TORONTO

May 2018

High Park Apartment Neighbourhood Area Character Study

HIGH PARK APARTMENT NEIGHBOURHOOD

AREA CHARACTER STUDY

2018

City of Toronto
High Park Apartment Neighbourhood Area Character Study
https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/high-park-apartment-neighbourhood-area-character-study/

Photo Credits: City of Toronto, 2017-2018, unless otherwise indicated.

Table of Contents

Mandate & Purpose

CITY COUNCIL DIRECTION

In response to significant development applications within the High Park Apartment Neighbourhood area, City Council directed City staff in April 2017 to undertake an area based character study of the High Park Apartment Neighbourhood and report back by the 2nd Quarter of 2018 (EY21.4 and EY21.5).

Toronto Official Plan

2.3.1 HEALTHY NEIGHBOURHOODS

Policy 2.3.1.3

"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."

STUDY PURPOSE

The High Park Apartment Neighbourhood Area Character Study will evaluate existing area characteristics and identify appropriate policies, principles and guidelines that will guide change and compatible infill development, as well as potential community improvement opportunities, within the High Park Apartment Neighbourhood.

1.0 Introduction

1.1 STUDY OVERVIEW

Study Area

The High Park Apartment Neighbourhood Area Character study area is an established, stable residential apartment neighbourhood that is in close proximity to High Park. The study area is generally bound by Glenlake Avenue to the north, Mountview Avenue to the east, the Bloor-Danforth (Line 2) subway corridor to the south and Gothic Avenue to the west (Figure 1.1). The study area is approximately 19.6 hectares in size and includes seven public streets, 21 properties, 51 buildings (including two under construction), one existing and one planned public park, and the High Park subway station.

Figure 1.1: Map of the study area.

The lands surrounding the study area include single and semi-detached residential neighbourhoods to the north, east and west, a public park and public elementary school, community centre and grounds to the north and east respectively (Figure 1.2), as well as apartment buildings and High Park to the south. Properties located directly south of the study area and those fronting the north side of Bloor Street West were evaluated as part of the Bloor West Village Avenue Study (May 2018), which is discussed in further detail below.

Figure 1.2: Apartment buildings within the study area visible beyond Keele Street Public School grounds.

Related Studies

Bloor West Village Avenue Study

The High Park Apartment Neighbourhood Area Character Study does not include lands fronting Bloor Street West since these lands were reviewed through the Bloor West Village Avenue Study (May 2018).

The area of influence for the Bloor West Village Avenue Study includes the High Park Apartment Neighbourhood study area. The High Park Apartment Neighbourhood Area Character Study builds 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 specific to the High Park Apartment Neighbourhood.

The materials associated with the Bloor West Village Avenue Study can be found at the following link:
https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-west-village-avenue-study/.

Bloor West Village Heritage Conservation District Study

The Bloor West Village Heritage Conservation District (HCD) Study, initiated in the Fall of 2017, includes research, a built form survey, analysis and heritage evaluation to determine if the Bloor West Village Study Area warrants designation as an HCD. The HCD Study and any recommendations will be presented to the Toronto Preservation Board upon completion.

The Historical Overview for the High Park Apartment Neighbourhood study area presented in Chapter 2.0 draws upon draft findings from the HCD study. The materials associated with the Bloor West Village HCD Study can be found at the following link:
https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-street-west-heritage-conservation-district-study/.

Recent Development Activity

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. **Twenty Gothic:**

In 2009, 20 Gothic Avenue was developed with an 8 storey building having 175 unit condominium units and containing 17,876m2 of gross floor area with a site density of 4.21 FSI.

2. **Grenadier Square (51 Quebec):**

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 39,300m2 of gross floor area. This development's overall density is 4.28 FSI.

Active Applications

1. **35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue**

The site is currently developed with four rental apartment buildings ranging in height from 15 storeys to 26 storeys, and twenty 2 storey townhouses, which, when combined, contain 960 rental units. An application for Official Plan amendment, rezoning and rental replacement was received in early 2017 proposing 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 and retail commercial use. The proposed 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. 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

The site is currently developed with 3 apartment buildings ranging in heights from 12 storeys to 23 storeys and containing 750 rental units. An application for rezoning was received in early 2017 proposing 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.

In April 2017, the preliminary reports for these two active applications included direction for this area character study to be undertaken as per policy 2.3.1.3 of the Official Plan. Both active applications have been appealed to the Local Planning Appeal Tribunal (LPAT) 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 Process

The High Park Apartment Neighbourhood Area Character Study was initiated with the first community consultation meeting in October 2017 and completed in May 2018. The key phases in the study program included: Information Gathering; Identifying Character; Policy Development and Review; and Final Report. The outcome of these phases are documented in a staff report to Council, which includes a draft Official Plan Amendment and Site and Area Specific Policy for a Statutory Public Meeting under the *Planning Act* and Council adoption. Area Specific Urban Design Guidelines for the High Park Apartment Neighbourhood study area will also be presented to Council for endorsement.

Study Team

The Study Team was led by City of Toronto, Etobicoke York District, Community Planning and Urban Design staff and included contributions and input from professional staff in Graphics & Visualization, Heritage Preservation Services, Transportation Planning, Strategic Initiatives, Policy & Analysis, Environmental Planning, Urban Forestry, Parks, Public Health, the Toronto District School Board and the Toronto Catholic District School Board. The Study Team provided expertise on various components of the study and met with Planning staff several times over the course of the study. Study Team members were present to answer questions and speak to the community during the March 8, 2018 Community Consultation Meeting, and Heritage and Environmental Policy staff also attended one of the Working Group meetings as guest speakers and answered questions related to their respective subject matter expertise.

Community Working Group

A Community Working Group was established for the purposes of this Area Character Study and included 18 members, as follows: 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 LPAT); and six representatives of local community groups such as 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 process.

Study Website

A study website was established on the City's website to keep the community informed about the progress of the Area Character Study, consultation opportunities and outcomes, and relevant information and reports. The website can be found at the following link:
https://www.toronto.ca/city-government/planning-development/planning-studiesinitiatives/high-park-apartment-neighbourhood-area-character-study/

Social Media

Social Media also served as an important communication tool for this study. The study made use of City Planning's Twitter and Facebook accounts to broadcast information on events and meetings; the local Councillor also assisted in communications through Twitter and Community Newsletters; other community groups also messaged out on their respective Twitter and Facebook accounts.

1.2 POLICY FRAMEWORK

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 bylaws, plans of subdivision and site plans.

Provincial Policy Statement 2014

The Provincial Policy Statement (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."

Growth Plan for the Greater Golden Horseshoe 2017

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) 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 City of Toronto Official Plan through its growth strategy and land use designations supports and compliments the PPS and the Growth Plan. It provides a comprehensive policy framework to direct and manage physical, social and economic change. The Official Plan encourages population and employment growth, recognizing that directing growth to appropriate areas is critical to Toronto's future.

The Official Plan also sets out a policy framework that ensures the City will meet its population and employment targets by directing growth to the City's priority growth areas while protecting the City's stable areas.

The City's Official Plan 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 City of Toronto Official Plan can be found online at: https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/.

Healthy Neighbourhoods

The Healthy Neighbourhoods policies in Chapter 2 of the Official Plan provide guidance for development in A*partment 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 requires 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*. Where significant intensification is proposed, Policy 2.3.1.3 directs that 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 directs 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.

Apartment Neighbourhoods

The majority of the study area is designated *Apartment Neighbourhoods* with a small component designated *Parks* on Map 17 - Land Use Plan in the Official Plan. 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 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. 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.

Public Realm

Public Realm policies promote quality architecture, landscapes, urban design and construction that ensures that new development enhances the quality of the public realm. The public realm policies recognize the essential role of our streets, open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in architecture, landscape architecture and urban design in public works and private developments to ensure that the public realm is functional, beautiful, comfortable, safe and accessible. Policy 3.1.2.5 states that new development will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

Built Form

The Official Plan recognizes that most of the City's future development will be infill and as such will need to fit in, respect and improve the character of the surrounding area. As a result, the Built Form policies of Section 3.1.2.2 seek to ensure that new development is located, organized and massed to fit harmoniously with the existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties. Among other things, this harmony is achieved by: massing new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion; creating appropriate transitions in scale to neighbouring or existing planned buildings; providing for adequate light and privacy; and adequately limiting any resulting shadowing of, and uncomfortable wind conditions, on neighbouring streets, properties and parks and open spaces.

Heritage Conservation

Section 3.1.5 of the Official Plan specifically addresses heritage conservation by directing 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; 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; 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; and, 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.

Housing

The Official Plan includes policies to encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.2 requires that new housing supply will be encouraged through intensification and infill that is consistent with the Plan.

Natural Environment

Section 3.4, Natural Environment, of the Official Plan includes policies that protect the natural environment, and emphasize that the City's natural heritage system is significant and requires long term protection.

Parks

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.

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 in order 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.

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

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.

Zoning

There are two zoning by-laws that apply to the High Park Apartment Neighbourhood Area: City-wide Zoning By-law No. 569-2013, and the former City of Toronto Zoning By-law No. 438-86. While By-law No. 569-2013 is approved and in-force on the majority of the lands within the study area, some sites remain subject to Zoning By-law No. 438-86.

City Standards & Guidelines

Numerous City standards and guidelines, which implement the Official Plan, are relevant to the study area, including, but not limited to:

- Toronto Green Standard (2018);
- Tall Building Design Guidelines (2013);
- Mid-Rise Building Performance Standards (2010) & Addendum (2016);
- Townhouse and Low-Rise Apartment Guidelines (2018);
- Growing Up: Planning for Children in New Vertical Communities Draft Urban Design Guidelines (2017);
- Privately-Owned Publicly Accessible Spaces (POPS) Guidelines (2014);
- Percent for Public Art Program Guidelines (2010);
- City of Toronto Accessibility Design Guidelines (2004);
- Toronto Urban Design Streetscape Manual (2007);
- Toronto Complete Streets Guidelines (2017);
- Green Streets Technical Manual (2017);
- Guidelines for the Design and Management of Bicycle Parking Facilities Draft (2008);
- Best Practices for Bird-Friendly Glass (2016);
- Best Practices for Effective Lighting (2017);
- Drought Tolerant Landscaping (2012); and
- Guidelines for Biodiverse Green Roofs (2013).

1.3 NATURAL HERITAGE & WATER

Natural Heritage

The High Park Apartment Neighbourhood study area is located north of High Park (Figure 1.3) and is in close proximity to lands identified as Provincial Area of Natural and Scientific Interest (ANSI), Environmentally Significant Area (ESA), 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 study area are possible habitat for species of conservation concern.

As part of the Bloor West Village Avenue Study (May 2018) described in section 1.1 above, a Natural Heritage Impact Study (NHIS) was completed to fulfil Policy 3.4.12 of the City of Toronto's Official Plan when development is proposed in or near the City's natural heritage system (NHS) and the requirement of Policy 3.4.14 for development on 'adjacent lands to natural heritage features and areas' i.e. Provincial Areas of Natural and Scientific Interest (ANSI), and Provincially Significant Wetlands (PSW) as defined in Policy 2.1.8 of the PPS (2014) and the Natural Heritage Reference Manual (2010).

The High Park Apartment Neighbourhood study area is included as a secondary area within the Bloor West Village Avenue Study NHIS (March 2018). An NHIS Addendum (May 2018) was prepared for the Area Character study area to specifically inform the natural environment findings of this study, as summarized in Chapter 4.0. The NHIS Addendum focuses on the unique characteristics of the study area and is intended to build on the findings of, and should be read in conjunction with, the main Bloor West Village Avenue Study NHIS main report.

Water

Due to the presence of sensitive surface water features within High Park, namely Grenadier Pond and Spring Creek, hydrological and hydrogeological reports were also prepared as part of the Bloor West Village Avenue Study. Similar to the NHIS, the High Park Surface Water Features - Narrative (February 2018) and Desktop Hydrogeological Investigation (April 2018) include findings and recommendations that are applicable to this study. The area hydrology and hydrogeology is further explained in relation to the High Park Apartment Neighbourhood in the NHIS Addendum, under section 3.2 Abiotic Resources.

Figure 1.3: View north to the study area from within High Park.

The referenced natural heritage and water-related studies and reports, as well as a link to the final Bloor West Village Avenue Study consultant report are available on the High Park Apartment Neighbourhood study website:
https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/high-park-apartment-neighbourhood-area-character-study/information-reports-high-park-apartment-neighbourhood-study/.

1.4 PLANNING CONTEXT

Population Characteristics

Based on the 2016 Census, there are an estimated 8,500 people living within the study area, with the following characteristics:

- About 26 percent of the population is between 25 and 34 years old; this is higher than the city, which is approximately 16 per cent;
- About 12 percent of the population is under 20 years old; this is lower than the city, which is approximately 19 per cent;
- About 50 percent of households are one person households; this is higher than the city, which is under 40 per cent;
- About 82 percent of dwelling units are rental units; this is higher than the city, which is at 47 per cent).

Based on an estimate from the 2016 Census, the population density for the High Park Apartment Neighbourhood study area is approximately 434 residents per hectare. It is further estimated that the population for this area may increase to approximately 9385 once Grenadier Square, which is currently under construction, is fully occupied, bringing the population density up to an estimated 479 residents per hectare.

The study area is located within the M6P postal code area which contains the 2nd highest number of registered cats in the city (671 cats); and the 6th highest number of registered dogs in the city (1114 dogs).

Community Services & Facilities

The study area does not contain community service facilities, however there are child care centres and a community recreation facility immediately adjacent to the study area (Figure 1.4). Furthermore, the following community services and facilities are

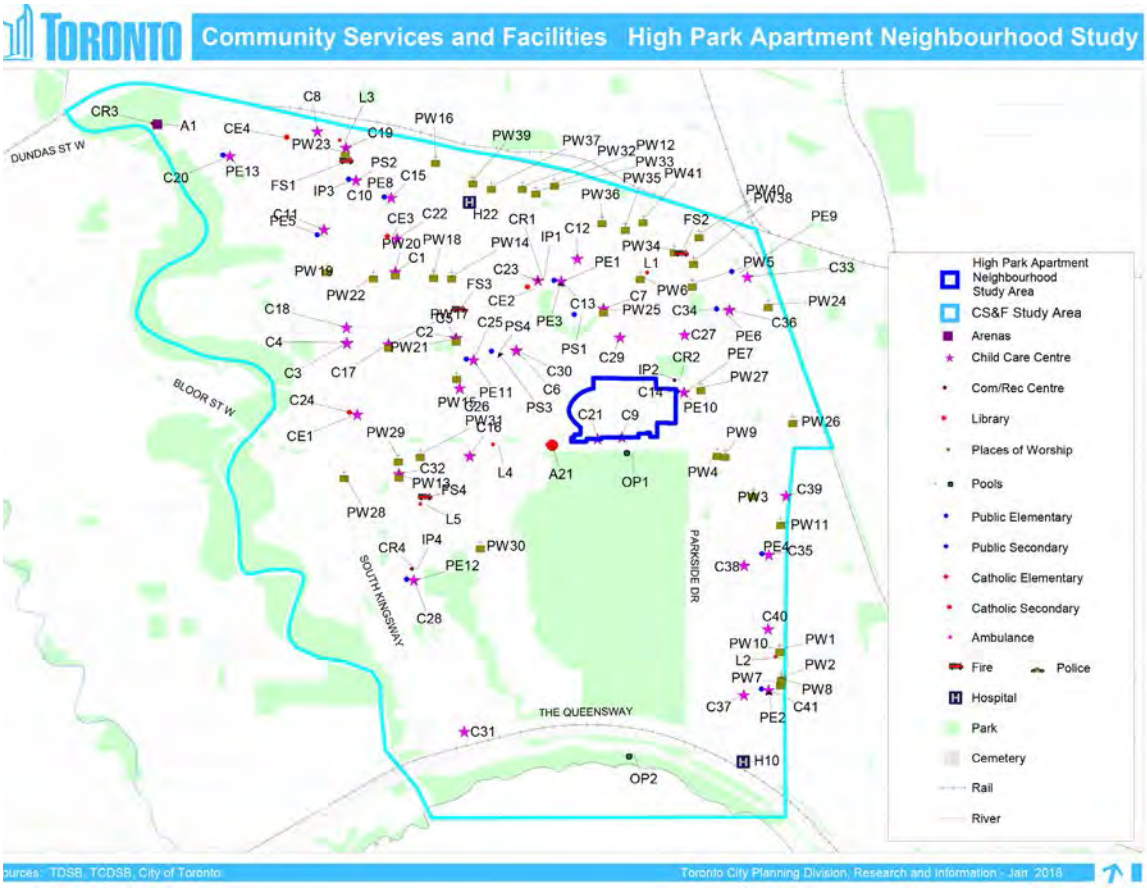


Figure 1.4: Map of Community Services & Facilities (CS&F) located near the study area.

located within or near to the study area, within the Community Services & Facilities (CS&F) Study Area Boundary:

- 13 TDSB elementary and 4 TDSB secondary schools
- 4 TCDSB elementary
- 5 public library branches
- 3 community library branches
- 3 indoor and 2 outdoor pools
- 1 arena
- 38 parks ranging from small parkettes to 142 hectares
- 31 human service agencies.

The Inventory and Gap Analysis for a Community Service and Facilities Strategy conducted as part of the Bloor West Village Avenue Study identifies needs for the area, including; schools, childcare facilities, community services spaces, and parks.

While public libraries within the broader area have capacity for additional population, some of them will require certain improvements to meet community needs. Schools in the immediate area are overcapacity and school board representatives on the Study Team have identified that school boards are now looking for space within and around the study area to develop possible 'satellite' schools to meet current and projected future population demands.

Parks & Public Open Space

The study area is located within a Parkland Acquisition Priority Area, as per Chapter 415, Article III of the Toronto Municipal Code and section 3.2 of the Toronto Official Plan. The following two public parks are located within the study area:

1. Bennett Park

Bennett Park, located in the southwestern portion of the study area, is a Parkette of approximately 925 square metres in size. It is a small passive space featuring seating and a horticulture display (Figure 1.5).

Figure 1.5: Bennett Park located within the study area.

Figure 1.6: 'Future Park' located at 21 High Park Avenue within the study area.

2. 21 High Park Avenue

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 terminated the lease arrangement for those lands as a tennis court in favour of creating a public park on the entirety of this city-owned property (Figure 1.6). The future park will be a Parkette of approximately 3,130 square metres in size and will potentially incorporate active recreation amenities following a forthcoming park planning process with input from the local community.

There are also two public parks, Lithuania Park and High Park, as well as one public open space, the Keele Street Public School and Community Centre grounds, located within close proximity to the study area.

Lithuania Park

Lithuania Park is a Neighbourhood Park of approximately 2.23 hectares in size. The park features a mix of active and passive recreation amenities, including a baseball diamond, soccer field, wading pool, playground, fieldhouse, washrooms, pathways and horticulture display (Figure 1.7).

High Park

High Park is a 142 hectare District Park located south of the Study Area (Figure 1.8). Recreational features include sporting facilities, cultural facilities, educational facilities, gardens, playgrounds and a zoo. As discussed in section 1.3 above, large portions of High Park are designated as a provincially significant Area of Natural and Scientific Interest (ANSI) and Environmentally Significant Area (ESA).

Since High Park is a destination park and will continue to attract an increasing number of visitors due to local, city-wide and regional growth, City staff have identified a need to address increased management of both the natural and active areas of the park to mitigate the potential impacts of a growing number of park users on the overall sustainability of the park. A recommendation regarding review and update to the current High Park Woodland and Savannah Management Plan for High Park is part of the next steps identified through the Bloor West Village Avenue Study.

Figure 1.7: Lithuania Park located adjacent to the study area.

Figure 1.8: Northern entrance gateway feature to High Park at the intersection of Bloor Street West and Colborne Lodge Drive.

Public Health

Healthy cities are cities that are liveable, prosperous and sustainable. They are cities with high quality built and natural environments, public transit, housing, culture, education, food and health care. Healthy cities result from creative vision, strategic decision making and thoughtful implementation that respects the needs and challenges of all residents. They are created by design – through intentional investment and provision of infrastructure, programs and services with health in mind.

Healthy Toronto By Design is a series of reports from Toronto Public Health on how local communities shape the health of their residents. Publications within this series, which were reviewed and help inform the outcomes of the study, include:

- Healthy Toronto by Design
- Towards Healthier Apartment Neighbourhoods
- Green City: Why Nature Matters to Health
- Active City: Designing for Health
- Road to Health: Improving Walking and Cycling in Toronto.

Transportation

There are seven public streets within the study area, including: Gothic Avenue, Quebec Avenue, High Park Avenue, Pacific Avenue, Oakmount Road, Mountview Avenue and Glenlake Avenue. These streets provide frontage, pedestrian, cyclist and vehicular access to the properties within the study area and connect the neighbourhood to the surrounding community and beyond. As discussed in further detail within sections 1.5 and 2.2 below, the north-south streets through the study area also provide an important visual, and in the case of High Park Avenue, physical connection to High Park.

The Bloor-Danforth Subway (Line 2) runs along the southern boundary of the study area with High Park Station located at 35 Quebec Avenue (Figure 1.9), with a secondary access from High Park Avenue, and Keele Station located within the immediate vicinity just east the study area. The study area is also served by the 30 Lambton bus along High Park Avenue (Figure 1.10) and the 41A and 89 Weston buses along Keele Street.

There are bicycle sharrows on High Park Avenue connecting Annette Street to the north and High Park to the south (Figure 1.11). There is also covered bicycle parking installed on High Park Avenue near the entrance to the subway station (Figure 1.12), as well as one Bike Share rack installed on the east side of High Park Avenue across from the station entrance and two additional Bike Share racks on Bloor Street West within the north side entrance of High Park.

Figure 1.11: Bicycle sharrows on High Park Avenue within the study area.

Figure 1.9: High Park Station entrance located within the study area.

Figure 1.10: Bus stop on High Park Avenue at Glenlake Avenue.

Figure 1.12: Covered bicycle parking and secondary subway station entrance on High Park Avenue.

A number of transportation issues have been identified within the High Park Apartment Neighbourhood and Bloor Street West Corridor through the Bloor West Village Avenue Study, as well as community consultation and Staff Team input over the course of this study. Issues raised include, but are not limited to:

Pedestrians

- Safety concerns due to unsignalized crossing of Bloor Street West to High Park.
- Safety concerns at street intersections, mid-block crossing to access High Park station and routes to school.
- East-west pedestrian and cycling access and penetration through dense apartment neighbourhood blocks.
- Speeding on local streets that generally have 40 km/h speed limits.

Cycling

- Lack of permanent bicycle lanes on High Park Avenue (sharrows only).
- Uncertain future extension of Bloor Bike Lanes to serve High Park / Bloor West Village area.
- Inadequate on- and off-street bicycle parking within the area (Figure 1.13).

Transit

- Capacity of the TTC subway stations serving the area, particularly during peak periods:
    - Keele Station: 15, 240 (daily ridership)
    - High Park Station: 10,390 (daily ridership).
- Frequency of bus service within the area.

Parking

- Underutilization and cost of on-site parking in the study area.

Figure 1.13: Bicycles locked to posts, railings and other infrastructure not intended for this purpose is common throughout the study area.

- Study area residents choosing to obtain overnight on-street parking permits from the City.
- Some questions about the appropriate on-site parking rates for redeveloped apartment neighbourhoods sites and whether underutilized on-site parking be re-purposed for other uses.
- Inadequate on- and off-street parking to accommodate visitors to the area.

Streets

- Traffic congestion on Glenlake Avenue due to east-west collector function and narrow right-of-way width (21.6 metres) and pavement width (2 traffic lanes with on-street parking).
- Constraints within the Bloor Street West right-of-way (27 metres) to accommodate future protected bicycle lanes, pedestrian and vehicular space following a Complete Streets Approach.
- Some capacity constraints at key intersection movements:
    - Bloor Street West & Keele Street / Parkside Drive
    - Bloor Street West & High Park Avenue / Colborne Lodge Drive
- Traffic infiltration into the surrounding neighbourhoods.

1.5 CITY PATTERNS

A comprehensive study of Toronto city patterns was carried out in 1991 as part of the former City of Toronto Official Plan. The High Park Apartment Neighbourhood Study Area boundary is placed on a selection of maps from this study to illustrate how the area fits within the broader context of city patterns in Toronto (Figures 1.14 to 1.24). The study area is located at a local topographical high point between two natural watercourses and north of High Park, an open space area of city wide significance.

Street layout within the study area is tied to the broad organizing structure of the concession grid and the typical loose weave of frequently discontinuous east west streets, crossed by a finer grain of north south streets, which traditionally developed with

Figure 1.14: Original Topography (Source: Adapted from City Patterns, 1991).

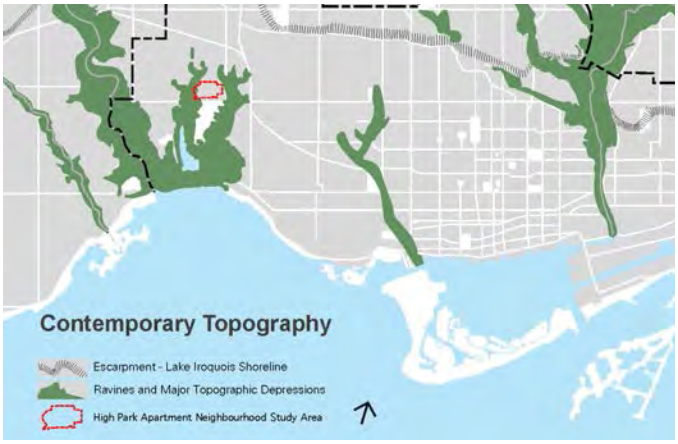


Figure 1.15: Contemporary Topography (Source: Adapted from City Patterns, 1991).

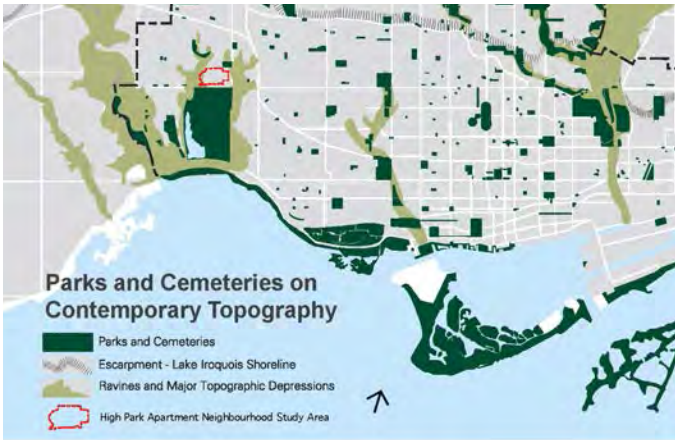


Figure 1.16: Parks and Cemeteries on Contemporary Topography (Source: Adapted from City Patterns, 1991).

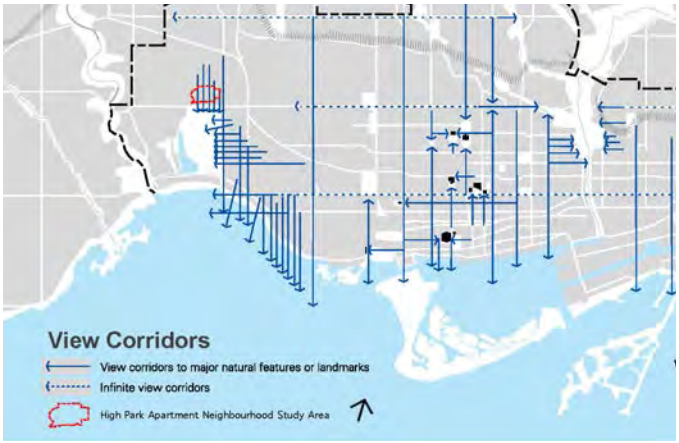


Figure 1.17: View Corridors (Source: Adapted from City Patterns, 1991).

Figure 1.18: Toronto's Early Streets (Source: Adapted from City Patterns, 1991).

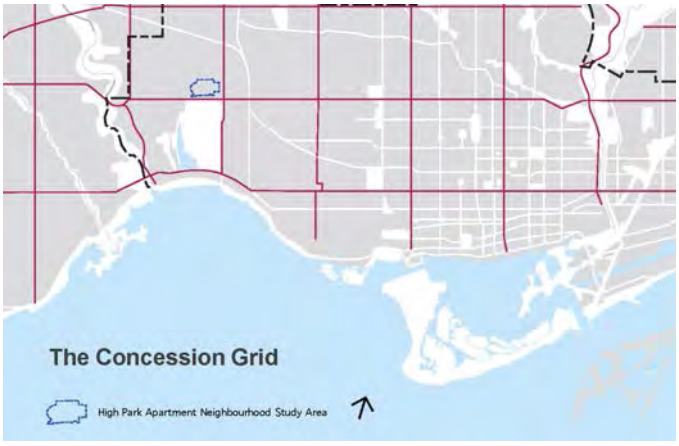


Figure 1.19: The Concession Grid (Source: Adapted from City Patterns, 1991).

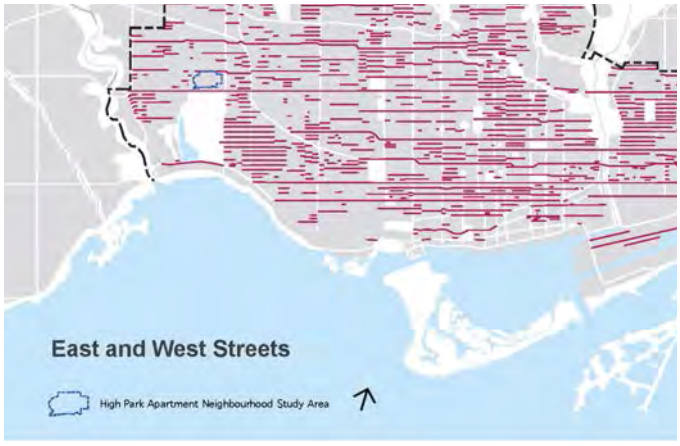


Figure 1.20: East and West Streets (Source: Adapted from City Patterns, 1991).

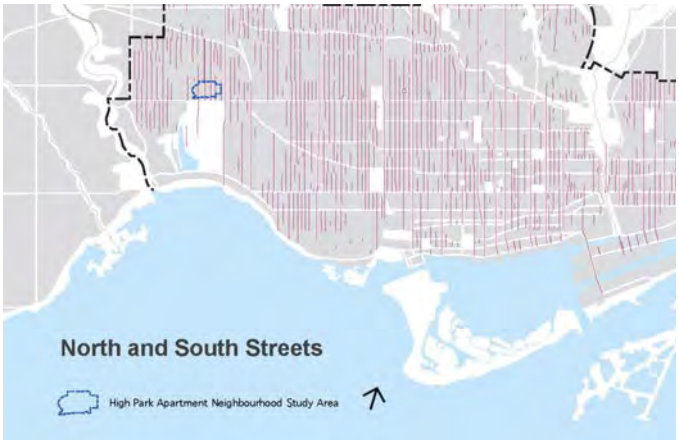


Figure 1.21: North and South Streets (Source: Adapted from City Patterns, 1991).

Figure 1.22: Non-Grid Streets (Source: Adapted from City Patterns, 1991).

Figure 1.23: Streets to Water (Source: Adapted from City Patterns, 1991).

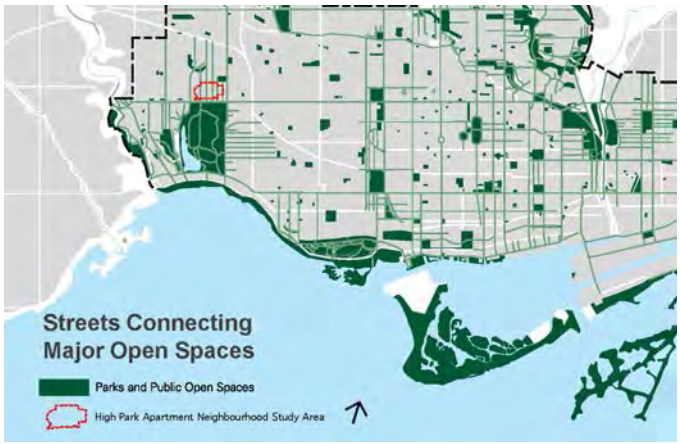


Figure 1.24: Streets Connecting Major Open Spaces (Source: Adapted from City Patterns, 1991).

residential housing. Gothic Avenue is typical of other irregular streets in the former city, where the grid was abandoned in favour of a street layout that conforms to the natural landscape. Streets to water outside of the original Town of York boundary are rare, with High Park Avenue (via Colborne Lodge Drive) being a notable exception.

Figure 1.25: Figure Ground, showing the study area outlined in red.

The pattern of the study area is further illustrated through figure ground mapping (Figures 1.25). The study area is approximately 19 per cent solid (building footprints) and 81 per cent void (streets & open space). The surrounding neighbourhood has a similar ratio with typically 23 to 25 per cent of the area being solid. Despite similarities in the amount of built and open space area, the coarse grain of buildings, set within open space is markedly different from the fine-grained residential fabric that defines the edges of the traditional Toronto neighbourhood street grid in the surrounding area. The openness of the High Park Apartment Neighbourhood at grade is contrasted by an expansive area of underground parking and infrastructure, which, when combined with building footprints, comprise nearly 60 per cent of the total study area (Figure 1.26).

Figure 1.26: Figure Ground and Underground Structures, showing the study area outlined in red.

2.0 Area Character Overview

2.1 HISTORICAL OVERVIEW

The High Park Apartment Neighbourhood study area is located within the Iroquois Plain physiographic region of southern Ontario within the Sand Plains landform. The region is comprised of a lowland bordering Lake Ontario which was formerly the lake bottom of glacial Lake Iroquois. The study area is located within the Humber River watershed and is within the understood territory of the ancestral Huron-Wendat. The study area is also located within the catchment of the 17th century permanent settlement of Seneca village of Teiaiagon, at Baby Point and within what later became the historic territory of the formerly Credit River Mississauga Nation, modernly the Mississaugas of the New Credit First Nation. The study area is situated within the limits of the 1805 Toronto Purchase, also known as Treaty Number 13, between the English Government ("the Crown") and the Credit River Mississauga Nation.

Figure 2.1: County of York 1860 (Source: Adapted from Draft Bloor West Village Heritage Conservation District Study, Stantec, 2018).

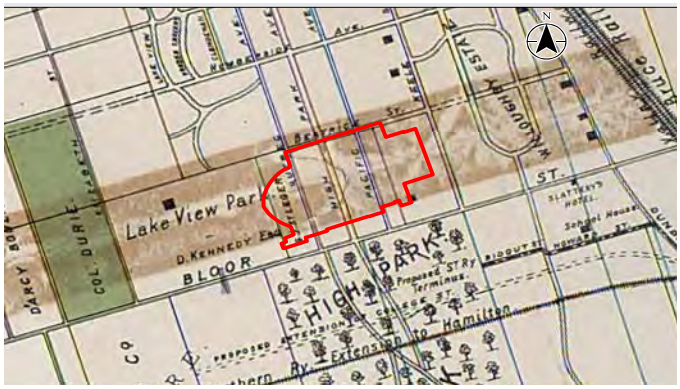


Figure 2.2: Plan of Villa Lots, Durie Estate 1890 (Source: Adapted from Draft Bloor West Village Heritage Conservation District Study, Stantec, 2018).

The study area spans the historical Lot 36, Concession 2 from the Bay of the former Township of York, within the former County of York, now the City of Toronto, Ontario. The 1860 Map of the County of York shows Lot 36 subdivided into parcels with R.H. Harrison and D. McDonald owning lands within the study area (Figure 2.1). The 1890 Plan shows the further subdivision of Lot 36, Concession 2, between Keele Street and Quebec Avenue, and property owner G.J. Leger west of Quebec Avenue (Figure 2.2). George J. Leger had built a house on his property at the modern address of 32 Gothic Avenue, adjacent to the study area, in 1889. Leger's property initially fronted Bloor Street West, with a magnificent view to the south of High Park (Figure 2.3).

Figure 2.3: 32 Gothic Avenue, St. Leger House, later McCormick Nursing Home, view from Bloor Street West, photo 1920 (Source: City of Toronto Archives).

Figure 2.4: Single-detached houses at 48-60 Pacific Avenue representing first era of development, photo 1963 (Source: City of Toronto Archives, Series 840, File 248).

The study area is located within the boundaries of the former Toronto West Junction village and later City of West Toronto (1908), which was annexed into the City of Toronto in 1909. Following the 1909 annexation into the City, improvements including grading and infill were made to Bloor Street West between 1910 and 1920, which triggered building development along the roadway and surrounding lands (Figure 2.4), as well as the formalization of the neighbourhood street grid, with High Park Avenue becoming the central, monumental street of the area and promenade to the northern entrance of High Park (Figure 2.5).

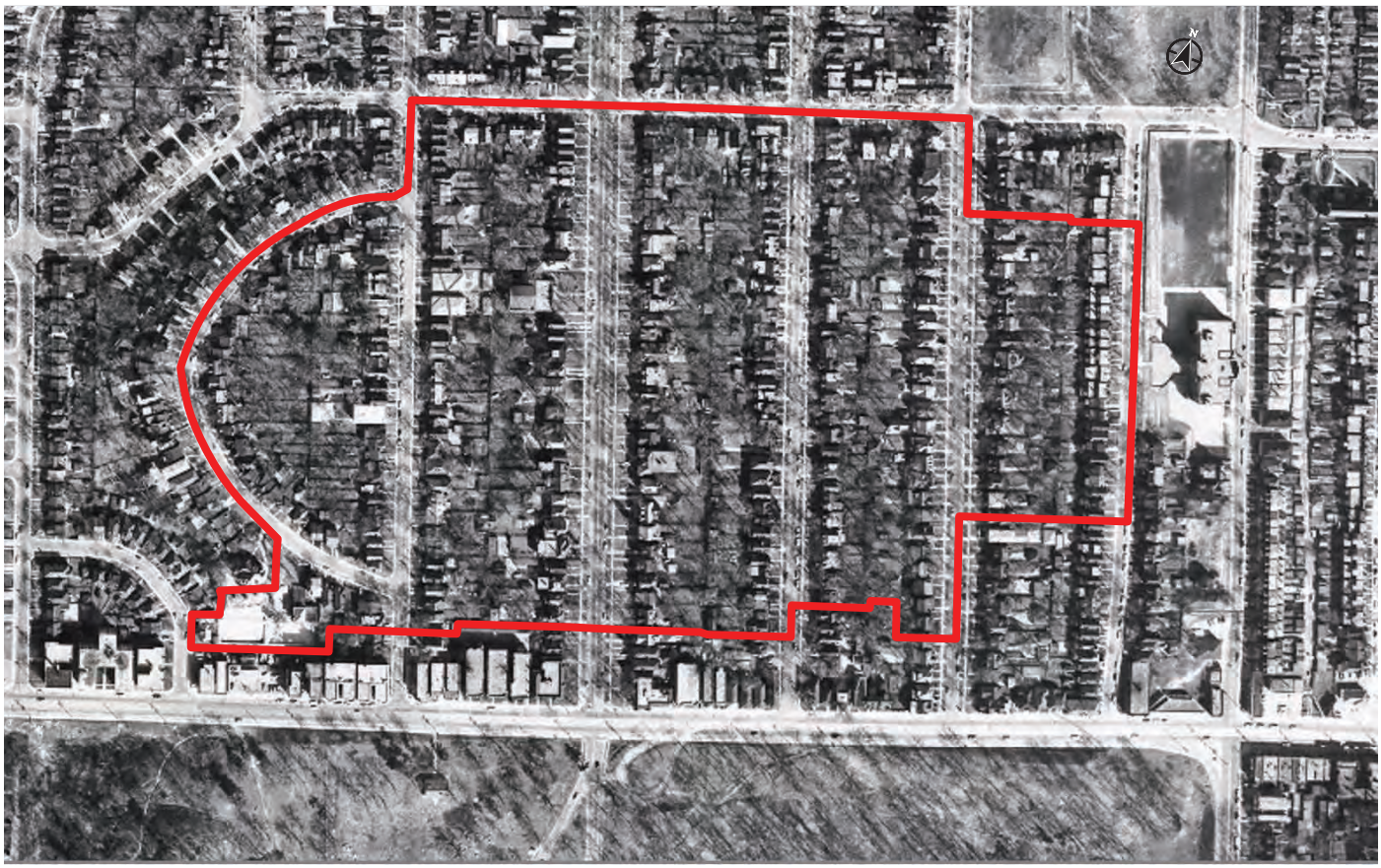


Figure 2.5: 1959 aerial photograph (with the approximate Study Area boundary shown in red), showing the grand scale of High Park Avenue and the first era of single and semi-detached residential development intact with a few lots on Quebec Avenue redeveloped with double triplexes (source: City of Toronto Archives).

By the mid-1920s most of the study area was developed with single and semi-detached residential dwellings, which remained largely intact until the late 1950s when a few lots were redeveloped with double triplexes (Figure 2.5). In the early 1960s the City's Planning Board determined that the area represented an optimal location for phased rezoning and redevelopment as an apartment neighbourhood due to its proximity to High Park, the Gardiner Expressway and the QEW, as well as the fact that Bloor and Keele was originally planned to be the western terminus of the subway.

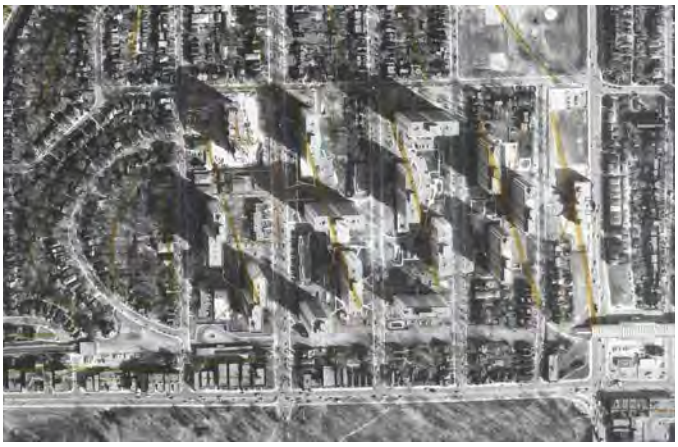
The subsequent land assembly and redevelopment that occurred in an east to west direction from the mid-1960s through 1980 replaced almost all of the early-20th century single family dwellings that defined the neighbourhood with predominantly high-rise apartment buildings organized around the modernist "Tower in the Park" planning concept (Figure 2.6).

Figure 2.6: The east-west progression of land assembly and "Tower in the Park" era high-rise apartment building redevelopment is depicted in a series of aerial photographs between the mid-1960s to 1981 (Source: City of Toronto Archives).

1965

1967

1968



1970

1977

1981

The Tower in the Park concept originally conceived in Western Europe in the 1930s appears in North American post-WWII building boom as a new tool for high-density, affordable housing at a high residential standard. This planning principle is characterized by high-rise apartment buildings set within large areas of open, landscaped space. The arrangement of the towers aim to maximize light, ventilation, views and privacy through their off-set and perpendicular orientations combined with generous distances between buildings. The provision of shared amenities also contributes to this comprehensive community design model.

Although the High Park Apartment Neighbourhood study area was not subject to a master plan, the City of Toronto Planning Board reports from the early 1960s indicate that there was a deliberate staging of development from east to west through site by site rezoning in order to ensure complete and comprehensive development to the greatest extent possible. Further, a significant portion of the study area was developed by the Cadillac Development Corporation, including Park Place, which was a rental complex spanning the three blocks between Oakmount Road and Quebec Avenue. Park Place was marketed by Cadillac as "Your *High Park* apartment home by-the-subway" and ultimately included ten high-rise apartment buildings, four "executive" townhouse blocks, three outdoor swimming pools, two tuck shops, a fountain and a centrally located recreation centre at 65 High Park Avenue (Figures 2.7 to 2.9).

Figure 2.7: Apartment buildings on High Park Avenue south of Glenlake, 1973 (Source: City of Toronto Archives, Fonds 492, Item 175)

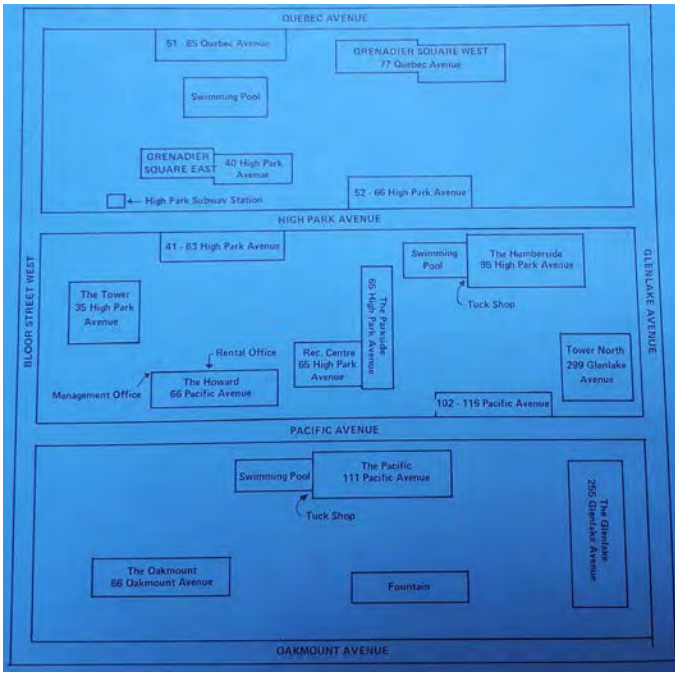


Figure 2.8: Community map excerpt from Cadillac Fairview Residential Management memo to Park Place residents, 1975 (Source: City of Toronto Archives, Fonds 281, File 40)

Figure 2.9: Artist's rendering of "The Glenlake" from the promotional brochure for Park Place, Cadillac Development Corporation Ltd., 1967 (Source: City of Toronto Archives, Fonds 281, File 40)

In more recent years, the study area has been subject to infill development, namely, a 20 storey condominium apartment building in 2002 at 70 High Park Avenue, an 8 storey condominium apartment building in 2009 at 20 Gothic Avenue and two 25 storey rental apartment buildings at 51 Quebec Avenue and 50 High Park Avenue respectively, which are presently under construction. Infill development applications for 35 High Park Avenue and 111 Pacific Avenue have been submitted and have been appealed to the Ontario Municipal Board. In response to the scale and intensity of more recent development applications, City Council directed City staff to undertake an area-based character study of the High Park Apartment Neighbourhood.

2.2 STUDY AREA CHARACTERISTICS

The current High Park Apartment Neighbourhood Study Area boundary is almost identical to the one identified by the City's Planning Board in the early 1960s. As discussed in the previous section, the study area is characterized by three eras of development, including: subdivision and low-rise residential development in the late 19th and early 20th century; land assembly and "Tower in the Park" high-rise redevelopment in the early 1960s through 1980; and incremental taller apartment building infill development from the early 2000s to present day. The existing physical character displays evidence of each of these eras; however, the Tower in the Park era of buildings and landscape is the prevailing character. Further, the study area represents a unique example of the Tower in the Park planning ideal in the City of Toronto due to its location near the edge of High Park (Figures 2.10 and 2.11).

Important connections between the study area and High Park exist. A prevalent theme during the planning and marketing of the tower in the park era of redevelopment, which persists to present day, promotes High Park and views to High Park as highly valued quality of life amenities for the area. In more recent decades, the value of High Park has evolved to include, in addition to its recreational park function, built and cultural heritage components, and archaeological potential, a heightened environmental awareness and Provincial and City of Toronto designations of natural heritage significance. The close proximity of the study area to an identified Area of Natural and Scientific Interest (ANSI) and Environmentally Sensitive Area (ESA) within High Park, requires the careful study and assessment of this developed area for possible environmental connections, such as through the movement of water, people and wildlife, as well as the identification, avoidance and mitigation of potential negative impacts on protected natural features and functions.

Figure 2.10: View north toward the High Park Apartment Neighbourhood study area from pathway within the northern edge of High Park.

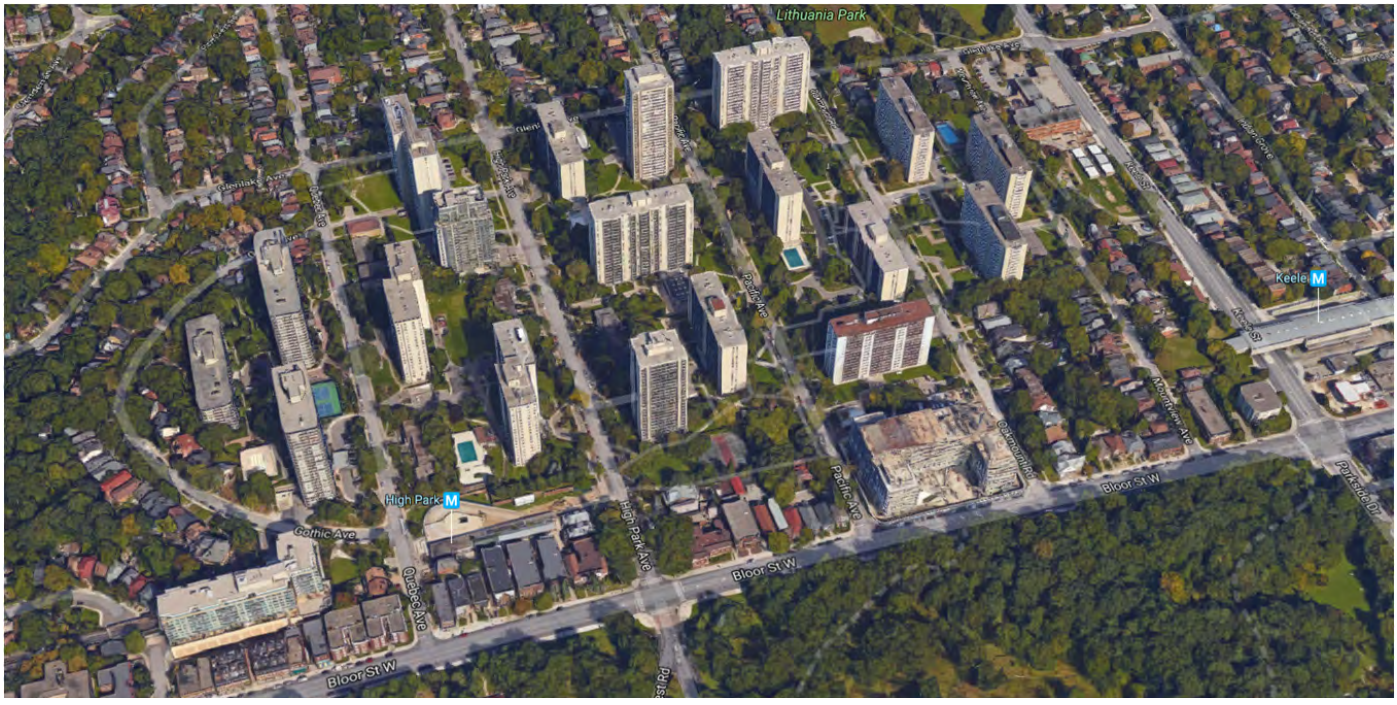


Figure 2.11: Bird's eye view of the High Park Apartment Neighbourhood study area showing surrounding context and proximity to High Park, 2016 (Source: Google Maps).

The study area landscape has a distinct character-defining and place-making role (Figures 2.12 to 2.19). It consists predominantly of generous soft landscaped setbacks and broad, sunny open spaces with a high degree of physical and visual porosity around and between slab-form and point tower apartment buildings. These expansive landscapes were designed at a grandiose scale, consisting of almost entire blocks and in many cases crossing over multiple blocks. Soft landscaped open space and mature tree canopy play a significant role in defining the street, pedestrian and resident experience, and reinforce building separation, privacy and views to the park-like setting of the study area and to High Park beyond.

Figure 2.12: Walkways, open lawns and mature trees define the study area landscape.

Flat lawns support community gathering and recreation activities within multiple areas of each block and along street frontages. Trees, including several mature, high value specimens, which pre-date the Tower in the Park era of redevelopment, comfortably frame and shade open spaces and streetscapes, as well as delineate historic and present-day property lines. Outdoor amenities, such as elevated swimming pools, tennis courts, seating and BBQ areas, which are often shared amongst multiple buildings within an apartment complex, contribute to the quality of life and sense of community for residents.

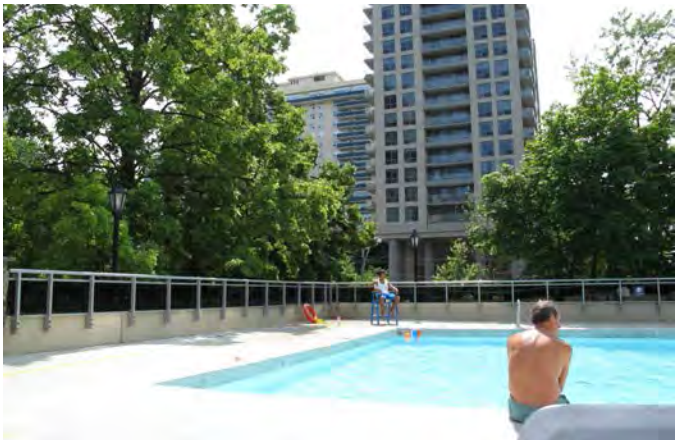


Figure 2.13: Outdoor swimming pool within the study area (Source: Social Pinpoint participant).

An extensive network of well-lit and maintained, curvilinear pedestrian pathways, often deliberately separated from vehicular routes, provide strong east-west connectivity through otherwise

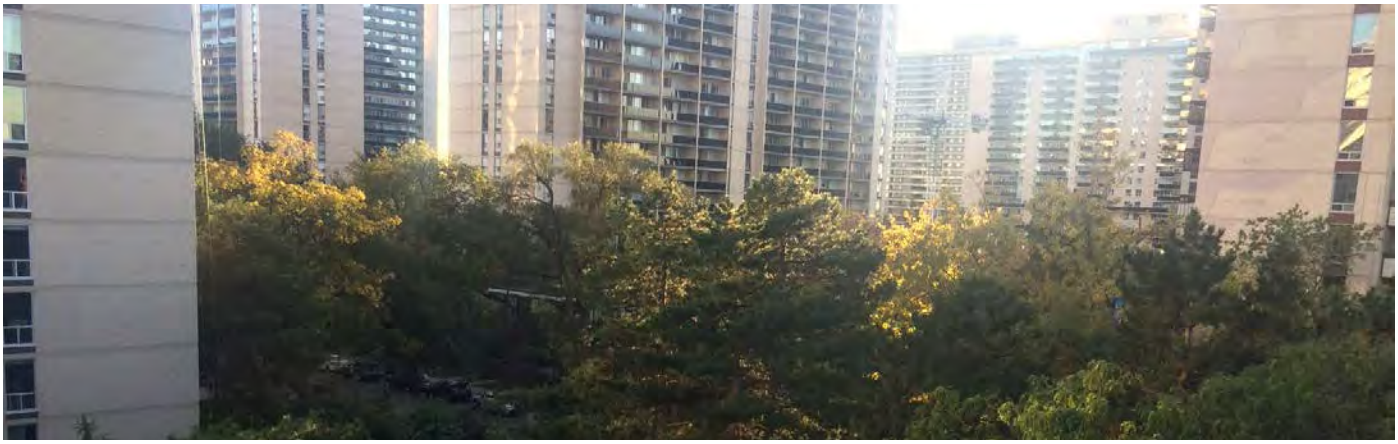


Figure 2.14: View from 255 Glenlake Avenue balcony shows how the mature tree canopy reinforces the "park-like" setting of the area.

lengthy north-south oriented blocks. A strong idea of entrance and arrival is reinforced by landscape and architectural features and elaborate vehicular forecourts and turnaround driveways. Direct vehicular connections through the block are limited, with looping driveways providing circulation to building pick-up and drop-off areas and small scale surface parking lots. Low granite stone clad feature walls found throughout the landscape coordinate with the material treatment of first floor façades on several apartment buildings. Open fountain courtyards on Oakmount Road, which have since been closed or removed, as well as the sculptural entrance structure at 22 Oakmount Road, are other notable landscape features representative of the Tower in the Park concept.

Figure 2.15: Extensive network of mid-block walkways connect buildings, open spaces and streets.

Figure 2.16: Decommissioned fountain feature in open courtyard at 45 Oakmount Road.

Figure 2.17: Landscaped "arrival" driveway in front of 95 High Park Avenue.

Figure 2.18: Matching granite-clad address wall and ground floor façade at 66 Pacific Avenue.

Figure 2.19: Entrance feature at 22 Oakmount Road.

Typical of Tower in the Park era development, underground parking structures which are one to two storeys below grade, extend across large portions of each block (Figure 1.26) and encumber an area well-beyond the footprint of the buildings served. Berms up to the street and building edges, provide movement, transition and screening within the landscape, but are more often the outcome of covering partially elevated parking garage slabs with sufficient soil for trees and planting, rather than being reflective of a pre-existing natural landscape (Figures 2.20). Mature trees, predominately non-native Austrian Pines, provide year-round greenery on top of the underground parking garage roofs.

Figure 2.20: Soft landscaped berms within the front yard setback.

With the exception of more recent development, underground parking garages are typically accessed by free-standing ramps or modest structures (Figure 2.21). Site servicing is presently not well-integrated throughout many of the complexes. Open air waste bin storage and staging areas are typical, and despite some screening by fencing (Figure 2.22), do not contribute positively to the public realm or to resident comfort and amenity.

Figure 2.21: Free-standing, underground parking access ramp.

With the exception of High Park Avenue, which is grand in width, streets are typically local in scale and are characterized by modest sidewalks and predominantly soft landscaped boulevards with high branching deciduous shade trees in various stages of maturity (Figure 2.23). High Park Avenue and Pacific Avenue include an inconsistent curbside boulevard surface treatment of

Figure 2.22: Fenced open air waste storage within the study area.

granite setts laid in soil, which provides a hard, permeable paver surface treatment surrounding street tree planting areas. These granite pavers appear consistent with the former City of Toronto's redeployment of surplus granite setts from decommissioned TTC streetcar track beds as an early hard boulevard tree planting solution (Figures 2.24 to 2.25). High Park Avenue is also significant in that it is the only street within the study area to cross Bloor Street West and serves as the northern gateway into High Park, ultimately connecting the community to the Lake Ontario waterfront beyond.

A fairly regular and fine grained rhythm of north-south streets, crossed by east-west streets at much greater intervals to the south and north, demonstrate a typical late 19th to early 20th century Toronto neighbourhood street grid. The natural landscape is most evident and experienced at the east and west edges of the study area, with significant grade changes along Mountview Avenue and the exceptional curvilinear alignment of Gothic Avenue, both in apparent response to the unique ravine topography of the surrounding area.

Despite these minor exceptions, the underlying contiguous, traditional street grid is a rather unique feature of this Tower in the Park neighbourhood. Together with convenient subway transit, local main street shopping, parks and other community services and facilities in close proximity, this lends to a high degree of walkability, particularly as compared to many other apartment neighbourhoods of a similar era.

Figure 2.23: Oakmount Road streetscape with sodded boulevards and trees in various stages of maturity.

Figure 2.24: Street car tracks with granite setts at Bloor Street West and Pacific Avenue, 1966 (Source: City of Toronto Archives, Series 1604, File 2917)

Figure 2.25: High Park Avenue streetscape with granite setts around boulevard trees.

The local topography and natural features result in views and vistas to, from and within the study area that contribute to the neighbourhood's character and identity. Vistas along Bloor Street West are very dynamic due to this changing topography whereby the skyline of high-rise apartment buildings within the study area virtually disappears from view at Keele Street and the Humber River Valley, but reappear as one travels further east and west along Bloor Street West respectively (Figures 2.30 to 2.32). An interesting vista of the city skyline can be observed from a high point looking east from Mountview Avenue across the Keele Street Public School and Community Centre grounds (Figure 2.33).

Figure 2.30: The tall apartment buildings of the study area disappear from view at a local topographical low point near the south-east corner of Bloor Street West and Keele Street.

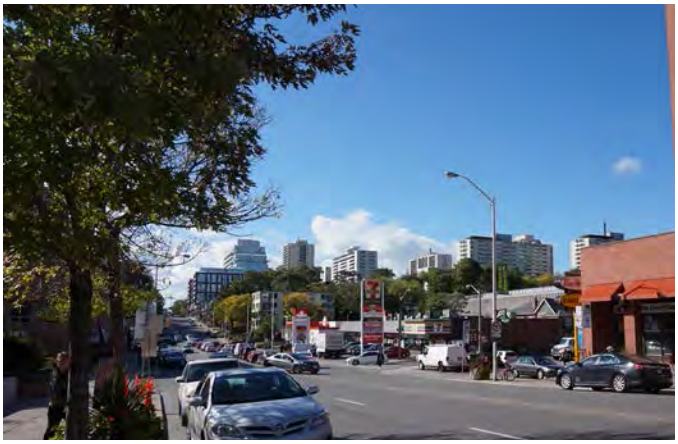


Figure 2.31: The tall building skyline of the study area becomes visible to pedestrians further east of Keele Street along Bloor Street West.

Figure 2.32: The tall building skyline of the study area becomes visible to pedestrians further west of the Humber River Valley along Bloor Street West.

Figure 2.33: An interesting city skyline vista looking east from a local topographical high point along the east sidewalk of Mountview Avenue.

The north-south street alignment (discussed in section 1.5 above) creates important view termini at High Park south of the study area (Figures 2.34 to 2.38). Similarly Lithuania Park is a visual terminus of Mountview Avenue to the north. Views from other streets and public open spaces within the study area to Lithuania Park, Bennett Park, High Park TTC station entrances and the new park at 21 High Park are observed. Views to existing heritage properties from local streets, sidewalks, public parks and open space are also present. Conversely, views of the study area buildings from within High Park are largely obscured by mature trees and building heights not rising to be within an area of clear sky view above the tree canopy (as partly illustrated in Figure 2.10 above).

Figure 2.34: View (looking south) to High Park from Quebec Avenue at Glenlake Avenue.

Figure 2.35: View (looking south) to High Park from Pacific Avenue at Glenlake Avenue.

Figure 2.36: View (looking south) to High Park from Oakmount Road at Glenlake Avenue.

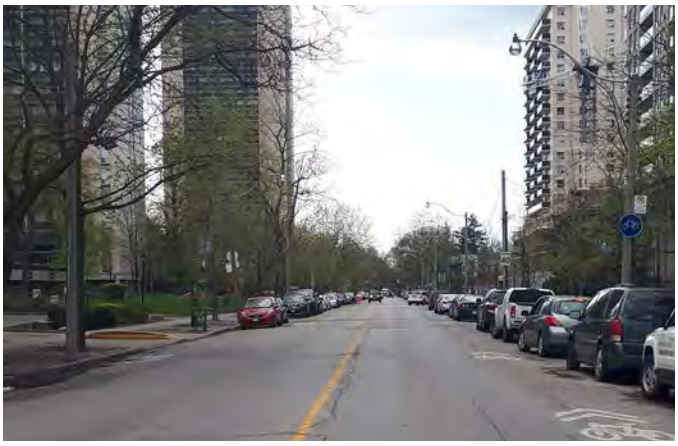


Figure 2.37: View (looking south) from High Park Avenue at Glenlake Avenue to the northern gateway of High Park at Bloor Street West and Colborne Lodge Drive.

Figure 2.38: View (looking south) to High Park from the highest elevation along Mountview Avenue between Glenlake Avenue and Bloor Street West.

Pedestrians experience good access to sunlight and sky views within streets, parks and many of the shared open spaces within the study area, which is supported by predominantly north-south building and street alignments and generous setbacks and separation distances between taller buildings. Areas with higher pedestrian level wind are noted along certain streets and within some mid-block open spaces, likely attributable to building, street and open space alignment, as well as the prevailing slab and point tower tall building forms which include minimal wind mitigation in their designs.

The majority of the study area is characterized by slender slab-form, high-rise apartment buildings (Figure 2.39) organized above expansive two-storey underground parking structures. There are also a few point tower structures (Figure 2.40) which were not part of the study area's earliest Tower in the Park redevelopment phase in the mid-1960s. A smaller number of townhouse and low-rise double triplexes are found interspersed throughout the western half of the study area (Figure 2.41).

Many of the buildings are grouped together into rental complexes or condominium complexes in the case of the most western block, with shared landscaped open spaces, as well as indoor and outdoor amenity areas. Gothic Avenue and most properties immediately adjacent to the east, north and west of the study area are characterized by house form buildings originating from the early 1900s and reflective of what the Tower in the Park era

Figure 2.39: Tower in the Park era slab-form apartment building.

Figure 2.40: Tower in the Park era point tower apartment building.

Figure 2.41: Tower in the Park era low-rise development.

of redevelopment replaced (Figure 2.42). Adjacent properties south of the subway corridor and along Bloor Street West are characterized by early 20th century walk-up apartments, house form buildings of a similar age and early 21st century redevelopment.

The majority of high-rise apartment buildings within the study area display an orthogonal arrangement, representative of modernist architecture and art theory. Also in accordance with Tower in the Park planning principles, high-rise buildings are typically off-set or perpendicular and are surrounded by large areas of soft landscaped open space to promote optimal daylighting, ventilation, privacy and views. More recent 21st century development maintains generous separation distances from existing buildings characteristic of the area.

Building heights range from 2 to 2.5 storeys for low-rise buildings, 9 to 24 storeys for slab-form buildings and 25 to 30 storeys for point towers. Building heights generally increase from east to west and by date of construction, with the tallest buildings being located within the central and western blocks of the study area and near the High Park subway station entrances.

The prevailing building material is masonry, typically buff or light in colour for high-rise buildings, with red or brownish brick being more common amongst low-rise buildings (Figures 2.39 to 2.41).

Figure 2.42: Typical early 1900s single and semi-detached houses of the area.

Figure 2.43: Late 1970s slab-form apartment buildings at 50 & 100 Quebec Avenue.

For high-rise buildings, the first floor façade is often treated differently than the upper floors, with several buildings by the same architect and developer displaying rounded granite stone cladding on the ground floor elevations by way of example (Figure 2.18). This character-defining element highlights a connection with the landscape that is different from the buff brick on the storeys above. Whereas the high-rise buildings constructed before 1970 are characterized by largely brick clad slab forms, the mid-to-late 1970s buildings use lower, organic and sculptural forms of exposed concrete elevations and balconies (Figure 2.43).

Most high-rise buildings are rectilinear, with limited design variation from floor to floor. Front entrances most frequently directly face a public street, are often accentuated by overhangs or low-scale structures, and many buildings include a through-lobby ground floor arrangement. High-rise buildings are also typically characterized by two primary elevations with horizontal ribbons of windows, sliding doors and generous private balconies, which are consistent with the Tower in the Park concept of promoting long views and good daylighting while maintaining a sense of privacy for each dwelling unit.

Original balcony designs feature solid materials, whereas more recent replacements and newer buildings include more visually permeable, glazed guards. Secondary or side elevations are

typically very solid, often with only one narrow band of vertically aligned windows and on rare occasion smaller balconies. Low-rise townhouses and multiplexes display simple massing, modern flat or low-pitch rooflines, a close relationship to grade and generous front yards.

The High Park Apartment Neighbourhood study area illuminates an early phase of place-making in this neighbourhood, characterized by the early-1900s single-family house forms, and the subsequent economic and social restructuring that both led to the Tower in the Park redevelopment and the eventual stop to that redevelopment in the face of a growing interest in heritage preservation by the local community and municipal government.

The westernmost block (Quebec Avenue-Gothic Avenue) is characterized by an unusual coexistence of early-1900s single-family dwellings abutting late-1970s high-rise buildings (Figure 2.44). This juxtaposition of old and new is the result of opposition to further redevelopment within the area by local residents' associations and the eventual reversal of the rezoning on both sides of Gothic Avenue by a new City Council in the mid-1970s. As part of the mediated development proposal finally approved for this block, the existing house forms were retained, with extensive interior alteration, as an expression of the neighbourhood's earlier character (Figure 2.45).

Figure 2.44: Juxtaposition of low-rise and high-rise on Gothic Avenue.

Gothic Avenue Homes

DEC 9 1977

Two of Toronto's major developers, Cadillac Fairview and Greenwin, have joined in the restoration of old homes in the Gothic-Quebec Avenue area near High Park. Starting with sandblasting, the well-designed homes were stripped and rebuilt with new roofs, wiring, plumbing, furnaces, dry-walls, fixtures and eaves-troughs. The end result is the combined charm of older homes and modern-day living. An added attraction is large neighborhood trees and easy access to High Park and subway. In all, the project includes 20 homes, both semi-detached and detached.

Figure 2.45: "Gothic Avenue Homes" Globe & Mail article, 1977 (Source: City of Toronto Archives, Fonds 281, File 36).

3.0 Area Character Analysis

3.1 POTENTIAL CHARACTER DEFINING ELEMENTS

Together with the information presented in Chapters 1.0 and 2.0, as well as the study outcomes in Chapter 4.0, the detailed analysis summarized in this Chapter will inform the policy and guideline development, compatible infill opportunities and constraints testing, and potential community improvement opportunities identified for the study area. Through field work, planning and building records analysis, 2D geospatial analysis, and 3D computer modelling the following potential character defining elements were considered:

Natural Environment

- Natural Heritage
- Water (Hydrology & Hydrogeology)
- Topography
- Trees and Vegetation
- Birds & Wildlife Habitat

Built and Cultural Heritage

- Indigenous History & Interests
- Built Form Evolution
- Existing Heritage Properties
- Identification of Built & Cultural Heritage Resources

Public Realm

- Views & Vistas
- Parks & Public Open Space
- Streets & Blocks
- Streetscapes
- Pedestrian & Cycling Amenity
- Mid-Block Connections

Open Space

- Open Space Within the Block
- Outdoor Amenity Areas
- Private Gardens & Landscapes
- Child-friendly Spaces & Pet-friendly Areas

Built Form

- Surrounding Context
- Building Types & Heights
- Density (FSI)
- Building Placement & Orientation
- Building Setbacks & Separation Distances
- Address & Entrances
- Ground Floor Uses
- Transition
- Sunlight & Shadow
- Pedestrian Level Wind
- Building Design & Materials

Site Servicing

- Driveways & Loading Areas
- Waste Management (Storage & Pick-up)
- Vehicle & Bicycle Parking
- Wayfinding Signage & Traffic Control

Site servicing matters are addressed within Chapters 1.0 and 2.0, as well as within sections 3.4 and 3.5 below.

3.2 NATURAL ENVIRONMENT ANALYSIS

Chapter 1.0 provides an overview of existing natural heritage and water features potentially influenced by the study area, and includes a summary of relevant assessment work already completed as part of the Bloor West Village Avenue Study. The natural environment is further addressed in the High Park Apartment Neighbourhood study area through the completion of a Natural Heritage Impact Study Addendum, an analysis of water infiltration potential and the preparation of a biodiverse landscape manual as discussed below.

Natural Heritage Impact Study Addendum

An Addendum to the Bloor West Village Avenue Natural Heritage Impact Study (March 2018) was prepared for the adjacent High Park Apartment Neighbourhood study area (May 2018). The Addendum addresses cumulative impacts and ensures that potential impacts and mitigation related to future development in the High Park Apartment Neighbourhood study area have been considered collectively rather than on a site by site basis. The study also identifies enhancement opportunities to be applied within the High Park Apartment Neighbourhood study area. The recommendations of the Addendum are summarized in further detail in section 4.3.

Water Infiltration

Toronto Water conducted geospatial analysis to calculate the total imperviousness of the High Park Apartment Neighbourhood study area. Based on this analysis, and as reported in the NHIS Addendum, it was determined that approximately 62 per cent of the study area consists of impervious area, such as buildings, roads and other hard impermeable surfaces. Water infiltration potential for the approximately 38 per cent of the study area identified as "pervious," is noted to be further constrained by the extent of underground parking structures. The limited areas of remaining unencumbered soil with soft landscaped surface treatments represent the greatest opportunity for water infiltration within the High Park Apartment Neighbourhood study area.

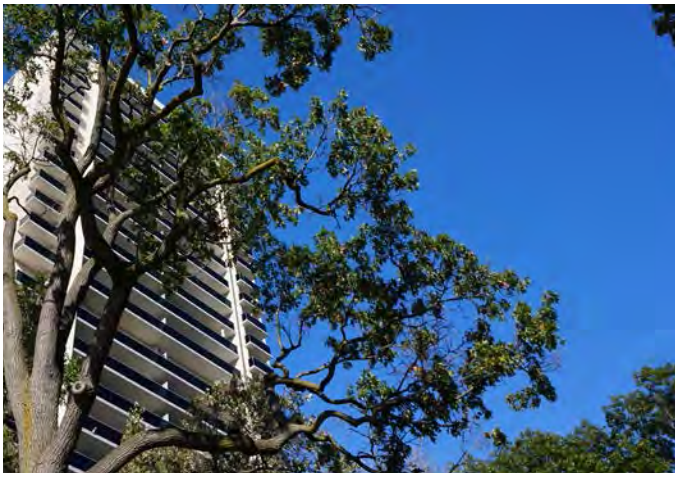


Figure 3.1: Mature oak tree within the High Park Apartment Neighbourhood study area.

Biodiverse Landscape Manual

A biodiverse landscape manual to support the natural environment of High Park and the surrounding area is being developed. The manual will apply to both public land and private sites surrounding High Park and will be used to assist the City in landscape and green streets design within the public realm and in securing appropriate planting across the High Park Apartment Neighbourhood study area through the Site Plan approval process.

The Biodiverse Landscape Manual for the High Park Area will:

- identify biodiversity and ecological function goals for the planting strategy;
- recommend appropriate plant, shrub and tree species;
- recommend opportunities for and types of habitat structure;
- identify other habitat opportunities that can be created through landscape design; and
- recognize local constraints such as underground parking garages that extend beyond building footprints.

3.3 BUILT AND CULTURAL HERITAGE ANALYSIS

The built and cultural heritage analysis presented in this section augments the extensive overview of the study area history and area characteristics already provided in Chapter 2.0.

Existing Heritage Properties

There are two existing heritage properties located within or adjacent to the High Park Apartment Neighbourhood study area. The first is a Part IV Designated heritage property located at 70 High Park Avenue, which contains the front façade and main lobby of The Church of Christ Scientist (Figure 3.2). 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 McCormick Nursing Home, which is a Part IV Designated heritage property that is currently used as a seven unit condominium residence (Figure 3.3).

Archaeological Potential Areas

Due to the settlement history of the High Park Apartment Neighbourhood study area and surrounding context, as briefly described in Chapter 2.0 above, the Toronto Archaeological Management Plan identifies areas of pre-contact and historic archaeological potential within the study area (Figure 3.4).

Figure 3.2: 70 High Park Avenue, The Church of Christ Scientist, built in 1928, Murray Brown (Source: City of Toronto Archives).

Figure 3.3: 32 Gothic Avenue, St. Leger House, later McCormick Nursing Home, 1889; addition 1907, Ellis & Connery (Source: City of Toronto Archives).

Figure 3.4: Map of Archaeological Potential highlights in pink areas of archaeological potential within and adjacent to the study area outlined in red.

3.4 PUBLIC REALM ANALYSIS

The public realm is comprised of all public and private spaces to which the public has access. It comprises a network that includes, but is not limited to, streets, sidewalks and pedestrian connections, parks and open spaces, the public portions of civic buildings and other publicly owned and publicly accessible lands. Chapters 1.0 and 2.0 provide an overview of key elements of the public realm found within and adjacent to the study area, such as streets, parks, views and vistas, public transit, schools and community facilities.

Blocks

Six blocks are identified within the study area (Figure 3.5), labelled A through F from east to west following the progression of Tower in the Park era development. Due to the anomalous nature of Block F, it was not included in the detailed block measurement and analysis. Four of the five blocks studied are rectangular with a north-south orientation and are quite long, due to the approximately 400 metre distance between the nearest east-west streets of Bloor Street West to the south and Glenlake Avenue to the north. The semi-circular shape of westernmost Block E is unique within the study area, due to the underlying natural topography and resulting curvilinear alignment of Gothic Avenue. Total block area varies, with Block A being the smallest at 1.95 hectares and Block D being the largest at 3.85 hectares and with the greatest linear street frontage. Block B is the narrowest block at 91 metres and Block C and D are the deepest at 109 metres and 110 metres respectively.

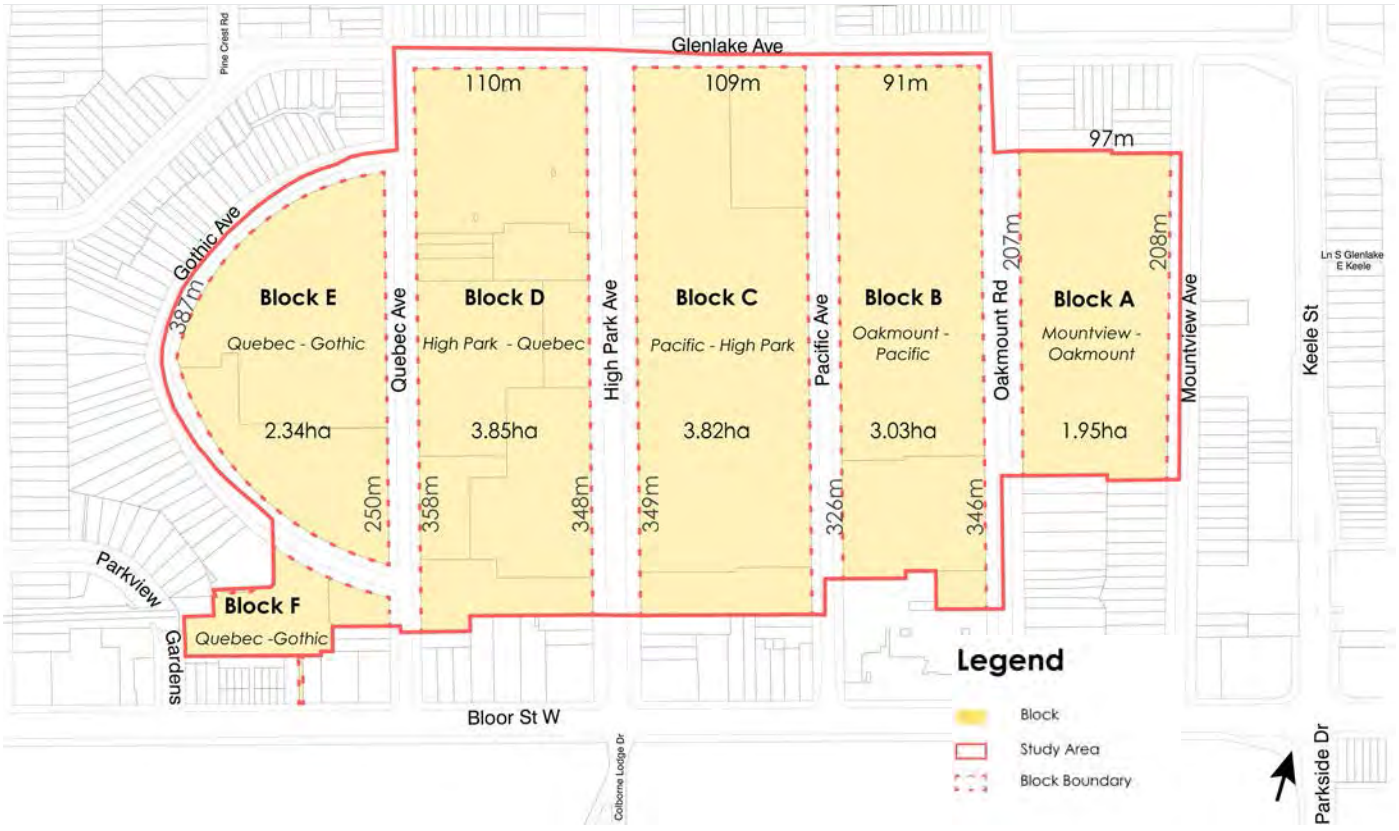


Figure 3.5: Block configuration and dimensions within the study area.

Streets

As shown in Table 3.1 below, with exception of High Park Avenue and Oakmount Road, the majority of streets within the study area are 20 metre wide local streets. Some pavement widths are quite narrow and challenged to accommodate all of the desired roadway activities, such as on-street parking, cyclists and vehicular movements. The majority of sidewalks are also quite narrow at 1.5 to 1.7 metres wide and can be constrained to adequately support the pedestrian volumes at certain times of the day.

Boulevards are generous in width and, together with front yard setbacks, support the growth of single or double rows of mature street trees (Figure 3.6). Bicycle parking is generally not meeting current resident demand both within the public realm and on private properties, as is evident from the number of bicycles secured to poles and railings throughout the study area.

Figure 3.6: Glenlake Avenue delineates the northern boundary of the study area.

Table 3.1: Street Right-of-Way (ROW) Analysis

Street Name	ROW Width	Road Type*	Pavement Width	Sidewalk Widths	Tree Zone(s)**	Tree Zone Widths
Glenlake Avenue	20 metres	local/collector	7.3 metres	1.5 -1.7 metres	single row	4.7-4.8 metres
Gothic Avenue	20 metres	local	8.5 metres	1.5-2.1 metres	single row	3.8-4.0 metres
High Park Avenue	30.5 metres	collector	12.8 metres	1.5 metres	double row	3.5-4.0 metres
Mountview Avenue	20 metres	local	7.3 metres	1.5-1.7 metres	single row	4.8 metres
Oakmount Road	24 metres	local	8.5 metres	1.5 metres	double row	3.0-3.3 metres
Pacific Avenue	20 metres	local	8.5 metres	1.5-1.7 metres	double row	1.8-2.0 metres
Quebec Avenue	20 metres	local	8.5 metres	1.5 metres	single row	4.0-4.5 metres

*Note 1 Transportation Services Road Classification System

** Note 2 Tree Zone refers to the soft or hard surfaced portion(s) of the boulevard between the curb and property line that is not covered by the sidewalk and is available for tree planting.

Streetscapes

High Park Avenue

As discussed above High Park Avenue is the widest and most "complete street" within the study area and plays a significant connecting role to High Park and the Lake Ontario waterfront beyond. High Park Avenue is the only street currently identified in the Urban Design Streetscape Manual, and is classified as an Intermediate Street. Intermediate Streets have a green character with generously landscaped building setbacks, soft surfaced boulevards and significant street tree planting (Figures 3.7).

The roadway accommodates two vehicular travel lanes, a public transit bus route, bicycle sharrows and on-street parking. The boulevards are generous in width and consist of a double row of street trees. Street furnishing is minimal, with a transit shelter and waste receptacle near Glenlake Avenue and a covered bicycle parking area, bike share stations, newspaper corral, waste receptacle and wayfinding signage near High Park Subway station.

The unique granite setts streetscape treatment observed on the east curbside boulevard is described in section 2.2 as an early City of Toronto hard surface tree planting solution (Figure 3.8). While the granite pavers offer a connection to the streetcar history of the area and provide a noteworthy degree of porosity for water infiltration as compared to other hard surfaces, the lack of consistency and overall maintenance of this treatment requires attention.

Figure 3.7: High Park Avenue looking north to the study area from Bloor Street West.

Figure 3.8: High Park Avenue east side streetscape.

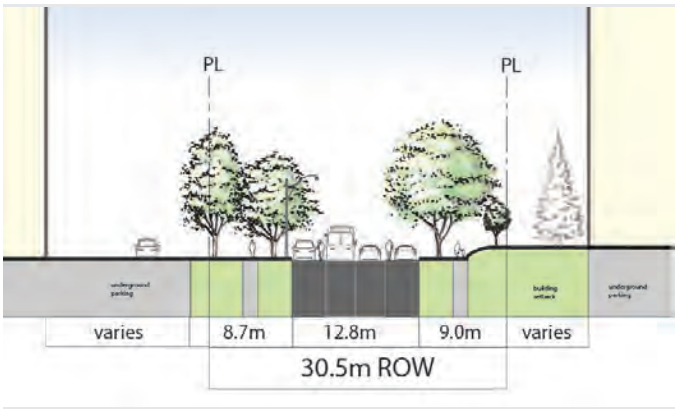


Figure 3.9: High Park Avenue illustrative street cross-section diagram.

Streets with Landscaped Boulevards Curbside

These streets are characterized by landscaped boulevards on both sides of the sidewalk. The boulevards are either soft surfaced, as seen on Oakmount Road and the west side of High Park Avenue, or a combination of soft and hard surfaces as seen on Pacific and the east side of High Park Avenue. (Figures 3.9 to 3.12)

Figure 3.10: Oakmount Road, two soft landscaped boulevards with street trees.

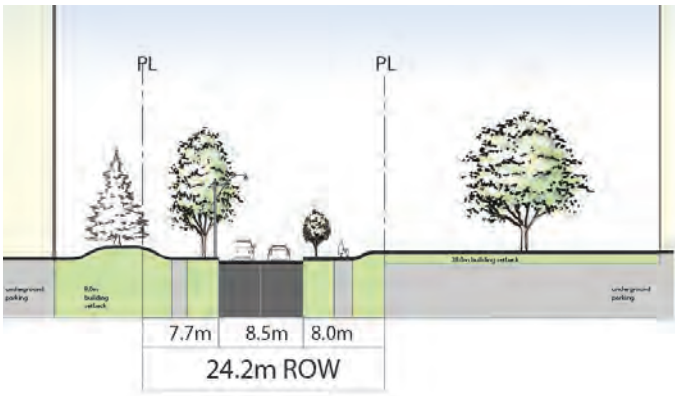


Figure 3.11: Oakmount Road, illustrative street cross-section diagram.

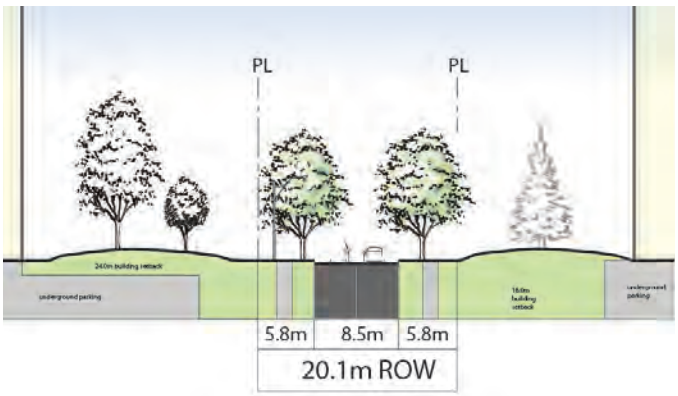


Figure 3.12: Pacific Avenue, illustrative street cross-section diagram.

Streets with Sidewalks Curbside

These streets are characterized by landscaped boulevard next to private properties and a sidewalk at the curb. Pedestrian movements along sidewalks at the curbside are often further constrained by snow windrows, waste collection bins and parked vehicles. (Figures 3.13 to 3.17)

Figure 3.13: Quebec Avenue, one soft landscaped boulevard with street trees.

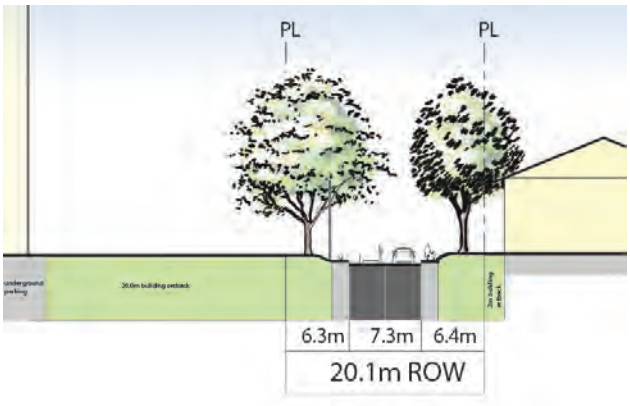


Figure 3.14: Glenlake Avenue, illustrative street cross-section diagram.

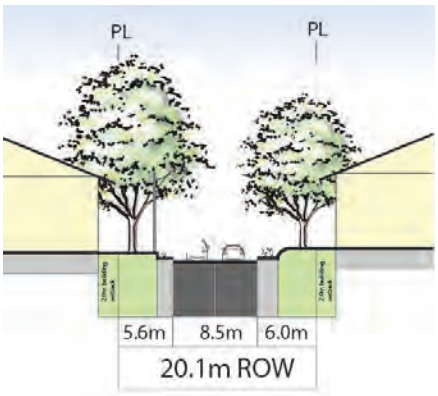


Figure 3.15: Gothic Avenue, illustrative street cross-section diagram.

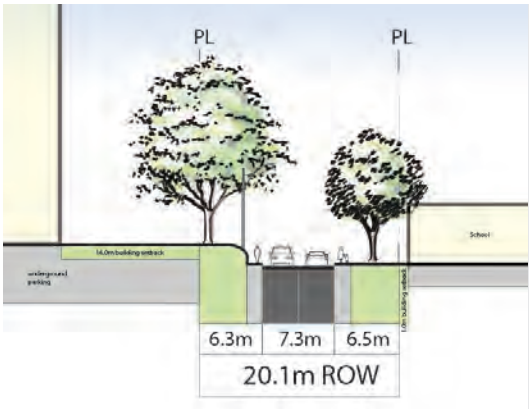


Figure 3.16: Mountview Avenue, illustrative street cross-section diagram.

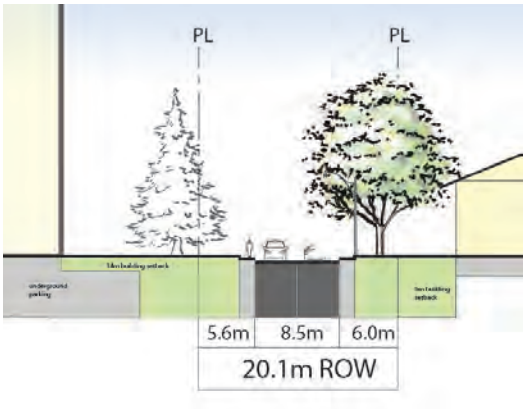


Figure 3.17: Quebec Avenue, illustrative street cross-section diagram.

3.5 OPEN SPACE ANALYSIS

In addition to the study area description and overview of area characteristics in Chapters 1.0 and 2.0 above, open space was evaluated qualitatively and quantitatively at both the block and property scale.

Open Space Types

A wide range of open space types are found within the study area (Figure 3.18), including, but not limited to, the following:

A. Courtyards

A landscaped open space, primarily enclosed by buildings on all sides with limited or no street frontage, with a variation on this type having one side open to the street (Figures 3.19 to 3.20).

B. Forecourts

A landscaped open space between the building façade and public street, sidewalk and boulevard, characterized by hard or soft surface treatments (Figure 3.21).

C. Gardens

A landscaped space typically of intimate scale, open to a public street and located to provide maximum sunlight during the day (Figure 3.22).

D. Landscaped Setbacks

A landscaped open space between the building façade and public street sidewalk and boulevard, characterized by hard or soft landscape treatments (Figure 3.23).

E. Walkways & Mid-Block Pedestrian Connections

An exterior pedestrian route at street level, usually providing a connection through the block (Figure 3.24).

Figure 3.18: Map of the study area highlighting with blue lettered circles examples of each open space type listed above.

Figure 3.19: Enclosed courtyard within the study area (Source: Social Pinpoint participant).

Figure 3.20: Open courtyard within the study area.

Figure 3.21: Forecourt within the study area.

Figure 3.22: Garden within the study area.

Figure 3.23: Landscaped setback within the study area.

Figure 3.24: Walkway and mid-block pedestrian connection within the study area.

Open Space within the Block

Understanding the pattern of open space within each block is influenced by the location and coverage of buildings, as well as the extent of underground structures (Figure 3.25). As summarized below for each block, the study area is characterized by a proportionately high ratio of open space to built area, an shows some consistency in the amount of land unencumbered both above- and below-grade.

A. Mountview-Oakmount

- 82% open space, 18% coverage, 0% unencumbered

B. Oakmount-Pacific

- 85% open space, 15% coverage, 30% unencumbered

C. Pacific-High Park

- 81% open space, 19% coverage, 34% unencumbered

D. High Park-Quebec

- 73% open space, 27% coverage, 23% unencumbered

E. Quebec-Gothic

- 65% open space, 35% coverage, 35% unencumbered

Figure 3.25: Map of the study area showing the location of buildings, characteristics of street, parks and open space and location of underground structures.
Blocks are labelled from east to west to reflect the progression of Tower in the Park era redevelopment.

In order to develop policies and guidelines which can be implemented on a site-by-site basis, the analysis of open space within the block was further evaluated at the lot level (Figure 3.26). Lots containing low-rise development on the east side of Quebec Avenue have an uncharacteristically low ratio of open space to built area due to the presence of above-grade, rear yard garages. All other properties within the study area have a high ratio of open space to built area, with open space accounting for more than 60 per cent of the total lot area, and in many cases more than 80 per cent of the total lot area.

Properties within Block D, such as 51 Quebec Avenue and 70 High Park Avenue, which have already experienced infill development, as well as the condominium lots within Block E, are considered fully developed and typically retain approximately 65 per cent of the total lot area as open space, with generally more than half of which being soft landscaped area.

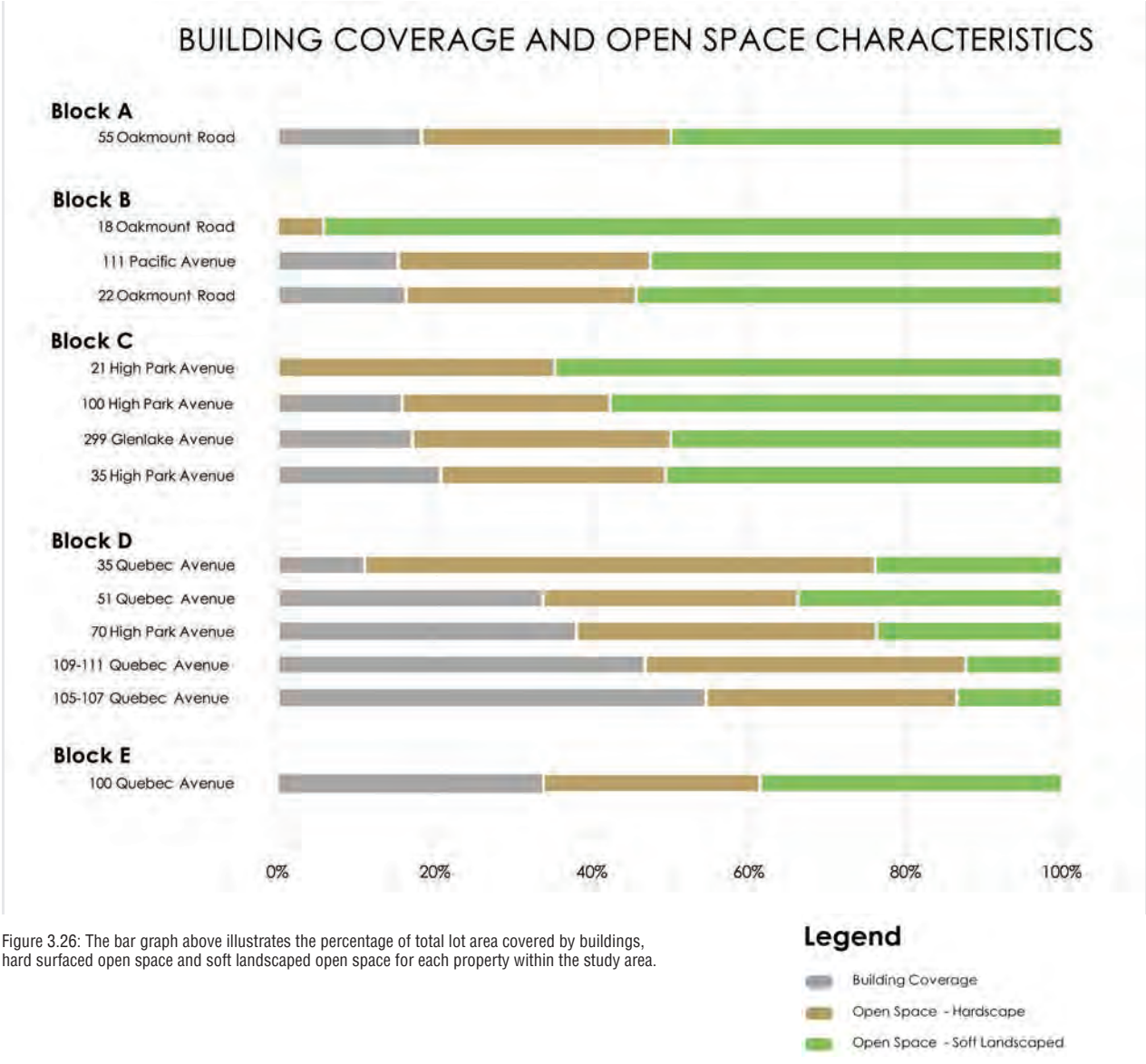


Figure 3.26: The bar graph above illustrates the percentage of total lot area covered by buildings, hard surfaced open space and soft landscaped open space for each property within the study area.

Soft Landscaped Open Space

The pattern of lawns, gardens and other soft surfaced open spaces (Figure 3.27) is summarized below for each block within the study area. The westernmost blocks (D and E) have a lower percentage of soft landscaped area due to greater building coverage from recent infill development and the mix of low-rise and taller building types respectively.

A. Mountview-Oakmount

- 50% soft landscape area

B. Oakmount-Pacific

- 55% soft landscape area

C. Pacific-High Park

- 52% soft landscape area

D. High Park-Quebec

- 39% soft landscape area

E. Quebec-Gothic

- 38% soft landscape area

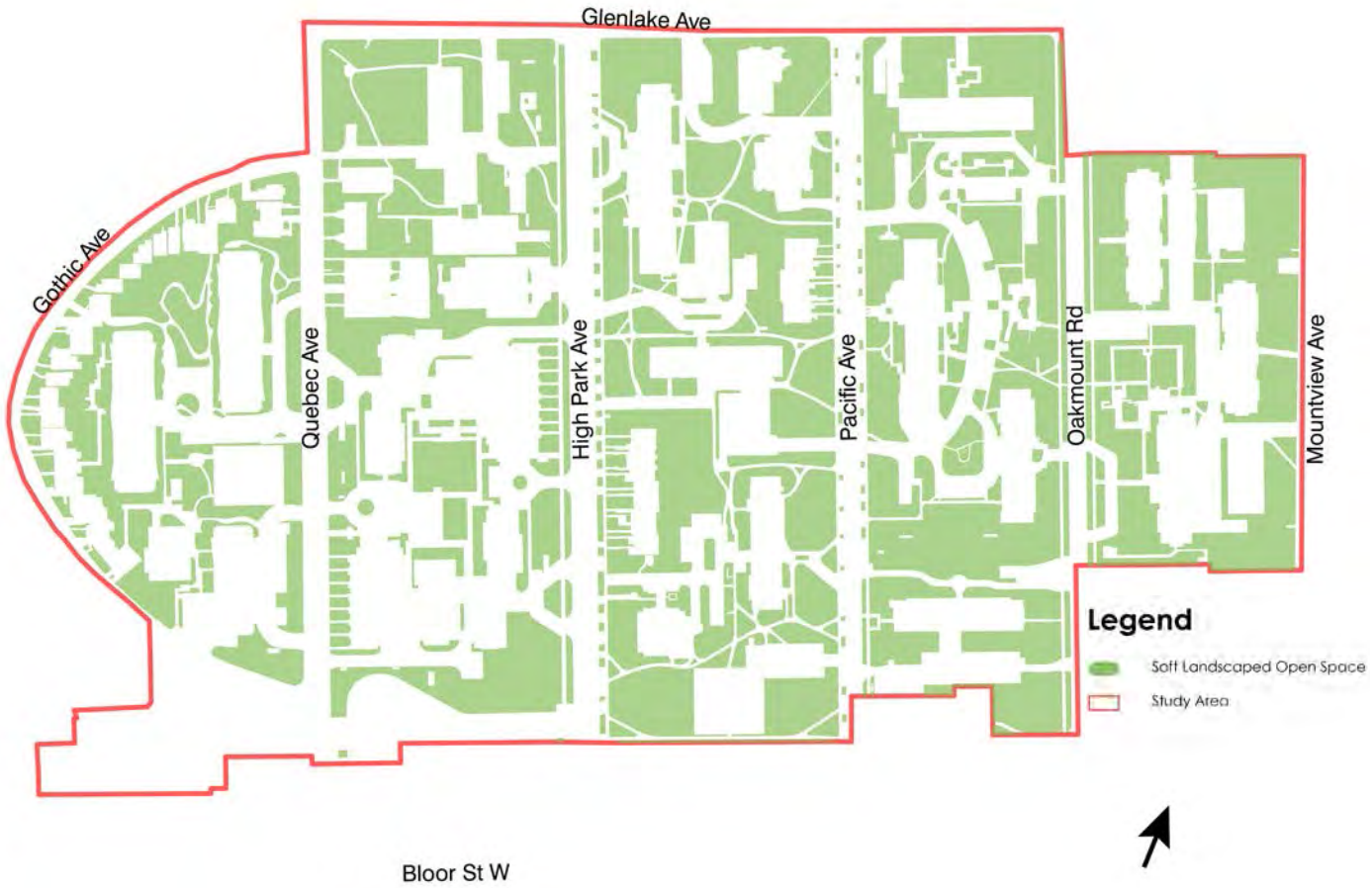


Figure 3.27: Pattern of soft landscaped open space within the study area.

Driveways & Walkways

The pattern of pedestrian and vehicular routes and associated hard surfaced open spaces connecting through the each block (Figure 3.28) is summarized below. The study area is characterized by significant pedestrian porosity and few vehicular through-connections.

A. Mountview-Oakmount

- 32% hard surface, 1 vehicular and 1 pedestrian connection

B. Oakmount-Pacific

- 30% hard surface, 4 vehicular and 5 pedestrian connections

C. Pacific-High Park

- 29% hard surface, 1 vehicular (partial) and 8 pedestrian connections

D. High Park-Quebec

- 34% hard surface, 2 vehicular (partial and TTC only) and 3 pedestrian connections

E. Quebec-Gothic

- 27% hard surface, 0 vehicular and 3 pedestrian connections

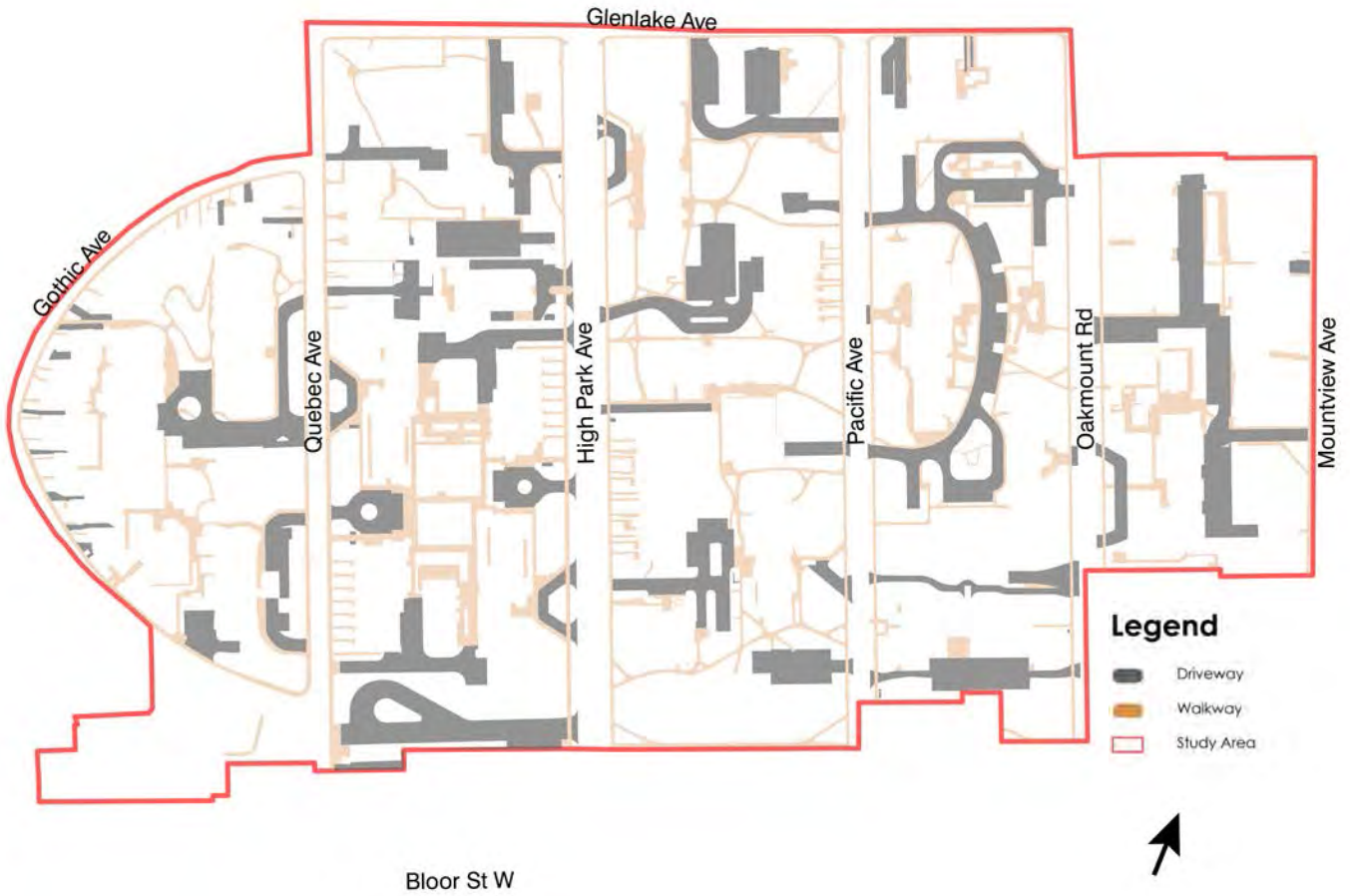


Figure 3.28: Pattern of walkways and driveways within the study area.

3.6 BUILT FORM ANALYSIS

The surrounding context, eras of development, density and many other aspects regarding existing and prevailing built form characteristics, as well as the relationships between buildings and open space are outlined in Chapters 1.0 and 2.0 and section 3.5 above. Further exploration of building types, heights, orientation, setbacks, separation, transition and shadow performance are provided in this section.

Building Types & Heights

The study area contains nearly 50 buildings, in a range of forms and heights, including:

1. **Low-rise buildings,** which are typically 2 to 2.5 storeys in height, with exception of the 1 storey subway station building. Single and semi-detached house form buildings define the built form character of Gothic Avenue, as well as the surrounding neighbourhood context abutting the perimeter of the study area. A few townhouses and multiplexes set amongst taller buildings define a portion of Quebec Avenue, High Park Avenue and Pacific Avenue (Figure 3.29).

2. **Taller buildings,** which include primarily slab form and some point tower form apartment buildings, generally without base buildings, range in height from 8 to 30 storeys (Figure 3.30).

Figure 3.29: Townhouses within the study area.

There are 22 taller buildings within the study area, including the two new 25 storey buildings under construction at Grenadier Square (51 Quebec Avenue). Taller buildings within the study area have an average height of 20 storeys. Slab-form buildings have an average floor plate area of 1160 square metres. Point towers have a compact floor plate area of approximately 750 square metres or less.

Despite the range of building types present, more than 90 per cent of dwelling units are within taller apartment buildings, the majority of which are rental tenure, making this the predominant housing type within the study area.

Figure 3.30: 3D model of the study area showing heights of taller buildings. The two new buildings under construction at Grenadier Square are highlighted in teal.

Building Orientation, Address & Entrances

Figure 3.31 below shows the pattern of buildings, frontages and entrances, as well as the arrangement of taller building elevations containing primary windows and balconies. This map was also used to measure building setbacks and separation distances outlined in greater detail in the sections that follow.

Key observations include:

- Front doors most often face a public street, with only three exceptions.
- Secondary entrances are often provided within the block and many buildings include through-lobbies.
- Taller buildings are arranged perpendicular to other taller buildings or are offset to minimize direct facing relationships.
- Primary windows and balconies are typically oriented to maximize long views, daylight and privacy.

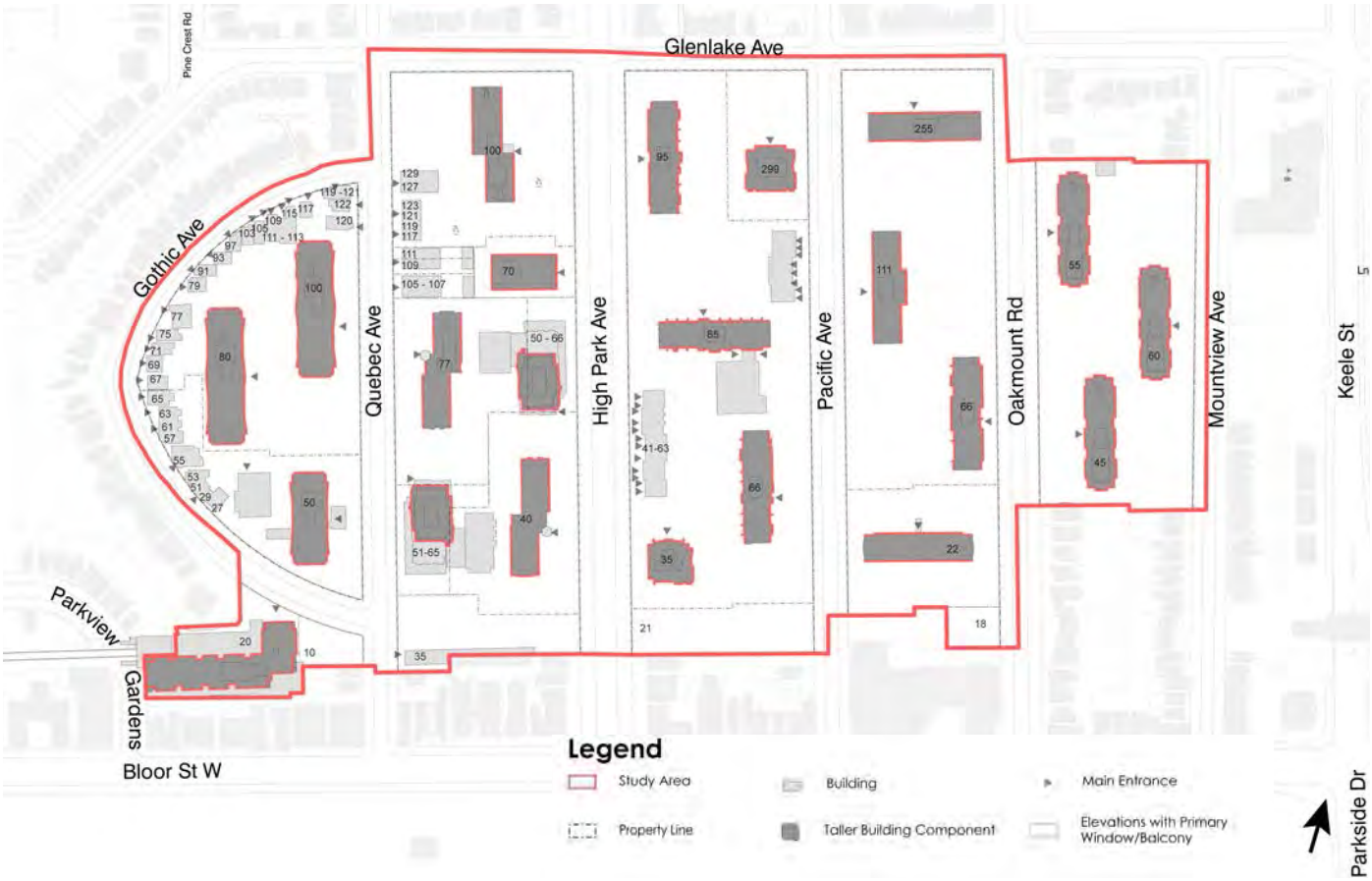


Figure 3.31: Map depicting building orientation, frontages, entrance locations, taller building components and primary elevations within the study area.

Setbacks from Street Property Lines

1. Low-rise Buildings

The front yard and street-fronting side yard setbacks of low-rise buildings within and abutting the study area are characterized by lawns, trees, gardens, porches, some amenity features and private driveways (Figure 3.32).

Setback distances vary according to the type of low-rise building, as follows:

- House form buildings: approximately 0 to 7 metres.
- Townhouses and multiplexes: approximately 5 to 6 metres.

2. Taller Buildings

The front yard setbacks of taller buildings within the study area are characterized by lawn, trees, gardens, some amenity features, walkways, private driveways and surface parking. The characteristics of street-fronting side yard setbacks are primarily distinguished by lawns, trees, gardens and walkways (Figure 3.33).

Setback distances from street property lines vary significantly for taller buildings, as follows:

- Front yard: 18 instances, ranging from approximately 8 metres to 45 metres with 16 to 19 metres being typical.
- Side yard: 11 instances, ranging from approximately 6 metres to 24 metres, with 11 metres to 13 metres being typical.

Ground Floor Uses

The ground floor of existing buildings is characterized primarily by residential dwelling units, shared entrance lobbies and building amenities, and, in very limited cases, local commercial uses (Figure 3.34).

Figure 3.32: Front yard setback from a street property line to a low-rise building within the study area.

Figure 3.33: Side yard setback from a street property line to a taller building within the study area.

Figure 3.34: Residential dwelling units, shared entrance lobby and local commercial use within the ground floor of an apartment building within the study area.

Space between Buildings along Street Frontages

Buildings typically align with and reinforce the street, however, with exception of Gothic Avenue, where early 20th century house form buildings were retained, a continuous street wall condition does not define the character of street frontages within the study area.

1. Low-rise Buildings

The separation between low-rise buildings along street frontages is generally consistent with the side yard setback provisions of the in force zoning bylaw (e.g. 569-2013). Open space breaks between low-rise and taller buildings along street frontages (Figure 3.35), are characterized by lawns, trees, gardens, amenity features, walkways, private driveways and limited surface parking. The range of separation distances between low-rise and taller buildings along street frontages is approximately 9 to 27 metres, with 19 to 22 metres being typical.

2. Taller Buildings

The characteristics of open space breaks along street frontages between taller buildings are very similar to those between low-rise and taller buildings with lawns, trees, gardens, outdoor amenity areas, walkways, private driveways and surface parking. The significant difference is that the space between taller buildings is substantially greater ranging between approximately 29 to 130 metres, with 53 to 63 metres being typical (Figure 3.36).

The pattern of generous open space breaks measured between buildings, together with the soft landscaped setbacks from street property lines and overall open space percentages outlined in previous sections, is consistent with the Tower in the Park concept and contributes to the characteristic porosity and "park-like" setting for development within the study area.

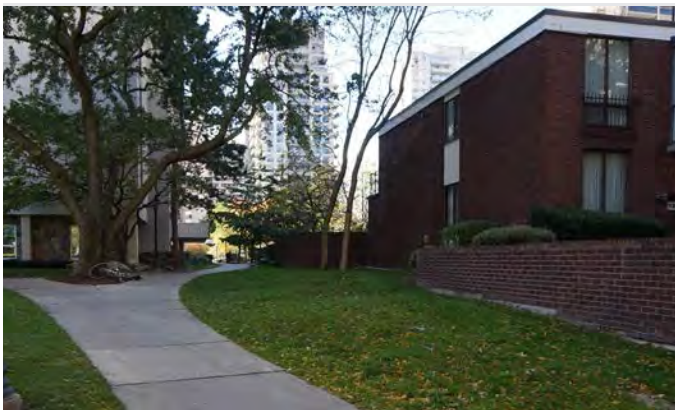


Figure 3.35: Open space break between a low-rise and taller building along a street frontage within the study area.

Figure 3.36: Open space break between taller buildings along a street frontage within the study area.

Tower Separation Distances

The separation distance between tall building towers is measured from building wall to building wall, excluding balconies. Due to the orthogonal arrangement and placement of buildings in accordance with the design principles of the Tower in the Park era discussed in Chapter 2.0 above, there are limited cases where a tall building directly faces the primary elevation of another tall building within a block, with most instances being the result of more recent infill development (Figure 3.37).

The pattern of tower separation distances within the study area varies depending upon the specific building-to-building relationship and can be summarized as follows:

- Tower separation across a street: 6 instances, ranging from approximately 52 to 81 metres with 61 metres being typical (Figure 3.38).
- Tower separation within the block: where primary elevations are directly facing, approximately 35 to 43 metres is typical, where secondary and/or primary and secondary elevations face, approximately 42 to 43 metres is typical, and where buildings are offset or diagonally separated, approximately 30 to 32 metres is typical.

Consistent with the *Apartment Neighbourhoods* land use designation, the separation between tall buildings measured within the study area is generous and reflect the unique local context which is different from what can be observed in other parts of the city, and particularly areas of greater development intensity, which are directed by the Official Plan to accommodate growth.

Figure 3.37: More recent tall building infill development set between two generously separated Tower in the Park era buildings within the study area.

Figure 3.38: Tower separation across a street within the study area.

Sunlight and Shadows

Due to the presence of tall buildings and associated shadow impacts (Figure 3.39), a 3D model, which includes the local topography and existing and approved built form conditions, was prepared and patterns of sunlight and shadow were evaluated in both plan view and axonometric view between 9:18 a.m. and 6:18 p.m. on March 21st, June 21st, September 21st and December 21st (Appendix A). Sunlight measured at the spring and fall equinoxes on March 21st and September 21st represent shadow conditions experienced at the mid-points of the year between the summer (June 21st) and winter (December 21st) extremes. .

Figure 3.39: Contrasting sunlight and shadow condition observed in the study area.

An excerpt from the shadow analysis is shown in Figure 3.40, which illustrates the only time period during the spring equinox where tall buildings within the study area cast a shadow on Lithuania Park (Figure 3.41). The same observation is made for the shadow study period on September 21st. The new Park at 21 High Park is not impacted by shadows from buildings within the study area during all times tested for the equinoxes. Existing buildings within the study area have some shadow impacts on lands designated *Neighbourhoods*. Shadows are generally limited to 1 or 2 hours maximum on impacted properties, however, *Neighbourhoods* properties immediately abutting the eastern and northeastern portion of study area along Oakmount Road and Glenlake Avenue are more affected. Any new development within the study area will be required to meet current City standards and policies related to access to sunlight and adequately limiting shadow impacts.

Figure 3.40: Extent of existing shadow impact from the study area on Lithuania Park on March 21st at 2:18 p.m. (EDT).

A cumulative sunlight and shadow analysis, measured from 9:18 a.m. to 6:18 p.m. at four times of the year, was also prepared to evaluate the number of hours sunlight reaches the public realm and private open space areas within the study area (Figures 3.42 to 3.45). Pedestrian comfort along streets, within parks, open spaces and outdoor amenity areas, as well as trees and vegetation all benefit from good access to sunlight. Achieving at least 5 hours of sunlight or more at the equinoxes is typical for many of these types of features within the study area.

Figure 3.41: Sunlight in Lithuania Park, photo October 2017.

Figure 3.42: Sunlight & Shadow Cumulative Analysis - March 21st 9:18 a.m. to 6:18 p.m. (EDT).

Figure 3.43: Sunlight & Shadow Cumulative Analysis - June 21st 9:18 a.m. to 6:18 p.m. (EDT).

Figure 3.44: Sunlight & Shadow Cumulative Analysis - September 21st 9:18 a.m. to 6:18 p.m. (EDT).

Figure 3.45: Sunlight & Shadow Cumulative Analysis - December 21st 9:18 a.m. to 6:18 p.m. (EDT).

Transition

Transition between buildings of different scales and intensity is achieved primarily through the use of generous soft landscaped building setbacks, open spaces and separation distances. As discussed in section 2.2 above, early efforts toward neighbourhood protection were apparent in the final stages of the Tower in the Park era of redevelopment through the retention of house form buildings along Gothic Avenue and the stepping down of tall buildings within that westernmost block.

Despite the above, and in part due to the incremental transformation from a low-rise residential neighbourhood to a Tower in the Park redevelopment, there exist a number of abrupt changes in scale (Figure 3.46), as well as a general lack of gradual transition in building heights down to surrounding lands designated *Neighbourhoods* or *Parks and Open Spaces*, which is not consistent with present day Official Plan policy.

Current city-wide urban design guidelines for tall buildings and performance standards for mid-rise buildings provide guidance regarding possible methods to achieve appropriate transition to more sensitive areas, such as *Neighbourhoods* or *Parks and Open Spaces*, including, but not limited to, the use of minimum horizontal separation distances and the application of a 45 degree angular plane.

Figure 3.46: Example of abrupt change in scale between an existing apartment buildings within the study area and adjacent house form buildings located within abutting *Neighbourhoods* lands.

4.0 Study Outcomes

4.1 COMMUNITY ENGAGEMENT

Indigenous Consultation

Early in the study process, City staff sent out letters to notify the following First Nation groups of the study: the Huron-Wendat, the Mississaugas of the New Credit First Nation and the Six Nations of the Grand River Territory. 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 continue to update these First Nations as the implementing Site and Area Specific Policy and Urban Design Guidelines advance.

Community Consultation

As introduced in section 1.1, the study incorporated extensive consultation and public engagement consisting of 2 general community meetings, 6 community working group meetings and a status report to the Etobicoke York Community Council, in addition to the use of an online digital engagement tool, Social Pinpoint, dedicated study website, and written and email communications and notices. Community meeting summaries and presentation materials can be found on the City's study website.

Community Meeting #1

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 three key questions about: defining elements of the area's physical area; 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; green space and High Park were the most valued spaces and attributes; and noise, overcrowding and pedestrian safety were the least desirable conditions (Figures 4.1 to 4.3).

Figure 4.1: Highlight of themes from community responses to Key Question 1: What elements define the physical character of the area?

Figure 4.2: Highlight of themes from community responses Key Question 2: What spaces and attributes are most valued?

Figure 4.3: Highlight of themes from community responses to Key Question 3: What conditions are less desirable and how can these be improved?

Social Pinpoint

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 of the study area. This tool allowed community members to record experiences within the study area on the following six topic areas: 1. Outdoor Spaces; 2. Routes; 3. Tenant Amenities; 4. Valued Places & Events; 5. Community Services & Facilities; 6. Local Shopping & Services.

On the Social Pinpoint page, participants could zoom in on the High Park Apartment Neighbourhood Study Area, add their feedback, including photos and view the comments posted to the map to learn about other community member experiences within the neighbourhood (Figures 4.4 and 4.5). There were a total of 684 site visits, 569 unique users, 77 response participants and 251 comments received.

Figure 4.4: Photos from Social Pinpoint participants (Source: Social Pinpoint, 2017-18).

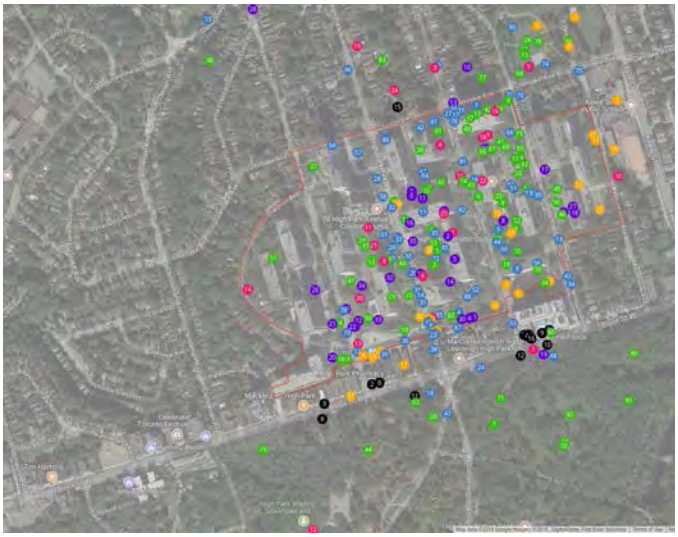


Figure 4.5: Map of Social Pinpoint responses (Source: Social Pinpoint, 2017-18).

Community Meeting #2

On March 8, 2018, a second large 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, community members were invited to participated in three workshop activities: Natural Environment and Open Space; Routes and Connections; and Built Form (Figure 4.6). The purpose of the activities was to provide an opportunity to comment on the Draft Guiding Principles and generate potential additional principles.

Figure 4.6: Built form LEGO workshop session in Community Meeting #2, March 8, 2018.

The results from this community consultation revealed broad community support for maintaining a 'park-like' setting in this neighbourhood. Through this community consultation process however, it also became apparent the community does not share a unified collective opinion about the appropriate scale of potential infill development within the study area.

Study area maps which summarize input from the community meetings and Social Pinpoint using informational graphics around the themes of Outdoor Spaces & Amenities, Travel & Routes and Areas of Concern are provided in Figures 4.7 to 4.9.

Figure 4.7: Map summary of Outdoor Spaces & Amenities identified by the community.

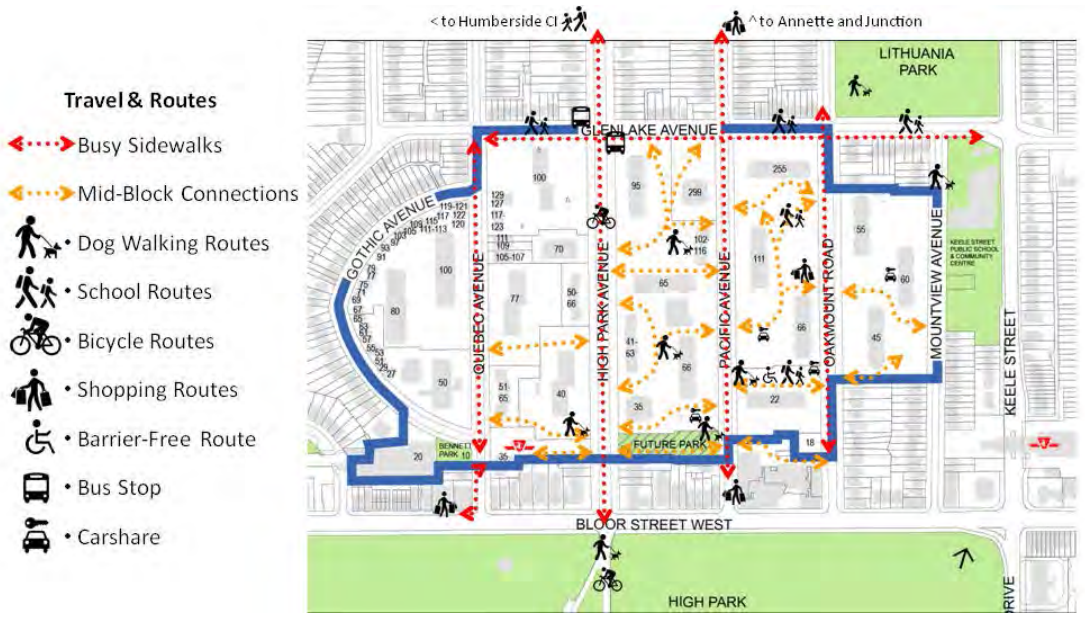


Figure 4.8: Map summary of Travel & Routes identified by the community.

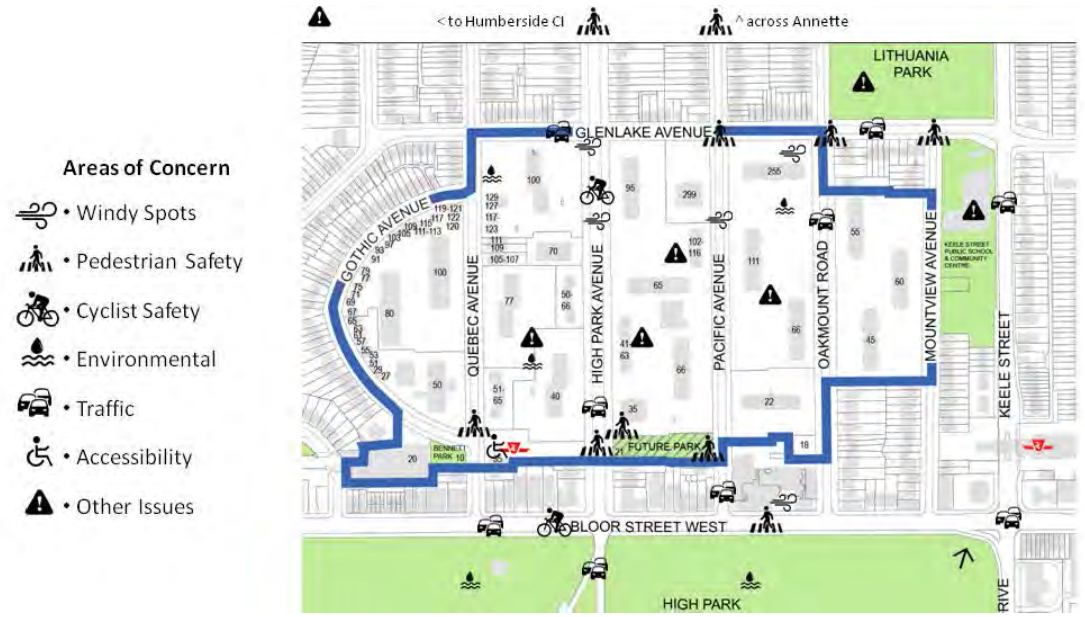


Figure 4.9: Map summary of Issues of Concern identified by the community.

Community Working Group

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. Along with working group members, there was regular attendance of others from the community who requested to observe the process. Several Working Group members also participated at the March 8, 2018 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, as discussed further in section 4.4 below, 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 study website.

Study Website

As discussed in Chapter 1.0 above, a study website was established on the City's website to keep the community informed about the progress of the Area Character Study. The website was organized into sections with the following structure: Overview; Getting Involved; Meetings and Events; and Information & Reports.

The Getting Involved section included the Three Key Questions; Social Pinpoint and Guiding Principles. The Meetings & Events folder listed and contained AODA compliant presentations and notes from the 11 consultation meetings and events. The Information & Reports section provided links to related studies, local development activity, Council directions and staff reports, Natural Heritage Studies and Water Reports, and the Draft Official Plan Amendment & Site and Area Specific Policy. In addition, the study website will be used in the consultation for draft Urban Design Guidelines.

Design Review Panel

1st Review

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.

2nd Review

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 was 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 it's role in the neighbourhood, and the benefits of buffer diagrams to examine opportunities within the neighbourhood once the development criteria are applied.

4.2 GUIDING PRINCIPLES

Guiding Principles were developed through community engagement, as well as feedback from the Staff Team, the Working Group and other members of the public. The Guiding Principles are not the proposed policies or guidelines, but instead are intended to inform the development of the recommended Site and Area Specific Official Plan Policy and Area Specific Urban Design Guidelines presented to City Council. The Guiding Principles are organized into five focus areas (Figures 4.10 to 4.14) which relate to the area character overview and analysis in the chapters that follow.

Natural Environment

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.

- Protect and preserve existing mature trees, vegetation and wildlife habitat wherever possible.
- 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.
- Promote innovative, energy-efficient and sustainable design.
- Maintain and increase opportunities for groundwater infiltration.
- Avoid deep underground structures that disturb natural groundwater flows.
- Integrate bird-friendly measures throughout all aspects of site and building design, including retrofit opportunities.
- Preserve *unencumbered soil* to support mature trees, water infiltration and opportunities to expand the public realm.

Unencumbered soil 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.

Figure 4.10: Example of the natural environment within the study area.

Figure 4.11: Example of the public realm within the study area.

Public Realm

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.

- Maintain and enhance views from the public realm to parks, open spaces, natural features , heritage properties and other local landmarks.
- Maintain sunlight and provide comfortable wind conditions for streets, sidewalks, parks and open spaces.
- Increase public parkland within the study area through the development of new parks and expansion of existing parks.

- Recognize High Park Avenue as the central promenade of the neighbourhood and gateway to High Park.
- Provide green streets with tree-lined, landscaped boulevards, green infrastructure, generous sidewalks, bicycle parking and comfortable places to sit.
- Prioritize a safe, pedestrian-oriented environment with a network of well-connected parks and open spaces and frequent publicly accessible mid-block routes.
- Promote safe and direct pedestrian and cycling routes and crossings, particularly for access to schools, parks, public transit, local shops and community amenities.
- Reinforce the sense of place, indigenous history and cultural and natural heritage, through engaging elements and features within the public realm.

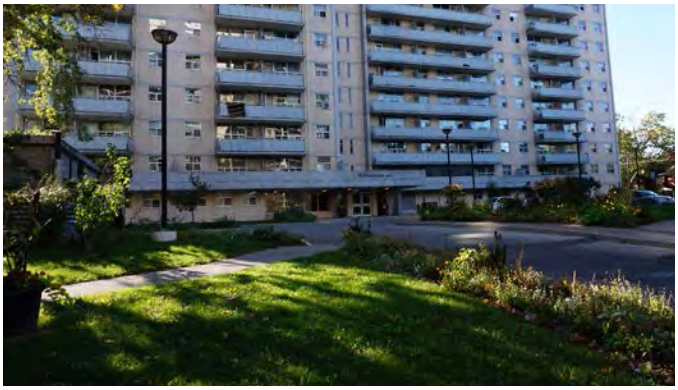


Figure 4.12: Example of open space within the study area.

Open Space

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.

- Provide safe, aesthetically pleasing, inviting open spaces that feel comfortable and promote health and well-being.
- 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.
- Respect and reinforce the open landscaped character between buildings and along street frontages.
- 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.
- Maintain and create child-friendly spaces and features.
- Designate and design spaces for pet relief, gathering and play.
- Coordinate the location, design and programming of open spaces and amenities according to sun, wind and seasonal conditions.
- Provide well-lit, accessible, clearly demarcated and visible pedestrian connections through open spaces.
- Minimize impervious surfaces and maximize soft landscape areas and tree planting.

Built Form

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.

- Identify and protect important open space areas within each block.
- Respect the balance between built form and landscape areas.
- Maintain generous landscaped setbacks from street frontages
- Provide generous space between buildings to maximize skyview, sunlight, privacy and daylight.
- Design new buildings to fit harmoniously within the existing context.
- Respect the height and scale of existing buildings within and adjacent to the Study Area.
- Ensure new buildings provide an appropriate transition in scale down to lower scale buildings, parks and open spaces.

- Ensure transition to the adjacent *Neighbourhoods* area occurs within the *Apartment Neighbourhoods* area.
- Limit new taller buildings and the extent of new shadows.
- Locate and orient new taller buildings to minimize direct facing conditions and maximize spatial separation.
- Increase setbacks and separation distances as building height increases.
- Design new buildings with compact floorplates.
- Design and place new buildings to minimize and mitigate negative impacts, such as wind and shadows, on the public realm , amenity areas, neighbouring properties.
- Locate and design main building entrances to be visible, prominent and face the street with direct pedestrian connections to the public sidewalk.
- 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.
- Promote design excellence, use high quality materials and energy efficient design.
- Provide affordable and 2 and 3 bedroom family sized units.

Site Servicing

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.

- Minimize surface level parking and provide resident and visitor parking underground.
- Consolidate and internalize service areas and parking ramps to limit impact on the public realm, building dwelling units and shared outdoor spaces.

Figure 4.13: Example of built form within the study area.

Figure 4.14: Example of site servicing within the study area.

- Design to prioritize pedestrian and cyclist movements.
- Program existing surface parking or other hard surfaced areas for community events.
- Provide clear and visible way-finding signage above and below grade.
- Include visible and accessible covered outdoor bicycle parking.
- Include secure indoor bicycle parking and storage space for bulky items (example strollers, mobility scooters).
- Encourage recycling and organics collection.

4.3 KEY FINDINGS

The following is a summary of key findings from the analysis of potential character defining elements presented in the previous sections and chapters of this study document. The summary is intended to inform the development of the area specific policy and guidelines for the High Park Apartment Neighbourhood study area. The summary is to be read in conjunction with all sections of this study document, as well as the materials and reports associated with the study as published on the City's study website.

Natural Environment

Natural Heritage Impact Study (NHIS)

1. **There are no natural heritage features within the study area, however significant natural heritage features and functions exist in proximity to the study area.**
2. **The study area has been heavily altered from its historic condition by urbanization, infill, and long term human use, but components such as the urban forest and hydrological inputs have some connections to the ecological features and functions of High Park.**
3. **Direct impacts are limited and can be mitigated.**
4. **Ecological enhancement opportunities, which will be detailed further in a Biodiverse Landscape Manual for the High Park Area, can increase the ecological features and functions of the study area.**
5. **Mitigation of indirect impacts on offsite features due to potential increase in usership within High Park is complex and requires coordinated management, policy enforcement and cooperation affecting many parties.**
6. **Through implementation of the recommendations of the High Park Apartment Neighbourhood NHIS related to water quality and quantity, soils and trees, existing conditions in the study can be improved to the benefit of the natural heritage features and functions of High Park.**

Groundwater and Surface Water

7. **Groundwater and surface water sources within the study area contribute to High Park water features, including Spring Creek and possibly Wendigo Creek and Grenadier Pond.**
8. **Groundwater infiltration within the study area is constrained by a high level of existing impervious cover (62%), as well as the extensive footprints of below grade structures.**
9. **As described further through the Bloor West Village Avenue Study, the study area is located above and/or in close proximity to a deep aquifer, the Laurentian Channel, which is a pressurized ancient subterranean aquifer flowing from Georgian Bay to Lake Ontario.**
10. **The study area is located entirely within the Spring Creek sewershed (305 hectares), accounting for less than 1 per cent of the total catchment area. Storm water quality and quantity flowing from the study area has a direct, albeit small, influence on the Spring Creek system.**

Built and Cultural Heritage

1. **Due to the settlement history of the area, the Toronto Archaeological Management Plan identifies areas of pre-contact and historic archaeological potential within the study area.**
2. **There are existing Heritage Properties within and adjacent to the study area.**
3. **The study area is an intact and representative example of the Tower in the Park planning concept, is a remarkable example of mid-twentieth century community planning in Toronto, and holds an important position in the city's socio-political history.**

Public Realm

1. The pattern of north-south oriented streets and blocks facilitate significant views from the public realm looking south to High Park.
2. The study area is situated at a local topographical high point which contributes to vistas to and from the area and lends visual prominence to the study area skyline.
3. The study area is a walkable, transit-oriented community, supported by the underlying fine-grained traditional neighbourhood street grid and close proximity of two subway stations.
4. Public streets and parks with generous soft landscapes and mature trees contribute to the 'park-like' character that defines the study area.
5. Two public parkettes, Bennett Park and a new public park currently being planned at 21 High Park Avenue, are located within the study area. The study area is located within a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.
6. Opportunities for new public streets, laneways and parkland are constrained by the limited availability of unencumbered land.
7. High Park Avenue stands out in scale and purpose and plays a significant role within the study area and broader community by connecting to High Park and the Lake Ontario waterfront beyond.
8. Streetscapes within the study area are defined by generous soft landscaped boulevards and a mature street tree canopy, which is highly valued by the community.
9. Existing narrow sidewalk widths present challenges for comfortable pedestrian movement.
10. Current cycling infrastructure does not appear to satisfy community demand.
11. Improved safety for pedestrian and cycling routes and crossings is a local priority, particularly for routes to schools, parks and public transit.
12. The extensive network of formal and informal mid-block walkways, which connect between the long north-south blocks, is key to making the study area pedestrian-friendly.

Open Space

1. The study area is an established, stable residential apartment neighbourhood, which includes prevailing open space characteristics that exemplify the Tower in the Park planning concept.
2. The high ratio of open space to built area contributes to the distinct 'park-like' character and sense of spaciousness between buildings that define the study area.
3. The 'park-like' setting and public health is supported by an interconnected composition of soft landscaped open spaces, mature tree canopy, and passive and active recreational amenities located throughout the study area.
4. The study area is characterized by mid-block walkways and central, shared open spaces often separated from vehicular movements, which are valued by the community.
5. Five or more hours of sunlight as measured on March 21st and September 21st, as well as good access to sky view is afforded to many of the open lawns and shared, central gathering and amenity spaces found throughout the study area.

Built Form

1. The study area is an established, stable residential apartment neighbourhood, which includes prevailing built form characteristics that exemplify the Tower in the Park planning concept.
2. Low rise buildings within the study area are typically 2 to 2.5 storeys in height and taller buildings range in height from 8 to 30 storeys.

Built Form

3. Tall, slab-form apartment buildings, with an average height of 20 storeys, represent the prevailing dwelling type and defining built form character of the study area.

4. The tallest buildings within the study area have a compact, point tower form.

5. Existing taller buildings within the study area typically include simple massing, masonry cladding and generous balconies.

6. The majority of buildings and main building entrances within the study area face a public street.

7. Through-lobbies are typical within the study area to provide secondary building access from within the block.

8. The ground floor of existing buildings is characterized primarily by residential dwelling units, shared entrance lobbies and building amenities, and, in very limited cases, local commercial uses.

9. Building setbacks from street property lines are generous within the study area and generally increase with building height.

10. Taller buildings within the study area display few direct facing conditions and provide generous separation distances across streets and within the block.

11. Mature trees, generous soft landscaped setbacks and substantial open space breaks between buildings characterize street frontages throughout the study area.

12. The placement, orientation, generous setbacks and separation of buildings within the study area allow for good sunlight access and sky views along streets, lot frontages and in open spaces within the long north-south blocks.

13. The generous separation and orthogonal arrangement of taller buildings within the study area maximizes long views, daylight access and the sense of privacy for apartment dwellings.

14. Existing buildings within the study area have a negligible shadow impact on Lithuania Park, and no shadow impact on the new park at 21 High Park, as measured from 9:18 a.m. to 6:18 p.m. on March 21st and September 21st.

15. Existing buildings within the study area have some shadow impacts on lands designated *Neighbourhoods*, with the greatest impacts observed from buildings located in the eastern and northeastern portion of the study area.

16. Appropriate and gradual built form transition, in accordance with current City standards and policies, is lacking in many parts of the study area. Transition is provided to varying degrees through landscaped setbacks, horizontal separation distances and, in the case of the western portion of the study area, stepping down of building heights and the unique retention of low rise house form buildings along Gothic Avenue.

Site Servicing

1. There are limited mid-block, vehicular through-connections within the study area, which is appreciated by the local community.

2. Underground parking garages are typically accessed by free-standing ramps or modest structures within the landscape.

3. Site servicing functions, such as waste storage and loading areas, are not typically integrated within existing buildings and do not contribute positively to the public realm, resident comfort or amenity.

4. There is a need for dedicated dog relief areas within the study area due to the higher than city average rate of dog ownership within the study area.

4.4 POLICY & GUIDELINE DEVELOPMENT

The purpose and principal outcome of the study is the development of a Site and Area Specific Policy (SASP) and Area Specific Urban Design Guidelines (UDG). The SASP and UDG represent results from the analysis of area character, the evaluation of the planning context and policy framework and input from the local community and stakeholders, as detailed in Chapters 1.0 to 3.0 above, as well as professional and technical expertise. The area specific policy and guideline development was a significant part of the Working Group process and involved three focused meetings with tables for discussion and workbooks for collecting feedback. The final draft development criteria, draft metrics and recommendations for implementation are presented in tables in the Open Space and Built Form sections that follow.

At the time of completing this study, a final draft SASP was prepared and published on the City's study website and the draft Area Specific Urban Design Guidelines will follow for additional community consultation.

Open Space

Development criteria and draft metrics for open space were developed for lots containing one or more apartment buildings with a height greater than 4 storeys (Table 4.1). Lots containing exclusively low rise development (buildings with a height of 4 storeys or less) are expected to follow the existing in force zoning by-law requirements for open space.

Table 4.1: Open Space Development Criteria

Development Criteria	Draft Metric	Recommended Implementation
Maximum Lot Coverage	35 per cent of total lot area	Site and Area Specific Policy (SASP)
Minimum Open Space	65 per cent of total lot area	SASP
Minimum Soft Landscaped Open Space	more than half of required open space	SASP
Minimum Unencumbered Setback*	6 metres from street property line(s) 3 metres from non-street property line(s)	SASP
Maximum Total Building Frontage	two thirds of lot frontage along each street (exclude buildings setback more than 30 metres)	SASP
Minimum Outdoor Amenity Area	2 square metres per dwelling unit for all proposed and existing buildings**	SASP
Shadow on *Neighbourhoods*	protect access to sunlight and sky view, minimize any additional shadow and preserve comfort and utility	Existing Official Plan Policy (OP) & Area Specific Urban Design Guidelines (UDG)
Shadow on *Parks and Open Spaces*	no new net shadow between 9:18 a.m. and 6:18 p.m. on March 21st/September 21st	SASP
Shadow on streets, sidewalks, outdoor amenity, balconies, primary elevations.	protect access to sunlight and sky view, minimize any additional shadow and preserve comfort and utility	OP & UDG

*Note 1: Unencumbered setback refers to areas not covered by buildings both above and below-grade. Lawfully existing below grade buildings or structures are permitted.

**Note 2: Outdoor amenity requirements apply to buildings containing 20 or more dwelling units.

Built Form

Three scales of infill buildings are proposed as being potentially compatible building forms within the existing area character (Figures 4.15 to 4.17), including:

1. **Low rise Building**
2. **High Park Apartment Neighbourhood Mid-Rise Building (Form A and Form B)**
3. **High Park Apartment Neighbourhood Tall Building**

Area specific development criteria developed through the study for each type are presented on the following pages (Tables 4.2 to 4.5). A summary diagram was prepared for illustration purposes (Figure 4.7), which also demonstrates the proposed 45 degree angular plane for transition to lands designated *Neighbourhoods* or *Parks and Open Spaces*.

Figure 4.15: Low rise building within the study area.

Figure 4.16: Apartment building with slab form within the study area.

Figure 4.17: Tall building with point tower form within the study area.

Table 4.2: Low Rise Building Development Criteria

Development Criteria	Draft Metric	Recommended Implementation
Maximum Height (excluding mechanical)	3 storeys (plus 1 additional storey, subject to development application review)	In force Zoning By-law (ZB), Site and Area Specific Policy (SASP) & Area Specific Urban Design Guidelines (UDG)
Minimum Setback of a Building Wall(s) from a Street Property Line(s)	6 metres	SASP
Minimum Setback of a Building Wall(s) from a Non-Street Property Line(s)	0.9 metres to 7.5 metres (varies according to lot and building conditions)	ZB & UDG
Minimum Separation Distance of a Building Wall(s) from the Primary Elevation(s)* of other Existing or New Building(s)	15 metres	SASP

*Note 1: Primary Elevation means any building wall containing windows to primary rooms and/or balconies serving dwelling units.

Table 4.3: High Park Apartment Neighbourhood Mid-Rise Building - Form A Development Criteria

Development Criteria	Draft Metric	Recommended Implementation
Maximum Height (excluding mechanical)	34.5 metres and 11 storeys	Site and Area Specific Policy (SASP)
Maximum Floor Plate Area	1160 square metres	Area Specific Urban Design Guidelines (UDG)
Maximum Floor Plate Dimensions	20 metres width 65 metres length	SASP
Minimum Setback of a Building Wall(s) from a Street Property Line(s)	8 metres	SASP
Minimum Setback of a Building Wall(s) from a Non-Street Property Line(s)	15 metres (primary elevation*) 10 metres (non-primary elevation)	UDG
Minimum Separation Distance of a Building Wall(s) from the Primary Elevation(s)* of an Existing or New Low Rise Building(s) or Low Rise Building Element(s)**	15 metres	SASP
Minimum Separation Distance of a Building Wall(s) from the Primary Elevation(s)* to the portion(s) of an Existing or New Building(s) above 4 storeys in height	30 metres	SASP

*Note 1: Primary Elevation means any building wall containing windows to primary rooms and/or balconies serving dwelling units.

**Note 2: Low rise Building Element refers to any portion of a building with a height of 4 storeys or less.

Table 4.4: High Park Apartment Neighbourhood Mid-Rise Building - Form B Development Criteria

Development Criteria	Draft Metric	Recommended Implementation
Maximum Height (excluding mechanical)	34.5 metres and 11 storeys	Site and Area Specific Policy (SASP)
Building Base		
Maximum Height	10.5 metres and 3 storeys (plus 1 additional storey, subject to development application review)	SASP & Area Specific Urban Design Guidelines (UDG)
Minimum Setback of a Building Wall(s) from a Street Property Line(s)	6 metres	SASP
Minimum Setback of a Building Wall(s) from a Non-Street Property Line(s)	0.9 metres to 7.5 metres (varies according to lot and building conditions)	In force Zoning Bylaw (ZB) & UDG
Maximum Floor Plate Area	1160 square metres	UDG
Maximum Floor Plate Dimensions	65 metres on the longest side	SASP
Minimum Separation Distance of a Building Wall(s) from the Primary Elevation(s)* of an Existing or New Building(s)	15 metres	SASP
Portion of Building above Building Base		
Minimum Setback of a Building Wall(s) from a Street Property Line(s)	8 metres	SASP
Minimum Setback of a Building Wall(s) from a Non-Street Property Line(s)	10 metres (primary elevation) 7.5 metres (non-primary elevation)	UDG
Maximum Floor Plate Dimensions	30 metres on the longest side	SASP
Minimum Separation Distance of a Building Wall(s) from the Primary Elevation(s)* to the portion(s) of an Existing or New Building(s) above 4 storeys in height	20 metres	SASP

*Note 1: Primary Elevation means any building wall containing windows to primary rooms and/or balconies serving dwelling units.

Table 4.5: High Park Apartment Neighbourhood Tall Building Development Criteria

Development Criteria	Draft Metric	Recommended Implementation
Maximum Height (excluding mechanical)	81 metres and 30 storeys*	Site and Area Specific Policy (SASP)
Building Base		
Maximum Height	10.5 metres and 3 storeys (plus 1 additional storey, subject to development application review)	SASP & Area Specific Urban Design Guidelines (UDG)
Minimum Setback of a Building Wall(s) from a Street Property Line(s)	6 metres	SASP
Minimum Setback of a Building Wall(s) from a Non-Street Property Line(s)	0.9 metres to 7.5 metres (varies according to lot and building conditions)	In force Zoning Bylaw (ZB) & UDG
Maximum Floor Plate Area	1160 square metres	UDG
Maximum Floor Plate Dimensions	65 metres on the longest side	SASP
Minimum Separation Distance of a Building Wall(s) from the Primary Elevation(s)** of an Existing or New Building(s)	15 metres	SASP
Portion of Building above Building Base		
Minimum Setback of a Tower Building Wall(s) from a Street Property Line(s)	10 metres	SASP
Minimum Setback of a Tower Building Wall(s) from a Non-Street Property Line(s)	17.5 metres	SASP
Maximum Floor Plate Area	750 square metres	SASP
Maximum Floor Plate Dimensions	35 metres on the longest side	UDG
Minimum Separation Distance of a Tower Building Wall(s) from the portion(s) of an Existing or New Building(s) above 4 storeys in height	35 metres	SASP

*Note 1: 81 metres and 30 storeys represents the height of the tallest existing building within the study area at 299 Glenlake Avenue.

**Note 2: Primary Elevation means any building wall containing windows to primary rooms and/or balconies serving dwelling units.

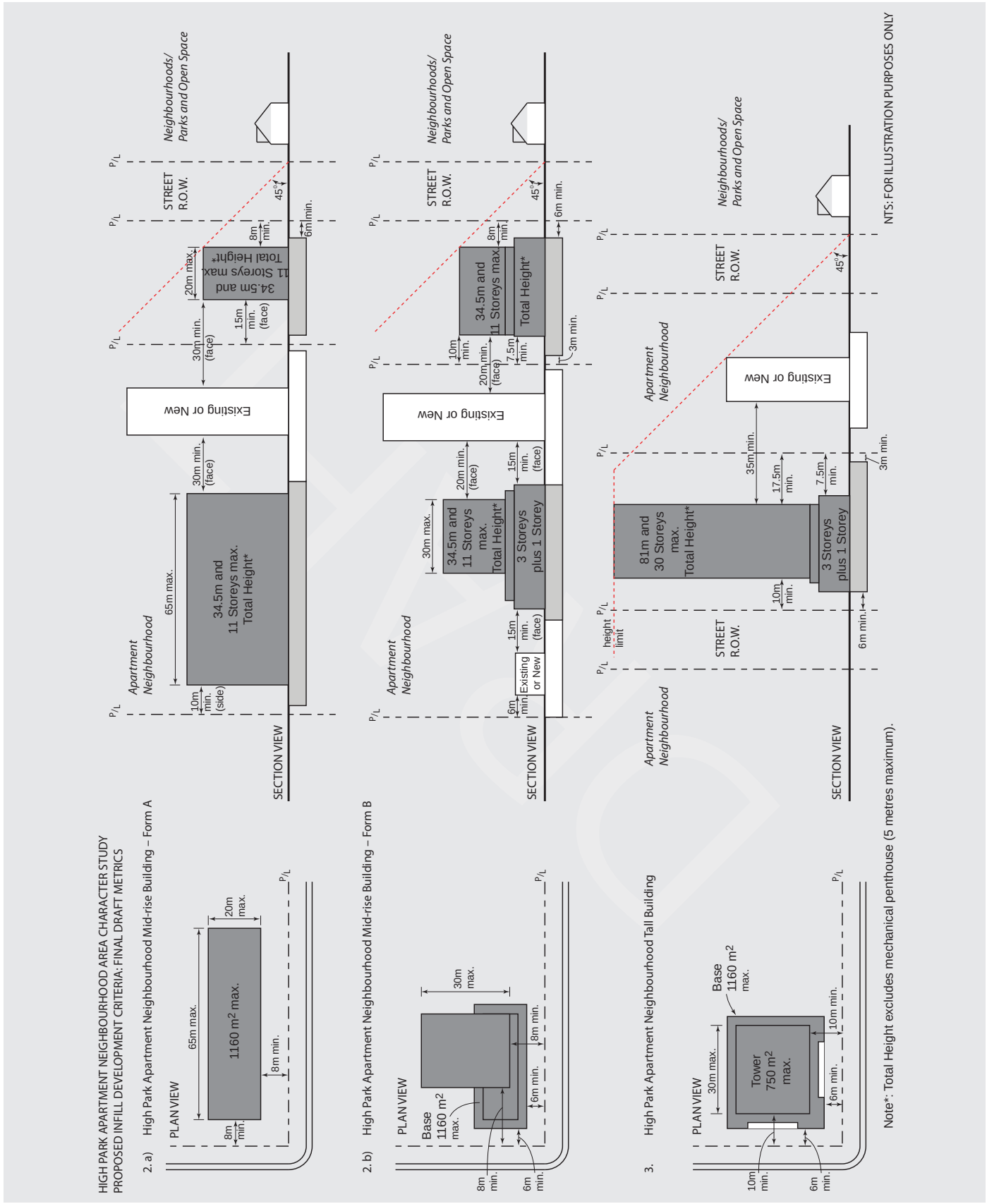


Figure 4.7: Diagrams illustrating proposed infill development criteria draft metrics.

4.5 CONCLUSIONS

Statement of Area 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.

Next Steps

- Test the draft development criteria and emerging area specific policy and guideline directions to evaluate infill development opportunities and constraints within the study area.
- Finalize and present the draft Official Plan Amendment and Site and Area Specific Policy for a Statutory Public Meeting at the June 6, 2018 Etobicoke York Community Council meeting and City Council adoption thereafter.
- Prepare draft Area Specific Urban Design Guidelines for online community consultation to be completed by mid-June 2018, and finalize the draft Guidelines for City Council endorsement in July 2018.
- Prepare and finalize the draft Biodiverse Landscape Manual for the High Park Area for City Council endorsement.
- Apply the study outcomes, as well as Council adopted area specific policies and Council endorsed guidelines to the evaluation of all current and future development applications within the study area.
- Coordinate the outcomes of this study with the recommendations and implementation of the Bloor West Village Avenue Study and the Bloor West Village Heritage Conservation District Study.

Appendices

Appendix A **Shadow Study Analysis**

Appendix A

SHADOW STUDY ANALYSIS

March 21st - Plan View

The following shadow study analysis uses terrain corrected 3D modelling and illustrates existing shadow conditions on March 21st in plan view for all existing buildings within the study area, as well as the approved buildings at Grenadier Square (51 Quebec Avenue).

March 21st 9:18 a.m. (EDT)

March 21st 10:18 a.m. (EDT)

March 21st 11:18 a.m. (EDT)

March 21st 12:18 p.m. (EDT)

March 21st 1:18 p.m. (EDT)

March 21st 2:18 p.m. (EDT)

March 21st 3:18 p.m. (EDT)

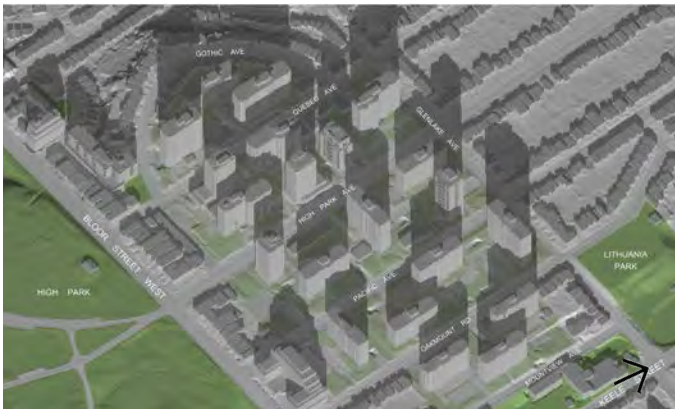
March 21st 4:18 p.m. (EDT)

March 21st 5:18 p.m. (EDT)

March 21st 6:18 p.m. (EDT)

March 21st - Axonometric View

The following shadow study analysis uses terrain corrected 3D modelling and illustrates existing shadow conditions on March 21st in axonometric view for all existing buildings within the study area, as well as the approved buildings at Grenadier Square (51 Quebec Avenue).



March 21st 9:18 a.m. (EDT)

March 21st 10:18 a.m. (EDT)

March 21st 11:18 a.m. (EDT)

March 21st 12:18 p.m. (EDT)

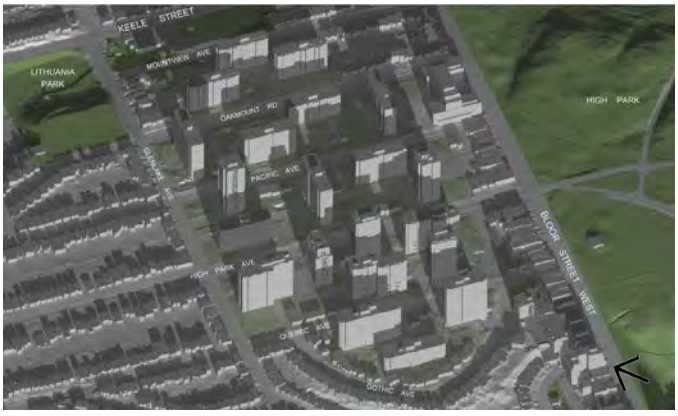
March 21st 1:18 p.m. (EDT)

March 21st 2:18 p.m. (EDT)

March 21st 3:18 p.m. (EDT)

March 21st 4:18 p.m. (EDT)

March 21st 5:18 p.m. (EDT)



March 21st 6:18 p.m. (EDT)

June 21st - Plan View

The following shadow study analysis uses terrain corrected 3D modelling and illustrates existing shadow conditions on June 21st in plan view for all existing buildings within the study area, as well as the approved buildings at Grenadier Square (51 Quebec Avenue).

June 21st 9:18 a.m. (EDT)

June 21st 10:18 a.m. (EDT)

June 21st 11:18 a.m. (EDT)

June 21st 12:18 p.m. (EDT)

June 21st 1:18 p.m. (EDT)

June 21st 2:18 p.m. (EDT)

June 21st 3:18 p.m. (EDT)

June 21st 4:18 p.m. (EDT)

June 21st 5:18 p.m. (EDT)

June 21st 6:18 p.m. (EDT)

June 21st - Axonometric View

The following shadow study analysis uses terrain corrected 3D modelling and illustrates existing shadow conditions on June 21st in axonometric view for all existing buildings within the study area, as well as the approved buildings at Grenadier Square (51 Quebec Avenue).

June 21st 9:18 a.m. (EDT)

June 21st 10:18 a.m. (EDT)

June 21st 11:18 a.m. (EDT)

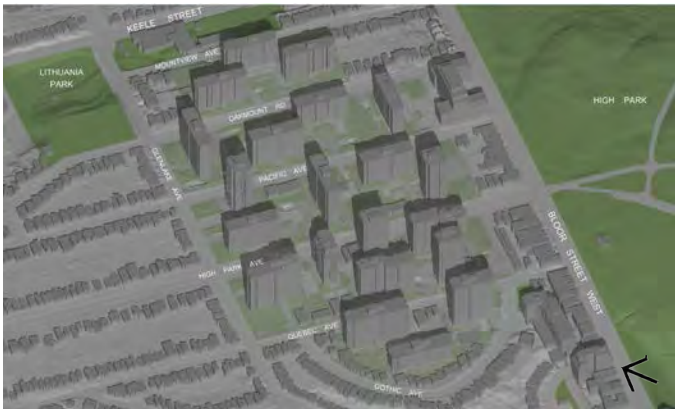
June 21st 12:18 p.m. (EDT)

June 21st 1:18 p.m. (EDT)

June 21st 2:18 p.m. (EDT)

June 21st 3:18 p.m. (EDT)

June 21st 4:18 p.m. (EDT)



June 21st 5:18 p.m. (EDT)

June 21st 6:18 p.m. (EDT)

September 21st - Plan View

The following shadow study analysis uses terrain corrected 3D modelling and illustrates existing shadow conditions on September 21st in plan view for all existing buildings within the study area, as well as the approved buildings at Grenadier Square (51 Quebec Avenue).

September 21st 9:18 a.m. (EDT)

September 21st 10:18 a.m. (EDT)

September 21st 11:18 a.m. (EDT)

September 21st 12:18 p.m. (EDT)

September 21st 1:18 p.m. (EDT)

September 21st 2:18 p.m. (EDT)

September 21st 3:18 p.m. (EDT)

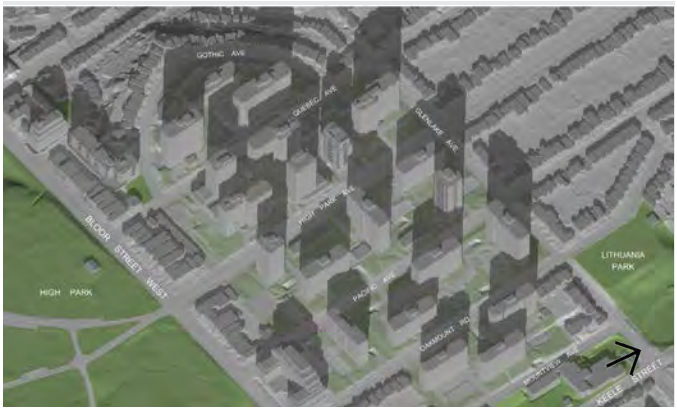
September 21st 4:18 p.m. (EDT)

September 21st 5:18 p.m. (EDT)

September 21st 6:18 p.m. (EDT)

September 21st - Axonometric View

The following shadow study analysis uses terrain corrected 3D modelling and illustrates existing shadow conditions on September 21st in axonometric view for all existing buildings within the study area, as well as the approved buildings at Grenadier Square (51 Quebec Avenue).



September 21st 9:18 a.m. (EDT)

September 21st 10:18 a.m. (EDT)

September 21st 11:18 a.m. (EDT)

September 21st 12:18 p.m. (EDT)

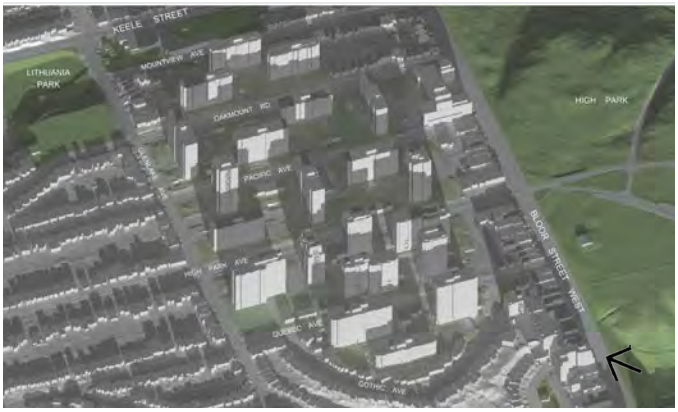
September 21st 1:18 p.m. (EDT)

September 21st 2:18 p.m. (EDT)

September 21st 3:18 p.m. (EDT)

September 21st 4:18 p.m. (EDT)

September 21st 5:18 p.m. (EDT)



September 21st 6:18 p.m. (EDT)

December 21st - Plan View

The following shadow study analysis uses terrain corrected 3D modelling and illustrates existing shadow conditions on December 21st in plan view for all existing buildings within the study area, as well as the approved buildings at Grenadier Square (51 Quebec Avenue).

December 21st 9:18 a.m. (EDT)

December 21st 10:18 a.m. (EDT)

December 21st 11:18 a.m. (EDT)

December 21st 12:18 p.m. (EDT)

December 21st 1:18 p.m. (EDT)

December 21st 2:18 p.m. (EDT)

December 21st 3:18 p.m. (EDT)

December 21st 4:18 p.m. (EDT)

December 21st - Axonometric View

The following shadow study analysis uses terrain corrected 3D modelling and illustrates existing shadow conditions on December 21st in axonometric view for all existing buildings within the study area, as well as the approved buildings at Grenadier Square (51 Quebec Avenue).

December 21st 9:18 a.m. (EDT)

December 21st 10:18 a.m. (EDT)

December 21st 11:18 a.m. (EDT)

December 21st 12:18 p.m. (EDT)

December 21st 1:18 p.m. (EDT)

December 21st 2:18 p.m. (EDT)

December 21st 3:18 p.m. (EDT)

December 21st 4:18 p.m. (EDT)

@CityplanTO toronto.ca/planning