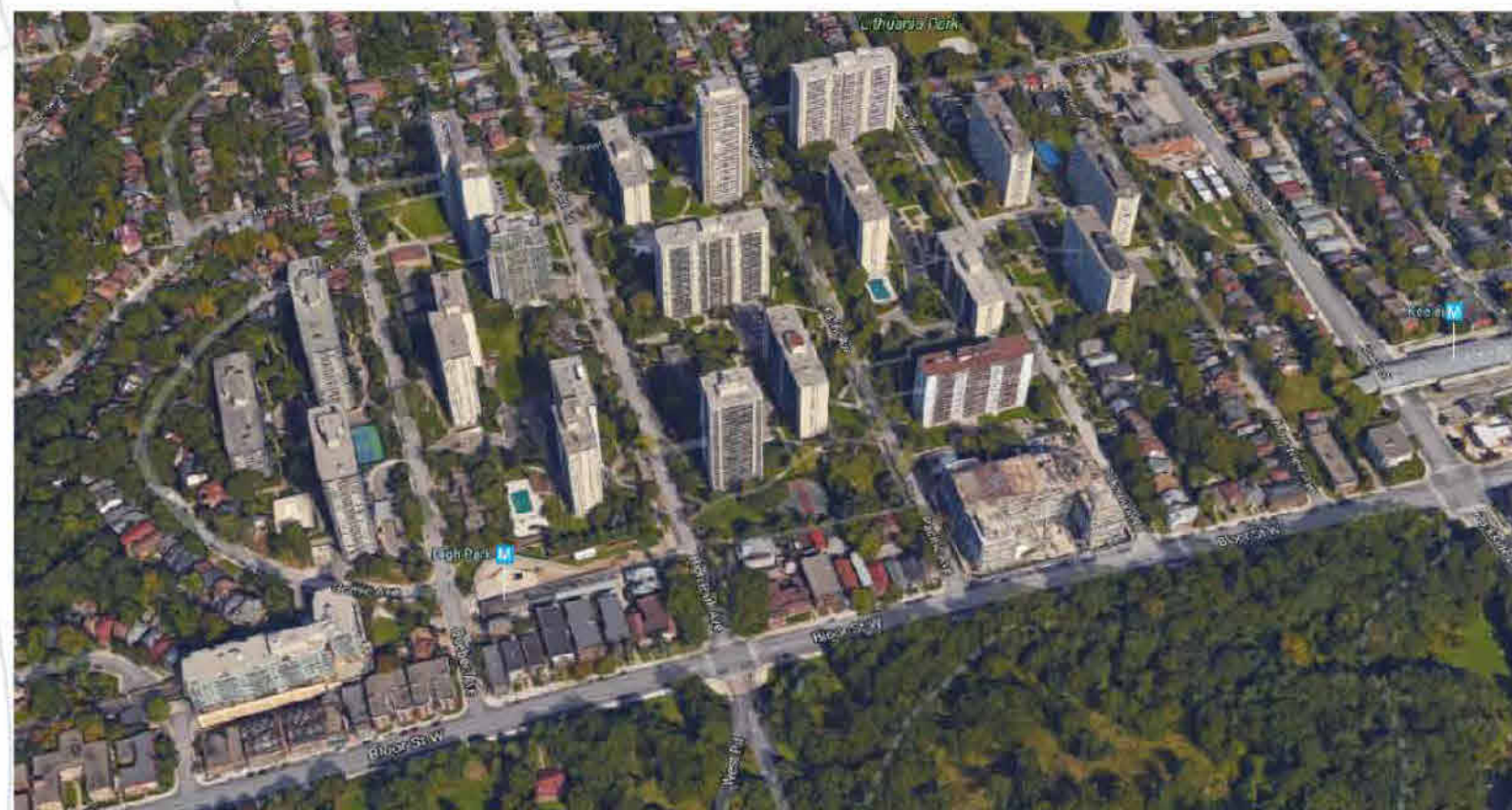


High Park Apartment Neighbourhood

Area Character Study

Community Consultation Meeting #2
March 8, 2018

The Study will evaluate existing area characteristics and identify appropriate policies, principles and guidelines that will guide change and compatible infill development in the High Park Apartment Neighbourhood.



Contact Us

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

Council Direction

In response to significant development applications at 35 High Park and 111 Pacific, City Council directed City staff to undertake an **area-based character study of the High Park Apartment Neighbourhood** and report back by the 2nd Quarter 2018 (EY21.4 and EY21.5).



Toronto Official Plan

2.3.1 HEALTHY NEIGHBOURHOODS policy 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.”

This study is anticipated to result in a **Site and Area Specific Official Plan Policy** and **Area-Specific Urban Design Guidelines**. Potential **Community Improvement Opportunities** on both public and private lands may also be identified.



Study Area Boundary

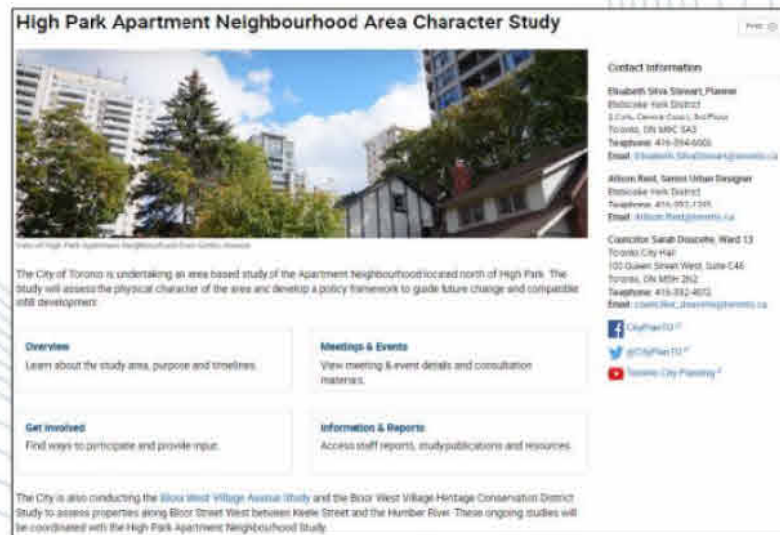
The Study Area shown in blue is 19.6 ha and includes 21 properties located north of Bloor Street West, west of Keele Street, south of Glenlake Avenue and east of Gothic Avenue. Properties located south of the Bloor-Danforth subway corridor are being evaluated as part of the Bloor West Village Avenue Study.

Study Process

The Study process involves community consultation and technical review. A working group comprised of approximately 20 local residents, association representatives and property owners was established at the beginning of the Study process to provide focused review and stakeholder input.

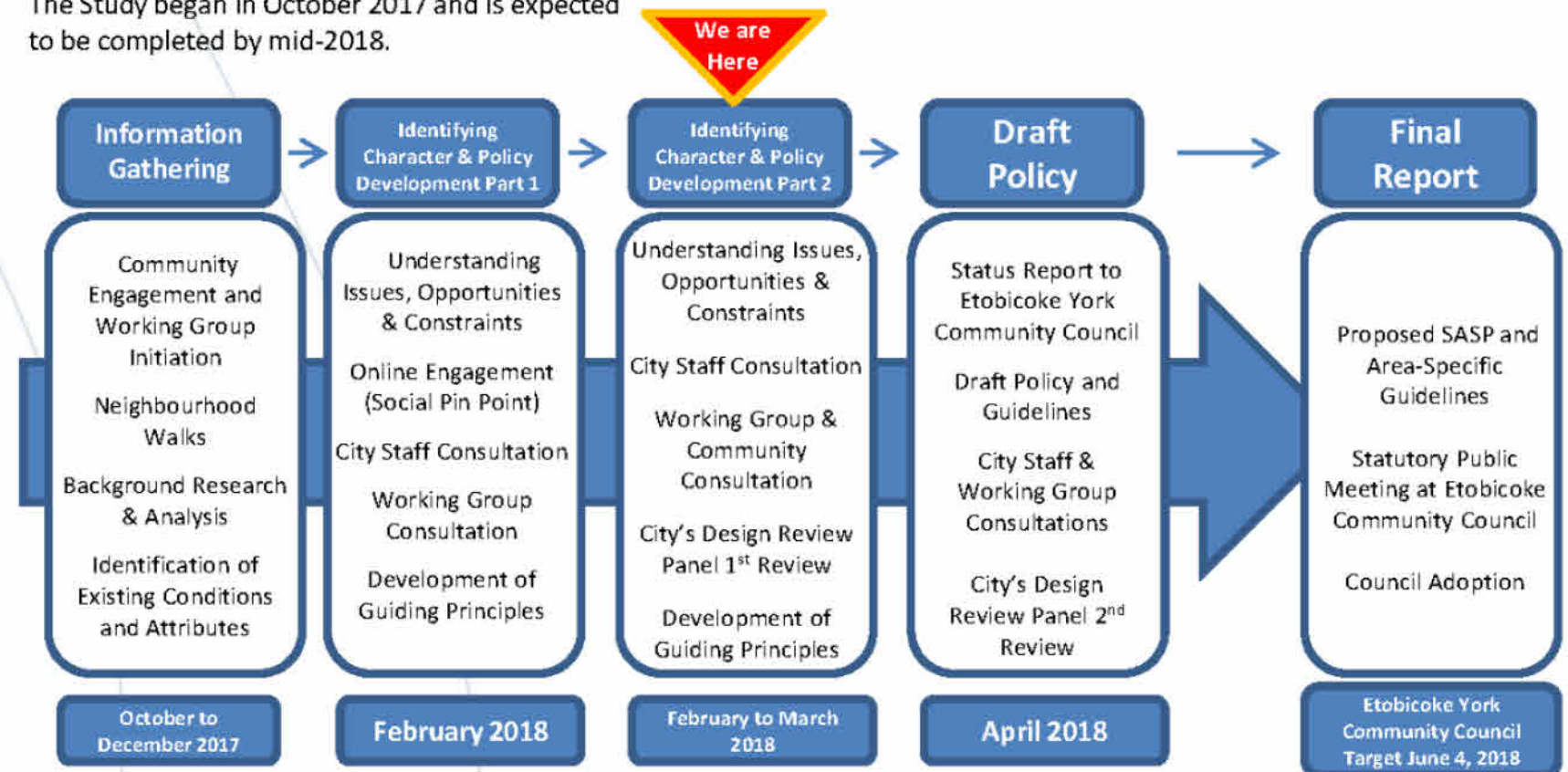


The Study website provides links to important information about the Study, as well as consultation opportunities and summaries. Visit www.toronto.ca/city-government/planning-development/planning-studies-initiatives/high-park-apartment-neighbourhood-area-character-study/



Study Timeline

The Study began in October 2017 and is expected to be completed by mid-2018.

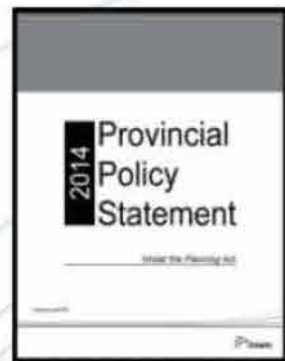


Related Studies

The **Bloor West Village Avenue Study** and **Bloor West Village Heritage Conservation District (HCD) Study** are currently underway. A map of the study area for these initiatives is shown below. Visit: www.toronto.ca/bwv-avenuestudy.



Policies, Standards & Guidelines



Provincial Policy Statement (PPS) 2014

Policies promote **strong communities, a strong economy, and a clean and healthy environment**. Includes policies for:

- **efficient and wise use and management of land and infrastructure** over the long term to minimize impact on air, water and other resources;
- protection of the **natural and built environment**;
- **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**.



Growth Plan for the Greater Golden Horseshoe 2017

A strategic framework for managing growth including:

- minimum **density targets**;
- **integrated approach** to infrastructure planning and investment optimization;
- **complete communities**;
- viable **employment lands**;
- minimizing the negative impacts of **climate change**; and
- recognizing the importance of **watershed planning**.



Toronto Official Plan

The vision of the Plan is about creating an attractive, diverse, and safe city that evokes pride, passion and a sense of belonging, while offering a dynamic mixture of opportunities for everyone to live, work, learn and play. The most recent official plan consolidation of policies is in effect as of June 2015.

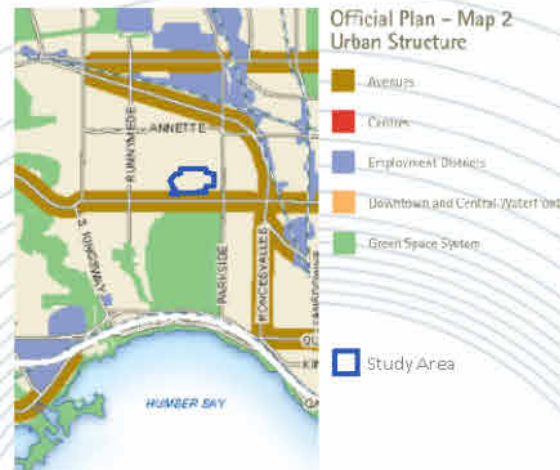
City of Toronto Design Standards & Guidelines

Policy implementing standards and guidelines focus on built form, the public realm, the environment and building healthy, inclusive communities.



Official Plan Policy

The Study Area is located outside growth areas identified on the Official Plan Map 2 Urban Structure and within the *Apartment Neighbourhoods* land use designation.



2.3.1 Healthy Neighbourhoods

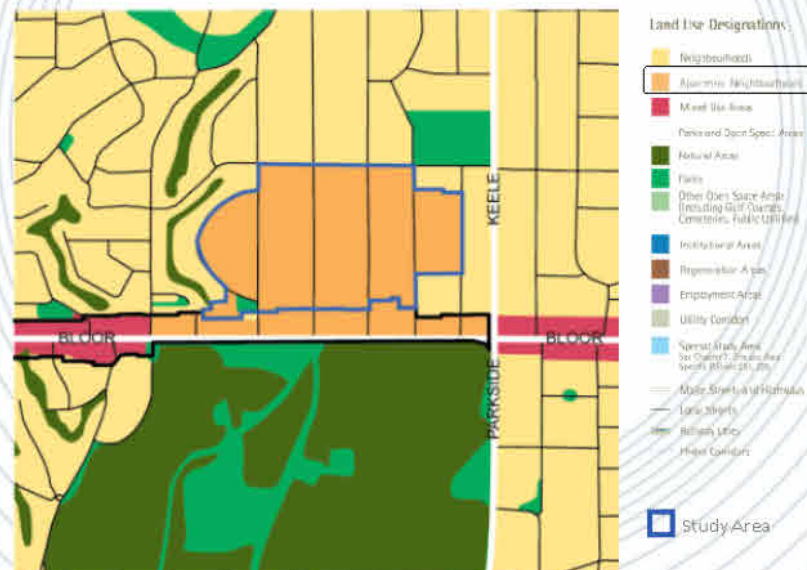
- Stable, but not static
- Development will **respect and reinforce the existing physical character** of buildings, streetscapes and open space patterns in these areas.
- Development **will be compatible with adjacent Neighbourhoods**, provide **gradual transition** through stepping down of buildings and setbacks, **maintain adequate light and privacy**, and **attenuate parking and traffic impacts**.

4.2 Apartment Neighbourhoods

- Consist of **apartment buildings** and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.
- **Significant growth is not anticipated** though compatible infill development is permitted.

Development Criteria

- Massing new buildings to **provide transition** between areas of different intensity and scale, **limit shadow impacts, frame the edge of streets/parks**.
- Including sufficient **off-street vehicular and bicycle parking**.
- Locating and **screening service areas, ramps, garbage storage**.
- Providing **indoor/outdoor recreation space, active ground floor uses** adjacent to streets and open space, buildings that conform to **universal design** – accessible or adaptable for persons with disabilities.



Official Plan Amendment 320 (2015)

- Refines and strengthens the Healthy Neighbourhoods, *Neighbourhoods and Apartment Neighbourhoods* policies.
- Parts of OPA 320 are still under appeal at the Ontario Municipal Board.

New Apartment Neighbourhood Infill must:

- **Meet development criteria**
- Maintain appropriate level of residential **amenity on-site**
- Provide existing residents with **access to community benefits** if additional height/density is sought
- Maintain **adequate sunlight, privacy and landscaped open space** for existing and new residents
- Organize development to **frame streets, parks and open spaces in good proportions, provide sky views, and create safe open spaces**
- Provide **pedestrian entrances from public street**
- Provide **on-site below-grade parking**
- **Preserve/enhance important landscaped features and walkways**
- **Consolidate loading/servicing/delivery**
- **Preserve/provide adequate/alternative on-site recreational space** for residents

Official Plan Policy



3.1.1 The Public Realm

- Public Realm policies promote high quality streets, sidewalks, boulevards and other public spaces.
- The public realm will provide safe, attractive, interesting and comfortable spaces for pedestrians that connect adjacent neighbourhoods.
- New connections will divide larger sites into smaller development blocks, create adequate space for pedestrians, bicycles and landscaping, and provide access for emergency vehicles.



3.1.2 Built Form

- New development should fit harmoniously within the existing and planned context.
- New Buildings should frame and define streets, parks and open spaces at good proportion and limit visual impacts of servicing and vehicular access.
- New buildings will create appropriate transitions in scale to neighbouring existing and/or planned buildings, and limit shadow and wind impacts on streets, open spaces and parks.

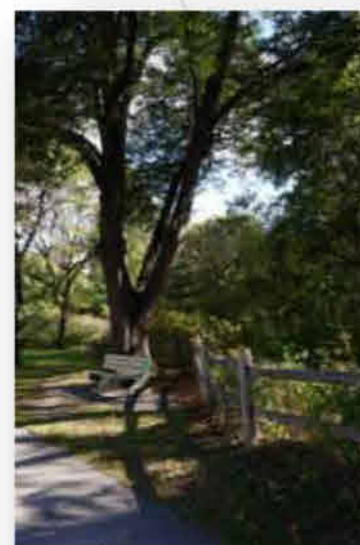
3.1.3 Built Form – Tall Buildings

- Consist of 3 parts: base, middle, top.
- Tall buildings need to address built form principles, reinforce urban structure, relationship to existing planned context, topography, and other tall buildings, provision of high quality, comfortable, usable publicly accessible open space.



3.2.1 Housing

- Preservation of the City's rental housing stock is a high-priority
- Protection of existing rental housing with 6 or more units.
- Requirement to replace rental units with the same number, size and type at similar rents.
- Secures tenants right to return and tenant relocation assistance.



3.4 The Natural Environment

- Changes to the built environment will be environmentally friendly.
- New development will include stormwater management.
- Natural heritage impact study required when appropriate
- Provincially significant natural heritage features will be protected.
- Development, redevelopment and infrastructure that will assist in achieving green house gas emissions reductions.

Natural Heritage and Water

The Study Area is located directly north of High Park and in close proximity to lands identified as Provincial ANSI, Environmentally Significant Areas, Natural Heritage System, Ravines and Natural Features.

Sensitive High Park Water Features

Stormwater Catchment Areas



Sensitive Features

Existing Characterization

Wendigo Creek + Grenadier Pond

Upstream portion of Grenadier Pond system.

Total Catchment Area of 120 ha with 56% impervious cover.

1 Storm Sewer outfall discharges from Total Catchment.

Bloor St W Village Study area constitutes 8% of total contributing catchment.
Apartment Neighbourhood Study Area constitutes 0%.

Spring Creek

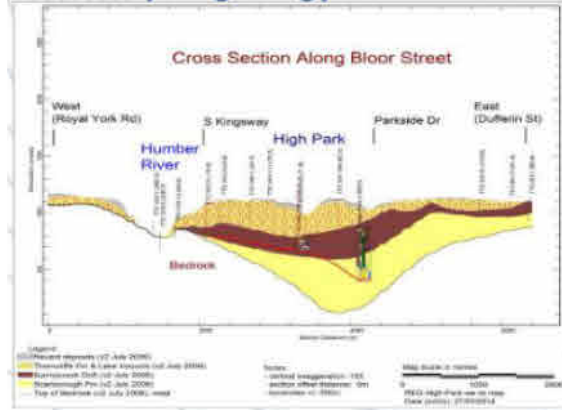
Eventually discharges into Duck Pond and underground tunnel.

Total Catchment Area of 305 ha with 68% impervious cover.

2 Sewer outfalls (1 SCSO + 1 Storm) discharges from Total Catchment.

Bloor St W Village Study area constitutes <2% of total contributing catchment.
Apartment Neighbourhood Study Area constitutes 6%.

Area Hydrogeology



Conditions Review

[Gartner Lee 1995]
[WSP 2017]

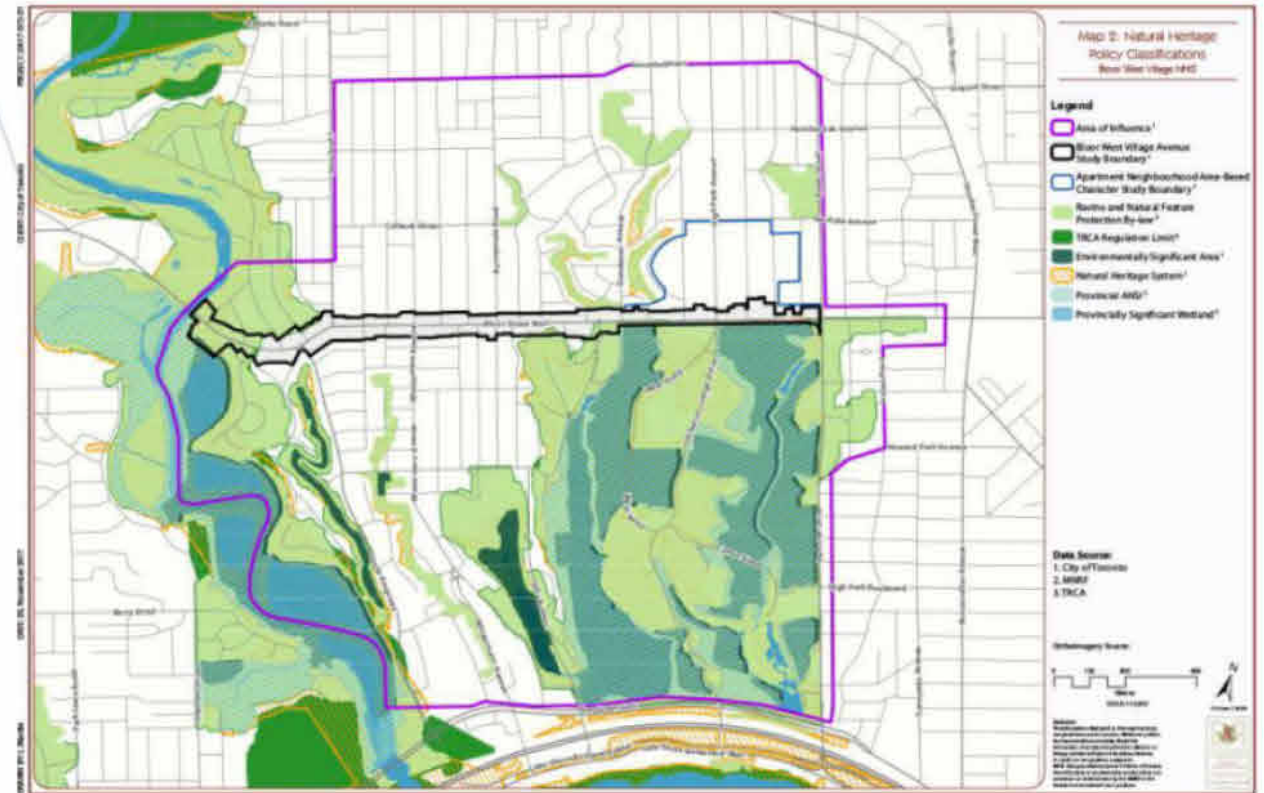
85% of the Grenadier Pond basin developed since 1940. Increased imperviousness likely decreased groundwater contributions to 50%, with 50% contributed from surface water (i.e. storm water runoff).

Surface water contributions significantly less than artesian based groundwater flow from buried Laurentian Channel aquifer (driven by groundwater regimes from Georgian Bay and the Oak Ridges Moraine).

Natural Heritage Features

- **Natural heritage features including provincially and locally significant areas** are located in the surrounding area most notably in High Park (local and regional park)
- **Limited Natural heritage features** found within Apartment Neighbourhood Study Area
- **Existing mature tree canopy** is regulated by Private and City Tree bylaws
- **Possible habitat for species of conservation concern** e.g. habitat structures
- **High Park is significant stopover location for migratory song birds**

The map below shows Natural Heritage Features within and adjacent to the Study Area.



Natural Heritage and Water

The High Park Apartment Neighbourhood Study is building upon natural heritage and hydro geological assessment work recently completed for the Bloor West Village Avenue Study.

Potential Development Impacts

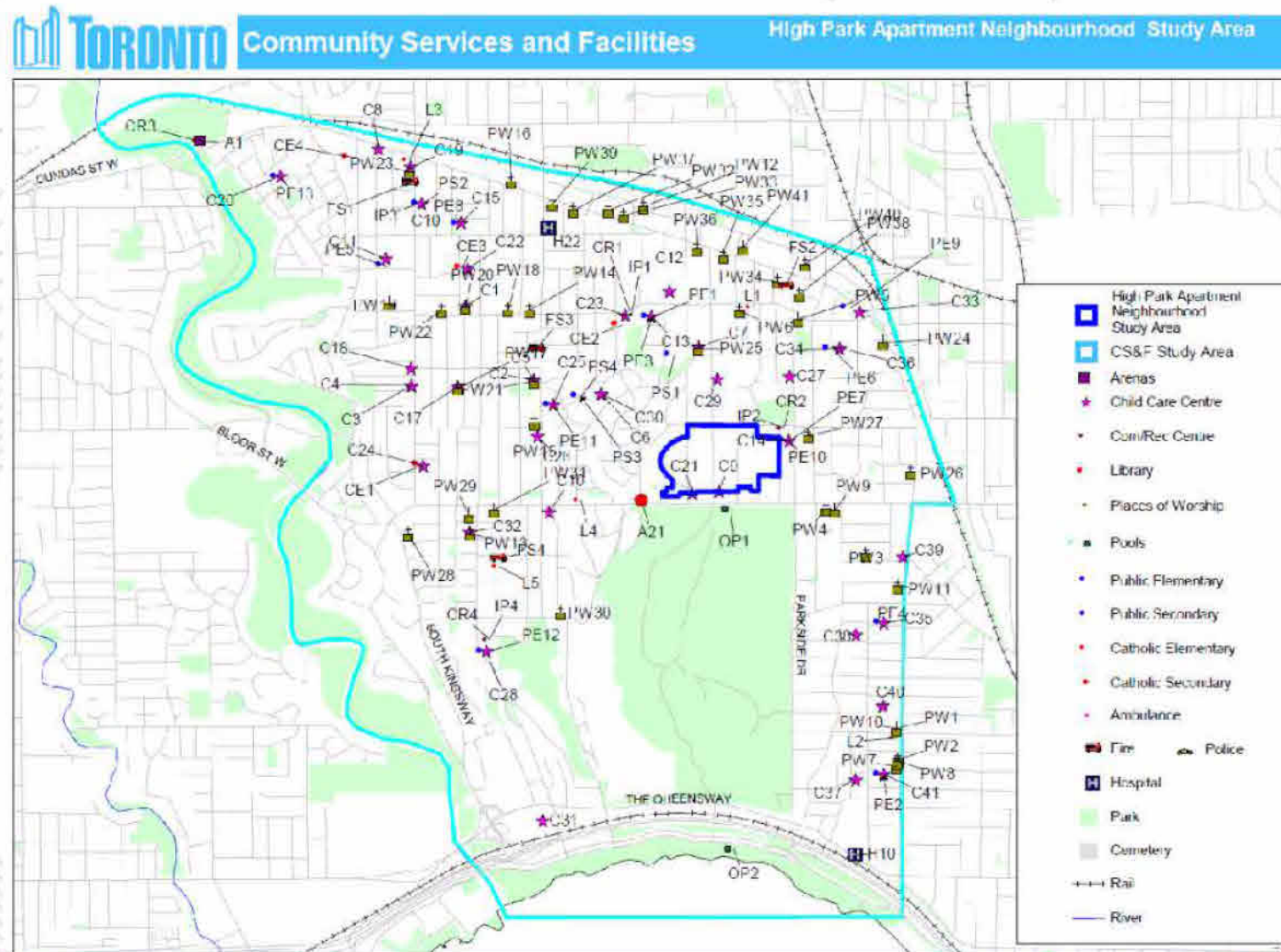
	Groundwater	Surface Water	Natural Heritage
Key Features	Sources include shallow groundwater flow regime and perched aquifers and deep aquifers (i.e., buried Laurentian Channel)	Sources include storm water runoff flowing overland or captured, conveyed and discharged through City's sewer infrastructure	Main features located to the south within High Park
Potential Development Impacts	<p>Sub-surface structures (e.g., parking garages) may require the extraction and discharge of groundwater to sewers impacting groundwater flow regimes, sewer capacity and potential for water quality degradation.</p> <p>Deep sub-surface structures may impede aquitards and could cause release of pressurized aquifers.</p>	<p>Increased imperviousness may inhibit groundwater recharge and result in increased release of storm water, increased risk of water quality degradation, water course erosion and downstream flooding.</p> <p>Increases in impervious cover are anticipated to be minimal within the Study Area. Improvements to overall stormwater management are expected through the implementation of onsite water balance (i.e., retention), quality and quantity controls.</p>	<p>Increased hazard of buildings to migratory song birds</p> <p>Loss of tree cover and vitality of new trees within Study Area.</p> <p>Air quality concerns related to High Park burn</p> <p>Indirect impacts from increased use from people and dogs may impact natural heritage features in High Park</p> <p>High Park flora, fauna and water resources already impacted</p>

Requirements and Opportunities

	Water	Natural Heritage
City/Province Requirements	<p>Ensure no impacts of new development on groundwater regime by limiting depth of underground structures and meeting City requirements for upcoming Groundwater Management Policy.</p> <p>Improve overall water balance, quality and quantity from existing impervious and uncontrolled conditions using City's WWFMG and Green Standard</p>	<p>Provide Green Roofs, Bird friendly building treatment, trees, landscaping as per Toronto Green Standard</p> <p>Require arborist studies and replant native species</p> <p>Protect species at risk that use urban structures</p>
Opportunities	<p>Investigate City opportunities for new Green Infrastructure/Green Streets in the right-of-way to improve groundwater recharge and water quality from storm water runoff</p> <p>Investigate enhanced area-specific storm water control and recharge opportunities to maintain/improve water flows to High Park water features.</p> <p>Require new buildings to assess depth of aquitard</p>	<p>Provide biodiverse green roofs</p> <p>Enhance bird friendly treatment of buildings</p> <p>Provide tree species, size and planting arrangement to support park functions and biodiversity</p> <p>Enhance biodiversity through landscaping Green Infrastructure/Pollinator Strategy</p> <p>Provide onsite dog walk/pet relief areas</p> <p>Design building ventilation to prevent smoke intake from annual High Park burn</p> <p>Improve habitat and increase resilience of High Park in collaboration with TRCA</p>

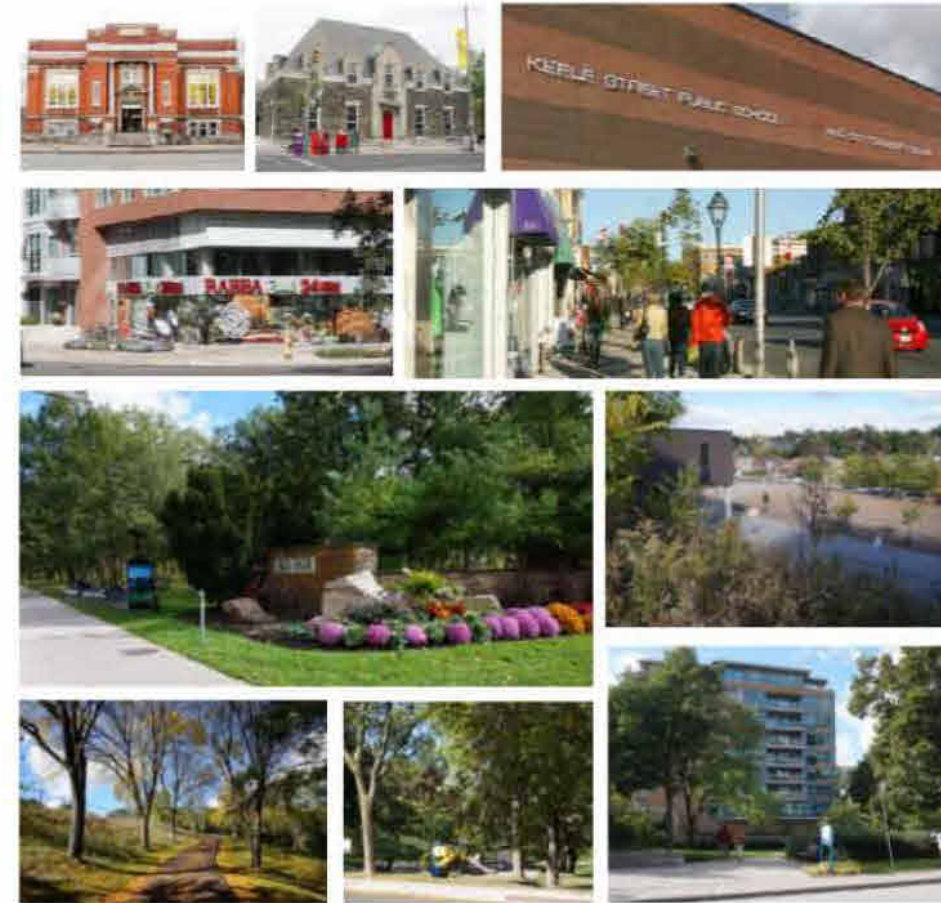
Community Services and Facilities

Community services and facilities located within the CS&F Study Area Boundary are outlined on the map below.



Sources: TDSB, TCDSB, City of Toronto

Toronto: City Planning Division, Research and Information - Jan. 2018



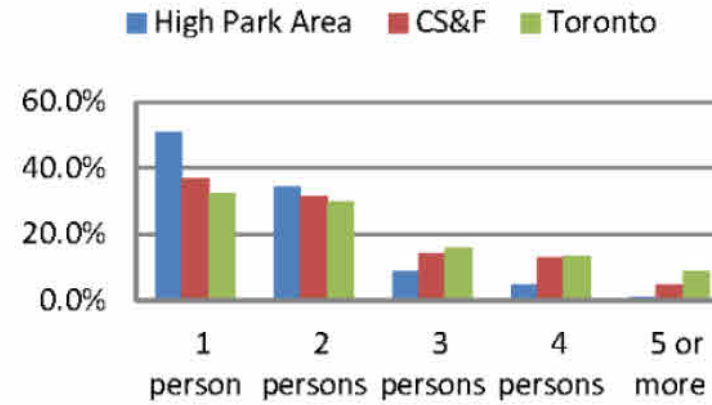
The following community services and facilities are located within the CS&F Study Area Boundary:

- 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

Study Area Profile



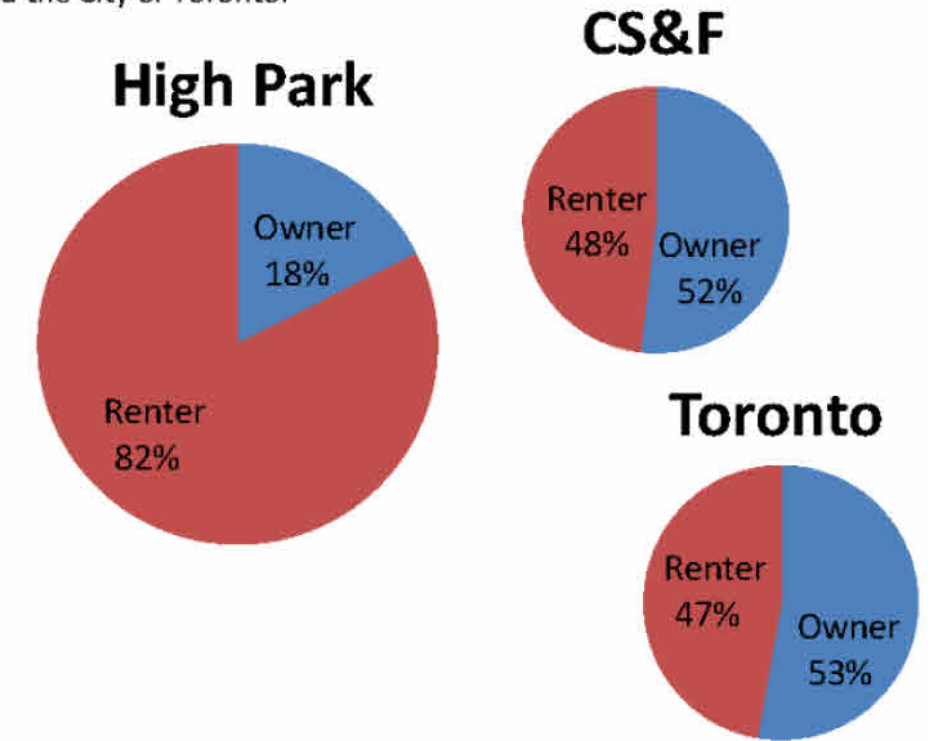
Household Size, 2016



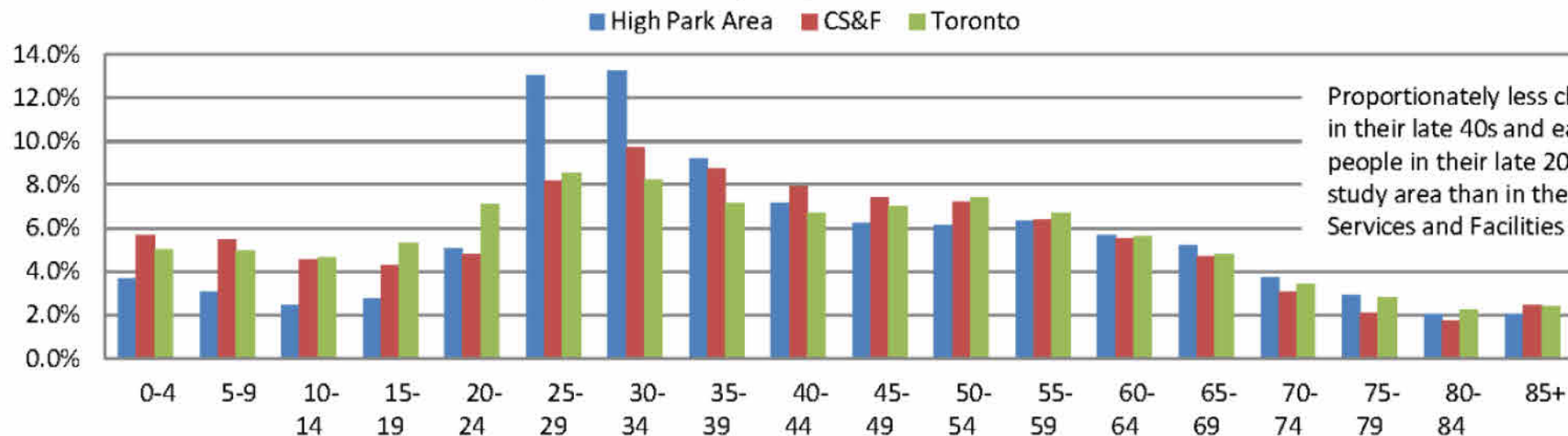
The proportion of 1 person households is greater within the Study Area (over 50%) than the rest of the Community Services and Facilities (CS&F) Area and the City as a whole (both under 40%).

Dwellings by Tenure, 2016

The High Park Study Area has a higher proportion of renters than owners compared to the Community Services and Facilities Area and the City of Toronto.

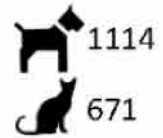


Population by Age, 2016 Census



Proportionately less children and people in their late 40s and early 50s, and more people in their late 20s and 30s live in the study area than in the Community Services and Facilities Area and Toronto.

Registered Pets, 2016

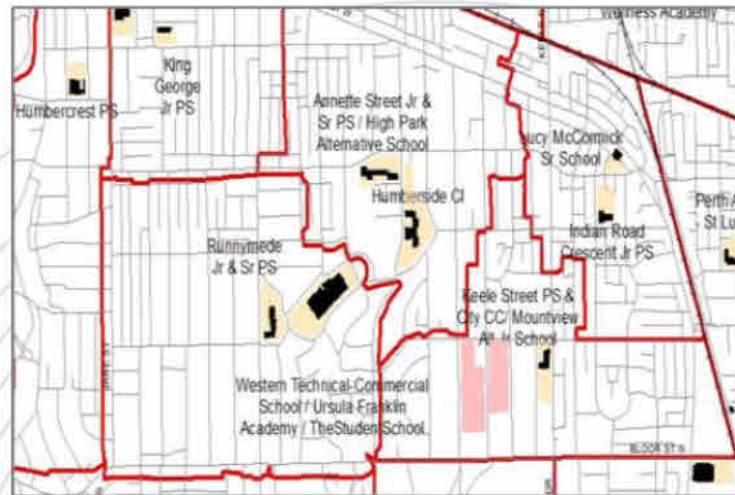


The M6P postal code area generally corresponds with the Study Area. This postal code area contains the 6th highest number of registered dogs and 2nd highest number of registered cats in the City.

Local Schools

Local elementary schools are all operating at their respective capacities and do not currently have the ability to accommodate significant growth locally.

Toronto District School Board (TDSB)



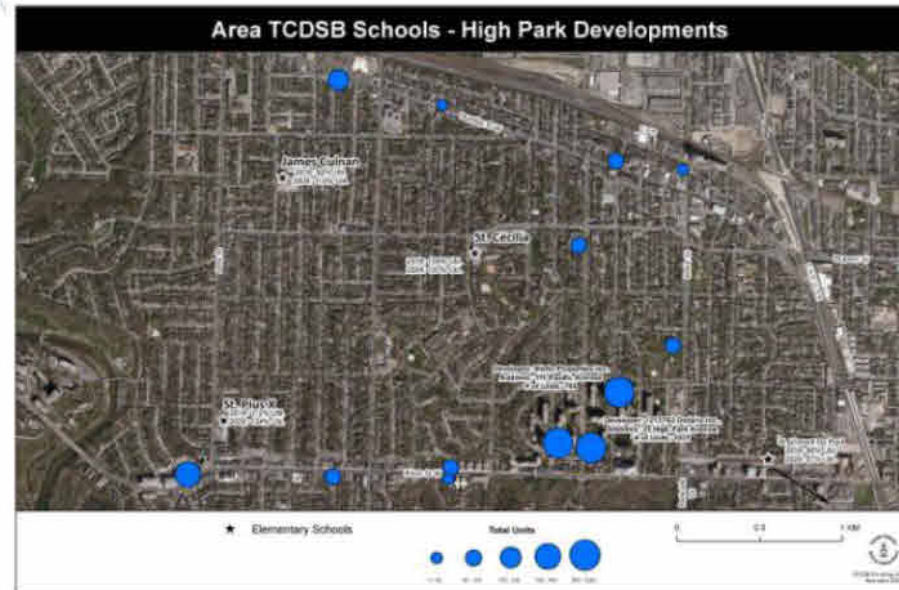
Enrolment Detail for Area TDSB Elementary Schools

	Cap.	Site (A)	2017	Util.	2022	Util.	2027	Util.
Annette Jr. & Sr. PS / High Park Alt. Jr. PS	758	3.76	680	90%	724	96%	695	92%
Humbercrest PS	819	2.47	695	85%	706	86%	733	87%
Indian Road Jr. PS	364	2.77	325	89%	267	73%	268	74%
Keele St. PS / Mountview Alt. JS	648	3.19	634	98%	775	120%	887	137%
King George Jr. PS	231	1.61	212	92%	204	88%	200	87%
Runnymede Jr. & Sr. PS	1,011	4.45	1,009	100%	930	92%	895	89%
Total	3,831		3,555	93%	3,606	94%	3,658	95%

- The table above also identifies the relatively small site sizes of local schools. Small sites present challenges in terms of accommodating portables/expansions while meeting outdoor play area/green space requirements.
- The Board is also exploring satellite space opportunities within new developments.

- Keele St. PS** currently serves the Study Area. The school is currently experiencing enrolment pressure; projections suggest that capacity will be exceeded in 2018.
- A 12-classroom addition was recently constructed to accommodate an intermediate program and associated boundary changes. Keele St. PS is a highly constrained site that does not have the ability to accommodate portables or future expansion.
- Nearby elementary schools are all operating at or near their respective capacities and are projected to remain fully enrolled. Opportunities do not exist locally to accommodate additional enrolment growth.
- The Board is currently studying potential solutions to overcrowding. One solution is to 'redirect', or bus, students from new residential development outside of the area and into schools with available space.

Toronto Catholic District School Board (TCDSB)



Enrolment Detail for Area TCDSB Elementary Schools

High Park Enrolment Projections (ADE)

School Info			Historical ADE ¹ Enrolment					Current Oct, 31 st ADE ¹ Enrolment	Board Approved Projections			Internal Long-Range ² Planning Projections	Anticipated Elementary Student Yield from New Development
School	OTG Capacity	EDC Review Area	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2024-25	2028-29	2030
St Cecilia	628	CE 05	592	621	617	650	668	659	649	651	674	723	234
	Utilization %		94%	99%	98%	104%	106%	105%	103%	104%	107%	115%	
James Culnan	619	CE 05	322	384	431	473	525	567	571	601	682	765	149
	Utilization %		52%	62%	70%	76%	85%	92%	92%	97%	110%	124%	
St Pius X	449	CE 04	471	496	489	487	496	505	544	560	604	629	77
	Utilization %		105%	110%	109%	108%	110%	112%	121%	125%	134%	140%	
Total	1696		1385	1501	1537	1610	1689	1731	1764	1812	1960	2116	460
Total Average Utilization %			84%	90%	92%	96%	101%	103%	106%	108%	117%	126%	

1. ADE = Average Daily Enrolment
 2. No portables in any area schools
 3. Internal Projections Subject to Change

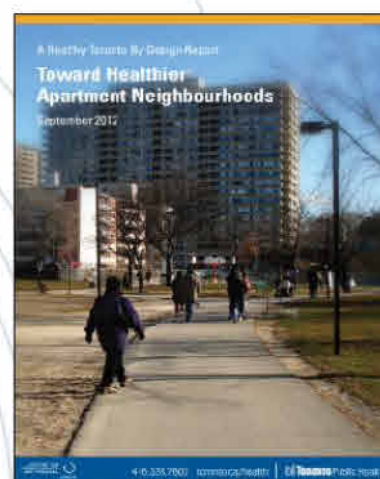
- Nearby elementary schools are all operating at or near their respective capacities and are projected to remain fully enrolled. Opportunities do not currently exist locally to accommodate additional enrolment growth.

Public Health

Healthy Toronto By Design is a series of reports on how local communities shape the health of their residents. 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 don't just happen. They 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 outlines the major impacts of cities and their design on health and highlights the role local governments have in creating healthy, liveable and prosperous cities



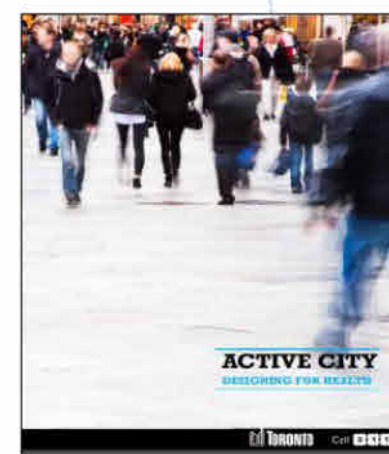
Towards Healthier Apartment Neighbourhoods synthesizes zoning barriers and opportunities to promote healthy neighbourhoods, particularly in clusters of residential apartment towers.



Green City: Why Nature Matters to Health focuses on the impact green space has on physical health, mental health and wellbeing, along with green space features which can benefit health.

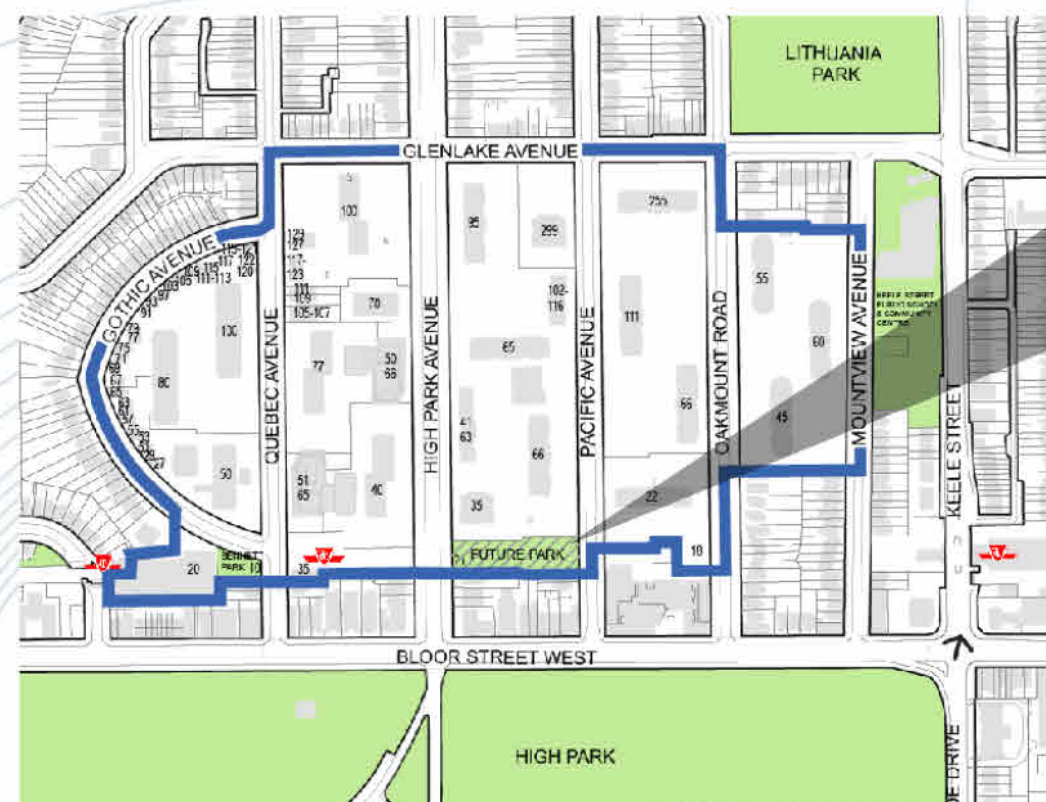


Road to Health: Improving Walking and Cycling in Toronto synthesizes evidence on health benefits and risks associated with walking, cycling and physical activity related to the use of public transit.



Active City: Designing for Health outlines design principles to guide changes to neighbourhoods, streets and buildings so that physical activity becomes a regular part of everyday life for more people.

Local Parks

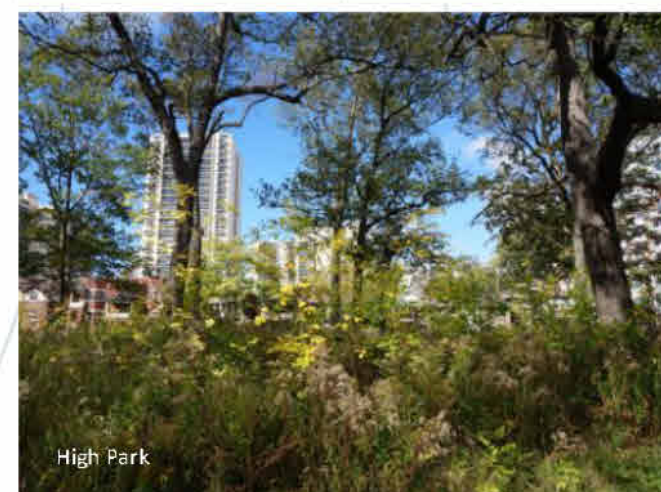


Parks Requirements

- On-site parkland dedication priority
- Unencumbered land preferred
- City-wide need for larger spaces (soccer, basketball, multi-sport courts)
- Limit shadow impacts on parkland
- Adequate parkland visibility/accessibility and pedestrian connectivity
- Appropriate setbacks and careful design of loading/servicing areas
- Encourage functional Privately-Owned Publicly Accessible Open Spaces (POPS) in addition to public parks

Local Parks Inventory

Parks Within Study Area	Type	Features	Comments
Bennett Park	Parkette (924 m ²)	Horticulture display	Small, passive space
21 High Park Ave (future park: City-owned lands recently transferred Parks, Forestry & Recreation)	Parkette (3,129 m ²)	TBD (potentially reconfigured tennis courts or pickleball courts, pathway)	Will potentially incorporate active recreation amenities
Parks Directly Adjacent to Study Area	Type	Features	Comments
Lithuania Park	Neighbourhood Park (22,286m ²)	Baseball diamond, soccer field, wading pool, playground, fieldhouse, washrooms, pathways, horticulture display	<ul style="list-style-type: none"> • Mix of active and passive recreation amenities • Upcoming playground and waterplay improvements (new play equipment, play surfacing and new splash pad features), and accessible pathway and seating improvements

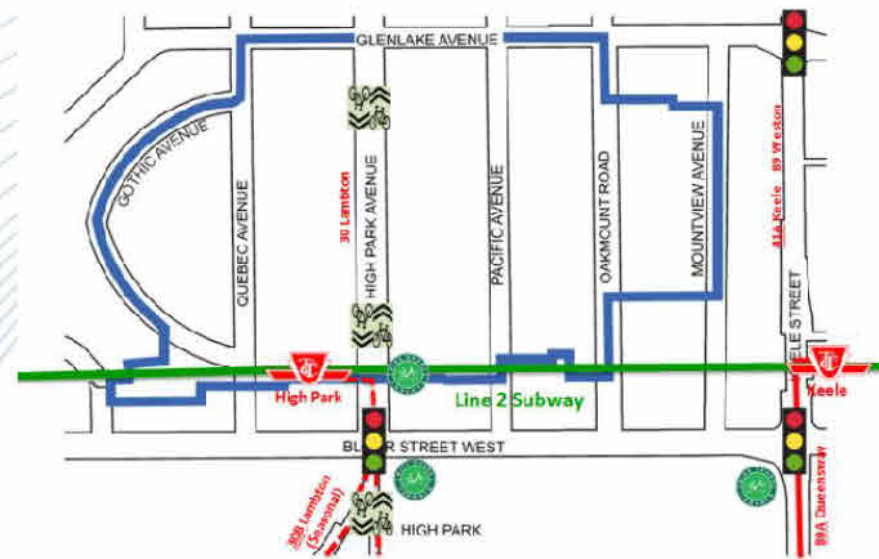


High Park

High Park is a 161 hectare District Park located directly south of the Study Area. Recreational features include sporting facilities, cultural facilities, educational facilities, gardens, playgrounds and a zoo. Large portions of High Park are designated as 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.

Transportation

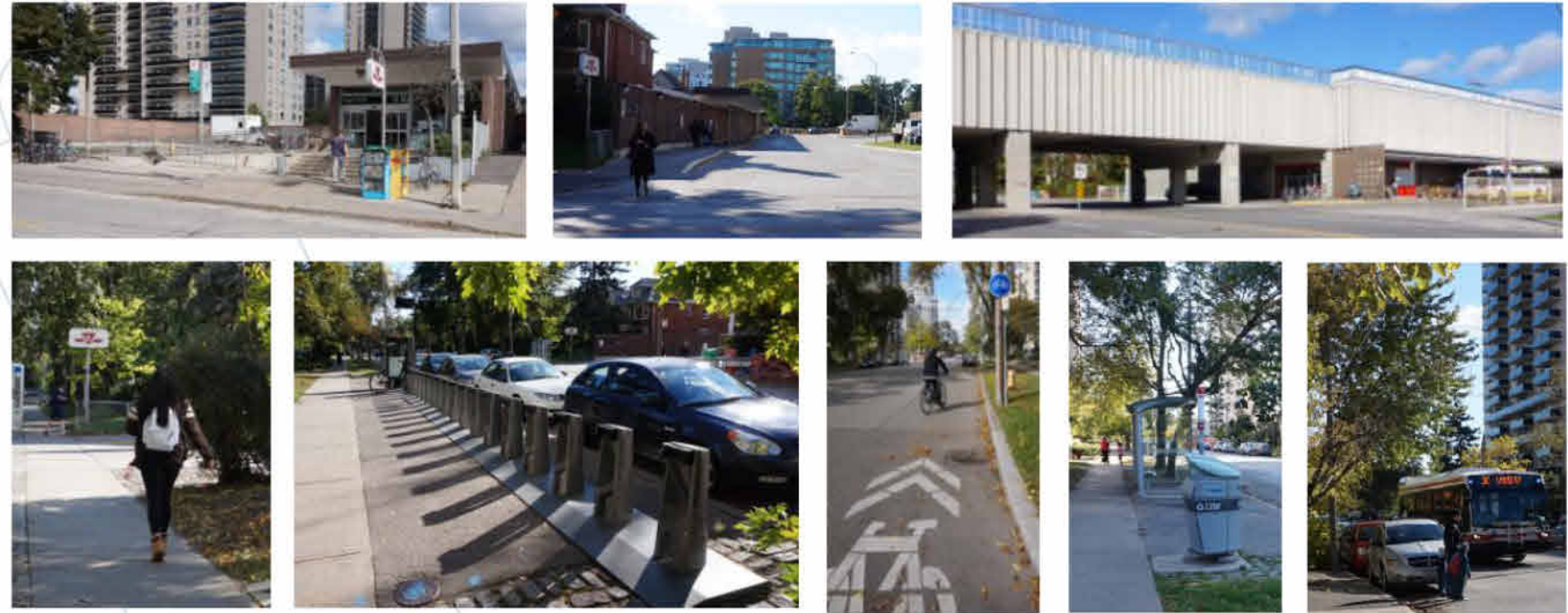
The Study Area is served by seven public streets, two TTC subway stations, Keele and High Park, and bus routes along High Park Avenue and Keele Street. High Park Avenue includes bicycle sharrows which connect to dedicated bicycle routes along Annette and within High Park. Bike Share is available near High Park and the High Park subway station.



High Park Apartment Neighbourhood and Bloor Street West Corridor Issues

Pedestrians

- Pedestrian safety – unsignalized crossing of Bloor Street West to High Park
- 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
- Will the Bloor Bike Lanes be extended west of Shaw Street to High Park / Bloor West Village area?

Transit

- Perceived capacity of the TTC Subway, particularly during peak periods:
 - Keele Station: 15, 240 (daily ridership)
 - High Park Station: 10,390

Parking

- Underutilized on-site parking in the apartment neighbourhood while many residents choose to obtain overnight on-street parking permits from the City
- What are the appropriate on-site parking rates for redeveloped *Apartment Neighbourhoods* sites? Can underutilized on-site parking be re-purposed for other uses?
- Adequate off-street parking to accommodate visitors to the area

Streets

- Glenlake Avenue is classified as a collector road but has a narrow pavement width of 8.5 metres (2 traffic lanes) and a right-of-way width of 21.6 metres
- Bloor Street West right-of-way (27 m) – The future cross-section including provisions for protected bicycle lanes - 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

Community Engagement

Connecting Character with Value and Experience

Community Consultation Meeting #1

October 25, 2017

Feedback was received on three key questions:

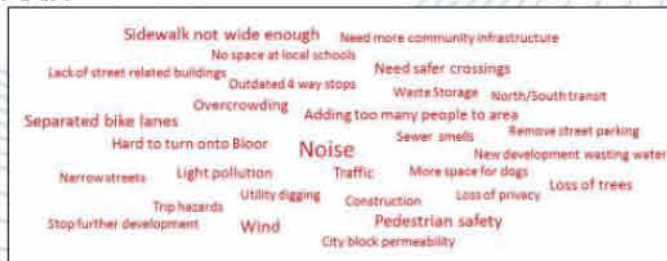
1. What elements define the physical character of the area?



2. What spaces and attributes are most valued?



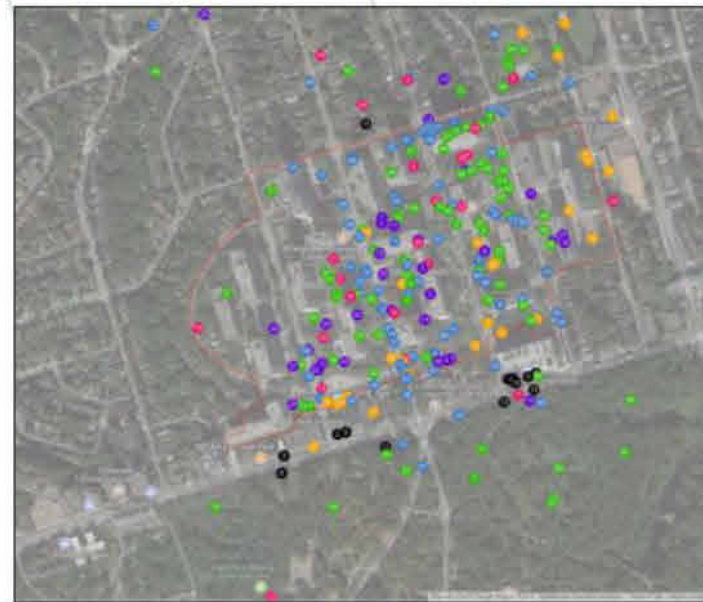
3. What conditions are less desirable and how can these be improved?



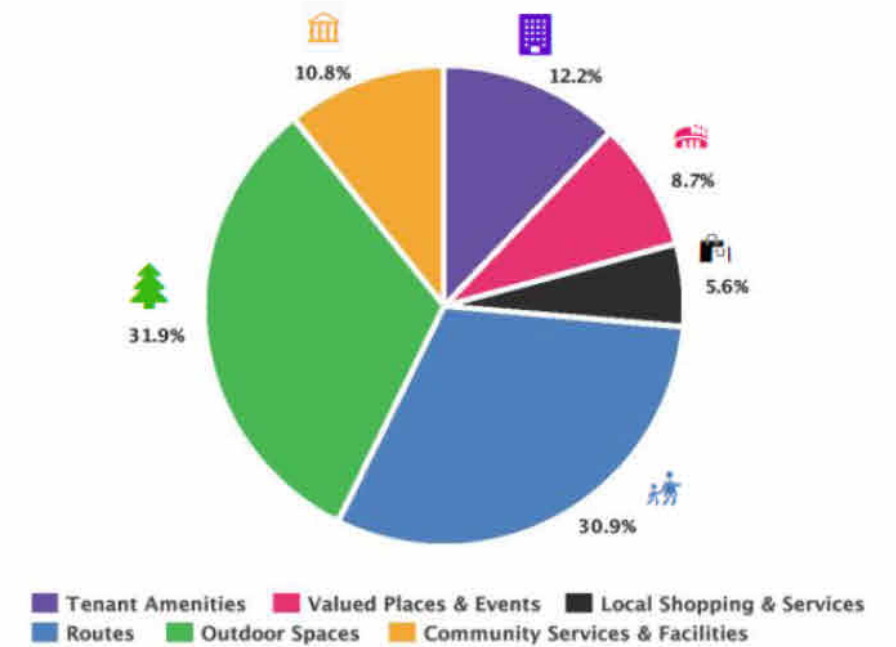
Social Pinpoint December 15, 2017 to January 23, 2018

The Study Social Pinpoint page is a digital engagement tool that allowed community members to provide comments about six topic themes on an interactive map. Topic questions covered: 1. Outdoor Spaces, 2. Routes, 3. Tenant Amenities, 4. Valued Places & Events, 5. Community Services & Facilities and 6. Local Shopping & Services.

On the Social Pinpoint page, participants could zoom in on the High Park Apartment Neighbourhood Study Area, add their feedback and view the comments posted to the map to learn about other community member experiences within the neighbourhood.



684 site visits
 569 unique users
 9:36 average time (minutes)
 77 unique stakeholders
 251 comments received



Community Engagement

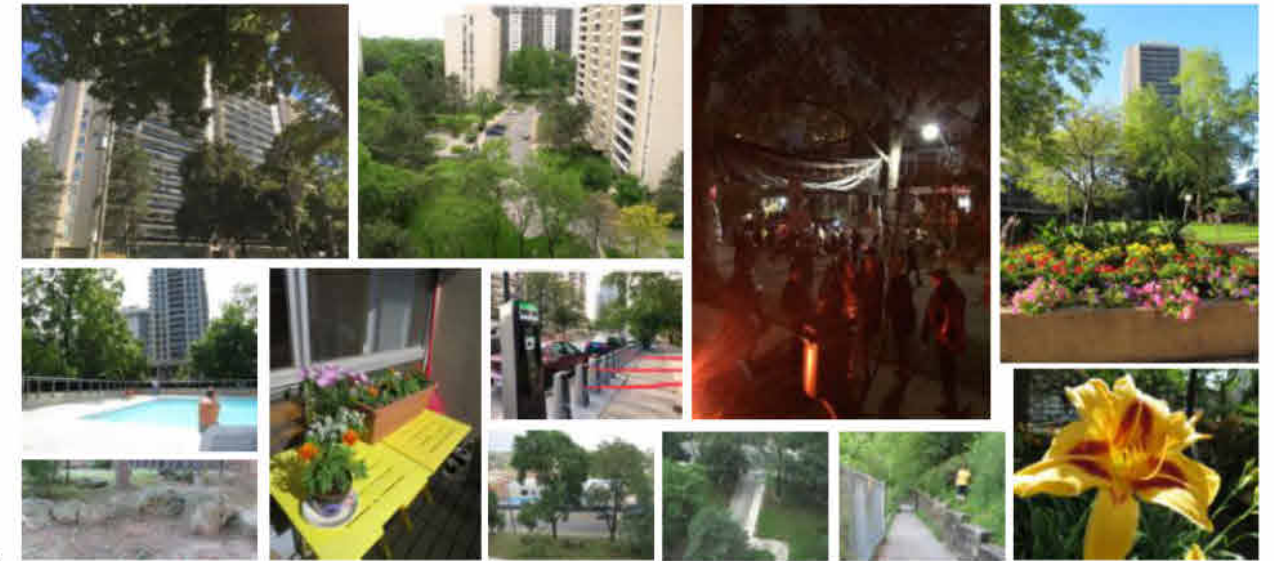
Connecting Character with Value and Experience

Social Pinpoint Responses

We heard about:

1. Outdoor spaces you visit.
2. The ways you move around.
3. Apartment building amenities you use.
4. Local places or events you feel add value to the community.
5. Local community services and facilities that you use.
6. Local shops and personal or professional services you visit.

We also received feedback about areas of concern related to the topics above, as well as other issues, such as construction, proposed intensification, tree loss and housing affordability. The maps below provide a graphic summary of activities, places, routes and issues identified.



Sample of photos pinned by Social Pinpoint respondents

Outdoor Spaces & Amenities

- Treed Areas
- Places for Play
- Dog Walking Areas
- Sunny Spots
- Places to Sit
- Bird & Wildlife Areas
- Tennis Courts
- Outdoor Swimming
- Gathering Space/Events



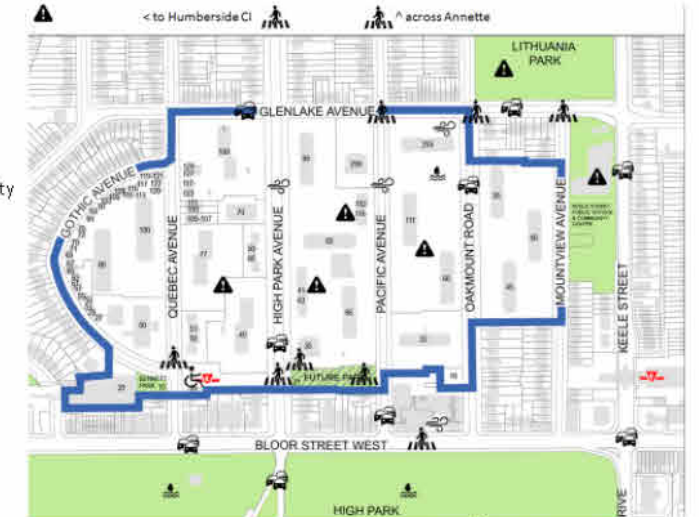
Travel & Routes

- Busy Sidewalks
- Pedestrian Shortcuts
- Dog Walking Routes
- School Routes
- Bicycle Routes
- Shopping Routes
- Barrier-Free Route
- Bus Stop
- Carshare



Areas of Concern

- Windy Spots
- Pedestrian Safety
- Environmental
- Traffic
- Accessibility
- Other Issues



Potential Character Defining Elements

The following characteristics are being reviewed and evaluated as part of the Study Area assessment. Character defining elements will be identified to guide policy and guideline development, inform compatible infill opportunities and constraints, and to identify potential community improvement opportunities.



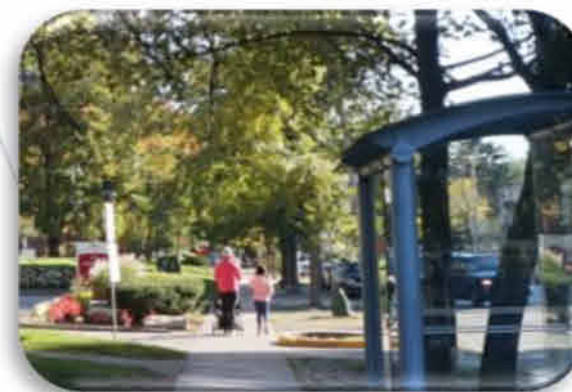
Natural Features and Environment

- Natural Heritage Features
- Water (Infiltration, Hydrogeology)
- Topography
- Trees and Vegetation
- Birds and Wildlife Habitat



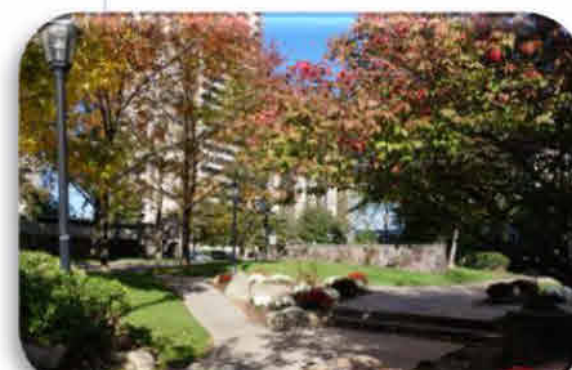
Built and Cultural Heritage

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



Public Realm

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



Open Space

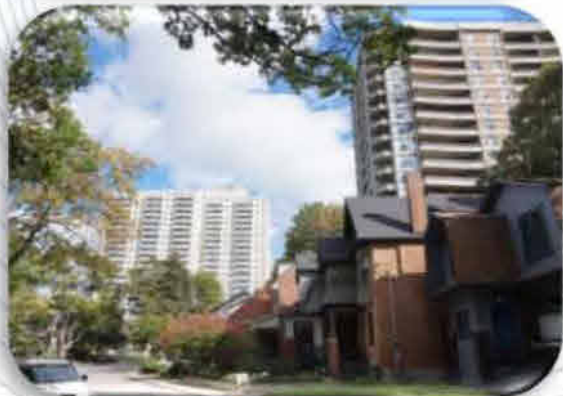
- Open Space Within the Block
- Outdoor Amenity Areas
- Private Gardens and Landscapes
- Child-friendly Spaces
- Pet Areas

Potential Character Defining Elements



Built Form

- Surrounding Context
- Building Types
- Building Placement and Orientation
- Density (fsi)
- Corner and Interior Lots
- Building Setbacks
- Address and Entrances
- Ground Floor Uses
- Building Heights
- Transition
- Separation Distances
- Sunlight and Shadow
- Pedestrian Level Wind
- Building Design and Materials



Servicing

- Driveways and Loading Areas
- Vehicle & Bicycle Parking (on-site, on-street)
- Waste Management (storage and pick-up)
- Wayfinding Signage and Traffic Control

Methods of Character Analysis

The Study Area characteristics are being assessed and evaluated through site visits, archival research, 2D geospatial analysis and 3D computer modelling.



Built and Cultural Heritage

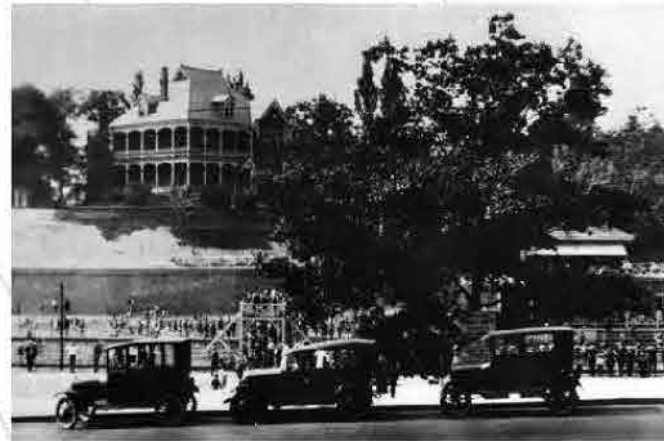
Existing Heritage Properties

The map below shows designated heritage properties located within and adjacent to the Study Area.



Archeological Potential Areas

The map below highlights in pink areas of archaeological potential located within and adjacent to the Study Area.



32 Gothic Avenue

St. Leger House, later McCormick Nursing Home, 1889; add. 1907, Ellis & Connery - adopted by City Council on Nov. 21 & 23, 1973 DESIGNATION BY-LAW PASSED BY CITY COUNCIL on July 17, 1978, Heritage Easement Agreement AT875491 registered on July 29, 2005.



70 High Park Avenue

The Church of Christ Scientist, 1928, Murray Brown - adopted by City Council on June 16, 1986; Heritage Easement Agreement AT338275 registered on Nov. 19, 2003; Designation by-law enacted by city council on March 31, 2008.

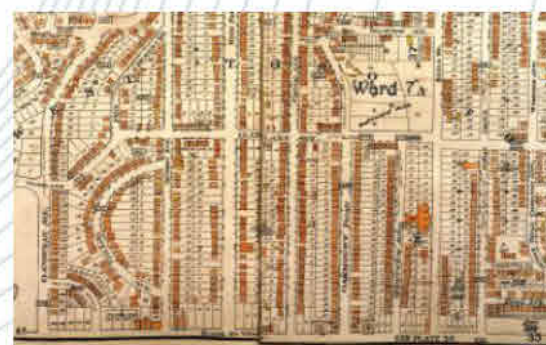
Built and Cultural Heritage

Built Form Evolution

The Study Area is characterized by three eras of development. Subdivision and low-rise residential development in the late 19th and early 20th century. Land assembly “blockbusting” and “tower in the park” high-rise redevelopment in the late 1950s through 1980. Incremental mid-rise and tall building infill development from the early 2000s to present day.



1913



1924



1965 to 1980



City of Toronto Archives, Fonds 492, Item 173

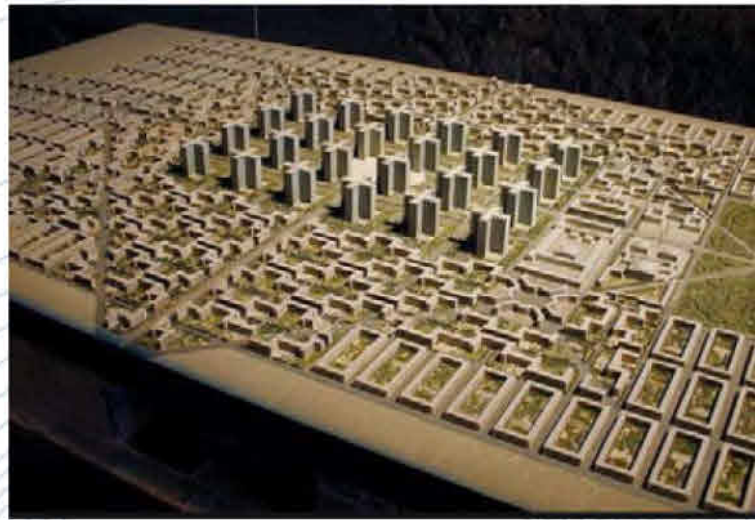
Cultural Heritage Resources Assessment

The Study Area is being evaluated to ensure all properties of cultural heritage value or interest are appropriately identified as part of the updating framework to guide future development of the Study Area.

The result of the Cultural Heritage Resource Assessment will inform the built form strategy, design guidelines and final recommendations of the planning initiatives and guidelines for the Study Area.

Properties will be evaluated for their cultural heritage value or interest on the basis of direct evidence and historical research. This includes the assessment of the integrity of a property, the strength of its physical features or attributes and its historic context. Heritage evaluation is related to the ability of the property to meet at least one of the criteria of Ontario Regulation 9/06.

Tower in the Park



Radiant City – Le Corbusier

Le Corbusier's 1930s vision to reform the polluted industrial city by building "towers in a park" where workers might live high above the streets, surrounded by green space and far from their factories inspired mid-century apartment building development in Toronto.

Design Vision

- Consolidated properties, superblocks.
- Generously spaced towers organized within extensive landscaped open space.
- Promise of the private automobile.
- Separate pedestrians from streets and vehicular movement.



Design Challenges

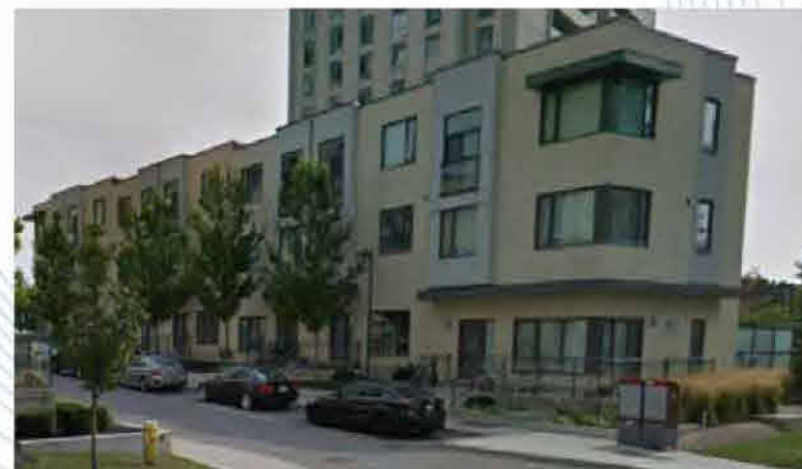
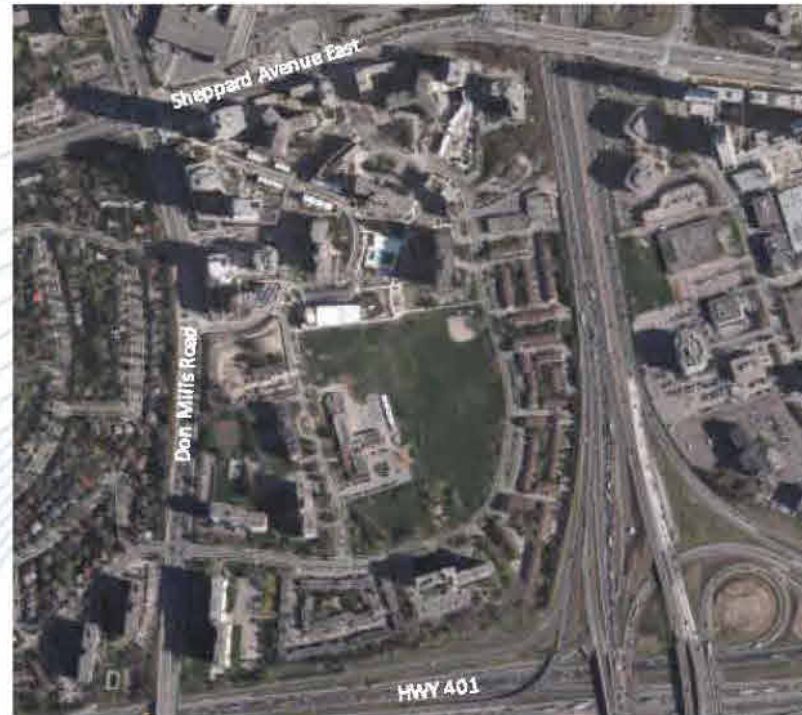
- Disconnected buildings from streets and neighbourhoods.
- Long walking distances to surrounding amenities, streets and parks.
- Little to no mix of uses and building frontages that do not typically animate the public realm.
- Open spaces can be fragmented, feel inaccessible, unsafe and anonymous.
- Windy conditions due to open spaces and towers without base buildings.
- Safety concerns, lack of "eyes on the street."

Study Area

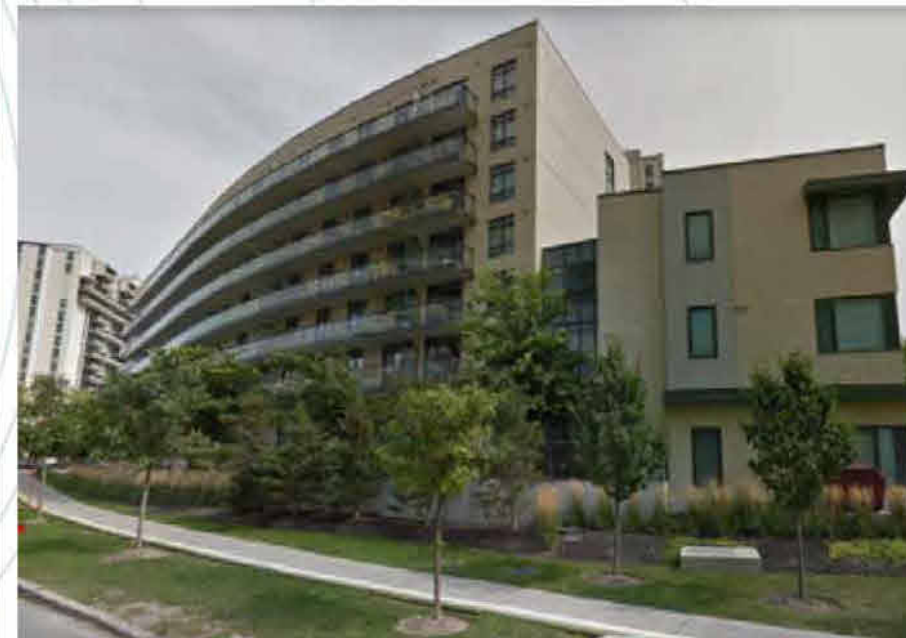
- The High Park Apartment Neighbourhood is a somewhat unique tower in the park neighbourhood due to the original neighbourhood street grid on which it is built. Some of the challenges found in other tower in the park developments, such as difficult pedestrian access and movement, are not as evident as a result.

Example of Apartment Neighbourhood Infill Development

Parkway Forest Apartment Neighbourhood at Sheppard and Don Mills, North York



Low-rise Buildings



Mid-rise Buildings

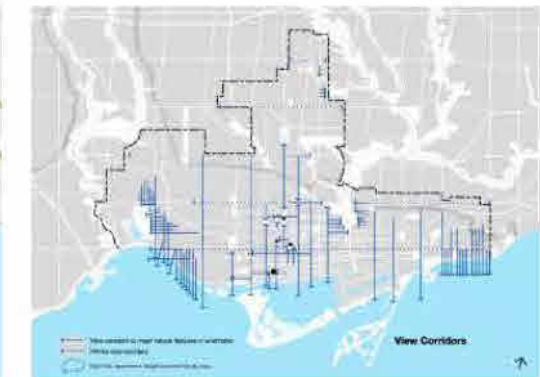


Tall Buildings

City Patterns Analysis

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.

Topography, Parks & Views



Streets

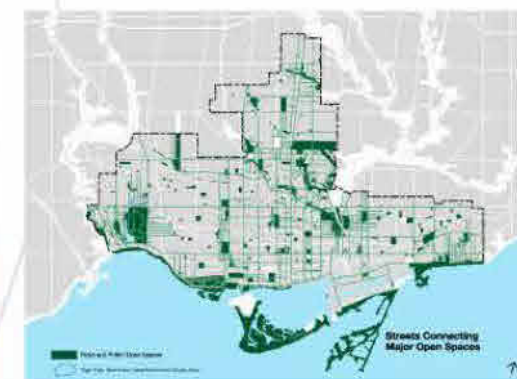
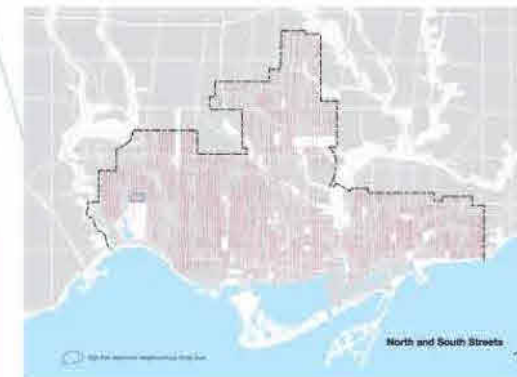
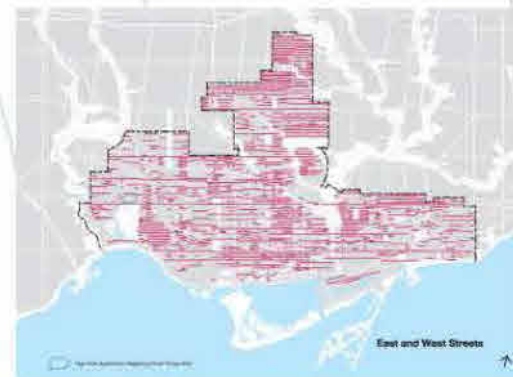


Figure Ground Analysis

Existing and Approved Buildings

The map below shows the pattern of building footprints within and around the study area.



- The Study Area figure ground is characterized primarily by a “tower in the park” pattern of buildings set within a traditional Toronto neighbourhood street grid.
- Unlike the surrounding context, buildings do not generally define the edges of streets with exception of retained houses along Gothic Avenue and some portions along Quebec Avenue, High Park Avenue and Pacific Avenue.
- The Study Area is **19% solid** (building footprints) and **81% void** (streets & open space).
- The surrounding neighbourhood has a similar ratio with 23-25% solid being typical.

Buildings and Underground Structures

The map below shows the pattern of above- and below-grade buildings and structures.



- The void space within the Study Area is significantly encumbered by the extensive below grade footprints of underground parking garages and the TTC subway.
- Approximately **59%** of the Study Area is comprised of building footprints and underground structures.

Block Analysis

Study Area

This map shows a compilation of streets, buildings, amenity structures, underground parking footprints, open space areas, trees and routes contained within the Study Area.

Quick Study Area Facts:

- 19.6 hectares
- 7 Public Streets
- 5 Blocks
- Bennett Park & Future Park
- High Park TTC Subway Station
- 51 Buildings (including 2 new buildings under construction)
- 22 Taller Buildings (8-30 storeys) (18 with “slab” form and 4 point towers)



Block Analysis

Properties and Ownership

The Study Area is divided into 5 blocks for the purposes of the Character Analysis. Due to the anomalous nature of the portion of the Quebec-Gothic block labelled 'Block F' in the map below, this area is not included within the block data analysis.



Quick Property and Ownership Facts:

- 21 properties
- 5 City-owned
- 16 privately-owned
- 12 distinct landowners

Block Dimensions

The five blocks within the Study Area shown on the map below have a north-south orientation and are quite long, due to the approximately 400m distance between the nearest east-west streets, Bloor St. W. and Glenlake Avenue.



Quick Block Dimension Facts:

- Block A is the smallest
- Block B is the narrowest
- Block D is the largest, deepest and has the most linear street frontage



Coverage and Unencumbered Land

The map above shows the extent of above- and below-grade buildings and structures within the Study Area. Coverage refers to the amount of land within a block that is covered by buildings and above-grade structures. The areas not covered by buildings or structures both above- and below-grade is considered unencumbered land, which is important to groundwater infiltration and mature tree growth, as well as potential future public street or public parkland opportunities.

Block A: Mountview-Oakmount

- 18% coverage, 0% unencumbered

Block B: Oakmount-Pacific

- 15% coverage, 30% unencumbered

Block C: Pacific-High Park

- 19% coverage, 34% unencumbered

Block D: High Park-Quebec

- 27% coverage, 23% unencumbered

Block E: Quebec-Gothic

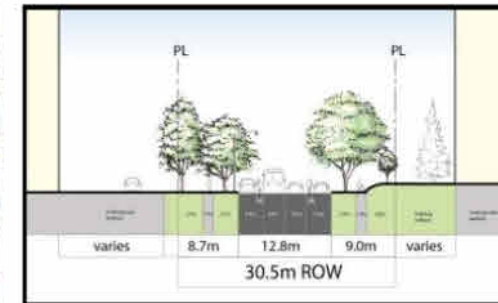
- 35% coverage, 35% unencumbered

Streets and Streetscapes Analysis

With exception of High Park Avenue and Oakmount Road, the majority of streets within the Study Area are 20m 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. Boulevards are generous in width and support large growing street trees. The majority of sidewalks are quite narrow at 1.5m wide and can be constrained to adequately support the pedestrian volumes at certain times of the day.

High Park Avenue

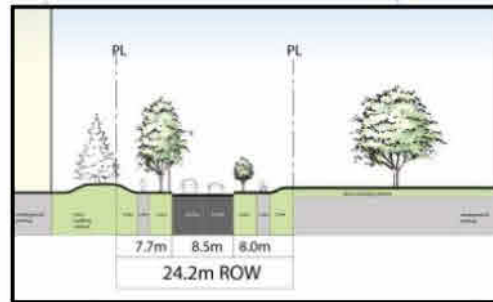
High Park Avenue is the widest street within the Study Area, and plays a significant connecting role to High Park. It is currently identified in the Urban Design Streetscape Manual as an Intermediate Street. Intermediate Streets have a green character with generously landscaped building setbacks, soft surfaced boulevards and significant street tree plantings.



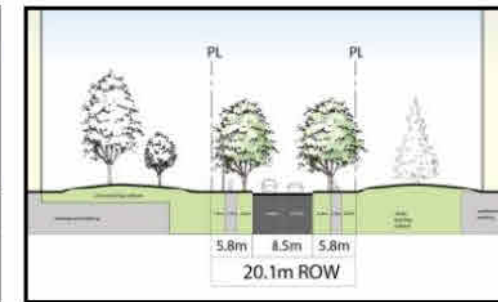
High Park Avenue

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 and the west side of High Park Avenue, or a combination soft and hard surfaces as seen on Pacific and the east side of High Park Avenue.



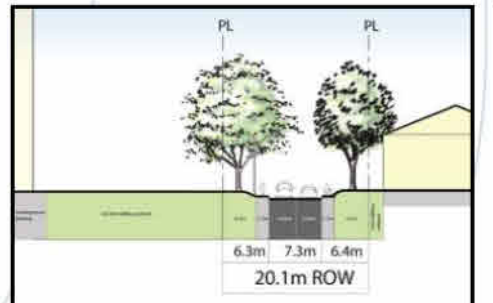
Oakmount Road



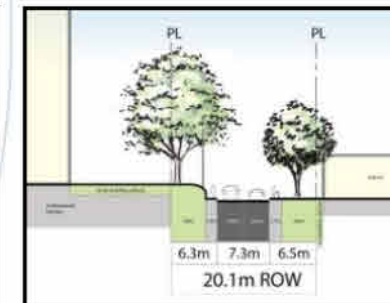
Pacific Avenue

Streets with Sidewalks Curbside

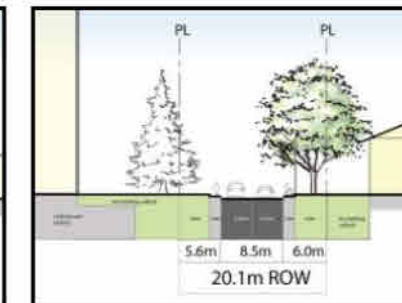
These streets are characterized by landscaped boulevard next to private properties and a sidewalk at the curb. Pedestrian movements along sidewalks at the curbside are often further constrained by snow windrows, waste collection bins and parked vehicles.



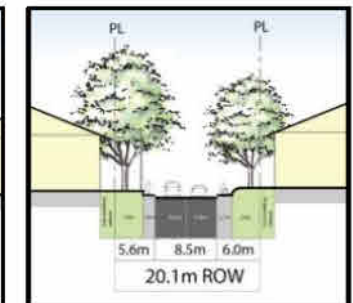
Glenlake Avenue



Mountview Avenue

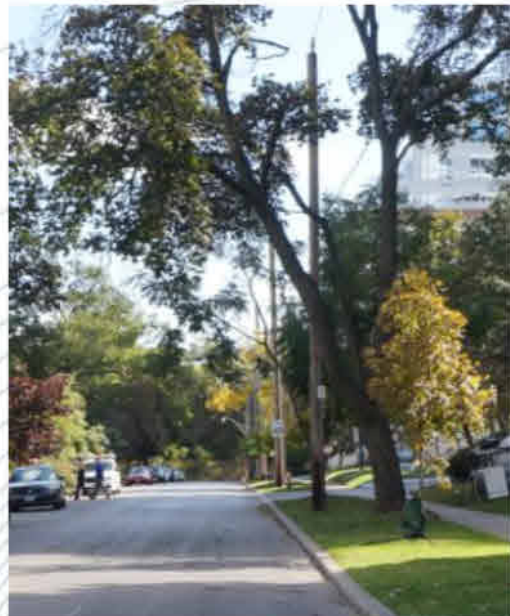


Quebec Avenue



Gothic Avenue

Tree Analysis



HIGH PARK APARTMENT NEIGHBOURHOOD AREA CHARACTER STUDY Street Tree Inventory - 2018

SPECIES_CODE	Counts	Species Composition (%)
Maple-Norway*	97	25.0
Maple-silver/red/Freeman*	52	13.4
Linden*	39	10.1
Honeylocust	21	5.4
Oak-red/white*	19	4.9
Oak-black*	15	3.9
Maple-sugar	12	3.1
Ash	11	2.8
Catalpa	11	2.8
Elm pioneer	11	2.8
Pine-Austrian	11	2.8
Tulip	9	2.3
Elm Siberian	8	2.1
Lilac/serviceberry/Mountain ash	8	2.1
Oak-bur/pin/English	8	2.1
London plane	8	2.1
Gingko	7	1.8
Kentucky coffee/cork	7	1.8
Spruce	6	1.5
Hackberry/Katsura/Yellowwood	5	1.3
Beech	4	1.0
Black locust	4	1.0
Cherry/Pear	3	0.8
Pine-white	3	0.8
Ohio buckeye	2	0.5
Maple-black	2	0.5
Maple-hedge	2	0.5
Mulberry	2	0.5
Magnolia	1	0.3
Total	388	

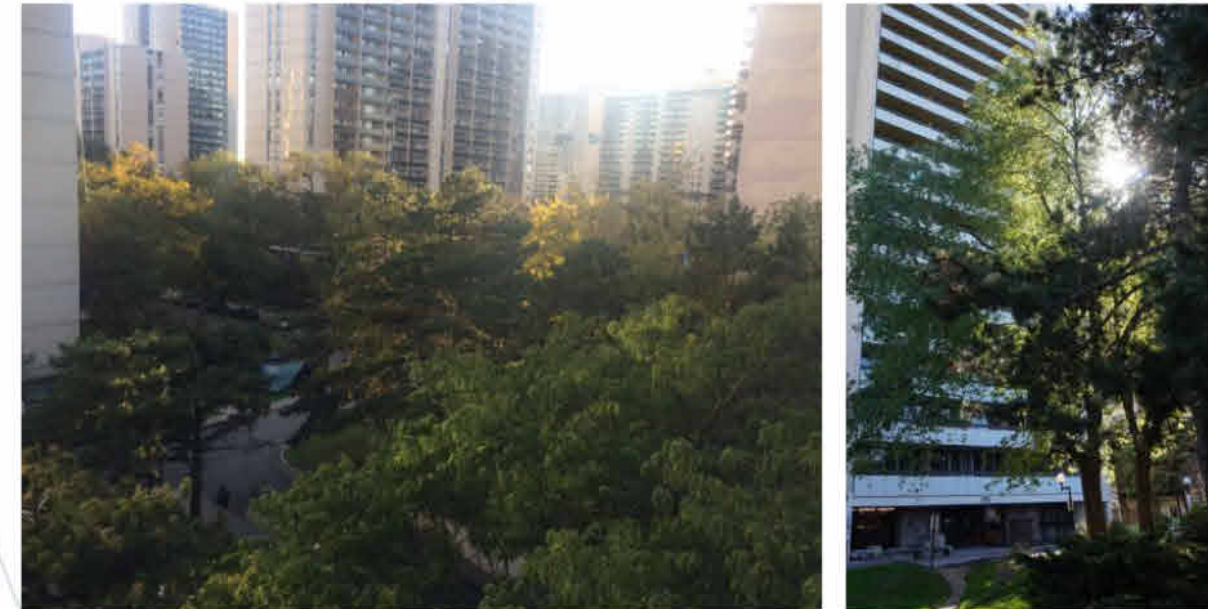
* Mostly mature trees with 30 cm diameter or greater

Street Trees

There are approximately 388 street trees within the Study Area, over 50% of which are considered mature. Trees located within the public right-of-way are regulated by the **City Street Tree By-law, Municipal Code Chapter 813, Trees, Articles II.**

Permit Requirements:

- Trees of all diameters located on the City right-of-way
- Application, application fee, payment for appraised tree value, and replanting at 1:1 ratio
- Consultation with Ward Councillor (no posting of Public Notices)



Private Trees

Frequently occurring tree species on private property include Austrian Pines, Norway Maples, Lindens, Silver Maples and Honey Locusts. Other noteworthy, valuable tree specimens present within the Study Area include, but are not limited to Freeman Maples, Red/White Oaks, Bur/Pin/English Oaks, Black Oaks, Sugar/Black Maples, and White Elms. Trees located on private property are regulated by the **Private Tree By-law, Municipal Code Chapter 813, Trees, Articles III.**

Permit Requirements:

- Trees with 30 cm diameters or greater located on private property, including adjacent property
- Application, application fee and replanting at 3:1 ratio for construction-related applications
- Posting of Public Notices and Consultation with Ward Councillor only for healthy trees

Permit Exceptions:

- Consultation is not required for trees that require removal for underground parking structure rehabilitation.
- Private trees under 30 cm diameter do not require a permit for removal and are not required to be plotted on the plans nor mentioned in the Arborist Report.

Open Space Analysis

A wide range of open space types are found within the Study Area.



Forecourts

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



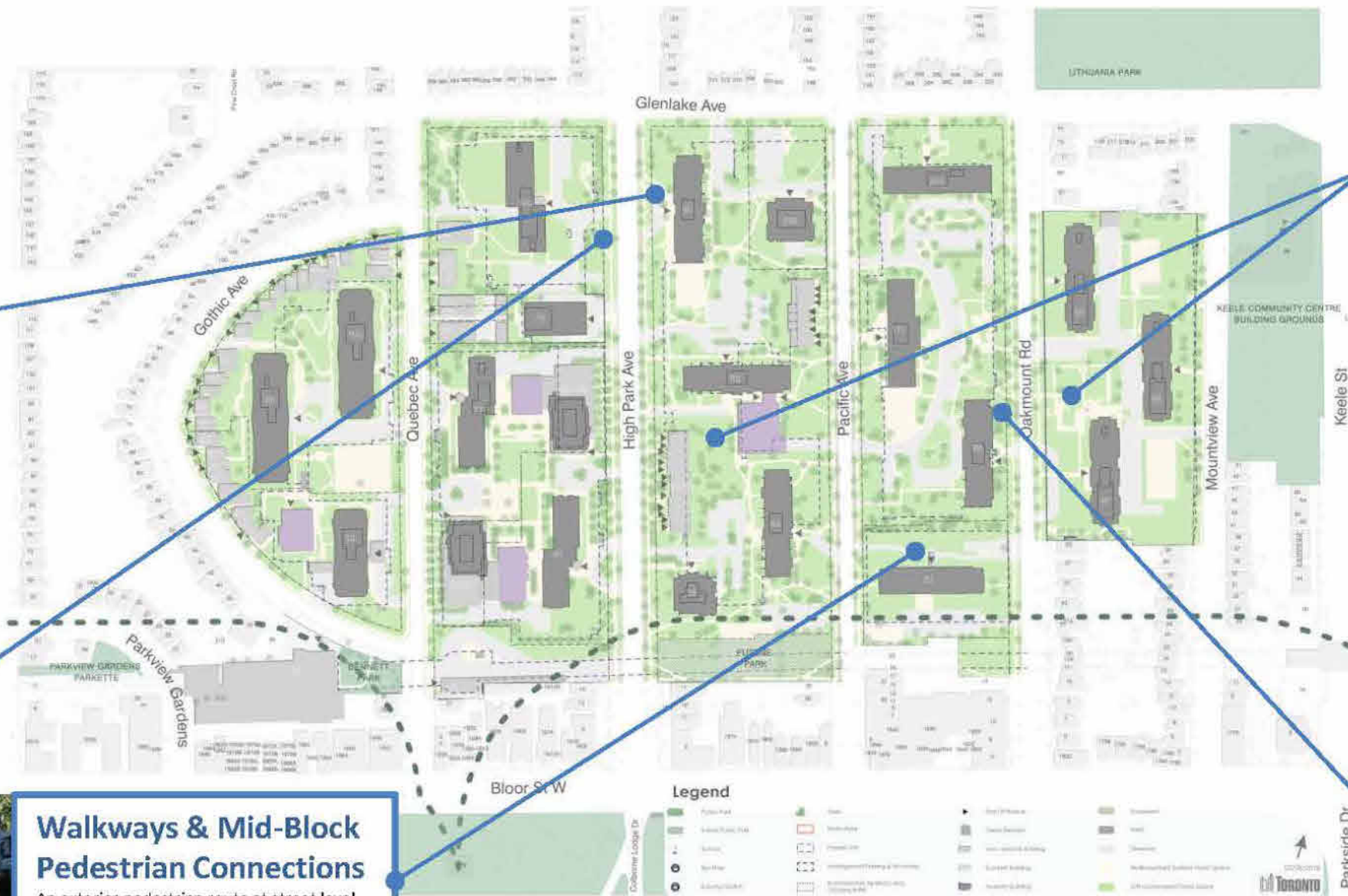
Gardens

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



Walkways & Mid-Block Pedestrian Connections

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



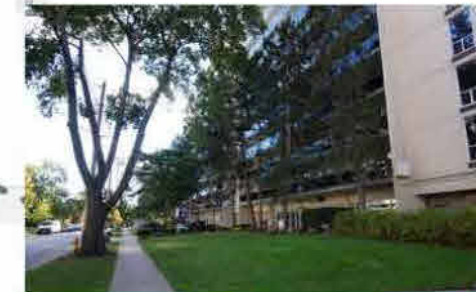
Courtyards

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..



Landscaped Setbacks

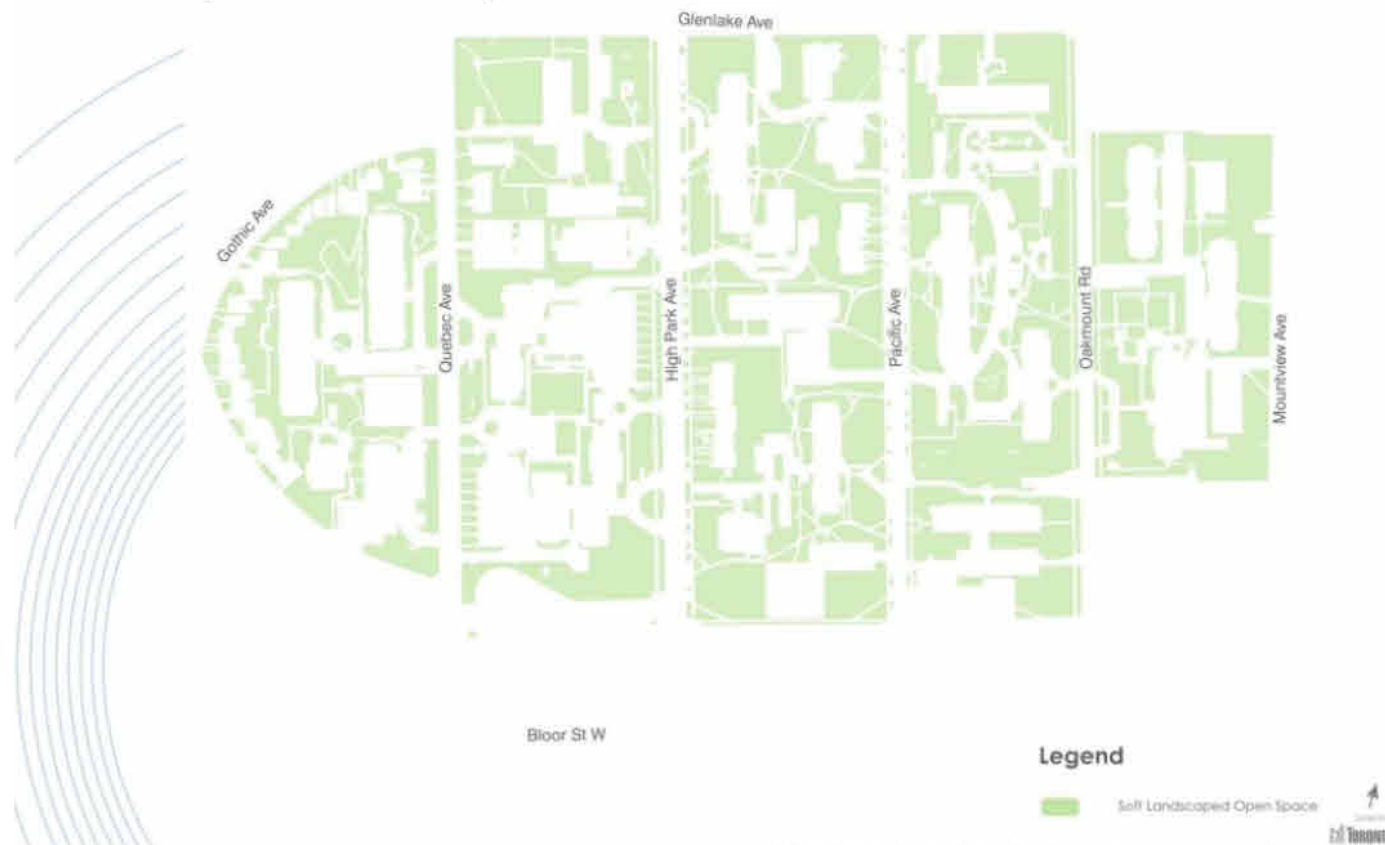
A landscaped open space between the building façade and public street sidewalk and boulevard, characterized by hard or soft landscape treatments.



Open Space Analysis

Soft Landscaped Open Space

The map below shows in green the pattern of lawns, gardens and other soft surfaced open spaces within the Study Area.



Block A: Mountview-Oakmount

- 50% soft landscape area

Block B: Oakmount-Pacific

- 55% soft landscape area

Block C: Pacific-High Park

- 52% soft landscape area

Block D: High Park-Quebec

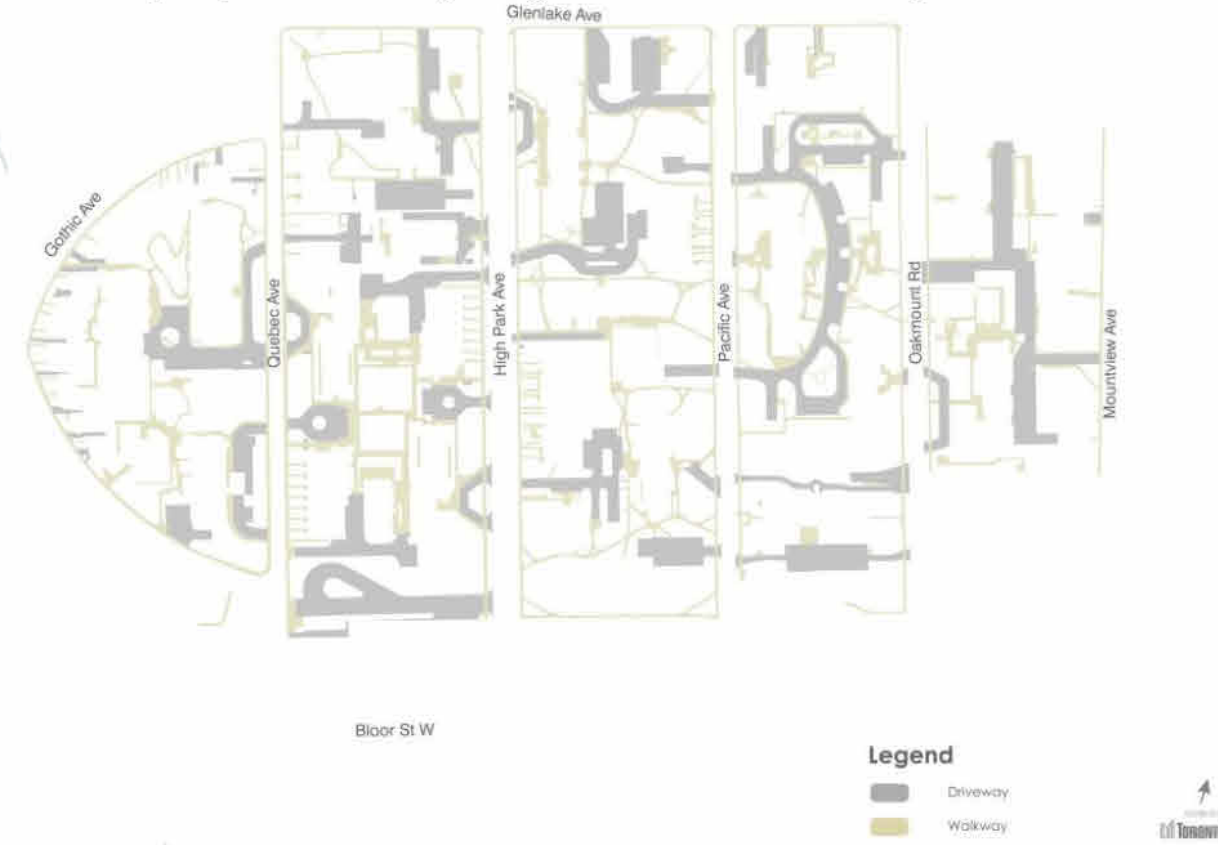
- 39% soft landscape area

Block E: Quebec-Gothic

- 38% soft landscape area

Driveways and Walkways

The map below shows the pattern of pedestrian and vehicular routes and associated hard surfaced open spaces connecting through the blocks within the Study Area.



Block A: Mountview-Oakmount

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

Block B: Oakmount-Pacific

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

Block C: Pacific-High Park

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

Block D: High Park-Quebec

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

Block E: Quebec-Gothic

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

Built Form Analysis

Low-rise Buildings

The Study Area contains a range of low-rise buildings typically 2 to 2.5 storeys in height. House form buildings define the built form character Gothic Avenue as well as the surrounding neighbourhood context along the perimeter of the Study Area. Townhouses, multiplexes and walk-up apartments amongst taller buildings define a portion of Quebec Avenue, High Park Avenue and Pacific Avenue.



House Forms

Multiplex/Walk-up Apartments

Townhouses

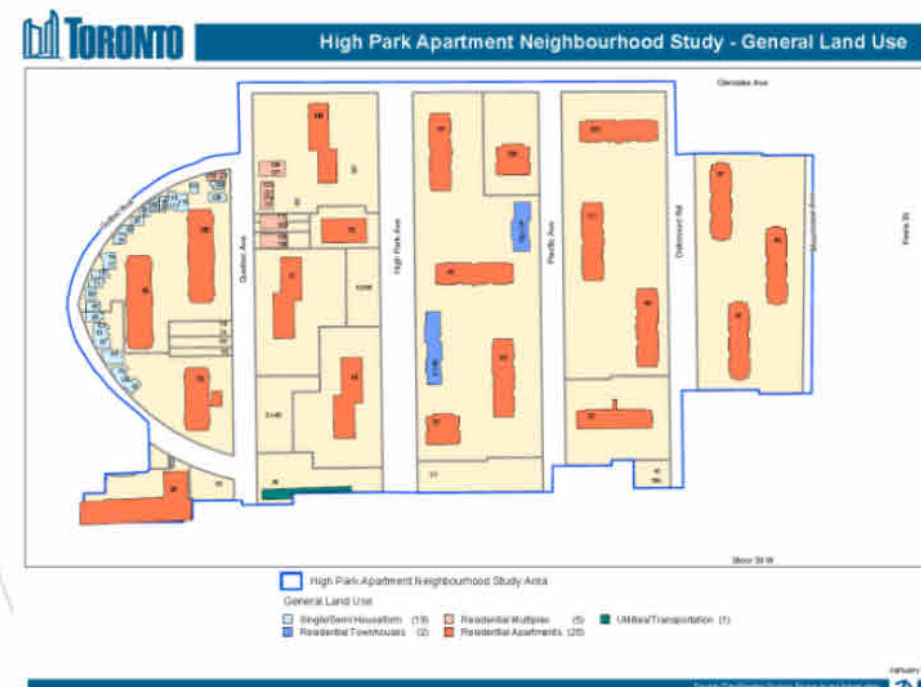
Taller Buildings

The Study Area contains taller slab and point tower form apartment buildings ranging in height from 8 to 30 storeys. The average height of taller buildings within the Study Area is 20 storeys. Apartment buildings are comprised of light colour materials, typically brick masonry, and are characterized by vertical repetition and strong horizontal balcony expressions on principal façades.



Slab Form Tall Buildings

Point Towers

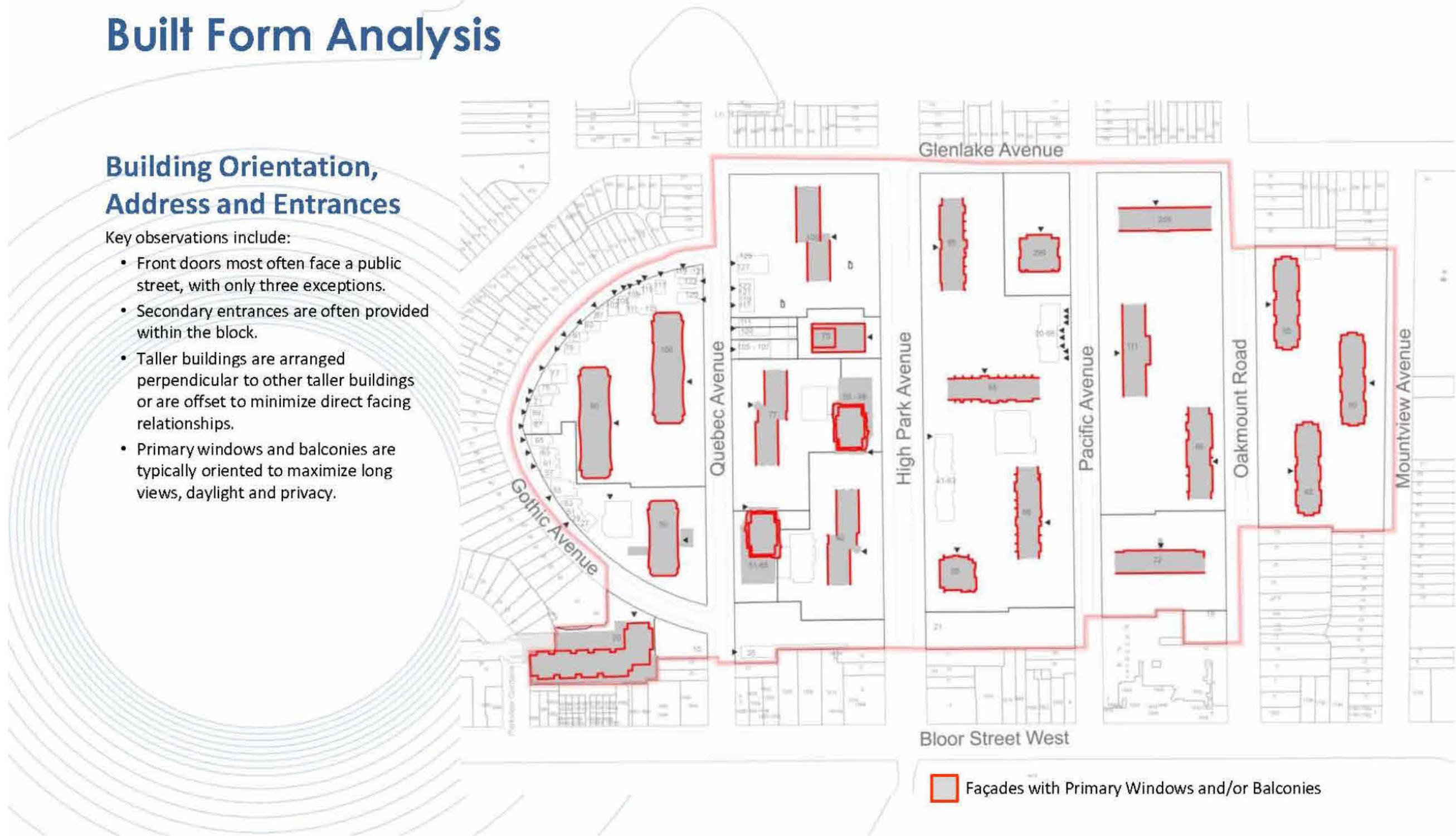


Built Form Analysis

Building Orientation, Address and Entrances

Key observations include:

- Front doors most often face a public street, with only three exceptions.
- Secondary entrances are often provided within the block.
- 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.

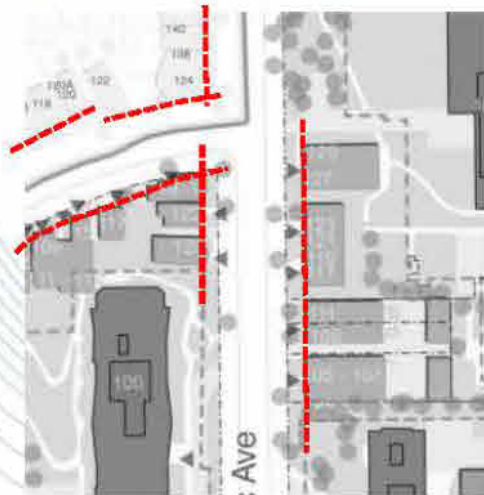


□ Façades with Primary Windows and/or Balconies

Space Around and Between Buildings Analysis

Low-rise Setbacks from Streets

- 0-7m house forms including surrounding neighbourhood properties
- 5-6m townhouses and multiplexes
- Characteristics: lawns, trees, gardens, porches, some amenity features, driveways.



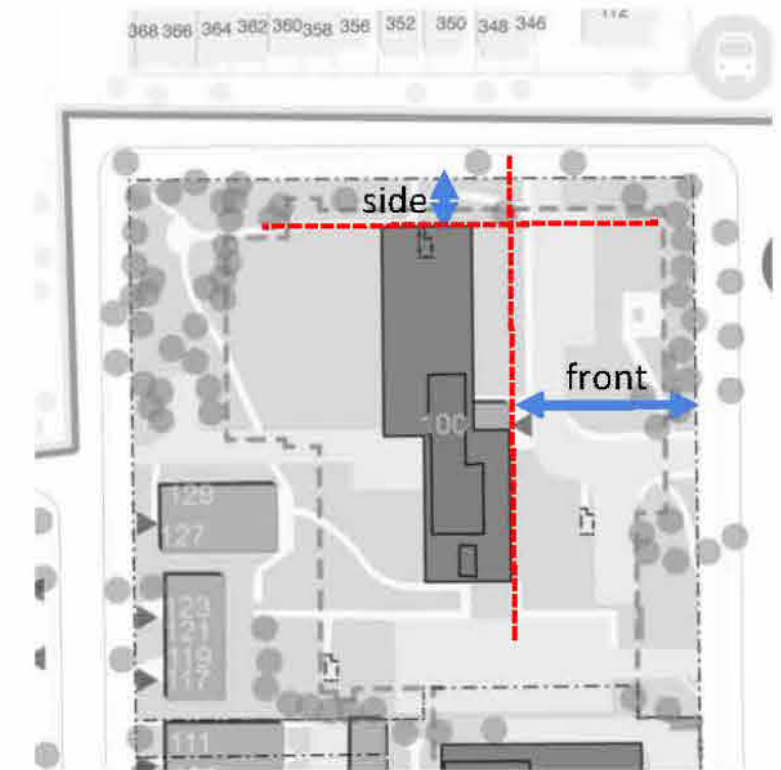
Illustrations of low-rise setbacks from streets within the Study Area.

Taller Building Front Yard Setbacks

- 18 instances
- smallest 8m, largest 45m
- 16-19m typical
- Characteristics: lawn, trees, gardens, some amenity features, walkways, driveways, surface parking

Taller Building Side Yard Setbacks

- 11 instances
- smallest 6m, largest 24m
- 11m-13m typical
- Characteristics: lawn, trees, gardens, walkways



Illustrations of taller building setbacks from streets within the Study Area.

Space Around and Between Buildings Analysis

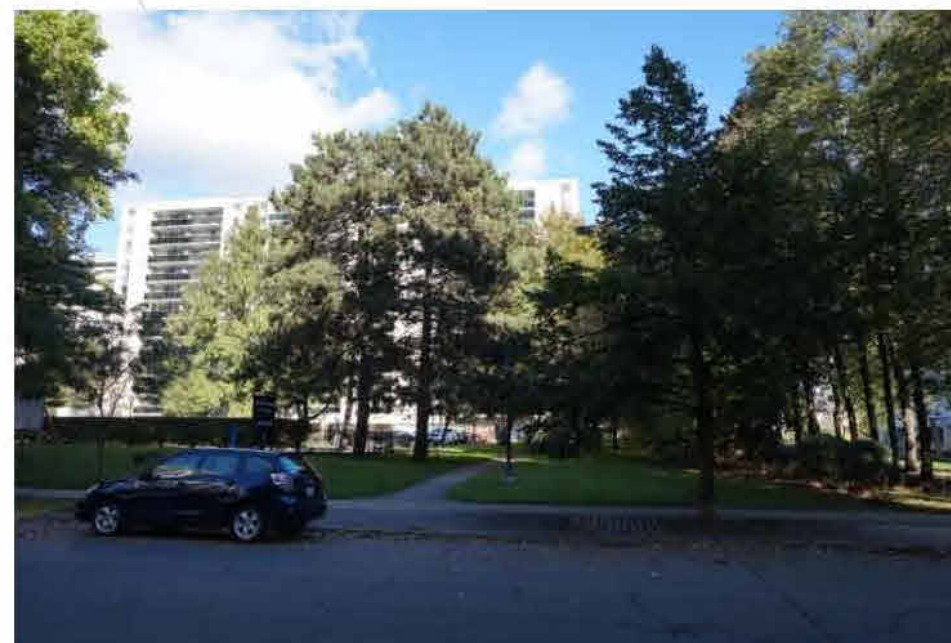
Open Space Breaks between Low-rise and Taller Buildings Along Street Frontages

- smallest 9m, largest 27m
- 19-22m typical
- Characteristics: lawn, trees, gardens, amenity features, walkways, driveways, surface parking.



Open Space Breaks between Taller Buildings Along Street Frontages

- smallest 29m, largest 130m
- 53-63m typical
- Characteristics: lawns, trees, gardens, outdoor amenity areas, walkways, driveways, surface parking.



Space Around and Between Buildings Analysis

Taller Building Separation Distances



Across a Street:

a. Primary Façade Facing – 61m typical

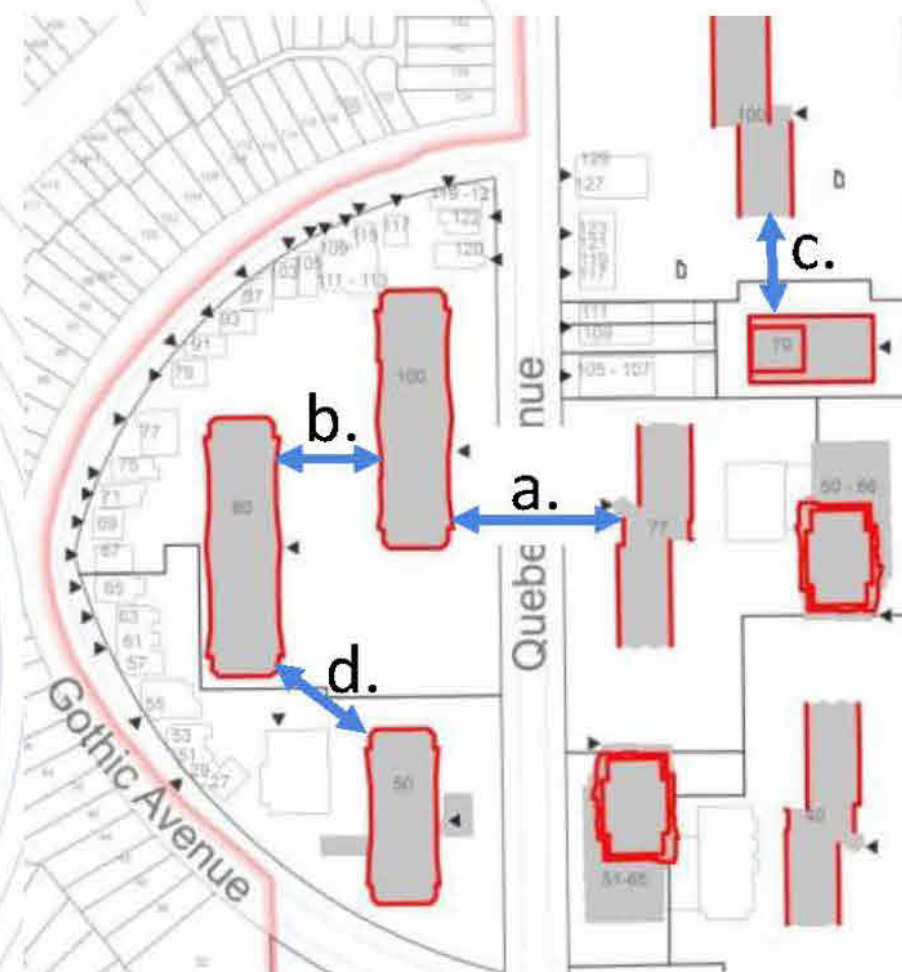


Within the Block:

b. Primary Façades Facing – 35-43m typical

c. Secondary Façades Facing – 42-43m typical

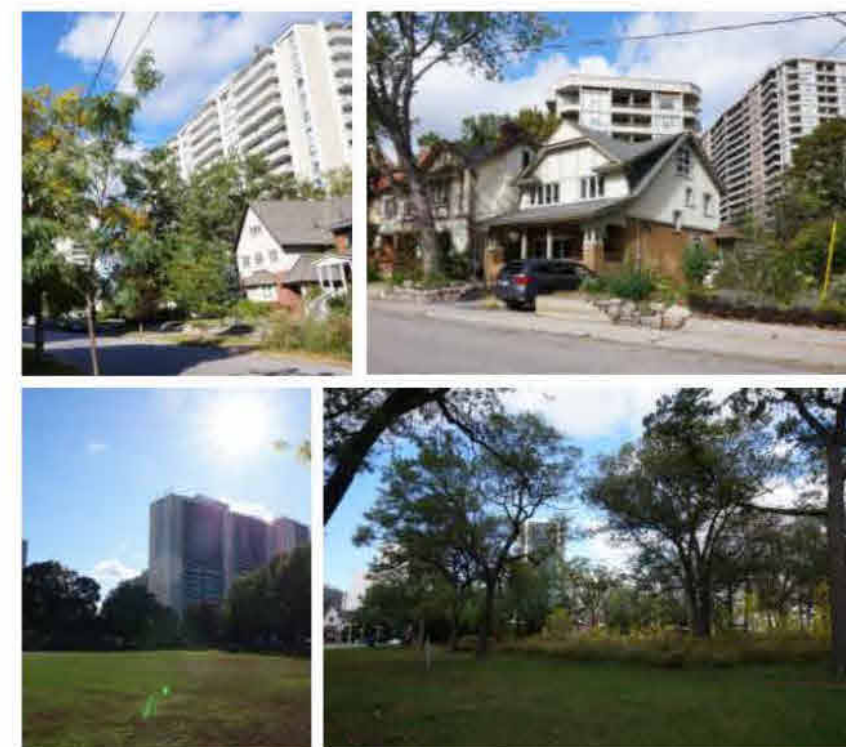
d. Offset or Diagonal Separation – 30-32m typical



Façades with Primary Windows and/or Balconies

Transition

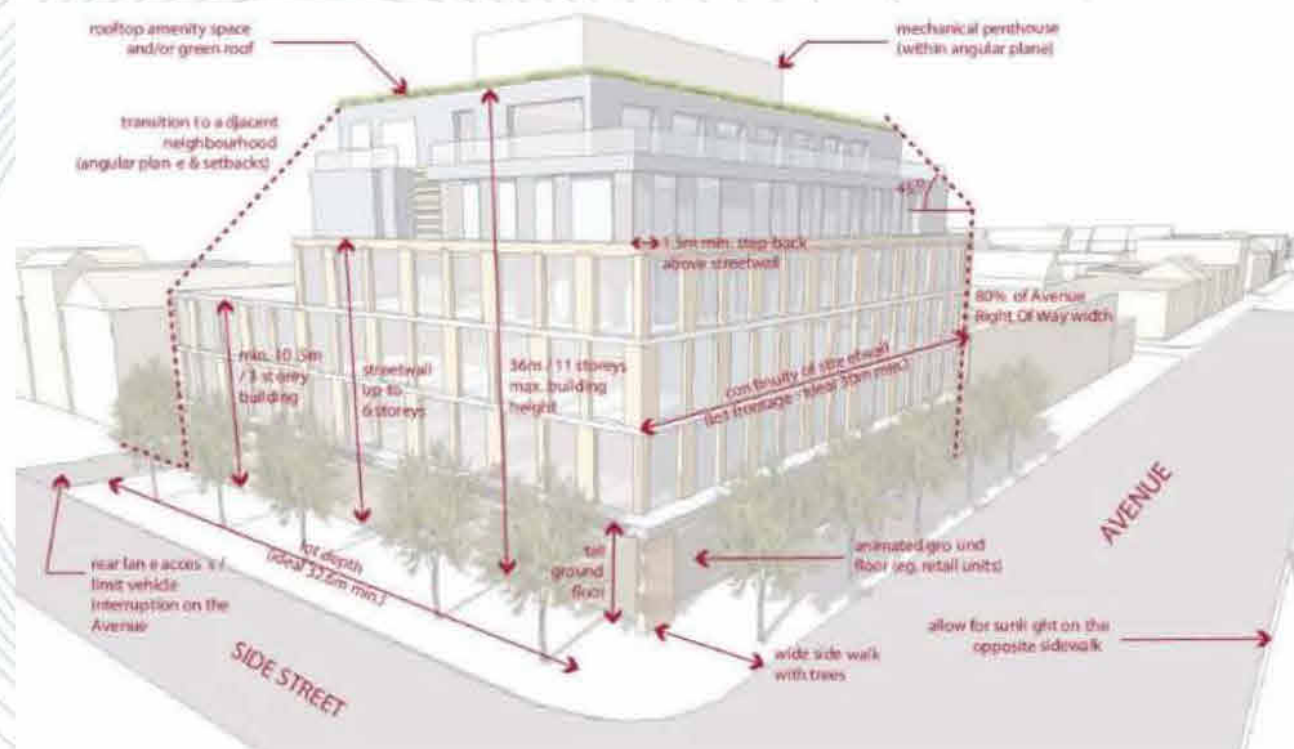
- Generous landscaped building setbacks and open spaces.
- Retention of house forms along Gothic.
- Many abrupt changes in scale and general lack of gradual transition down to *Neighbourhoods* and *Parks*, is not consistent with present day Official Plan policy requirements.



Taller Building Types Today

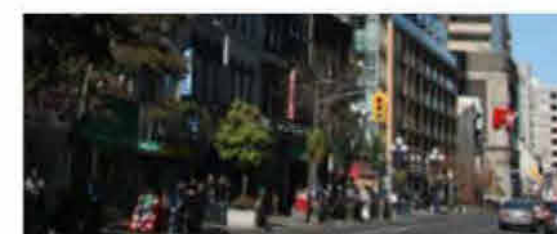
Mid-rise Buildings

- street proportion, 1:1 maximum
- height range 5-11 storeys
- pedestrian scale base building



Tall Buildings

- taller than street right-of-way width, exceeds 1:1 street proportion
- height range 7-12+ storeys
- base, middle, top
- pedestrian scale base building
- slender tower
- 750m² max floor plate



Sunlight and Shadow Analysis

A 3D model which includes the local topography and existing built form conditions is prepared and patterns of sunlight and shadow are being evaluated for areas within the Study Area and surrounding neighbourhood context. Shadows from taller buildings on the façades of surrounding buildings are also being evaluated.



Excerpts from shadow study analysis of existing built form conditions for September 21st 10:18am (EDT)

Sunlight and Shadow Analysis

Cumulative Analysis

A cumulative sunlight and shadow analysis, measured from 9:18 a.m. to 6:18 p.m. at four times of the year, was prepared to evaluate the number of hours sunlight reaches the open space areas within the Study Area.

Sunlight measured on June 21st shows the shortest shadows experienced during the year. Measurement on December 21st shows the longest and farthest reaching shadows experienced annually. 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 and winter extremes.

Pedestrian comfort along streets, within parks, outdoor shared open spaces and amenity areas, as well as trees and vegetation all benefit from good access to sunlight at the equinoxes. Achieving 5 to 7 hours of sunlight or more is typical for many of these types of features within the Study Area.



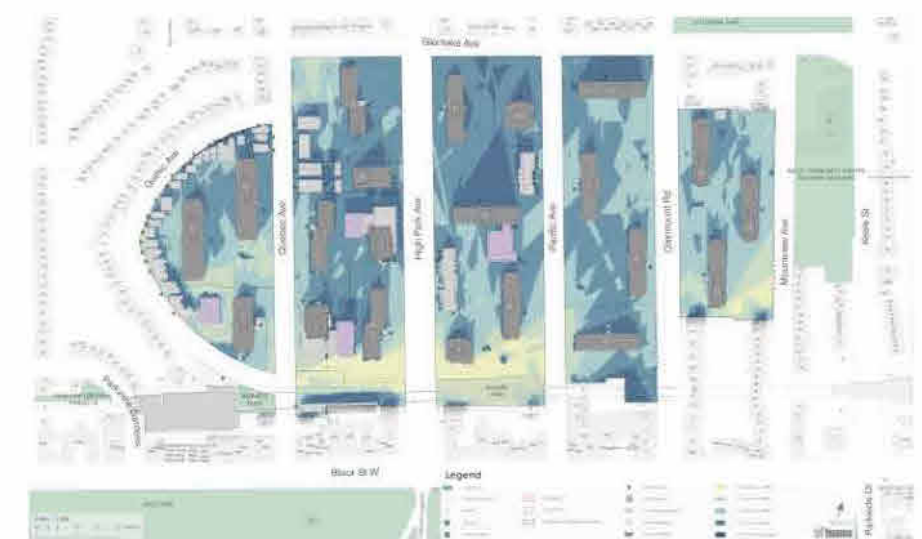
March 21st



September 21st



June 21st



December 21st