



TORONTO

June 2018

**High Park
Apartment Neighbourhood Area
Urban Design Guidelines**

HIGH PARK APARTMENT NEIGHBOURHOOD AREA

URBAN DESIGN
GUIDELINES

2018

City of Toronto

High Park Apartment Neighbourhood Area Urban Design Guidelines

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

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Mandate

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).

The purpose of the High Park Apartment Neighbourhood Area Character Study (May 2018) was to 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.

The High Park Apartment Neighbourhood Area Urban Design Guidelines result directly from the purpose and findings of the Council-directed Area Character Study.

1.0 Introduction

- 1.1 Background & Role of the Guidelines**
- 1.2 Natural Environment**
- 1.3 Built & Cultural Heritage**
- 1.4 Statement of Area Character**
- 1.5 Guiding Principles**
- 1.6 Guideline Development & Consultation**

1.1 BACKGROUND & ROLE OF THE GUIDELINES

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. The area features a collection of residential towers, generously spaced apart within large areas of mature, tree-covered, soft landscaped open space and is a representative example of the Tower in the Park planning concept set within a walkable, transit-oriented neighbourhood context.



Figure 1.1.1: Image of existing tall buildings within the High Park Apartment Neighbourhood rising above the mature tree canopy of the area.

The High Park Apartment Neighbourhood Area Urban Design Guidelines are based on the findings from the High Park Apartment Neighbourhood Area Character Study published in May 2018, and are a companion document to Official Plan Amendment No. 419, which includes the High Park Apartment Neighbourhood Site and Area Specific Policy No. 551 (SASP 551).

The Guidelines are to be read together with the High Park Apartment Neighbourhood Area Character Study and SASP 551. The Guidelines are intended to further implement SASP 551 and Official Plan Policies, including but not limited to, Healthy Neighbourhoods Policies and *Apartment Neighbourhoods* Policies.

The Toronto Official Plan states that “*Neighbourhoods and Apartment Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* and *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas” (Policy 2.3.1.1).

As directed by the Official Plan, compatible infill development may be appropriate on sites containing existing apartment buildings if they have sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Proposed infill development within the High Park Apartment Neighbourhood will be assessed in accordance with all requirements of the Official Plan and the Site and Area Specific Policy for the area.

The High Park Apartment Neighbourhood Area Urban Design Guidelines will be used in the evaluation of all current and new development applications within the boundary of SASP 551 to advance the vision, objectives and policies of the Official Plan. The Guidelines provide further direction and clarity to Official Plan Policies and SASP 551 in order to guide change and compatible infill development that is sensitive to the character of the High Park Apartment Neighbourhood and its attributes.

1.2 NATURAL ENVIRONMENT

The High Park Apartment Neighbourhood is located at a local topographical high point between two natural watercourses and north of High Park, which is an area of provincial and municipal significance with lands identified as Area of Natural and Scientific Interest (ANSI) and Environmentally Sensitive Area (ESA).

Potential environmental connections between the High Park Apartment Neighbourhood area and surrounding natural features and functions, particularly within High Park, are explored in a Natural Heritage Impact Study (NHIS), completed in March 2018 as part of the Bloor West Village Avenue Study, as well as a NHIS Addendum (May 2018), carried out as part of the High Park Apartment Neighbourhood Area Character Study.

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. The High Park Surface Water Features - Narrative (February 2018) and Desktop Hydrogeological Investigation (April 2018) include findings and recommendations that are applicable to the High Park Apartment Neighbourhood area.

Both SASP 551 and these Urban Design Guidelines implement recommendations from the NHIS, NHIS Addendum and water-related studies described above and are to be read in conjunction with these environmental studies and reports. A Biodiverse Landscape Manual developed for the area is also to be referenced together with SASP 551 and these Guidelines in order to design public and private landscapes that support the natural environment of High Park.



Figure 1.2.1: Area of Natural and Scientific Interest and Environmentally Sensitive Area within High Park.

1.3 BUILT & CULTURAL HERITAGE

The High Park Apartment Neighbourhood Area Character Study provides an extensive overview of the history and character of the area. For reference purposes, key findings from the Study with respect to Built & Cultural Heritage include:

1. Due to the settlement history of the area, the Toronto Archaeological Management Plan identifies areas of precontact and historic archaeological potential within the High Park Apartment Neighbourhood.
2. There are existing Heritage Properties within and adjacent to the High Park Apartment Neighbourhood.
3. The High Park Apartment Neighbourhood 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.



Figure 1.3.1: 32 Gothic Avenue, Part IV Designated heritage property adjacent to the High Park Apartment Neighbourhood.

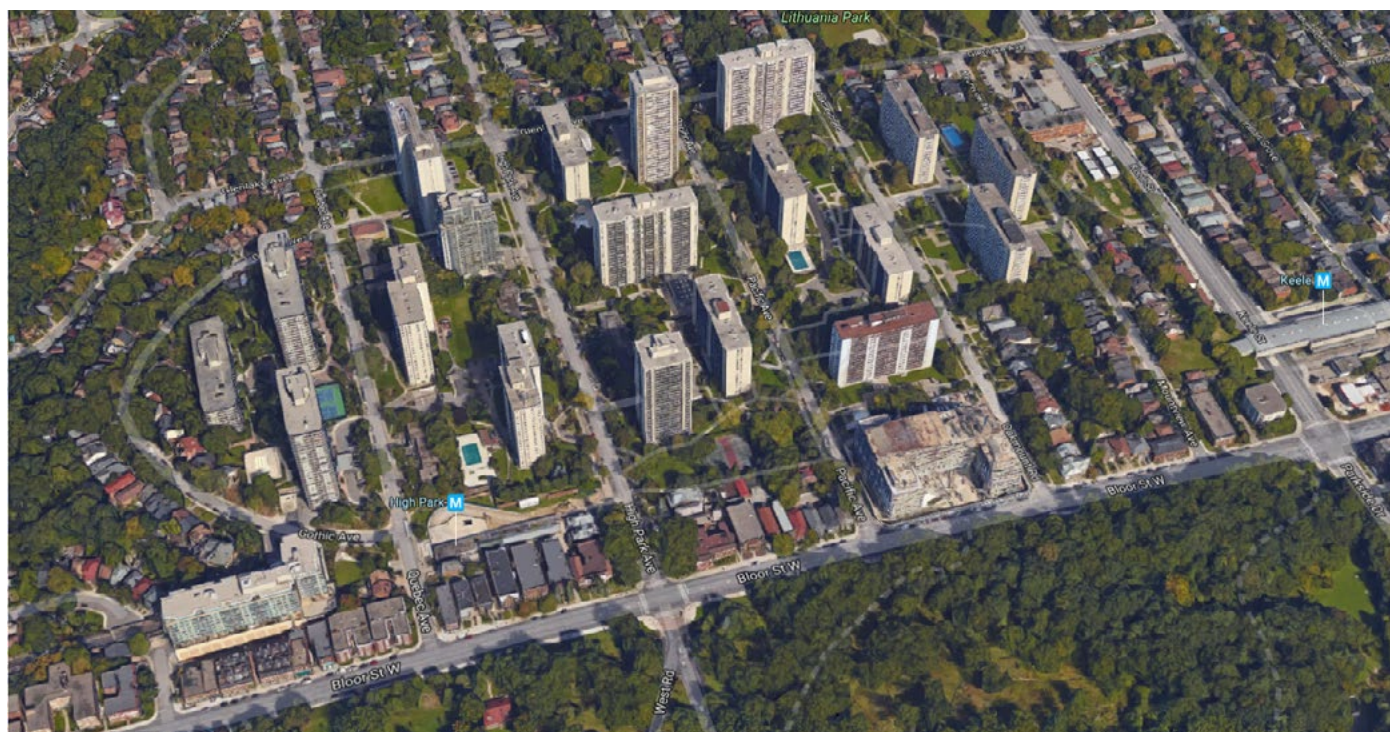


Figure 1.3.2: Bird's eye view of the High Park Apartment Neighbourhood showing Tower in the Park characteristics, 2016 (Source: Google Maps).

1.4 STATEMENT OF AREA CHARACTER

The Statement of Area Character that follows originates from the conclusion of the High Park Apartment Neighbourhood Area Character Study and also serves as the introduction to SASP 551.

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.

1.5 GUIDING PRINCIPLES

Guiding Principles for the High Park Apartment Neighbourhood were developed through community engagement, as well as feedback from the City staff team, the working group and other members of the public over the course of the Study.

The Guiding Principles informed the development of the recommended Site and Area Specific Policy (SASP 551) and area specific Urban Design Guidelines. Both SASP 551 and these Guidelines follow the structure established by the Guiding Principles.

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.

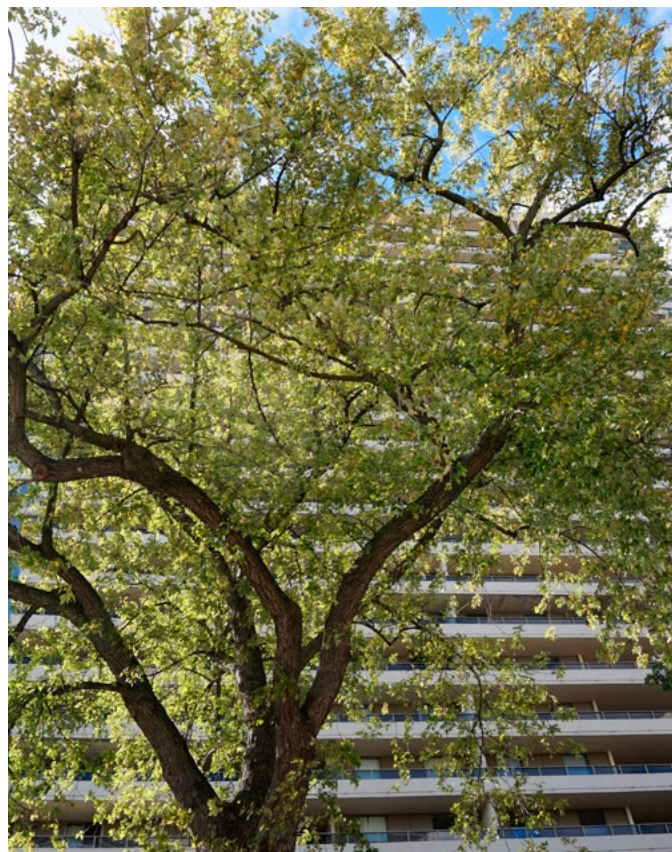


Figure 1.5.1: Example of the natural environment within the area.

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 heritage, through engaging elements and features within the public realm.

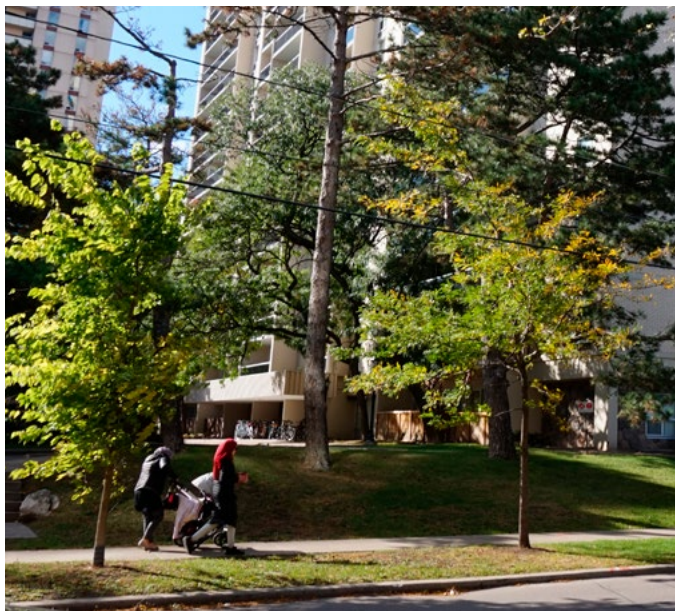


Figure 1.5.2: Example of the public realm within the area.

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.



Figure 1.5.3: Example of open space within the area. (Source: Social Pinpoint participant).

- 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 sky view, 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.



Figure 1.5.4: Example of built form within the area.



Figure 1.5.5: Example of built form within the 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, small scale 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.
- 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.



Figure 1.5.6: Example of site servicing within the area.



Figure 1.5.7: Example of outdoor bicycle parking within the area.

1.6 GUIDELINE DEVELOPMENT & CONSULTATION

The purpose and principal outcome of the High Park Apartment Neighbourhood Area Character Study was the development of a Site and Area Specific Policy (SASP 551) and these Area Specific Urban Design Guidelines. A summary of community consultation is presented within the Study publication, as well as the High Park Apartment Neighbourhood Area Character Study – Final Report (EY31.4) and documented on the Study website.

As described in greater detail within the Study publication, both SASP 551 and these Urban Design Guidelines represent the results of an extensive analysis of the existing physical character of buildings, streetscapes and open space patterns in the area, as well as the evaluation of the planning context and policy framework, professional and technical expertise and substantial input from the local community, stakeholders and working group participants. In particular, specific numerical measurements within both SASP 551 and these Guidelines were derived from the area character analysis, City standards and best practices, and were further refined through an iterative consultation process with the community and working group participants.

A Draft version of these Guidelines was also posted on the Study website in mid-June 2018 for additional community review and feedback, prior to finalizing this document for Council approval.



Figure 1.6.1: Walking tour of the area with working group participants, December 9, 2017.



Figure 1.6.2: Community Consultation Meeting #2 - Built Form workshop, March 8, 2018.



Figure 1.6.3: Working group review of draft infill development criteria, April 9, 2018.

2.0 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." (SASP 551, Policy 2)

- 2.1 Natural Heritage & Water
- 2.2 Unencumbered Soil Areas
- 2.3 Sustainability

2.1 NATURAL HERITAGE & WATER

High Park is one of the City's most significant natural areas due to its large size, globally rare habitat types and provincially and municipally significant natural areas. The High Park Apartment Neighbourhood is located north of High Park and lands identified as Area of Natural and Scientific Interest (ANSI) and Environmentally Sensitive Area (ESA). Over 50 species of birds are known to breed in High Park and the park is recognized as a significant stopover for migratory birds.



Figure 2.1.1: View to the High Park Apartment Neighbourhood from within High Park.

The High Park Apartment Neighbourhood is situated within the Humber River watershed, 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, which discharges to the Spring Creek catchment through a constructed well. Groundwater and surface water sources within the area contribute to High Park water features, including Spring Creek and possibly Wendigo Creek and Grenadier Pond.

The Natural Heritage Impact Study (NHIS) prepared by Dougan & Associates for the Bloor West Village Avenue Study (March 2018) and the Addendum for the High Park Apartment Neighbourhood (May 2018), identify recommendations for avoidance, mitigation and enhancement opportunities to address the potential direct and indirect impacts of development within the area on protected natural features and functions.

The Natural Environment policies of Site and Area Specific Policy 551 for the High Park Apartment Neighbourhood Area implement avoidance, mitigation and enhancement recommendations related to the natural heritage and hydrologic features and functions found in proximity to the area, most notably within High Park.

2.2 UNENCUMBERED SOIL AREAS

Unencumbered soil areas refer to public or private lands that are not covered by buildings or structures both above and below-grade. Unencumbered soil areas provide the greatest opportunity for long term mature tree growth and natural water infiltration, as well as potential future public parkland and public realm expansion.



Figure 2.2.1: Figure ground illustration of areas covered by buildings or structures above and below grade.

1. Locate development/redevelopment within the High Park Apartment Neighbourhood in areas already encumbered by buildings or structures above or below grade.
2. Within unencumbered soil areas:
 - a. Maximize soft landscape and pervious surface cover;
 - b. Maintain the undisturbed, native soil profile to the extent possible; and
 - c. Protect existing trees, with particular priority for healthy trees and historic remnant trees, and plant new large growing, native trees which support biodiversity and the natural environment of High Park.

2.3 SUSTAINABILITY

Sustainability within and adjacent to the High Park Apartment Neighbourhood is a high priority. The protection and enhancement of the urban forest, downstream water features, bird and wildlife habitat and biodiversity, as well as the promotion of public health, energy efficiency and resilient infrastructure are key objectives.



Figure 2.3.1: Illustration of trees growing in the High Park Apartment Neighbourhood within unencumbered soil areas.

1. Urban Forest

- Protect trees throughout the area, with particular priority for healthy trees growing in unencumbered soil areas and historic remnant trees typically found within unencumbered soil areas along traditional residential lot lines and within the public realm.
- Plant a diversity of native tree species that increase the extent and resilience of the urban forest canopy in the area and support the natural environment of High Park.
- Offset the injury or removal of trees due to maintenance or construction within encumbered soil areas, by planting new trees; preferably fast growing, native and/or non-invasive species that can be readily replaced if future disturbance is required.
- Provide naturalized groundcovers and native/non-invasive plantings under tree canopied areas.

2. Groundwater & Surface Water

- a. Promote water balance and infiltration by reducing impervious cover on public and private lands with landscape features such as soft groundcover and plantings, tree canopy cover, green roofs and permeable paving.
- b. Avoid deep underground structures so that the natural groundwater flows and regional aquitard are not disturbed.
- c. Implement low-impact development and green infrastructure as part of the management of stormwater quality and quantity flowing into the Spring Creek system.



Figure 2.3.3: Example of tree canopy cover.



Figure 2.3.4: Example of a biodiverse green roof.



Figure 2.3.5: Example of permeable paving.



Figure 2.3.6: Example of green infrastructure for stormwater management along a public street boulevard.



Figure 2.3.7: Biodiverse demonstration garden within the High Park Apartment Neighbourhood.

3. Biodiverse Landscapes

- a. The High Park Apartment Neighbourhood is to complement and enhance High Park through its expansive landscaped open space. The Site and Area Specific Policy requires development/redevelopment and public works to provide naturalization and enhanced biodiversity within public and private landscapes, which supports the natural environment of High Park.

A Biodiverse Landscape Manual for the area will outline in more detail appropriate enhancement measures and landscape interventions for the High Park Apartment Neighbourhood including recommended species planting lists for different site conditions and wildlife habitat opportunities.

3.0 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." (SASP 551, Policy 3)

- 3.1 Views & Vistas**
- 3.2 Streets & Streetscapes**
- 3.3 Parks & Open Spaces**
- 3.4 Mid-Block Pedestrian Connections**

3.1 VIEWS & VISTAS

The local topography and natural features result in views and vistas to, from and within the High Park Apartment Neighbourhood that contribute to the character and identity of the area. The north-south street alignment and generous landscaped building setbacks afford significant views from the public realm to High Park and Lithuania Park. The location at a local topographical high point makes the skyline of the area visible from a significant distance and promotes long views from Mountview Avenue, as well as tall buildings within the area. Views from public parks, streets and sidewalks to existing heritage properties at 70 High Park Avenue and 32 Gothic Avenue are also present.



Figure 3.1.1: View (looking south) to High Park from Quebec Avenue at Glenlake Avenue.



Figure 3.1.2: View (looking south) to High Park from Pacific Avenue at Glenlake Avenue.



Figure 3.1.3: View (looking south) to High Park from Oakmount Road at Glenlake Avenue.



Figure 3.1.4: 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 3.1.5: View (looking south) to High Park from the highest elevation along Mountview Avenue between Glenlake Avenue and Bloor Street West.

1. Significant views to High Park from within the High Park Apartment Neighbourhood are identified and described within the Official Plan. Public works and private development will maintain, frame and create views from the public realm to High Park.
2. Reinforce the natural context, green character and 'park-like' setting of the High Park Apartment Neighbourhood by framing views and vistas from the public realm with trees and generous soft landscaped setbacks.
3. New parks, streets, publicly accessible open spaces and connections are encouraged to create or extend views from the public realm to existing parks, public open spaces, natural features, heritage properties and other local landmarks.
4. Design new buildings to reinforce the City structure and sensitively contribute to the skyline character created by existing tall buildings within the High Park Apartment Neighbourhood, particularly as viewed from Bloor Street West looking west at Indian Grove and looking east at Kingscourt Drive.



Figure 3.1.6: Example of trees framing a view.

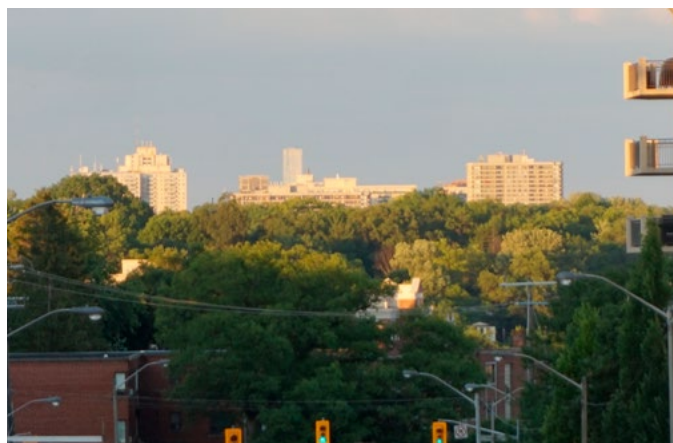


Figure 3.1.7: View of the High Park Apartment Neighbourhood skyline looking east from Bloor Street West near Kingscourt Drive.



Figure 3.1.8: Views of the High Park Apartment Neighbourhood skyline looking west from Bloor Street West near Indian Grove.

3.2 STREETS & STREETSCAPES

The High Park Apartment Neighbourhood is a walkable, transit-oriented community, supported by an underlying fine-grained traditional neighbourhood street grid within close proximity to two subway stations and local shopping main streets. Streetscapes within the area are defined by generous soft landscaped boulevards and a highly valued street tree canopy. Existing narrow sidewalk widths present challenges for comfortable pedestrian movement and current cycling infrastructure does not fully satisfy community demand.

1. In the design of streets and streetscapes within the High Park Apartment Neighbourhood accommodate the Toronto Urban Design Streetscape Manual design details for Intermediate Streets, green infrastructure solutions where feasible, from the Green Street Technical Guidelines, as well as the Complete Street Guidelines for Park Streets and Apartment Neighbourhood Residential Streets, as further refined by these area specific design guidelines to support the unique history, green character and natural environment of the area.
2. In coordination with the location, preservation and protection of existing healthy and mature street trees, provide sidewalks with a pedestrian clearway that is at least 2.1 metres wide for all streets within the High Park Apartment Neighbourhood



For illustrative purposes.

Figure 3.2.1: Illustration of an Apartment Neighbourhood Residential Street from the Toronto Complete Streets Guidelines.

and preferably 3.0 metres wide along both sides of High Park Avenue in order to acknowledge and enhance the prominent route to and from High Park.

3. Through development/redevelopment or public works and the coordination of street tree protection, utilities, site grading and comprehensive sidewalk and boulevard reconstruction, separate the public sidewalk from the roadway with a generous landscaped boulevard along the south side of Glenlake Avenue between Quebec Avenue and Oakmount Road.
4. Identify and implement appropriate design and safety enhancements for the roadways, sidewalks and boulevards in the vicinity of the High Park subway station entrances, particularly along High Park Avenue, to address the concentration of two-way pedestrian crossings, cycling activities, vehicular pick-up/drop-off and bus transit movement in these areas.
5. Existing granite setts installed along High Park Avenue, Pacific Avenue and elsewhere within the High Park Apartment Neighbourhood have value and should be reincorporated within the public realm, streetscape or tree planting design solutions for the area, excluding use within designated pedestrian clearway areas and other barrier-free connections or spaces.
6. Install benches, planter wall seating, bicycle parking, waste receptacles and other street furnishings as appropriate to enhance pedestrian and cycling amenity and adequately serve the needs of the apartment neighbourhood population.
7. Street Tree Planting
 - a. Within all boulevard areas throughout the High Park Apartment Neighbourhood plant high branching, deciduous street trees, with adequate soil volume per tree and spaced at regular intervals of 6 to 8 metres depending on tree species. Plant a diversity of native and non-invasive species that supports canopy resilience and the natural environment of High Park.

- b. Extend uncompacted soil volume for trees below hard surfaced areas through the use of structural slabs, soil cells or other approved measures in accordance with City standards.
 - c. On streets where pedestrian activity is more modest, surround trees with naturalized groundcover, soft landscape plantings and surfaces. On streets with high pedestrian activity, such as along High Park Avenue, provide protected soft landscaped areas around trees, particularly within curbside boulevards. Strategically locate hard surfaced connections and furnishing areas between tree planting zones to minimize impacts to tree roots.
 - d. In coordination with utility locations and site conditions, plant street trees at least 1.5 metres from a curb or sidewalk edge and at least 3.0 metres from a building face. Retain undisturbed, native soils wherever possible.
 - e. Coordinate design changes to streets and streetscapes, as well as the location of site access driveways and walkways with tree protection areas in order to limit the unnecessary removal or injury to existing healthy trees.
8. High Park Avenue
- a. High Park Avenue is to function as a green and complete street with dedicated space for transit, pedestrians, cyclists, motorists, on street parking, trees, biodiverse plantings, stormwater management, bird-friendly lighting and high-quality surfaces, street furnishings and wayfinding elements. It is identified within the Site and Area Specific Policy as a Grande Promenade for the area; deserving of special design enhancements due to its generous scale and significant connecting role to High Park and the Lake Ontario waterfront beyond.



Figure 3.2.2: New street trees planted in soft landscape within the area.

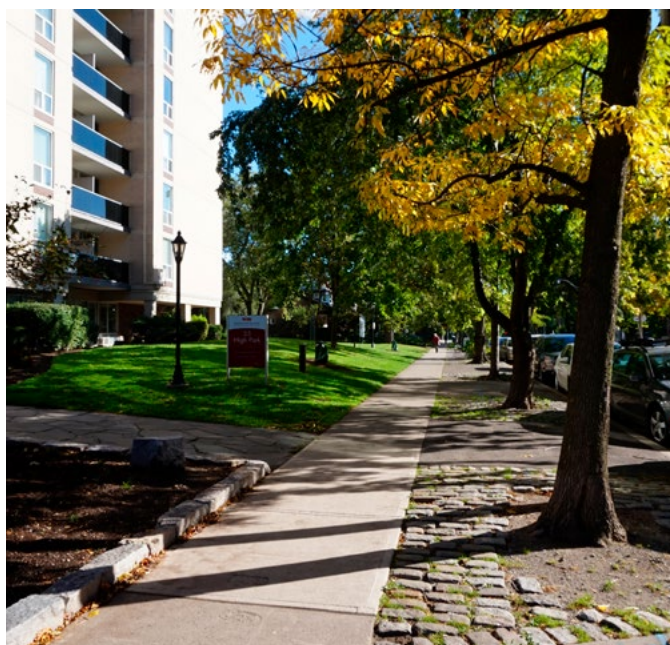


Figure 3.2.3: Existing High Park Avenue streetscape within the area.



Landscaped mid-block curb extension
(photo credit: Gary Raisman)



Bicycle parking & high-quality surface
(photo credit: area resident)



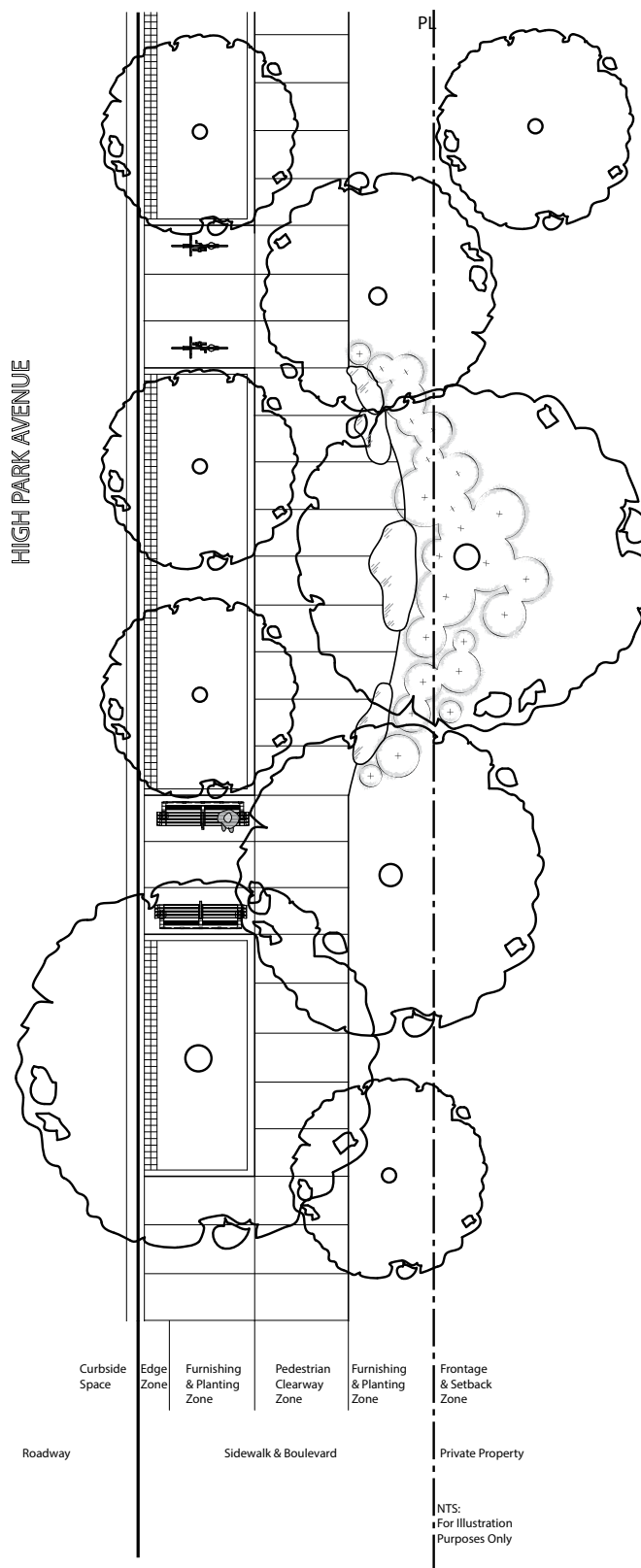
Edge zone band with granite setts



Green infrastructure & bioretention



Integrated wayfinding signage



Biodiverse plantings & bird-friendly pedestrian-scale lighting



Bench seating & soft groundcover



Generous clearway & seatwall planter



High-albedo pavers & natural stone



Tree railing & public art opportunity (photo credit: Wolff Landscape Architecture)

Figure 3.2.4: Conceptual illustration of High Park Avenue 'Grande Promenade' streetscape enhancements.

3.3 PARKS & OPEN SPACES

Parks and publicly accessible open spaces within and near the High Park Apartment Neighbourhood play an important role in supporting the quality of life and public health for residents in the area. Expanded or new parks and publicly accessible open spaces are a high priority to augment any proposed development/redevelopment within this high density area.

1. Design parks and open spaces to respect and reinforce the green character of the area and support the natural environment of High Park through water infiltration, biodiverse plantings, habitat enhancement, the protection of trees, particularly in unencumbered soil areas and the provision of adequate soil for the growth of mature, healthy trees throughout the area.
2. As directed in the Site and Area Specific Policy for the High Park Apartment Neighbourhood, expanded and new public parks and open spaces will be realized through a community-based planning and design process.

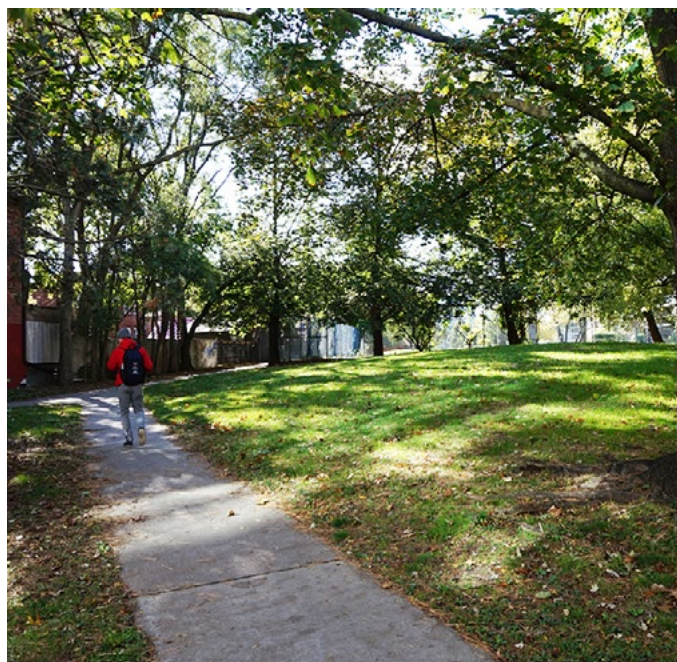


Figure 3.3.1: Future park at 21 High Park Avenue to be designed and programmed through a community-based planning and design process.



Figure 3.3.2: Bennett Park located within the area.

3.4 MID-BLOCK PEDESTRIAN CONNECTIONS

The extensive network of formal and informal mid-block walkways that connect between the long north-south blocks contribute to the pedestrian-friendly character and high degree of walkability within the area. Many of the existing walkway connections are privately-owned and maintained. Through development/redevelopment and public works it is important to provide high quality, safe and universally accessible mid-block routes with public access for long term, convenient and comfortable pedestrian movement throughout the area.

1. Maintain, replace and create a continuous, fine-grained network of mid-block pedestrian connections to match desire lines to building entrances, open space amenities, streets and sidewalks, parks, transit, schools and other community destinations.
2. Secure public access for at least one or more mid-block pedestrian connection(s) through a property.
3. Provide generous barrier-free paths of travel, with a maximum 4% slope and high-quality, durable surfaces.
4. Locate mid-block pedestrian connections with clear visual and physical access from the public realm and good overlook from open spaces within the block and active ground floor uses within buildings to promote personal safety and security.
5. Provide a minimum 2.1 metre wide pedestrian clearway located adjacent to a minimum 3 metre wide landscaped area on one or both sides.
6. Enhance mid-block pedestrian connections with high branching deciduous shade tree planting, biodiverse landscapes with year-round visual interest, bird-friendly pedestrian-scale lighting, and other features for pedestrian amenity, such as seating, wayfinding and weather protection.
7. Provide clear sight lines throughout the area with landscape design that consists of low shrub planting and high branching deciduous tree canopies to promote personal safety and security.



Figure 3.4.1: Example of a generously landscaped, high-quality mid-block connection.

4.0 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."

(SASP 551, Policy 4)

- 4.1 Street Edges**
- 4.2 Open Space within the Block**
- 4.3 Landscape & Features**

4.1 STREET EDGES

Street edges are comprised of buildings and open space areas along a street. Unlike main street areas in the city that are characterized by a continuous streetwall character, the High Park Apartment Neighbourhood displays a pavilion type rhythm of built form created by a pattern of buildings and generous open space breaks along each street. Buildings, trees and landscape features work together to frame the street edge.

Open space breaks between buildings create 'windows' of sunlight and sky view, facilitate important mid-block pedestrian connections and provide parkland or publicly accessible open space opportunities for community gathering and enjoyment. The soft landscaped quality of building setbacks and open spaces between buildings along the street edge is integral to the green character, natural environment objectives, visual and physical porosity and park-like setting of the area.

1. Provide pedestrian-friendly street edges with unimpeded pedestrian access to prominent building entrances and good overlook from active ground floor uses and open spaces to promote personal safety and security.
2. Reinforce a pavilion type rhythm of built form within the High Park Apartment Neighbourhood with a pattern of buildings and generous open space breaks at least 15 to 20 metres wide along each street.
3. Design street edges with a predominantly soft landscaped character. Include rows and groupings of trees planted in coordination with building and entrance locations, unencumbered soil areas and street trees within the public right-of-way.
4. Enhance street edges with pedestrian and cycling amenities, such as gardens containing seating and biodiverse landscape plantings with year-round visual interest, bird-friendly pedestrian-scale lighting, wayfinding features, decorative and permeable paving, public art, covered bicycle parking and weather protection.
5. Secure publicly accessible open space areas along street edges at prominent or strategic locations throughout the High Park Apartment Neighbourhood, such as at corners or as part of mid-block pedestrian connections.

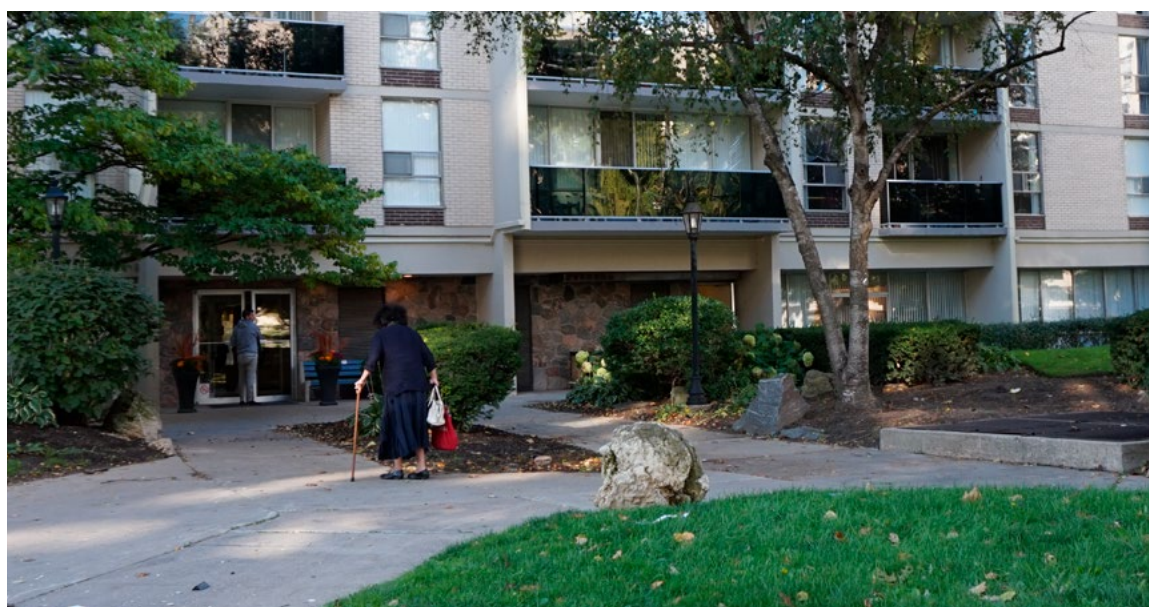


Figure 4.1.1: Example of an accessible building entrance and soft landscaped street edge within the area.

4.2 OPEN SPACE WITHIN THE BLOCK

Open space within the block refers to the rear and side yards, courtyards and other unbuilt areas located internal to a block and generally behind street fronting buildings. Open spaces located within the blocks of the High Park Apartment Neighbourhood are characterized by lawns, gardens, mature trees, walkways and outdoor amenities, such as swimming pools, tennis courts and barbeque areas, as well as site servicing functions, such as driveways, loading and parking areas.

Similar to the surrounding low-rise residential neighbourhoods, open space within the block contributes significantly to the urban forest and serves as the “back yard” for area residents. The preservation and enhancement of open space within the block reinforces the green character and park-like setting of the High Park Apartment Neighbourhood and supports a good quality of life for both new and existing residents in the area.

1. Maintain and provide high-quality, primarily grade-related landscaped open spaces within the block that include good access to sunlight and sky view, protection from wind, as well as comfortable and safe places to sit, play and gather.
2. Maximize the extent of open space within the block dedicated to soft landscape, pedestrians and outdoor amenity. Provide

extensive tree planting to support the urban forest and promote privacy between facing buildings.

3. Locate and design buildings to provide good access to sunlight on landscaped open spaces and outdoor amenity areas within the block and within adjacent Apartment Neighbourhood blocks.
4. Balance the need for open space within the block to provide publicly accessible mid-block connections and resident-focused amenity.
5. Provide direct connections to open space within the block from secondary building entrances and indoor amenity areas.
6. Coordinate the location, design and programming of open spaces and outdoor amenities according to sunlight, pedestrian-level wind and seasonal conditions.
7. Design and program open spaces to respect and reinforce the park-like character of the area and to support year-round use and a sense of community with a good balance of passive and active amenities, such as seating areas, open lawns, treed and soft landscaped spaces, water features, resident barbeque areas, children’s play spaces and community gardens.



Figure 4.2.1: Example of shared open space in New York with active and passive recreation areas. (image source: SCAPE; photo credit: Ty Cole Photography)

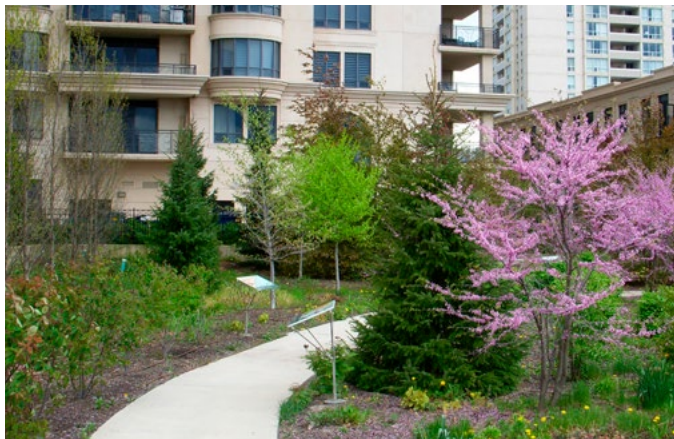


Figure 4.2.2: Example of a courtyard garden.



Figure 4.2.3: Example of an open lawn.



Figure 4.2.4: Example of a playscape integrated with the landscape.
(photo credit: earthartist.com)



Figure 4.2.5: Example of a passive seating area.



Figure 4.2.6: Example of a shared barbeque area.



Figure 4.2.7: Example of a shallow water feature.

4.3 LANDSCAPE & FEATURES

The expansive landscapes of the High Park Apartment Neighbourhood were designed at a grand scale to complement High Park and consist of almost entire blocks and in many cases cross 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 area and to High Park beyond. Maintaining aesthetically pleasing and culturally meaningful landscapes enhances the sense of place and resident wellbeing. Landscapes within the High Park Apartment Neighbourhood contribute to resident quality of life and many features support and enhance the natural environment of High Park.

1. Reinforce the sense of place, indigenous history and cultural and natural heritage, through engaging elements, public art and landscape features within public and private open spaces throughout the High Park Apartment Neighbourhood.
2. Include a diversity of trees, shrubs and herbaceous plants as suitable to the different site conditions within the area landscape. Select trees and vegetation in accordance with the recommendations of the Biodiverse Landscape Manual for the area and provide soil volume and planting conditions that meet the requirements of the Toronto Green Standard and other applicable City standards, manuals and best practices.
3. Continue the use of natural lawns to support community gathering spaces and recreation activities within the block. Replace other sodded areas with naturalized groundcovers and biodiverse plantings.
4. Retain and reincorporate granite walls and pavers found throughout the area landscape and continue the use of materials within in the landscape that connect with those of surrounding buildings.



Figure 4.3.1: Example of high quality landscape features that support water infiltration and biodiversity.



Figure 4.3.2: Example of naturalized groundcover and biodiverse understory planting.



Figure 4.3.3: Example of a connection between building and landscape materials within the area.

5. Reinstate or create new shallow water features, which offer opportunity for rain water harvesting, resident amenity and benefit to birds and wildlife.
6. Provide vertical greening where appropriate while maintaining good visibility for personal safety and security.
7. Detail driveways, walkways and other hard surfaced areas on site with high-quality, high-albedo and universally accessible materials and install decorative permeable paving to promote water infiltration.
8. Provide habitat structures and opportunities, including a diversity of native planting types and sizes, shallow water features, cavity nesting birdhouses, biodiverse green roof gardens particularly within the first 30 metres from grade and woody debris, leaf litter and mulch within landscaped areas, in accordance with the recommendations of the Biodiverse Landscape Manual for the area.



Figure 4.3.4: Example of high-quality seating, soft landscape and lighting features.



Figure 4.3.5: Example of public art that supports wayfinding within the landscape.



Figure 4.3.6: Example of a shallow water feature that supports the natural environment.

5.0 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." (SASP 551, Policy 5)

- 5.1 Building Types, Height & Floor Plates
- 5.2 Gradual Transition to Neighbourhoods
- 5.3 Building Placement & Orientation
- 5.4 Setbacks & Separation Distances
- 5.5 Entrances & Grade-Related Uses
- 5.6 Sunlight & Sky View
- 5.7 Pedestrian Level Wind
- 5.8 Design & Materials

5.1 BUILDING TYPES, HEIGHT & FLOOR PLATES

The High Park Apartment Neighbourhood contains nearly 50 existing buildings with a range of forms and scale. Low rise residential buildings, typically 2 to 2.5 storeys in height, define the built form character of Gothic Avenue, as well as the surrounding neighbourhood context abutting the area's perimeter. A few townhouses and multiplexes set amongst taller buildings define a portion of Quebec Avenue, High Park Avenue and Pacific Avenue. Taller buildings, which include primarily slab form and some point tower form apartment buildings, generally without distinguishable base buildings, range in height from 8 to 30 storeys.

Slab-form buildings, which are the prevailing dwelling type and most physically prominent buildings within the area, are typically 65 metres in length and less than 20 metres in depth and have an average floor plate size of 1160 square metres. The tallest buildings within the area have a compact, point tower form with a floor plate area of approximately 750 square metres or less. The Official Plan directs that new development will be massed to define the edges of streets, parks and open spaces at good proportion and will respect and reinforce the existing physical character of buildings in the area.



Figure 5.1.1: Existing low rise, slab-form mid-rise and point tower form tall buildings within the High Park Apartment Neighbourhood.

1. As per the Site and Area Specific Policy for the area, development/redevelopment within the High Park Apartment Neighbourhood may be permitted in a form consistent with one of the following building typologies:
 - a. Low rise building, with good street proportion that relates to the scale of buildings within the area and adjacent *Neighbourhoods*.
 - b. High Park Apartment Neighbourhood mid-rise building in two possible forms:
 - i. Form A, which is slab form building with good street proportion and an elongated, narrow floor plate; or
 - ii. Form B, which is a non-slab form building with good street proportion and a more compact floor plate.
 - c. High Park Apartment Neighbourhood tall building, comprised of a base with good street proportion, a middle and top, organized together into a compact, point tower form.

2. With exception of low rise additions to existing buildings, new buildings are to be generously separated and distinct from other new or existing buildings within the area.
3. The Site and Area Specific Policy for the area permits low rise buildings and the base of mid-rise and tall buildings to be up to 3 storeys in height, which relates to the scale of low-rise buildings within the area and adjacent neighbourhood context. One additional storey is possible subject to development review, including building performance matters, such as minimized shadow impacts and appropriate fit and transition in scale to adjacent *Neighbourhoods*.
4. Limit the height of a new tall building to fit within the provisions of the Site and Area Specific Policy including the maximum height limit of 81 metres, which represents the tallest existing building within the area context.
5. The Site and Area Specific Policy specifies that the footprint of a new apartment building should generally not exceed the typical ground floor area of existing apartment buildings, which is approximately 1160 square metres and that a tall building tower floor plate will be limited to 750 square metres, which includes all built area within the tower envelope with the exception of balconies. Recognize that these building footprint and floor plate sizes are maximums and provide smaller dimensions as necessary to achieve an appropriate infill building that meets all of the required open space and built form policies and guidelines for the area.
6. Design new building floor plates with shapes that relate to the existing character of buildings in the area.



Figure 5.1.2: Illustration of adjacent 2 to 2.5 storey low rise neighbourhood context.

5.2 GRADUAL TRANSITION TO NEIGHBOURHOODS

Historically, transition between the High Park Apartment Neighbourhood and surrounding low-rise residential areas was achieved primarily through generous soft landscaped building setbacks, open space areas and horizontal separation distances, as well as the retention of house form buildings along Gothic Avenue and the stepping down of tall buildings within the westernmost block. Current Official Plan policy requires development in *Apartment Neighbourhoods* to contribute to quality of life by massing new buildings to provide a gradual transition in scale and intensity to adjacent lower-scale *Neighbourhoods* through setbacks and/or stepping down of heights. The Site and Area Specific Policy for the High Park Apartment Neighbourhood requires building setbacks and a 45 degree angular plane measured from the nearest point of lands designated *Neighbourhoods* to achieve appropriate transition for development/ redevelopment within the area.

1. Ensure gradual transition to adjacent *Neighbourhoods* areas occurs entirely within the *Apartment Neighbourhoods* area.
2. Maintain and enhance the soft landscaped and treed character of building setbacks and open spaces that provide transition within the area.
3. Reinforce the built form character of the area and avoid extensively terraced buildings or other forms of building design and articulation that overtly express the required setbacks and angular planes for transition.
4. Recognize and conserve the unique juxtaposition of early twentieth century low-rise house form buildings abutting late-1970s tall buildings along the east side of Gothic Avenue.
5. In the event of proposed development/redevelopment or alterations within the Quebec-Gothic Block, the City may require a Heritage Impact Assessment to describe and assess the cultural heritage values of potential heritage buildings within this block.



Figure 5.2.1: Illustration of the unique juxtaposition between house form buildings along Gothic Avenue and the apartment buildings stepping down in height behind.

5.3 BUILDING PLACEMENT & ORIENTATION

The majority of apartment buildings within the High Park Apartment Neighbourhood display an orthogonal arrangement that is representative of modernist architecture and art theory. Tall buildings within the area typically align parallel to adjacent streets and are offset or positioned perpendicular to other tall buildings to promote light, view and privacy between buildings. The placement and orientation of buildings, and in particular tall buildings within the High Park Apartment Neighbourhood, influences energy performance, natural ventilation, privacy and daylighting, as well as sunlight, wind and sky view conditions, all of which contribute to quality of life within the area.

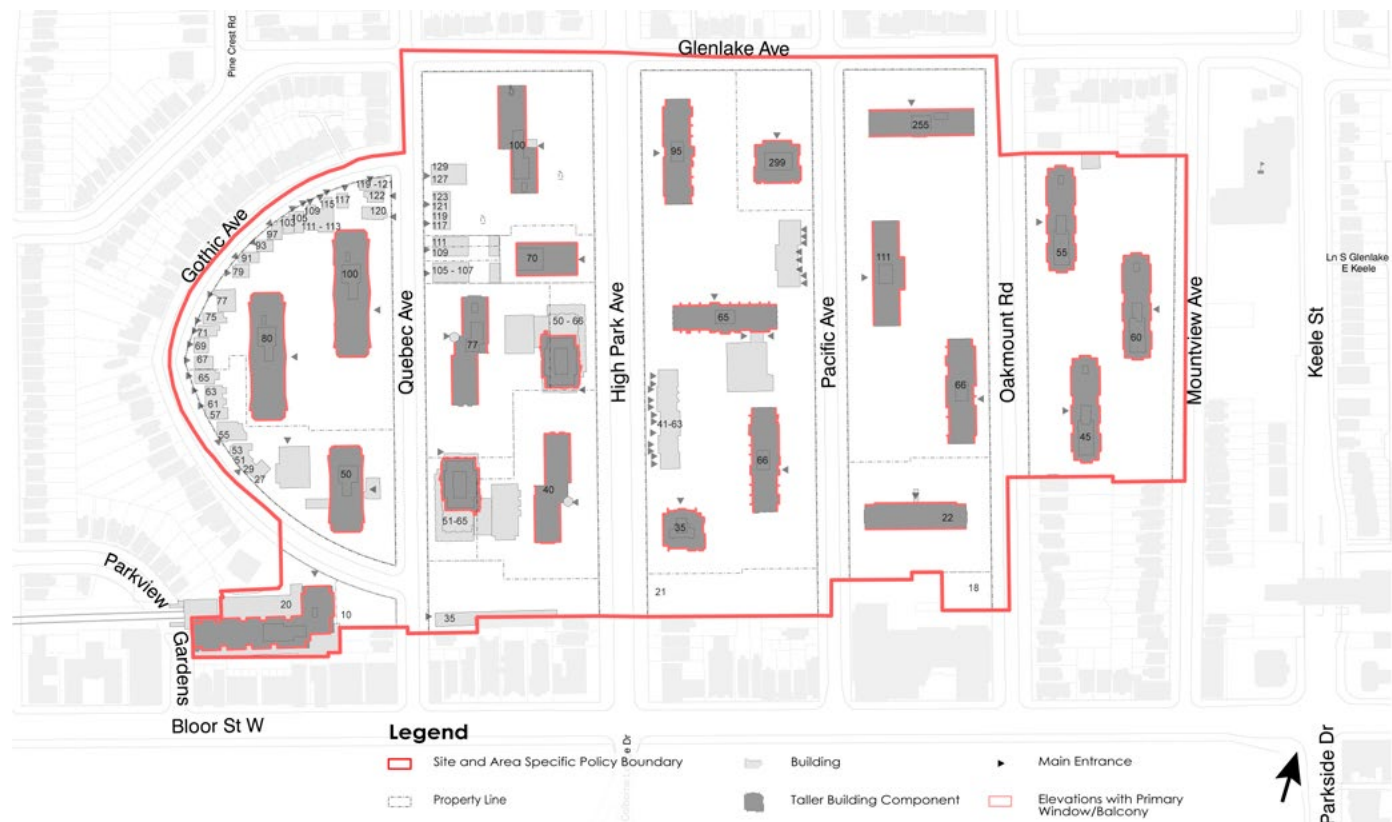


Figure 5.3.1: Illustration of orthogonal arrangement, frontages, entrance locations and primary elevations of buildings within the area.

1. Coordinate the placement of new buildings with existing buildings on the same block and adjacent blocks to maximize access to sunlight and sky view for surrounding streets, parks, open spaces and properties.
2. Respect and reinforce the existing pattern of buildings and open space within the area by locating and organizing new buildings to minimize direct facing conditions and maximize spatial separation for light and privacy between buildings.
3. Align new buildings parallel to the edges of streets, parks and mid-block connections.
4. Orient new buildings to improve energy performance, natural ventilation and daylighting, while maintaining light and privacy between buildings and good sunlight, wind and sky view conditions at grade.
5. Organize internal layouts and vary the design and articulation of each building elevation to respond to solar orientation and differences in facing conditions.

5.4 SETBACKS & SEPARATION DISTANCES

The generous building setbacks and separation distances within the High Park Apartment Neighbourhood contribute significantly to the park-like setting, open space amenity, natural environment and soft landscaped character of the area. The Site and Area Specific Policy contains numerous policy requirements that work together to recognize and protect the existing physical character of buildings and open space patterns in the area. Policy requirements for unencumbered soil areas, maximum building coverage and frontage, minimum soft landscaped open space, as well as minimum building setbacks and separation distances are meant to ensure development/redevelopment is sensitive to the distinct character of High Park Apartment Neighbourhood, which favours open space, mature trees and soft landscape in the balance between built and unbuilt areas.

1. Generally align buildings to the required minimum setback line from the street, but provide more generous building setbacks and separation distances as appropriate to accommodate tree planting and protection, unencumbered soil areas, pedestrian-oriented entrance forecourts, publicly accessible open spaces and connections and other positive site design features which reinforce and enhance the area character.
2. In addition to the requirements of the Site and Area Specific Policy for the area and excluding sites containing no more than one building less than 4 storeys in height, provide building setbacks and separation distances that are in keeping with the generous spacing established by the existing context and meet the following criteria:

Table 5.4.2a): Low Rise Building OR Building Base of a Mid-rise Building - Form B or Tall Building

Development Criteria	
i) 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 & building conditions)
ii) Minimum Separation Distance of a Building Wall(s) from the Non-Primary Elevation(s)* of other Existing or New Building(s)	11 metres

Table 5.4.2b): High Park Apartment Neighbourhood Mid-rise Building - Form A

Development Criteria	
i) Minimum Setback of a Building Wall(s) from a Non-Street Property Line(s)	15 metres (primary elevation) 10 metres (non-primary elevation)
ii) Minimum Separation Distance of a Building Wall(s) from the Non-Primary Elevation(s)* of an Existing or New Building(s) taller than 4 storeys	20 metres

Table 5.4.2c): High Park Apartment Neighbourhood Mid-rise Building - Form B

Development Criteria	
i) Minimum Setback of a Building Wall(s) from a Non-Street Property Line(s) for the Portion(s) of Building above the Building Base	10 metres (primary elevation) 7.5 metres (non-primary elevation)
ii) Minimum Separation Distance of a Building Wall(s) for the Portion(s) of Building above the Building Base from the Non-Primary Elevation(s)* of an Existing or New Building(s) taller than 4 storeys	15 metres

*Note 1: Non-Primary Elevation means any building wall not containing windows to primary rooms and/or balconies serving dwelling units.

**Note 2: Portion(s) of a low rise building or building base enclosing parking access or site servicing functions may be permitted within the setback subject to development application review.

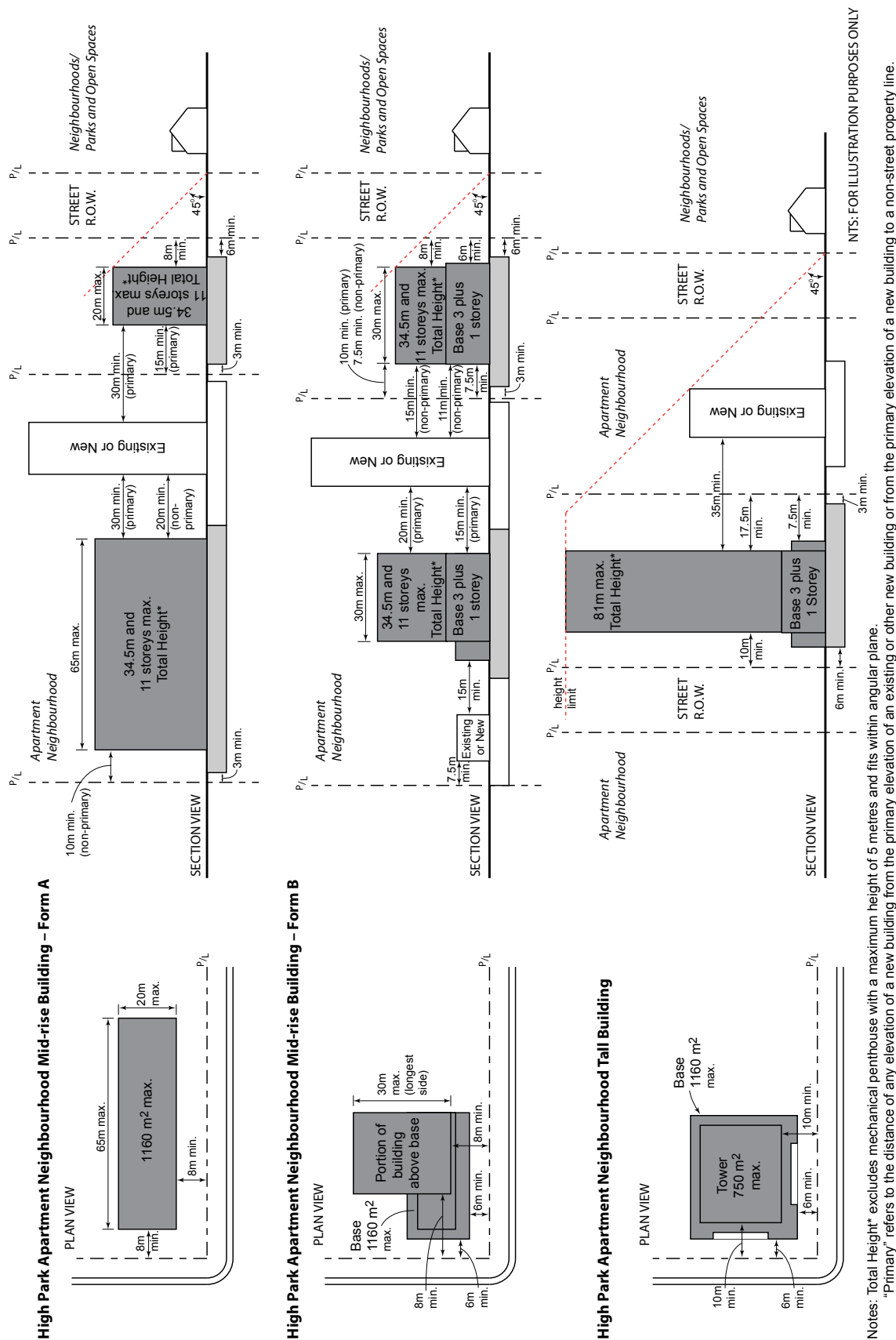


Figure 5.4.1: Diagrams illustrating the minimum building setbacks and separation distances, as well as maximum building heights and floor plate dimensions and angular plane transition as per the Site and Area Specific Policy for the area (SASP551) and these Urban Design Guidelines.

5.5 ENTRANCES & GRADE-RELATED USES

There is a strong idea of entrance and arrival within the High Park Apartment Neighbourhood, which is reinforced by the main building entrances, landscape and architectural features that face the public street. The ground floor of existing buildings is characterized primarily by residential dwelling units, and in the case of apartment buildings, shared entrance lobbies and limited indoor amenities and local commercial uses that support area residents.

Uses within low-rise buildings and the lower floors of taller buildings provide important visual and physical connections to animate and provide ‘natural surveillance’ of the public realm and open space areas between buildings.

1. Design buildings to provide direct physical and visual connections to public sidewalks, mid-block routes, landscaped setbacks along street edges and open spaces within the block.
2. As per the Site and Area Specific Policy for the area, locate main building entrances on the prominent street facing building façade so that the entrances are clearly visible and directly accessible from the public sidewalk. Provide secondary building entrances and through-lobbies to access open space areas within the block.
3. Animate the ground floor level of buildings along street edges with a fine-grain of active uses, such as shared residential lobbies, grade-related units with individual entrances, porches or balconies, small-scale commercial entrances and community facilities.
4. Provide a ground floor-to-ceiling height generally between 3.5 and 4.5 metres to be in keeping with the scale of existing buildings within and surrounding the area.
5. Enhance buildings entrances with generous weather protection, bird-friendly pedestrian scale lighting and other architectural and landscape design features.
6. For entrances to shared residential lobbies and other community uses, provide direct, street-related access that is flush with grade.
7. For entrances to grade-related residential units at the base of buildings along street edges and mid-block pedestrian connections provide traditional elements, such as stoops, small porches and gardens that reflect the character of the area.
8. Coordinate walkway access to building entrances to maximize tree planting and soft landscape opportunities and minimize impervious surface cover, particularly within unencumbered soil areas.
9. When traversing more significant grade changes that are present within the area, provide a single point of building entry from the public sidewalk, and limit the extent of stairs and retaining walls across the landscaped setback.



Figure 5.5.1: Example of weather-protected main building entrance with through-lobby access to mid-block open space within the area.

5.6 SUNLIGHT & SKY VIEW

The Official Plan directs that development will adequately limit any resulting shadowing of neighbouring streets, properties and open spaces, having regard for the varied nature of such areas and minimize any additional shadowing on neighbouring parks as necessary to preserve their utility. The Plan further states that taller buildings will be located to ensure adequate access to sky view for the proposed and future use of streets, parks and open spaces. The Official Plan also requires that development in *Apartment Neighbourhoods* maintain adequate light for residents in *Neighbourhoods*, organize development on the site to provide adequate sky views from the public realm and maintain adequate sunlight for both new and existing residents within the area, as well as for pedestrians on adjacent streets, parks and open spaces.

Access to adequate sunlight within streets, parks, open spaces and properties also plays a critical role in the protection and growth of mature trees and vegetation. The High Park Apartment Neighbourhood Site and Area Specific Policy sets out additional policies intended to protect the specific sunlight and sky view conditions that contribute to the quality of life and enjoyment of the area and to support the natural environment of High Park.



Figure 5.6.1: Example of good sky view from the public realm within the area.



Figure 5.6.2: Example of a "window" of sunlight and sky view between tall buildings within the area.

1. In addition to the Official Plan and High Park Apartment Neighbourhood Site and Area Specific Policy directions for sunlight and shadow, provide good access to sunlight throughout the area and limit new net shadow resulting from development/redevelopment. Within the High Park Apartment Neighbourhood context, good access to sunlight, as measured at the equinoxes on March 21st and September 21st between 9:18 a.m. and 6:18 p.m. (Eastern Standard Time), is generally defined as:
 - a. 5 hours minimum on streets and sidewalks;
 - b. 5 hours minimum in open space areas for lands designated *Apartment Neighbourhoods*;
 - c. 7 hours minimum for lands designated *Neighbourhoods*; and
 - d. No new net shadow on lands designated *Parks and Open Space Areas*.

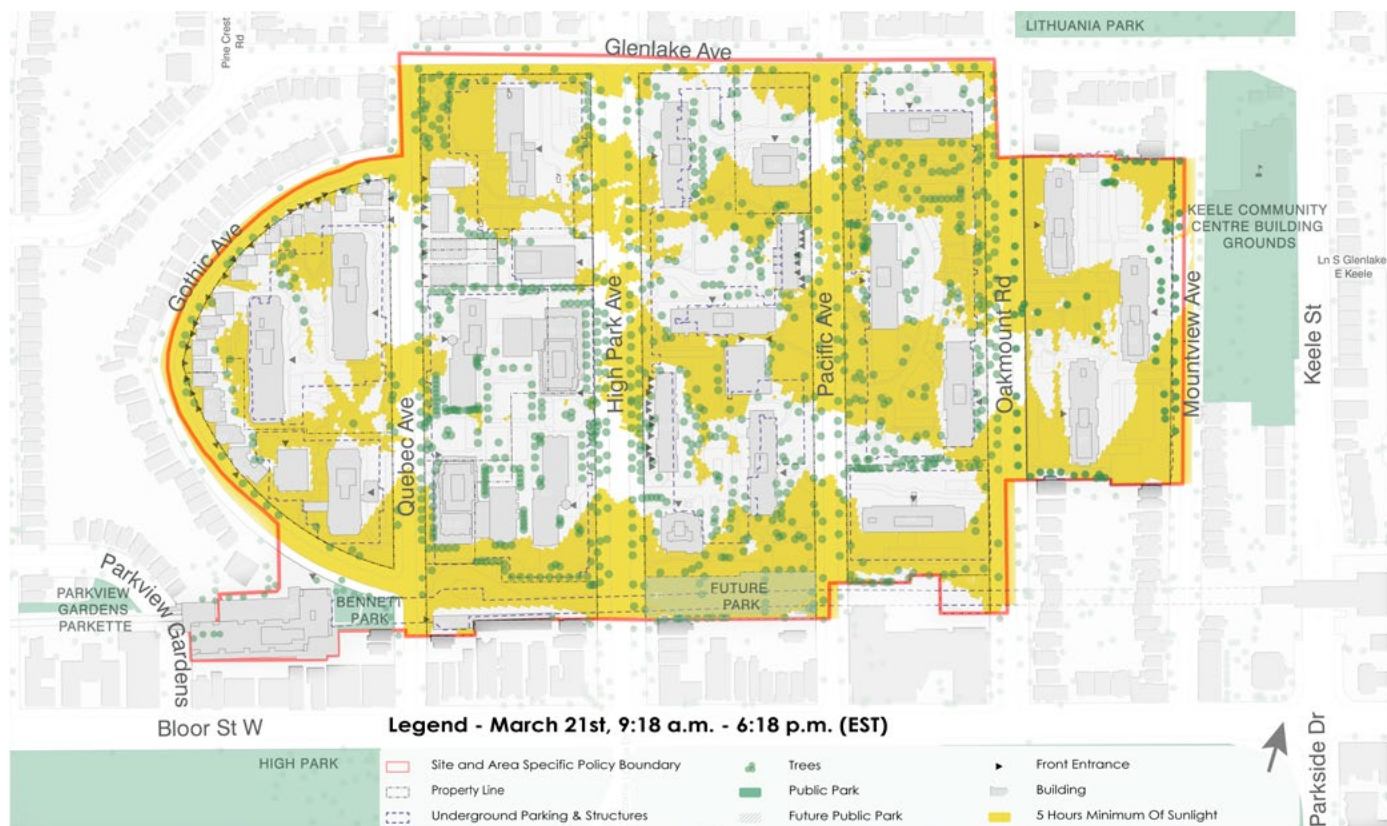


Figure 5.6.3: Areas within the High Park Apartment Neighbourhood with 5 hours or more of sunlight on March 21st between 9:18 a.m. and 6:18 p.m. (EST).

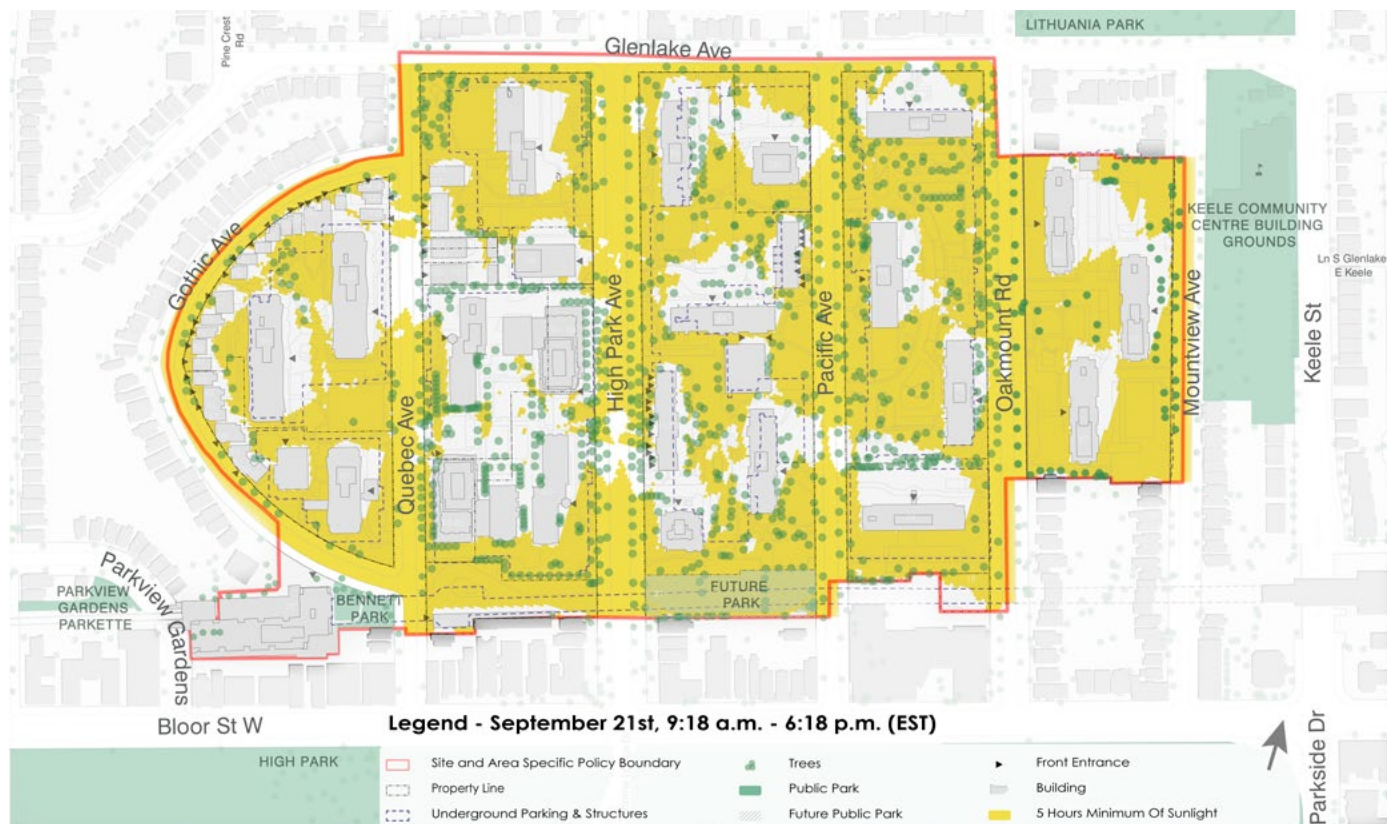


Figure 5.6.4: Areas within the High Park Apartment Neighbourhood with 5 hours or more of sunlight on September 21st between 9:18 a.m. and 6:18 p.m. (EST).

5.7 PEDESTRIAN LEVEL WIND

Areas with higher pedestrian level wind were identified during community consultation for the Area Character Study along certain streets and within some mid-block open spaces. These windy conditions are 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 public realm, streetscapes and public or private outdoor open spaces within and surrounding the High Park Apartment Neighbourhood are to be comfortable for their intended use.

While simple building forms and massing is encouraged to be contextually responsive to the area character, adequate wind mitigation is required in order to maintain and enhance the quality of life for residents and visitors within the area.

1. Design buildings and mitigate wind impacts from development/redevelopment to ensure:
 - a. Public sidewalks and walkways are comfortable for walking throughout all times of the year;
 - b. Outdoor amenity spaces, parks and open spaces are comfortable for sitting in the spring, fall and summer months;
 - c. Building entrances are comfortable for standing during all times of the year; and
 - d. Uncomfortable or severe pedestrian wind conditions do not result from the proposed development/redevelopment.
2. Mitigate wind impacts through modifications to building massing and with the addition of building features, such as projections and recesses, overhangs and canopies.



Figure 5.7.1: Example of wind protected main building entrance within the area.

5.8 DESIGN & MATERIALS

The High Park Apartment Neighbourhood is characterized by a range of building types, architectural styles and materials reflective of the three key eras of development in the area – early twentieth century low-rise residential development, Tower in the Park era redevelopment of the early 1960s through 1980 and contemporary infill development from the early 2000s to present day. Tall buildings constructed prior to 1970 are characterized by largely brick clad, slab forms, whereas mid-to-late 1970s buildings use lower, organic and sculptural forms with exposed concrete elevations and balconies.

The prevailing building material throughout the area is masonry, typically buff or light in colour for taller buildings, with red or brownish brick being more common amongst low-rise buildings. The existing area character also displays connections between the material palette of buildings and the surrounding landscapes and features.

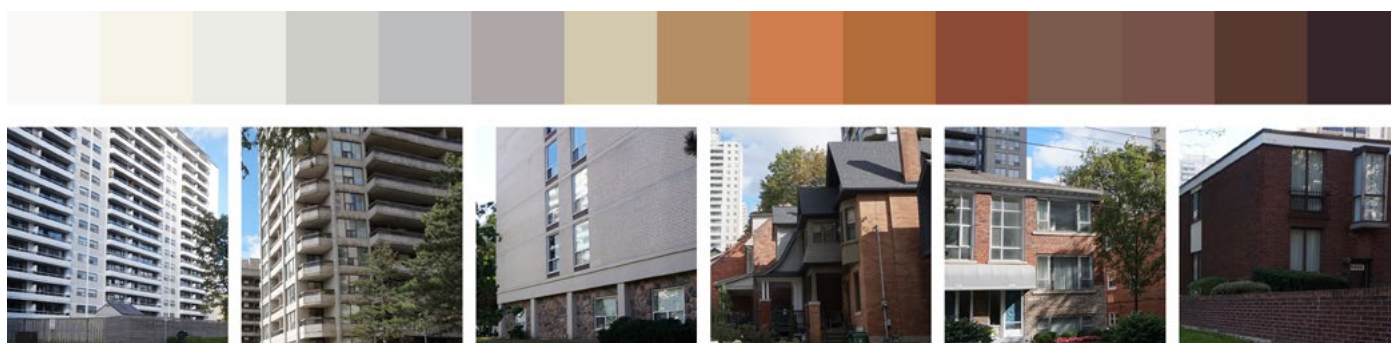


Figure 5.8.1: Existing building material colour palette within the area

1. Provide high-quality design, architecture and materials for all development/redevelopment.
2. For new buildings and the retrofit of existing buildings, provide flexibility in design, respond to solar orientation and include high-quality, sustainable materials and finishes to promote design excellence, innovation and building longevity.
3. Create new buildings and landscape improvements that are respectful of and inspired by the history and character of the area, while using a design vocabulary that is reflective of the present era.
4. As part of the comprehensive strategy for bird-friendly design, effective lighting and building energy performance, relate the design of new buildings and the retrofit of existing buildings to the area character, through the use of lower glazing-to-wall ratios, generous and prominent balconies integrated within the overall building composition and the absence of rooftop and façade architectural illumination.

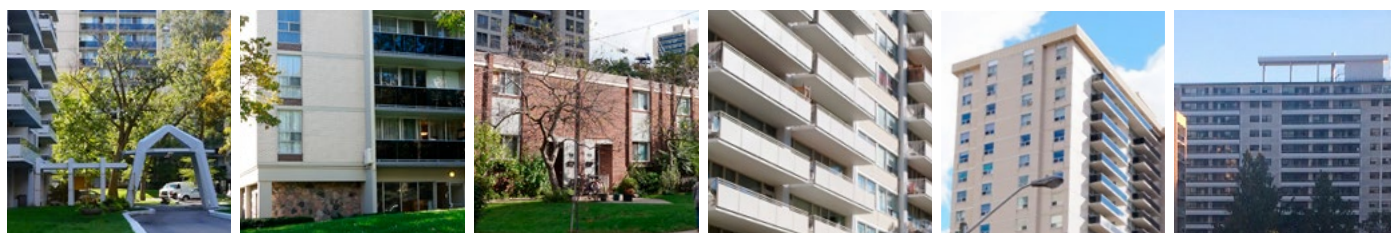


Figure 5.8.2: Existing building elements and features within the area.

6.0 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." (SASP 551, Policy 6)

6.1 Site Servicing, Access & Parking

6.2 Pet-Friendly Facilities

6.1 SITE SERVICING, ACCESS & PARKING

With the exception of more recent infill development, site servicing activities, such as loading, drop-off driveways, waste storage, vehicle parking and underground access is not well-integrated within buildings in the High Park Apartment Neighbourhood. Many underground garage access ramps are open to the public street and waste storage and staging areas are only minimally screened by free-standing fence structures.

Although these “back of house” activities are important to the efficient functioning of the area, they must be appropriately organized and integrated within a development to minimize impacts on the public realm, resident comfort and the enjoyment of amenity spaces.

1. Consolidate service areas and integrate site servicing functions such as, waste storage and staging, parking ramps, loading areas and utilities within buildings.
2. Consolidate and coordinate driveways within the site and between properties to minimize the overall number of curb cuts crossing the public sidewalk and the extent of impervious surface cover within the block.
3. Prioritize safe and comfortable pedestrian movement to building entrances and a high quality public realm. Avoid driveways or surface parking located between the front face of a building and the public street. Through development/redevelopment, relocate existing turnaround driveways found within the front yard setback to be within the block, behind the street fronting building wall.
4. Through development/redevelopment relocate existing surface parking to underground garages.
5. Provide well-lit, weather-protected bicycle parking facilities near building entrances for resident and visitor convenience.
6. Provide a minimum 1.2 metre soil depth to cover underground parking structures and support the growth of mature trees and vegetation.



Figure 6.1.1: Example of underground parking access, loading and waste staging integrated within the building envelope.



Figure 6.1.2: Example of weather-protected bicycle parking near the area.

7. Provide clear glazing and other design strategies within underground elevator lobbies, bicycle parking areas and storage lockers to promote visibility, personal safety and security.
8. Locate underground exhaust vents away from public sidewalks, mid-block pedestrian connections, building entrances and private and shared outdoor amenity areas.

6.2 PET-FRIENDLY FACILITIES

Dog and cat ownership within the High Park Apartment Neighbourhood area is among the highest in the city. Designated on-site facilities for pet use are important to effectively manage the needs of the local pet population, mitigate potential negative impacts on public health and the natural environment and minimize conflicts with other areas intended for human use.



Figure 6.2.1: Example of a designated off-leash pet area.

1. Provide dedicated dog relief areas and other indoor and outdoor pet-friendly facilities on site to minimize conflicts with the quality and enjoyment of other passive and active recreation areas within the block and to mitigate pressures from pet use within local parks and High Park.
2. Install mulch within designated dog-relief areas and other pet-designated outdoor spaces and provide hose bibs and drains connected to the sanitary sewer, as appropriate, to clean and maintain pet relief areas.
3. Provide indoor pet wash and grooming facilities with direct access from outdoor pet-friendly areas.
4. Areas dedicated to pet use are considered above and beyond the indoor and outdoor amenity requirements to serve residents within a development.

Definitions

As per the Site and Area Specific Policy for the area (SASP 551):

Net new shadow means shadow cast by a proposed development/redevelopment in excess of the shadow already cast by existing and approved developments as well as buildings permitted by the existing zoning by-law.

Primary elevation(s) means any building wall containing windows to primary rooms and/or balconies serving dwelling units.

Privately-owned publicly accessible open spaces (POPS) are spaces which the public are invited to use, but which remain privately owned and maintained.

Soft landscaped means landscaping that excludes hard-surfaced areas such as decorative stonework, retaining walls, walkways, or other hard-surfaced landscape architectural elements.

Tower means the portion of a tall building above the building base.

Unencumbered soil areas means areas not covered by buildings or structures both above and below-grade.



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