initiatives, Policy and Analysis, Environmental Planning, Urban Forestry, Parks, Public Health, Toronto District School Board and Toronto Catholic District School Board. The Study Team provided expertise on various components of the study and met with Planning staff various times through the course of the study. Study Team members were present to answer questions and speak to the community during the March 8, 2018 Community Meeting, and Heritage and Environmental Policy staff also attended the second Working Group meeting to present and answer questions in their respective areas of expertise.

High Park Apartment Neighbourhood Area Character Study

The High Park Apartment Neighbourhood Area Character Study provides an evidence based approach and analysis to identifying the neighbourhood characteristics and attributes that define the High Park Apartment Neighbourhood. The High Park Apartment Neighbourhood Area Character Study (the Study) is posted on the City's website here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/high-park-apartment-neighbourhood-area-character-study/>

The findings of the study have been synthesized into Official Plan Amendment 419, Site and Area Specific Policy 551.

COMMENTS

Proposed Official Plan Amendment 419

The proposed Official Plan Amendment 419, Site and Area Specific Policy 551 is predicated on the findings of the High Park Apartment Neighbourhood Area Character Study, components of the Bloor West Village Avenue Study, the Natural Heritage Impact Study, and consultation. The purpose of the Official Plan Amendment 419 (OPA 419), Site and Area Specific Policy 551 (SASP 551) is to provide a meaningful policy framework and implementation strategy that responds to the analysis undertaken by staff and addresses the principles that emerged from the extensive consultation process to guide change and compatible infill development within the High Park Apartment Neighbourhood Area that is sensitive to the character of the neighbourhood. Proposed OPA 419 is found in Attachment 3, this document:

- Identifies the special character elements that make up the fabric and uses in this area;
- Provides development polices to direct infill growth and shape development/redevelopment in the area while respecting the existing physical character and unique tower in the park setting;
- Supports the protection and enhancement of the natural environment;
- Identifies High Park Avenue as a Grande Promenade for the area;
- Protects views from the public realm to High Park; and
- Encourages parkland/open space acquisition and public realm enhancements.

OPA 419 proposes to add views to Schedule 4 – Description of Views, and Map 7A – Identified Views from the Public Realm, of the Official Plan. The OPA also proposes to amend Maps 17 and 18 to redesignate the new City-owned park that runs between High Park Avenue and Pacific Avenue north of Bloor Street West from *Apartment Neighbourhoods* to *Parks and Open Space Areas – Parks* as shown on Schedule 1 of OPA 419. The policies for the proposed OPA 419 would be added to Chapter Seven: Site and Area Specific Policies of the City's Official Plan as Site and Area Specific Policy 551. The proposed OPA provides the vision and policy framework to guide development within the study area. To recognize the distinct character of the area, special policies have been introduced to address the natural environment, public realm, open space, built form, site servicing, transportation, community services and facilities interpretation and implementation. The proposed OPA policies are applicable to the whole of the area.

Introductory Statement of Character:

An introductory statement of character was considered important to include at the beginning of the SASP to provide an overview of the defining characteristics of the area, why those characteristics are important and the intent of the policy direction for the SASP. The statement of character notes that the 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. Future change and appropriate infill opportunities in this area will need to be sensitive to and enhance the High Park Apartment Neighbourhood Area character.

The Goals of SASP 551

The Goals provide the broad direction and objectives for the area. The intent of the SASP is to support and enhance the natural environment through establishing a policy framework to guide new development along with providing direction to private and public investment in the area.

Natural Environment

The natural environment policies are proposed to support and enhance the natural environment, including the natural heritage and hydrologic features and functions in High Park and to foster sustainability within and adjacent to the High Park Apartment Neighbourhood. SASP 551 provides for policies to prevent and/or mitigate adverse impacts from development and enhance the environment through:

- Requiring a scoped Natural Heritage Impact Study for development applications;
- Enhancing the requirements for stormwater management and hydrogeology to protect nearby sensitive water features in High Park;
- Maintaining unencumbered soil areas for water infiltration and mature tree growth;
- Integrating bird-friendly measures into new building design and operations;
- Encouraging advance performance measures for new and existing buildings to promote environmental sustainability;
- Encouraging and promote mature tree growth and bio-diverse landscape plantings, along with policies that encourage and promote native and non-invasive plants to support High Park; and
- Encouraging green infrastructure on private and public land.

Public Realm

The Public Realm policies provide direction expand and enhance the public realm through:

- The identification of views that are to be maintained, framed and, where possible, created to important components of the public realm such as existing and new parks, High Park and existing heritage properties;
- Protecting for mature tree growth and water infiltration by requiring multiple rows of street trees and soft landscaped boulevards;
- Enhancing pedestrian movement and connections by: expanding sidewalk widths; creating, maintaining, securing and enhancing mid-block connections; and creating and improving street crossings;
- Transforming High Park Avenue into a Grande Promenade including public realm enhancements such as tree planting, bio-diverse landscapes, generous sidewalk widths, seating, wayfinding/interpretive signage, bicycle parking, and bird-friendly street lighting and green infrastructure;
- Including park policies regarding dedication to secure, improve, and maximize city owned lands for parks; and
- Encouraging privately-Owned Publicly Accessible Spaces (POPS) by establishing partnerships with private property owners to supplement the public parkland.

Open Space:

Open Space is a crucial character element in the High Park Apartment Neighbourhood. SASP 551 preserves and enhances the park-like setting, generous open space amenity

and *soft landscaped* areas that contribute to the character of the High Park Apartment Neighbourhood through:

- Development criteria requiring generous open space, maximum building coverage, and limitations of the formation of continuous street walls; and
- Development criteria for the amount, quality, and location of outdoor amenity areas required for both new and existing residents.

Built Form

Built form policies focus on the specific infill development criteria tailored to the character of High Park Apartment Neighbourhood, and its unique circumstances.

Several areas were identified as being sensitive to shadow impact including the low-rise areas designated *Neighbourhoods* and parks. Three new building typologies were identified for the area to provide opportunities for compatible infill along with direction for heights, floorplates, setbacks, stepbacks, and separation distances to maintain the open tower in the park character of the area. Direction is provided through policies that:

- Limit and/or mitigate shadow impacts from shadows from tall buildings and address compatibility and transition to adjacent *Neighbourhoods* and *Parks and Open Space Areas* including the requirement for angular plane;
- Require below grade setbacks to preserve unencumbered soil areas for water infiltration and mature tree growth;
- Address built form such as building forms and footprints, additions, entrance locations and the limited use of step-backs
- Identification of three building typologies reflective of what is currently characteristic and or compatible within the neighbourhood: low rise building, High Park Apartment Neighbourhood mid-rise building (with 2 forms); and High Park Apartment Neighbourhood tall building;
- Address such matters as heights, setbacks, separation distances and floorplates for the identified building typologies; and
- Requirements for larger family sized units.

Site Servicing

Site servicing is an important component of large scale apartment development. The site servicing policies provide direction to consolidate and integrate on-site servicing areas and functions, minimize the number of access locations and paved/vehicular areas, and provide for improvements to the infrastructure for existing buildings. Policy direction includes:

- Encouraging the consolidation and integration of servicing areas and parking access ramps;
- Limit surface parking and the number and width of driveways and curb cuts;
- Integrating cycling infrastructure, and incorporating storage space for other mobility equipment; and
- Requiring onsite dog relief areas.

Transportation

SASP 551 transportation policies further integrate land use and transportation with:

- Policies that support cycling and enhance the expansion of cycling infrastructure; and

- Policies that address impacts on the surrounding areas designated *Neighbourhoods* and focus on pedestrian, transit and cycling activity.

Community Services and Facilities

The policies in this section provide direction to provide community space in the area, including school facilities and community service facilities through partnerships with private landowners and public agencies, boards and commissions through:

- Encouraging the provision of community space that is eligible for the City's Community Space Tenancy Policies;
- Permissions for schools and community service facilities to locate in standalone buildings or in the base of new or existing buildings;
- Encouraging facilities to coordinate, co-locating and sharing sites such as the creation of community hubs, exploring satellite and alternative delivery models; and
- Encouraging partnerships and shared physical space.

Resulting Infill Opportunities

Staff tested the development criteria proposed by the SASP 551 and estimate that the proposed policies could result in up to an additional 100,000 to 150,000m² of gross floor area, representing maximum a floor space index increase of approximately 1.0x the land area for the entire High Park Apartment Neighbourhood Area. This represents an addition of approximately 30% of gross floor area, and accompanying population density spread across the entire High Park Apartment Neighbourhood. It should be noted that some blocks and lots have more opportunity for development than others, since some properties have already been the subject of infill development over recent years and other properties are already developed to a level of intensity consistent to the maximum provided in the proposed SASP. .

This confirms that the policies and development criteria of SASP 551 are sensitive to the character of this area, while still allowing for appropriate infill opportunities in accordance with the policies of the Official Plan.

Draft High Park Apartment Neighbourhood Urban Design Guidelines

The Draft High Park Apartment Neighbourhood Urban Design Guidelines are to be posted online for further community consultation. Staff intend to finalize these Guidelines in July 2018 and will bring the final draft to Etobicoke Community Council for endorsement. These urban design guidelines are meant to implement the policy direction expressed in the Official Plan Amendment and provide appropriate built form and public space guidance while being respectful of the integrity of the surrounding context. The intent of the urban design guidelines is to provide clarity through more detailed direction on the desired outcomes for the design of streets, parks, open space, buildings, landscaping and vegetation in the High Park Apartment Neighbourhood. The draft Guidelines will also assist in the evaluation of all new and current development proposals falling within its boundaries. The draft Guideline will be available for community consultation on the City's website at this link:

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

Conformity with Provincial Policy Statement (2014) and Growth Plan for the Greater Golden Horseshoe (2017)

Provincial Policy Statement (PPS)

The proposed Official Plan Amendment 419 is consistent with the PPS (2014) as required by the *Planning Act*.

The PPS (2014) requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. This policy for healthy, livable and safe communities is achieved, amongst other means, by accommodating a range of residential, employment, institutional and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which effectively use land, resources, infrastructure and public services, and support the use of public transit.

In particular, the proposed OPA 419 has regard to relevant matters of provincial interest in Section 2 of the *Planning Act* as the proposed policies provide for the orderly development of safe and healthy communities, the adequate provision of a full range of housing, including affordable housing and the promotion of built form that is well-designed, encourage a sense of place and provide for high quality, safe and accessible public spaces.

Staff have determined that proposed OPA 419 is consistent with the PPS and conforms with the Growth Plan as follows:

The PPS contains direction through such policies as 1.1.1, 1.1.3, 1.2.1, 1.2.4, 1.4.3, 1.5.1, 1.6.1, 1.6.7, to direct municipalities to identify areas where development will be directed and to promote the development of healthy, liveable and safe communities by promoting efficient development and the efficient use of land and resources, accommodating a range and mix of residential units as well as other uses, promoting environmentally conscious development and the efficient use of services and infrastructure. Development is to be a co-ordinated integrated, consultative and comprehensive approach with integrated and efficient transportation, servicing and land use. The policies in Section 2 of the PPS include direction for the protection of natural heritage, water, cultural heritage and archaeological resources and requires that municipalities protect, improve or restore these features through such policies as .2.1.1, 2.1.2, 2.1.8, 2.2.1, 2.2.2.

The City of Toronto Official Plan Map 2 - Urban Structure identifies growth areas as *Centres, Avenues, Employment Areas* and the *Downtown*" (Official Plan policy 2.2.2). The High Park Apartment Neighbourhood Character Area Study is outside of the growth areas as defined by the City of Toronto Official Plan. The policies of Official Plan Amendment 419 provide a vision for growth and development in this area that is sensitive, responds to the character of the area, contributes to a compact complete community, promotes the protection and enhancement of natural heritage and the expansion and enhancement of the public realm, open space and parks. The policies require the consolidation of services including the servicing areas on-site, in an area that is currently fully serviced. The provision for infill growth promotes the efficient and wise use and management of land and infrastructure. The policies establish appropriate built form direction that is sensitive to and recognizes the unique character

context of the area including preserving and enhancing the park-like setting, generous open space amenity and *soft landscaped* areas that contribute to this character. A range and mix of housing types is supported through the built form policies with the three typologies for the area and the requirement of a minimum number of family sized units for all new dwelling units. These requirements will assist in ensuring compatibility with the surrounding community. The proposed policies support the provision of community services and facilities, including public schools as a means to promote their integration into this community to meet current and projected needs. The use of urban design guidelines promote well-designed built form including promoting transit options by providing for cycling and enhancing the pedestrian environment. The proposed policies include provisions for bicycle storage and promotes wide sidewalks on all side of the property. The proposed policies also support and enhance natural heritage and hydrologic features and functions in High Park and foster sustainability within and adjacent to High Park.

The PPS and the *Planning Act* directs municipalities to consult with communities and stakeholders. Through the study process City Planning consulted extensively with the public including consultation with indigenous communities. This is consistent with the PPS (2014), and conforms to the Growth Plan (2017).

The Growth Plan for the Greater Golden Horseshoe 2017

The proposed Official Plan Amendment 419 conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

The Growth Plan 2017 contains policies pertaining to population and employment densities that should be planned for in Major Transit Station Areas (MTSAs) along priority transit corridors or subway lines. MTSA's are generally defined as the area within an approximately 500 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next Municipal Comprehensive Review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities. At the time of the MCR, municipalities can make a request to the Province for alternative targets to those set out in the Growth Plan.

Portions of the High Park Apartment Neighbourhood are within 500 metres of High Park and Keele subway stations. The High Park Apartment Neighbourhood has already been planned to be transit supportive when it was originally built, and based on 2016 Census data, it is estimated that the High Park Apartment Neighbourhood Area has achieved a population density of 434 residents per hectare. Although the proposed SASP also provides some additional density permissions, it should also be noted that the High Park Apartment Neighbourhood area is not within a growth area as defined by the City's Official Plan. The City's Official Plan provides specific direction stating that "Growth will be directed to *Centres, Avenues, Employment Areas* and the *Downtown*" (Official Plan policy 2.2.2).

As part of the next MCR, the Province has set out a number of requirements, including, MTSA density, Urban Growth Centre density, Employment Area density, and others. The Ministry's draft Guidance document can be accessed at this link:

Lands within the High Park Apartment Neighbourhood are not within the City's natural heritage system but are located near to High Park and its provincially and locally significant natural features and functions. In response, a Natural Heritage Impact Study (NHIS) was carried out at the neighbourhood scale to identify potential impacts from proposed development and mitigation measures that should be carried out to protect High Park. The NHIS looked at the potential impacts from development within the entire neighbourhood which includes lands which are within 120 metres and beyond of the significant natural features within High Park. By developing recommended actions that will apply to all new development, the NHIS was able to address direct and cumulative impacts from the layout, construction and operation of the proposed infill. The proposed SASP includes recommendations from the NHIS and is sensitive to the ecological, hydrological and hydrogeology systems of the area through policies (primarily in section 2) which are directed at protecting and supporting ecological, hydrological and hydrogeological functions of the park and achieving sustainable and resilient infill development. The policy direction of OPA 419 is based on work that evaluated the ecological function of the lands adjacent to provincially significant natural heritage features and areas and identified actions that will be taken to avoid negative impacts on the natural features and ecological functions.

Proposed OPA 419 has regard for Provincial Interest 2(a), is consistent with PPS (2014) policies and conforms to policies of the Growth Plan (2017).

Official Plan and Guidelines

Policies and development criteria such as building typologies, separation distances, setbacks, and open space of Site and Area Specific Policy 551 have been developed to be in keeping with the character and area context of the High Park Apartment Neighbourhood and specific to the needs of the area. The intention has been to augment and/or replace City-wide policies and guidelines, where a High Park Apartment Neighbourhood specific policy or guideline is appropriate. Additionally, a Biodiverse Landscape Manual for the High Park Area will augment guidelines and enhance this area's specific overall natural environment, to support the natural environment of High Park.

Conclusion

Proposed Official Plan Amendment 419, Site and Area Specific Policy 551 augments existing Official Plan policies and guidelines and provides a more localized policy framework for the High Park Apartment Neighbourhood area. Proposed development criteria and policies provide guidance for future compatible, sensitive infill development and redevelopment within the High Park Apartment Neighbourhood.

Recommended Site and Area Specific Policy 551 provides a framework for compatible compact built form, active transportation networks, parks and community services and facilities while addressing natural and cultural heritage features, as well as sensitive water features of High Park. The recommended SASP 551 has regard for Provincial

Interests, is consistent with the PPS(2014) and conforms to the Growth Plan (2017). Furthermore, the proposed policies are in keeping with the intent of the Toronto Official Plan, particularly as it contributes to the quality of life in the High Park Apartment Neighbourhood.

Staff recommend that City Council adopt Official Plan Amendment 419 to provide a meaningful policy framework to guide change and compatible infill development that is sensitive to the character of this area.

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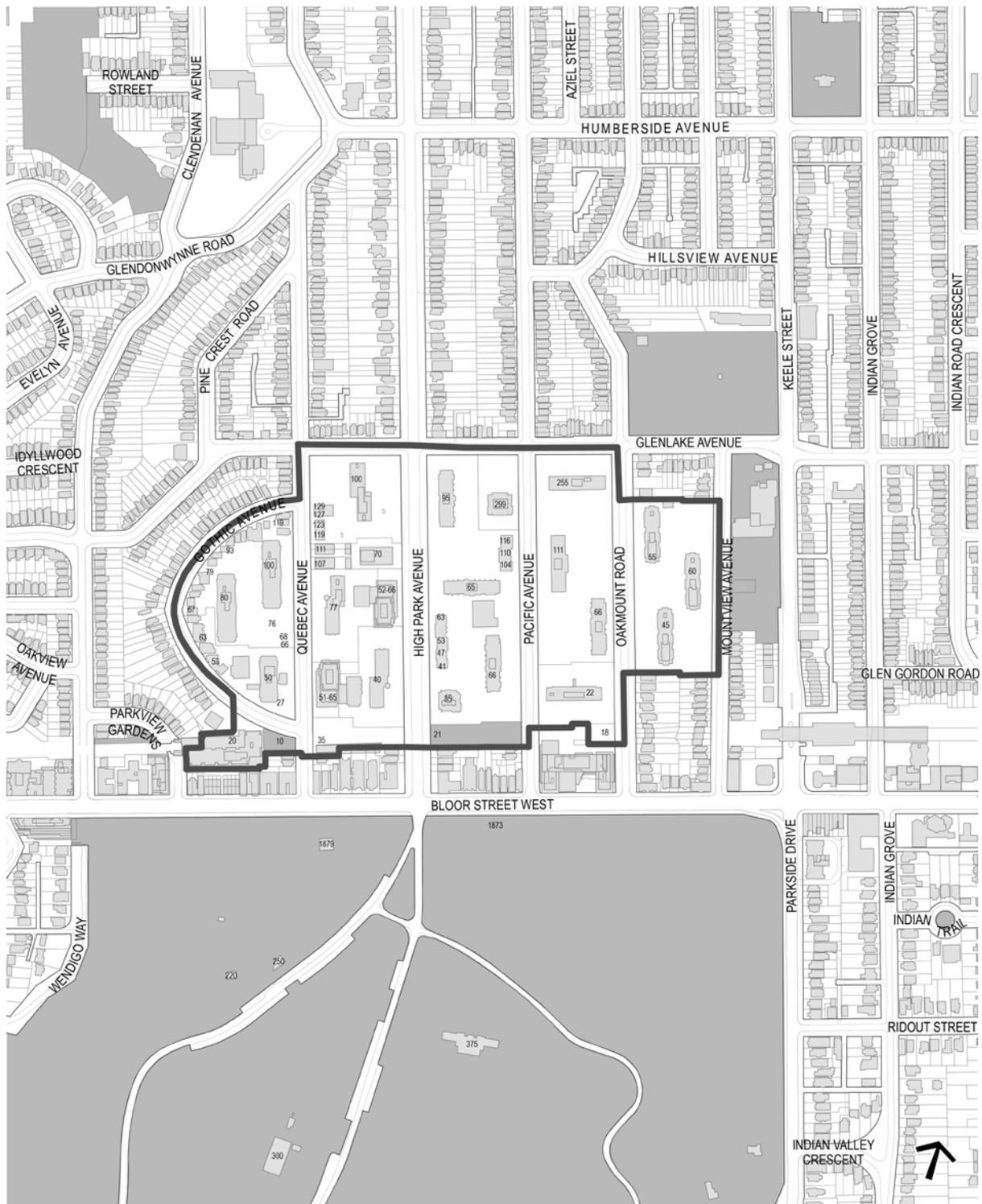
Neil Cresswell, MCIP RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Figure 1: Location Map
- Attachment 2: Figure 2: Official Plan Land Use Map
- Attachment 3: Draft Official Plan Amendment

Attachment 1: Figure 1: Location Map



**DRAFT OFFICIAL PLAN AMENDMENT
TO THE OFFICIAL PLAN OF THE CITY OF TORONTO**

The following text and map constitute Amendment No. 419 to the Toronto Official Plan.

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

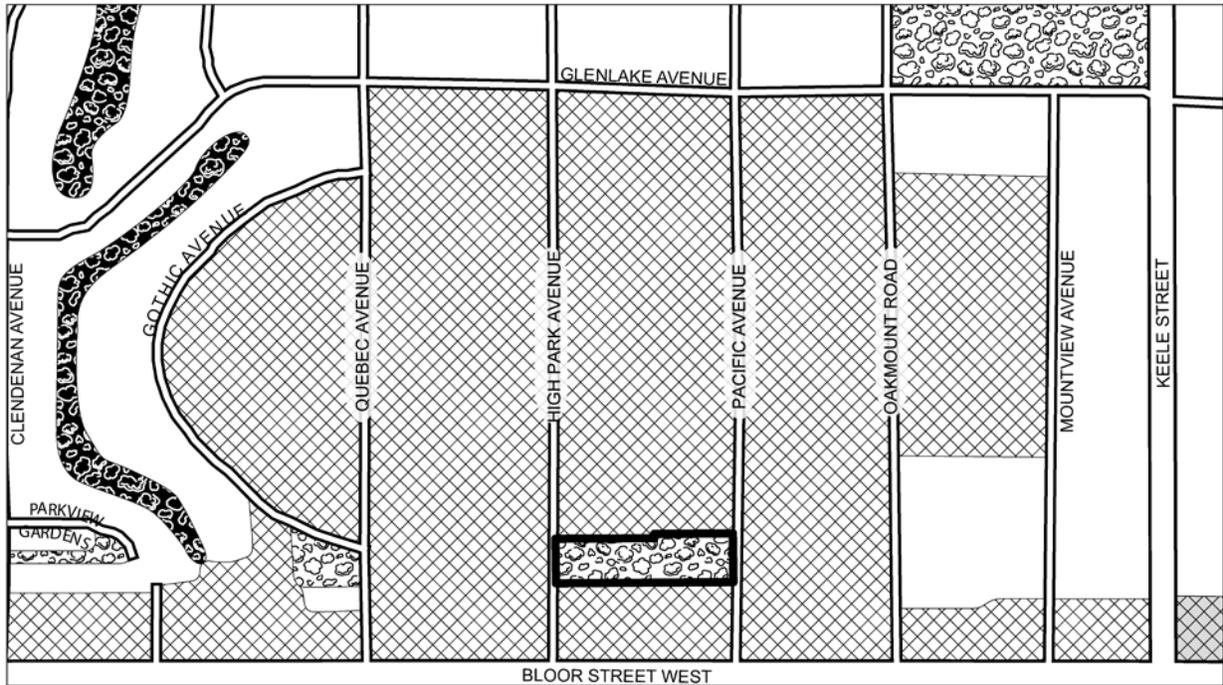
- c) View to High Park from the public street on Mountview Avenue, at the highest elevation of the street right of way, between Glenlake Avenue and Bloor Street West.

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 redesignating 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

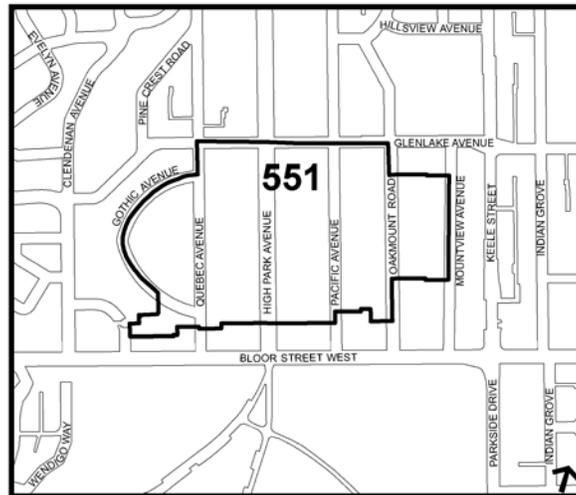
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Not to Scale
05/15/2018

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.
- 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.
- 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.
- 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 3f) 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.

- 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% of the total lot area will be open space, and a maximum of 35% 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 m² 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.
- 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% of all new dwelling units will be two bedroom units or larger; a minimum of 10% 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:

- Low rise building;
- High Park Apartment Neighbourhood mid-rise building (Form A or Form B); or
- 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:

Development Criteria	
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.
Minimum setback of a building wall(s) from a street property line(s)	6 metres
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:

Development Criteria	
Maximum height (excluding mechanical)	34.5 metres and 11 storeys
Building Form A:	
Maximum floor plate dimensions	20 metres width 65 metres length
Minimum setback of a building(s) wall from a street property line(s)	8 metres
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
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
Building Form B: Building Base	
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.
Minimum setback of a building wall(s) from a street property line(s)	6 metres
Maximum floor plate dimensions	65 metres on the longest side
Minimum separation distance of a building wall(s) from the <i>primary elevation(s)</i> of an existing or new building(s)	15 metres
Building Form B: Portion of Building above Building Base	
Maximum floor plate dimensions	30 metres on the longest side
Minimum setback of a building wall(s) from a street property line(s)	8 metres
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:

Development Criteria	
Maximum height (excluding mechanical)	81 metres and 30 storeys
Building Base	
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.
Minimum setback of a building wall(s) from a street property line(s)	6 metres
Maximum floor plate dimensions	65 metres on the longest side
Minimum separation distance of a building wall(s) from the <i>primary elevation(s)</i> of an existing or new building(s)	15 metres
Portion above Building Base	
Maximum floor plate area	750 square metres
Minimum setback of a building wall(s) from a street property line(s)	10 metres
Minimum separation distance of a <i>tower</i> building wall(s) from an existing or new building(s) taller than 4 storeys	35 metres
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.
- 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.
- 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.
 - 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.
 - 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."