



PLANNING A GREAT CITY
TOGETHER



Community Consultation Meeting

High Park Apartment Neighbourhood
Area Character Study

Philip Carvalino, Community Planning

Elisabeth Silva Stewart, Community Planning

Allison Reid, Urban Design

Laura Loney, Heritage Preservation Services

October 25, 2017





Agenda



7:00

Introductions

Councillor – Doucette Parkdale-High Park Ward 13

NO FOOD OR DRINKS PLEASE



7:10

City Staff Presentation

Philip Carvalino, Senior Planner, City of Toronto

Allison Reid, Senior Urban Designer, City of Toronto



8:00

Questions and Comments



8:45

Next Steps

9:00

Conclusion of Meeting

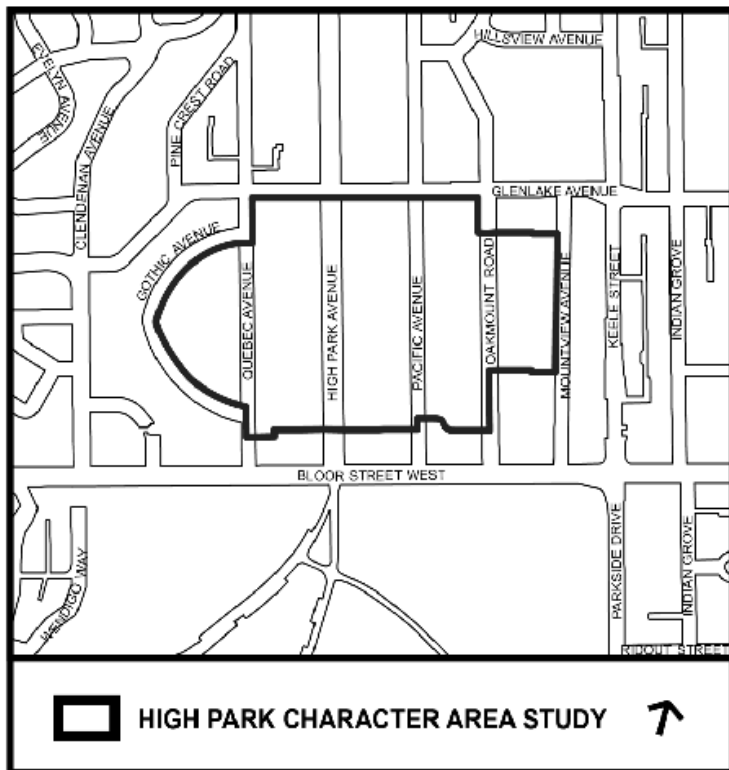


Council Direction

- On April 26-28, 2017, City Council directed 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).
- This study is anticipated to result in a **Site and Area Specific Policy** that will identify existing area characteristics, and provide guidance on appropriate infill opportunities and constraints.



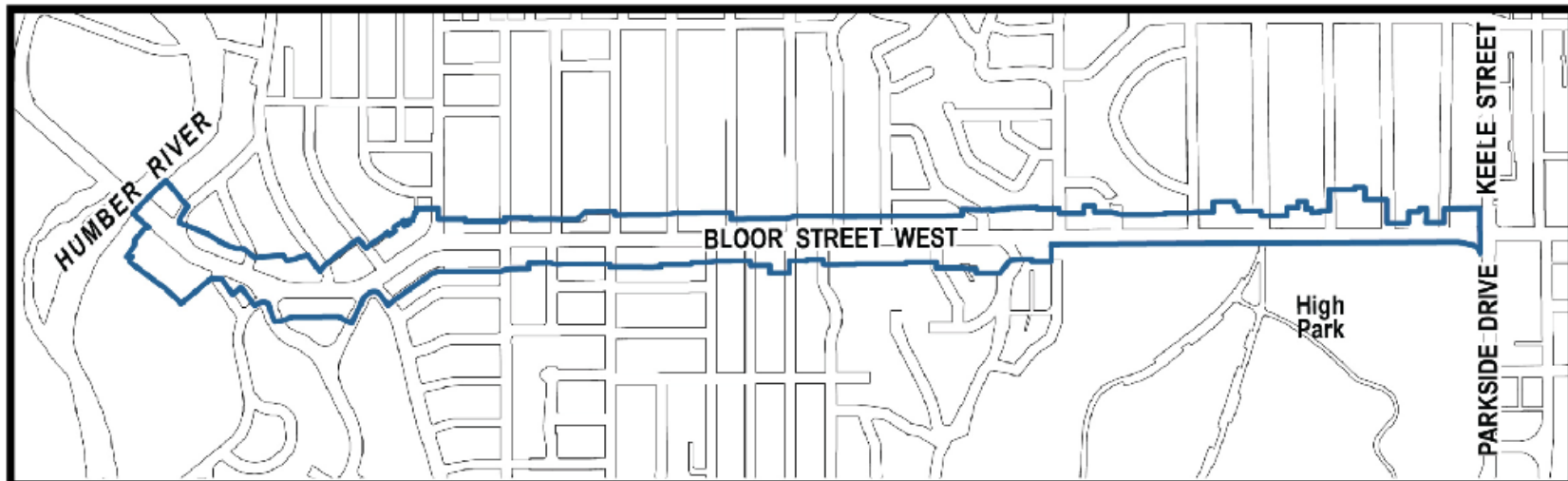
Proposed Study Area Boundary



- Properties located north of Bloor Street West, west of Keele Street, south of Glenlake Avenue and east of Gothic Avenue.
- Properties fronting onto Bloor St. W. are excluded.



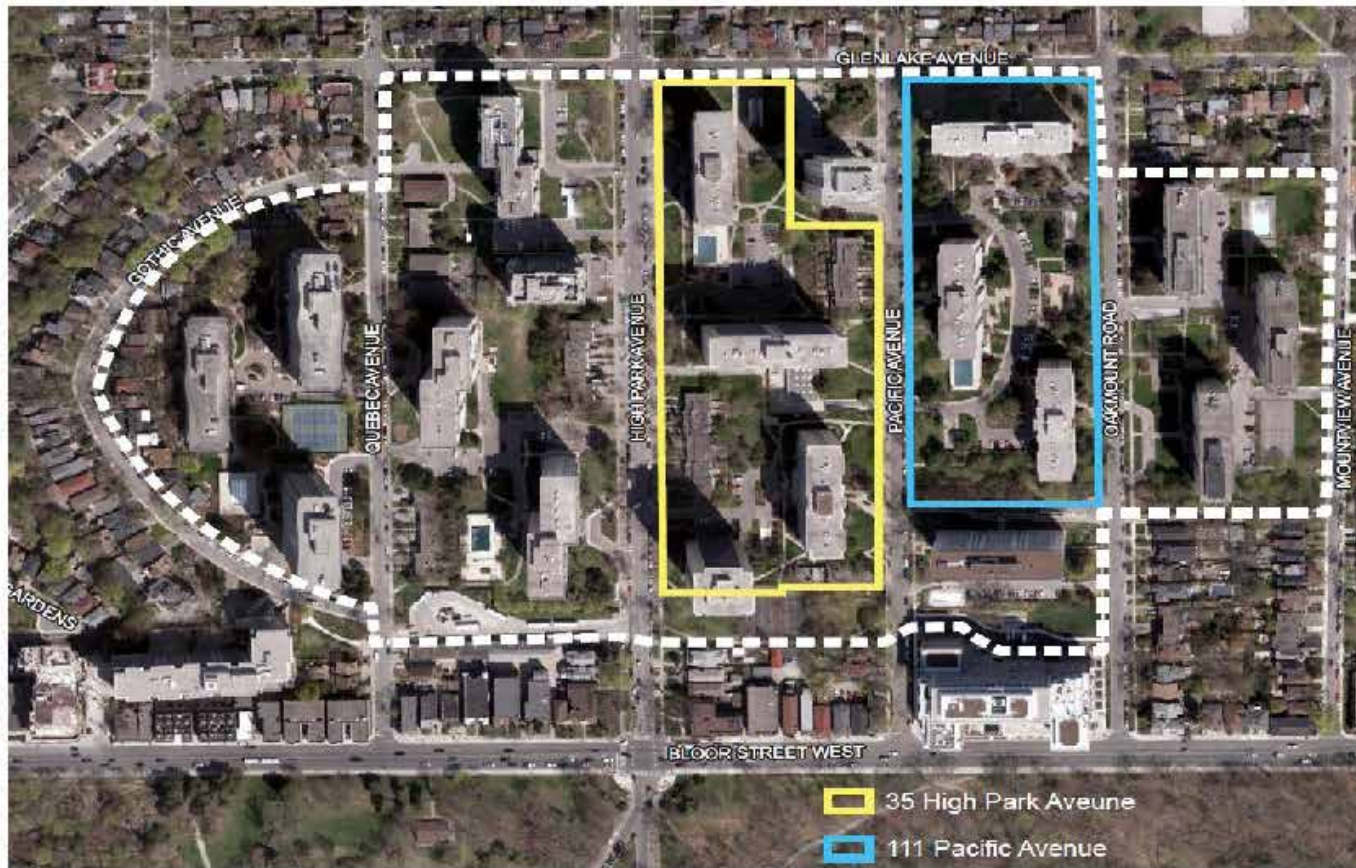
Bloor West Village Avenue Study



- www.toronto.ca/bwv-avenuestudy
- Phase 3 Synthesis & Recommendations ongoing
- Community Consultation Meeting #3 December 2017



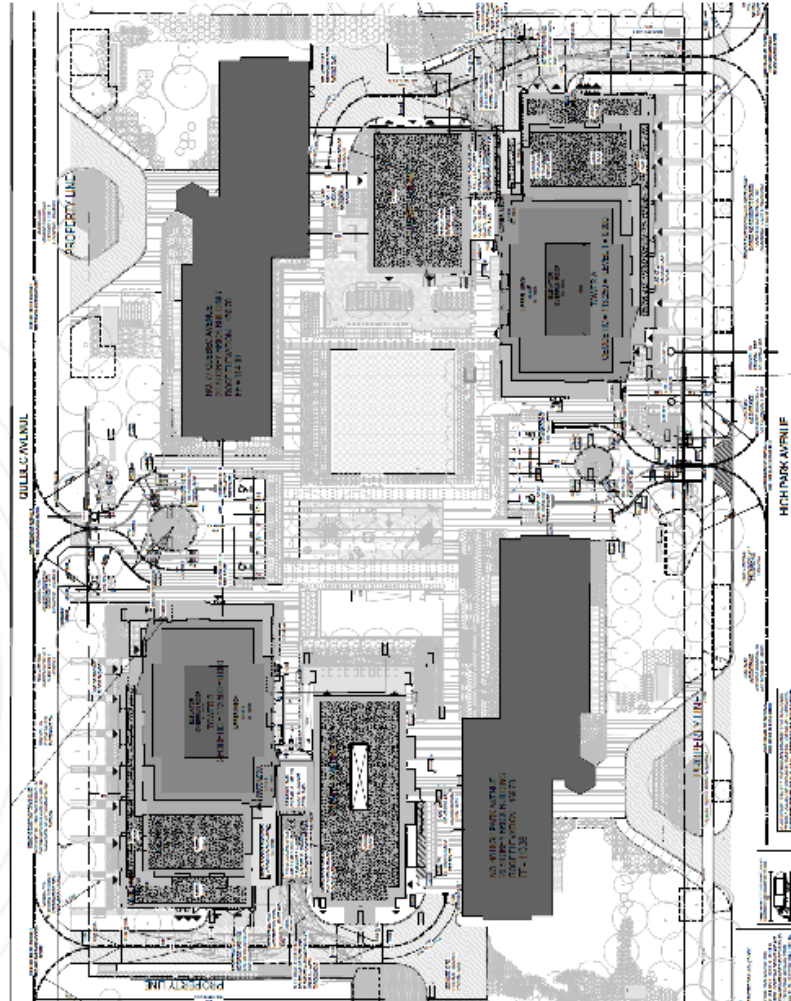
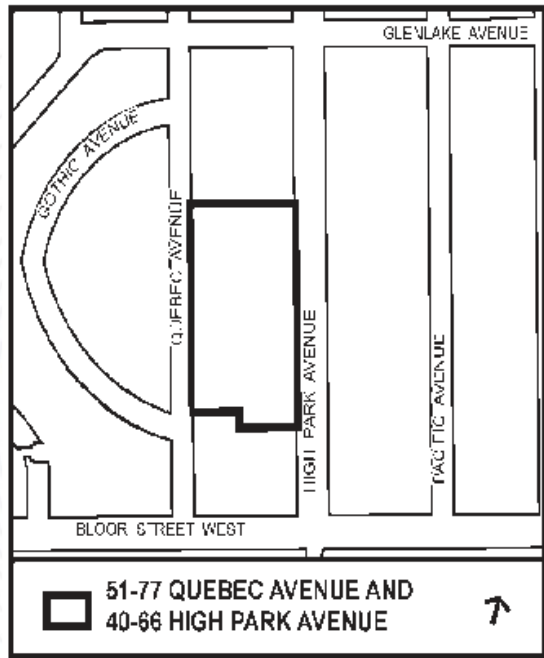
Existing and Planned Context





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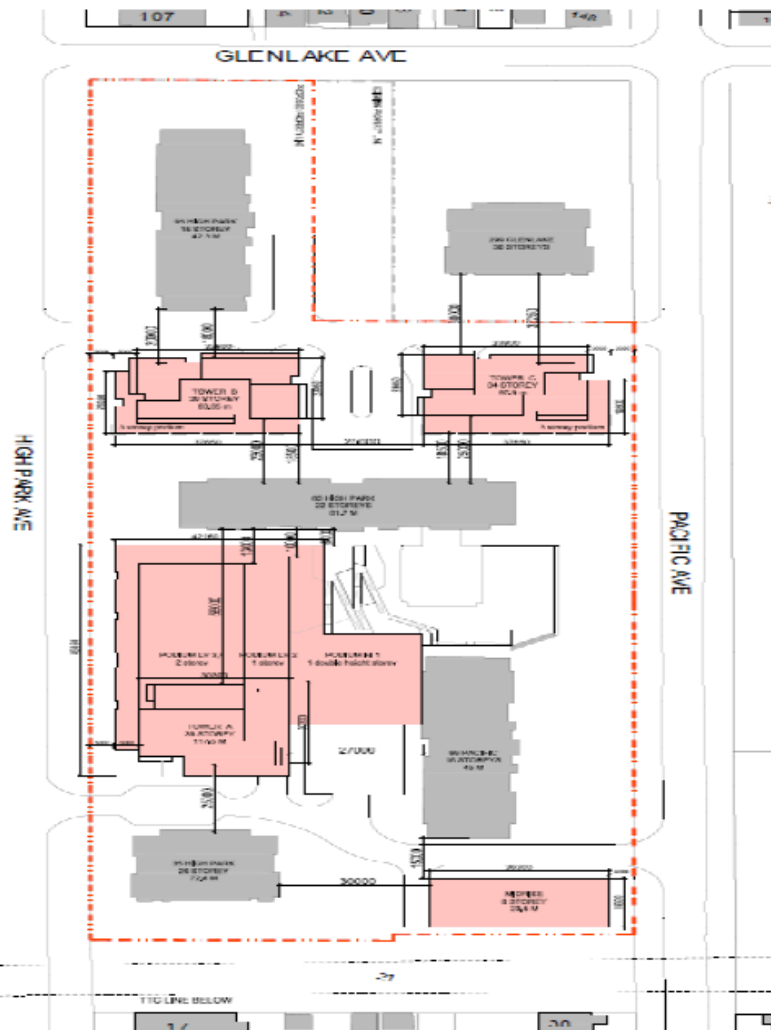
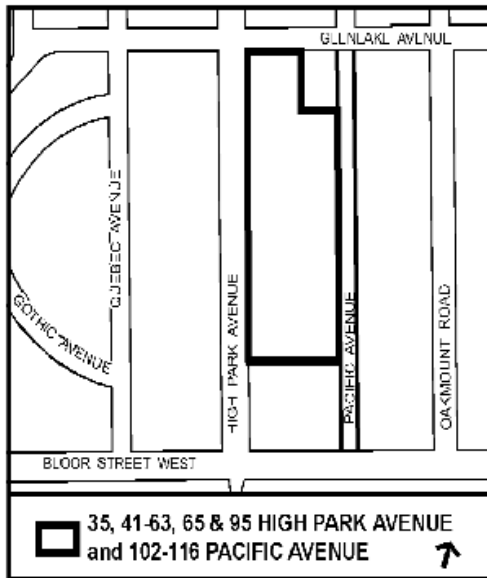
Grenadier Square





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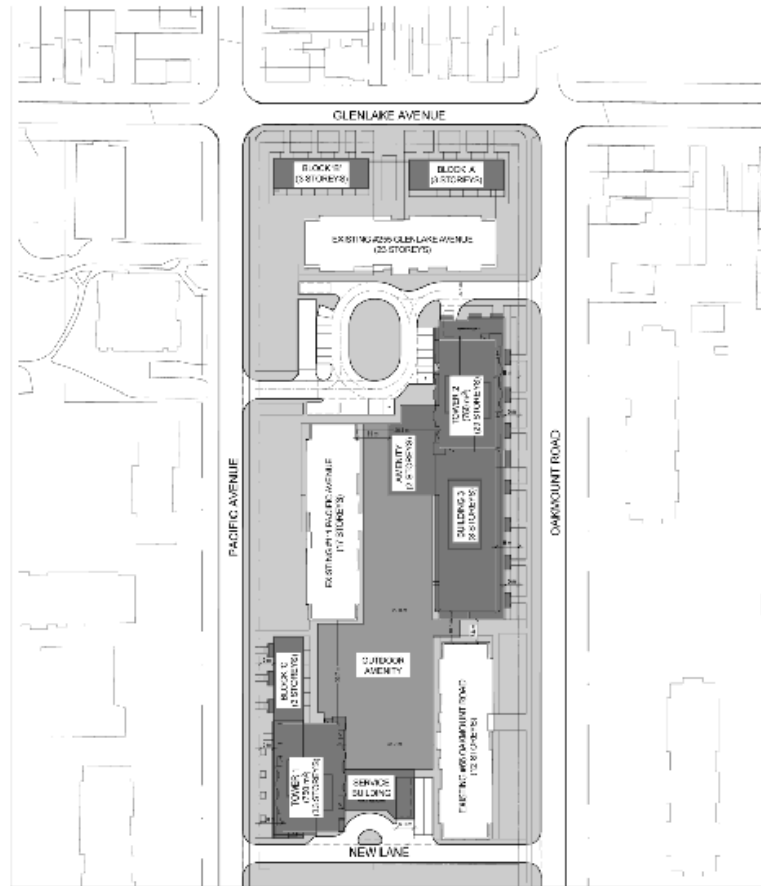
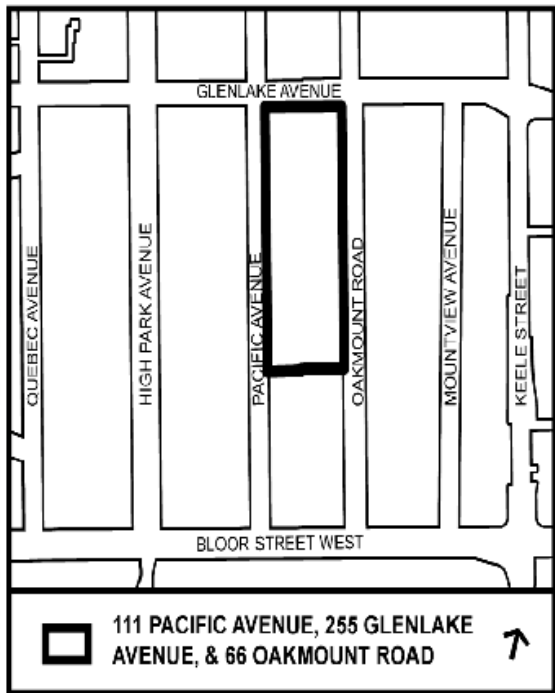
35 High Park |





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111 Pacific |



Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 03/07/2017

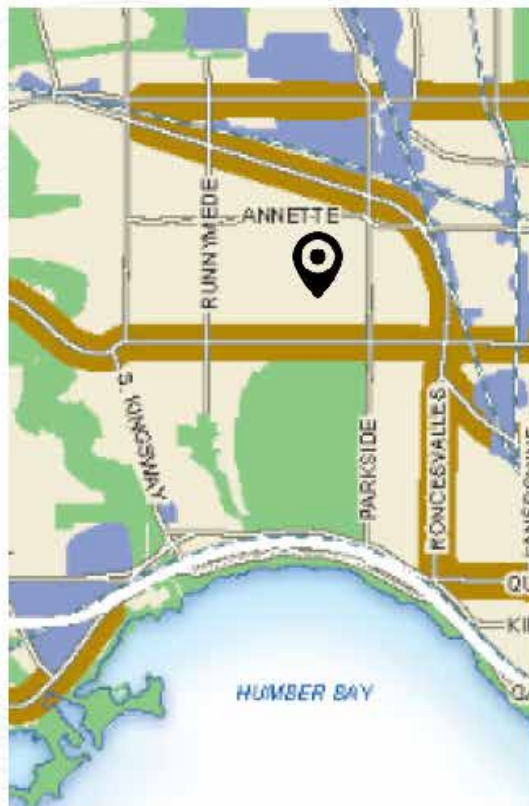
**111 Pacific Avenue, 255 Glenlake Avenue,
 and 66 Oakmount Road**

File # 16 269918 WET 07 0Z





Official Plan – Urban Structure Map



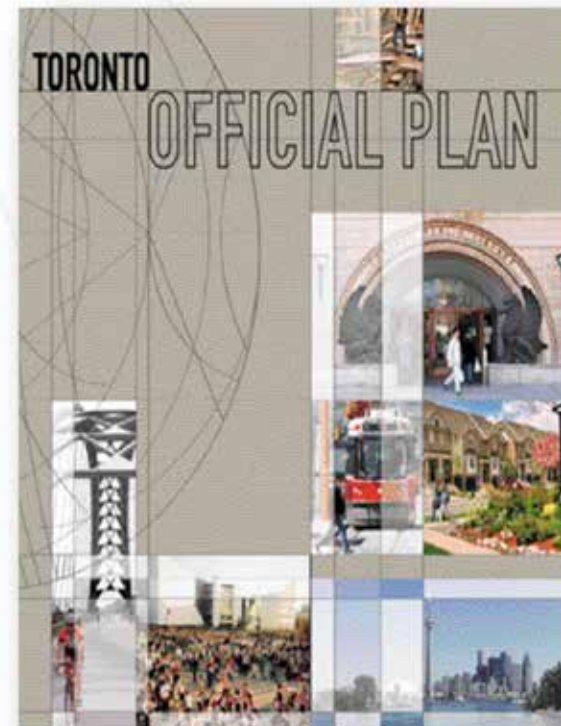
Official Plan – Map 2
Urban Structure

-  Avenues
-  Centres
-  Employment Districts
-  Downtown and Central Waterfront
-  Green Space System



Healthy Neighbourhoods (2.3.1)

- 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





Public Realm (3.1.1)

- The high quality landscaping and architecture of 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 providing access for emergency vehicles.





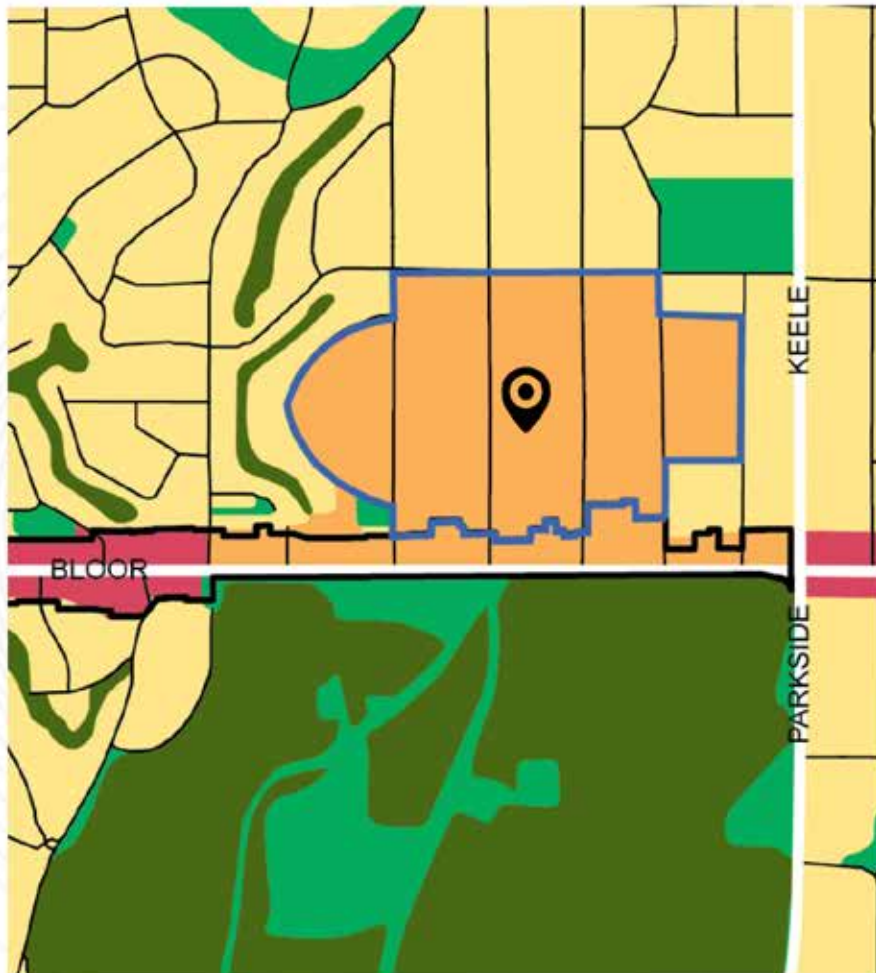
Built Form (3.1.2)

- 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.





Official Plan – Land Use Map



Land Use Designations

-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks and Open Space Areas
-  Natural Areas
-  Parks
-  Other Open Space Areas
(Including Golf Courses, Cemeteries, Public Utilities)
-  Institutional Areas
-  Regeneration Areas
-  Employment Areas
-  Utility Corridors
-  Special Study Area
See Chapter 7, Site and Area
Specific Policies 235, 236
-  Major Streets and Highways
-  Local Streets
-  Railway Lines
-  Hydro Corridors



Apartment Neighbourhoods (4.2)

- 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.
- Development will contribute to quality of life, provide transition to adjacent lands, limit shadow impacts, frame the edge of streets, screen service areas, create a comfortable pedestrian realm, and provide active ground floor uses adjacent to streets and open space areas.
- Significant growth not anticipated though compatible infill development is permitted





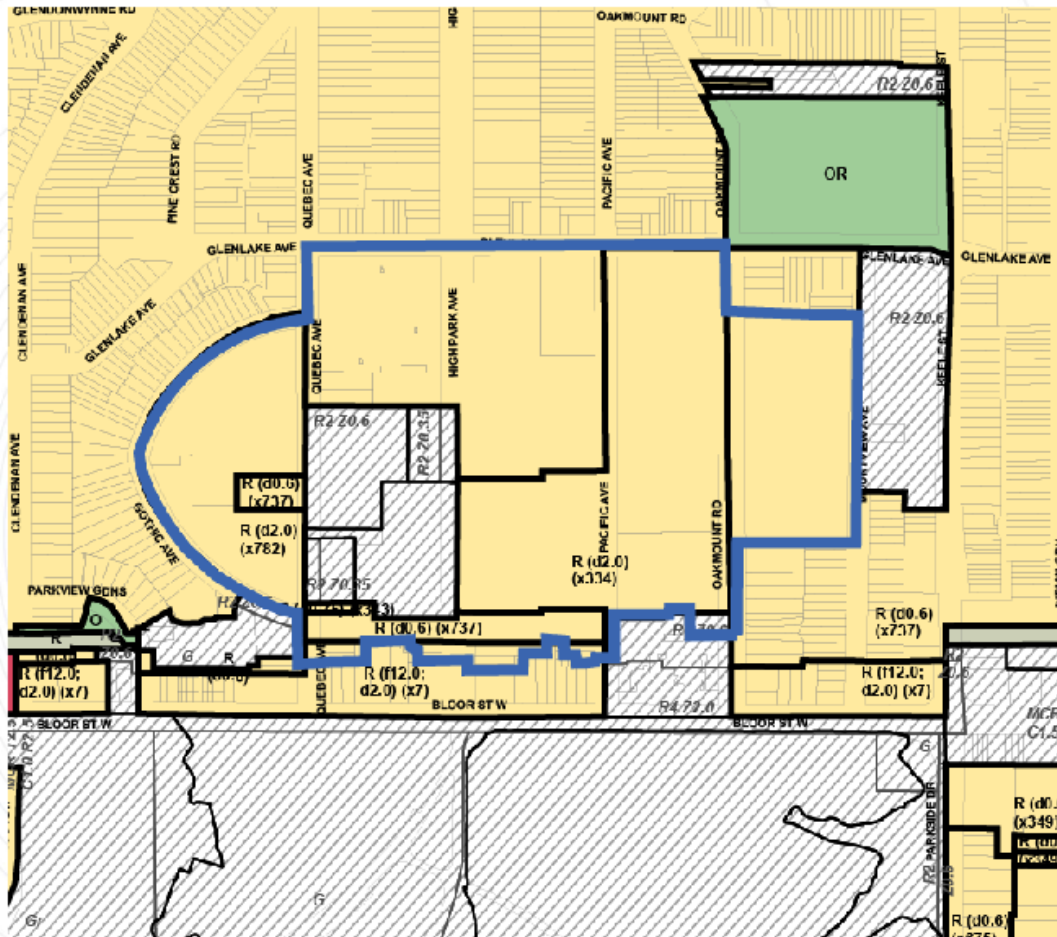
Rental Housing (3.2.1)

- 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.





Zoning Map



- Residential uses permitted
- Apartment buildings permitted
- Local retail and services



Design Standards and Guidelines



Built Form

Streets & Open Space

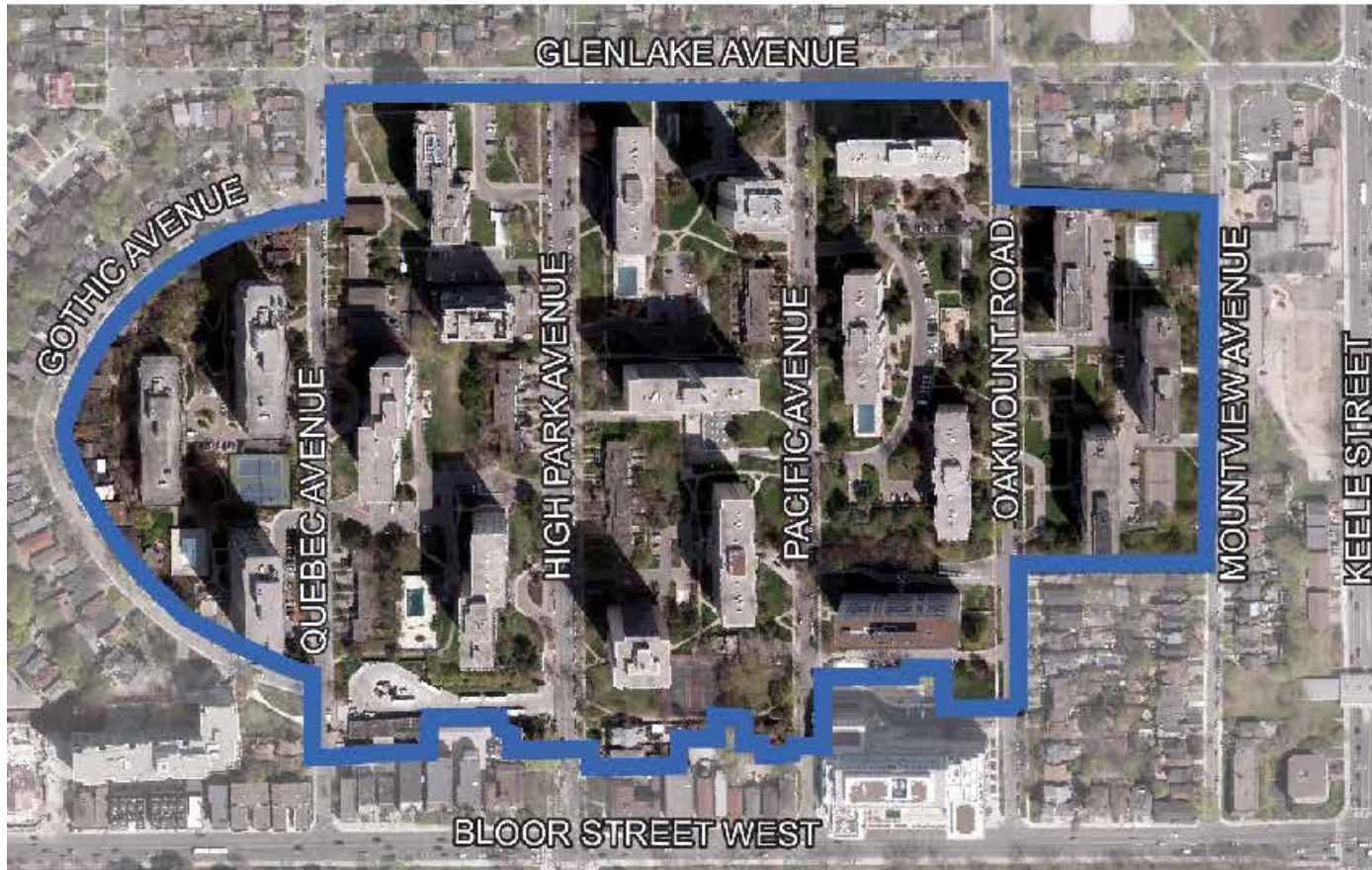
Special Issues





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High Park Apartment Neighbourhood Area Character Study





Draft Study Purpose

- To 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.



Potential Study Outcomes

- Official Plan Site and Area Specific Policy (SASP)
- Area-specific Urban Design Guidelines



Proposed Study Timeline

Key Dates from October 2017 to June 2018:

October 25, 2017 Community Consultation Meeting #1

- Initiate study & distribute working group volunteer applications

November 10, 2017

- Submission Deadline for Working Group Participation

November/December 2017

- Background Analysis, Working Group selection

January/February 2018 Working Group Meetings & Engagement

- 1-2 Working Group Meetings, Community surveys and outreach

February 2018 – Design Review Panel 1st Review



Proposed Study Timeline

Late February 2018 – Community Meeting #2

- Findings and emerging directions

March 2018 – Working Group Meeting & Draft Policy and Guidelines

- 1-2 Working Group Meetings & Policy and Guideline development

April 2018 – Design Review Panel 2nd Review

Late April 2018 – Community Consultation Meeting #3

- Presentation of draft Site and Area-Specific Policy and Guidelines

June 6 or July 4, 2017 Etobicoke York Community Council

- Staff Report draft Site and Area-Specific Policy and Guidelines



Study Team

- Community Planning
- Urban Design
- Heritage
- Transportation Planning
- Environmental Planning
- Urban Forestry
- Parks
- Toronto District School Board



Proposed Study Scope

The Study will identify and evaluate:

- Existing and Planned Context
- Community Amenities and Destinations
- Transportation Choices and Connections
- Cultural Heritage Resources
- Natural Heritage and Hydrogeology
- Public Realm
- Built Form and Open Space Patterns and Character
- Infill Development Opportunities and Criteria



Context



- Understand the study area within the broader community and the overall City Structure



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Parks and Public Open Space





Other Community Destinations

- Community Centres, Libraries, Schools, Childcare, Places of Worship, Retail and Services, etc.





Transportation Choices





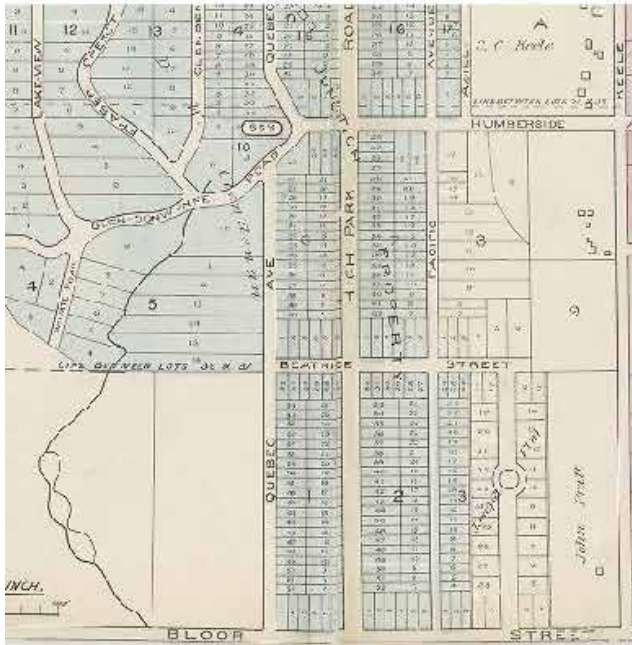
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Public Transit





Built and Cultural Heritage



Fire Insurance Plan: West Toronto 1884



32 Gothic Ave.



- Understanding indigenous history, early settlement and built form evolution
- Recognizing heritage properties and cultural heritage resources



Natural Heritage and Hydrogeology



- Proximity to Provincial ANSI, Environmentally Significant Areas, Natural Heritage System, Ravines and Natural Features
- Bloor West Village Avenue Study Assessments



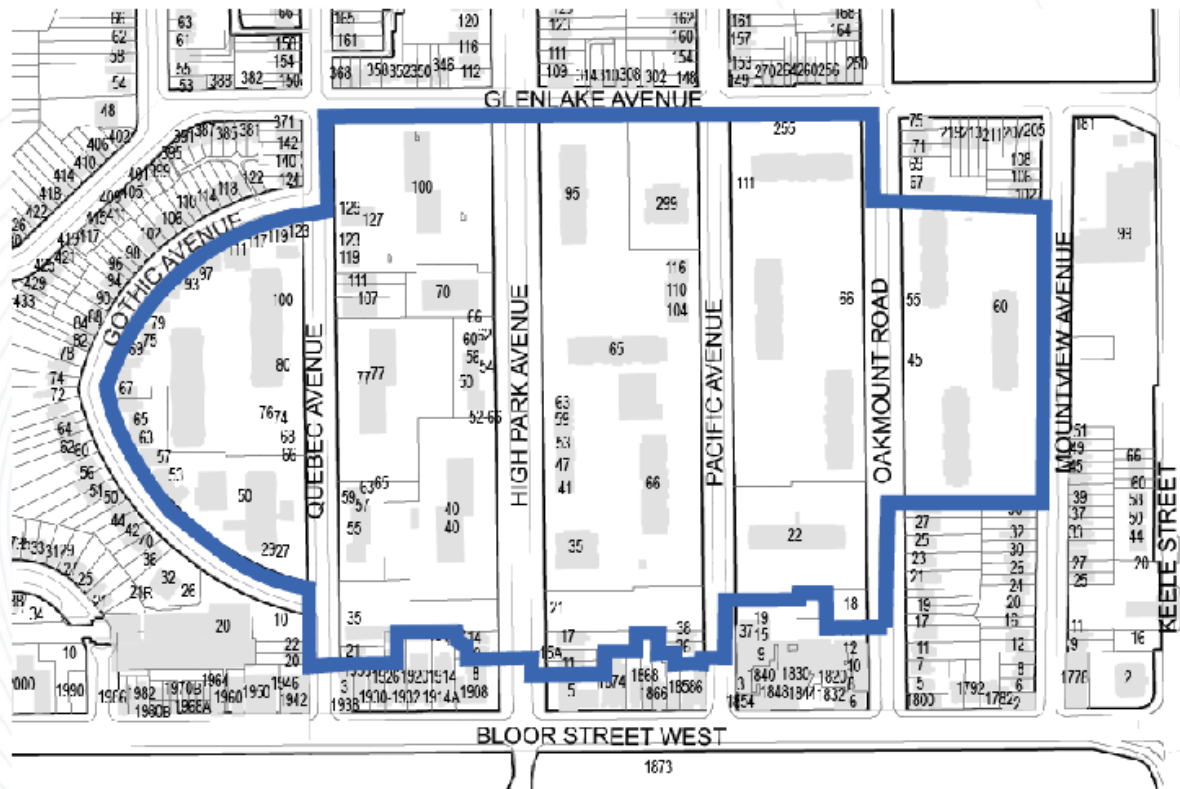
Views and Vistas



- Identify important views from the public realm to, from and within the area



Streets and Block Pattern



- Assess block size and alignment, parcel boundaries, built and unbuilt areas (figure ground)



Streets



- Assess street pattern, hierarchy, Complete Streets Guidelines classifications



Streetscape



- Inventory sidewalk and boulevard dimensions, elements and conditions



Pedestrian Amenity



- Evaluate safety, comfort and accessibility for all ages and abilities





Cycling Amenity



- Identify existing assets and needs



Open Space within the Block



- Identify size and type of spaces, uses, character and linkages between.



Amenity Areas



- Identify active and passive amenity areas



Landscapes



- Assess character and condition of private landscapes



Mid-Block Connections



- Identify existing routes and desire lines



Topography



- Identify natural and human-made slopes and responses to changes in grade



Trees and Vegetation



- Identify street trees and private tree species, planting characteristics, and unencumbered soil volumes



Built Form

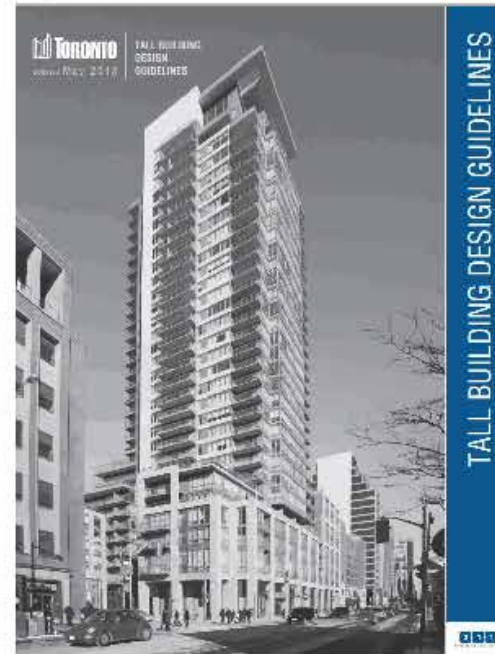


- Identify range of building typologies



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Tall Buildings



- Understand built form context and best practices





Infill Development



- Consider recently constructed and approved projects



Building Placement and Orientation



- Understand building alignment relative to streets, open space and other buildings



Corners and Interior Lots



- Determine built form responses to streets and open spaces at corners and within the block





Building Setbacks



- Analyze front, side and rear yard setback patterns



Separation Distances



- Measure building separation distances and facing relationships



Address and Entrances



- Identify building frontages and entrance locations relative to streets and open spaces



Building Heights and Transition



- Measure existing building heights and densities
- Identify changes in scale and intensity and sensitive adjacencies



Sunlight and Shadows



- Assess sunlight and shadow conditions within the study area and impacts on the surrounding context



Pedestrian Level Wind

- Understand pedestrian level wind conditions from development application studies and best practices





Building Materials and Articulation



- Identify building materials and design elements that contribute to area identity



Parking



- Identify points of vehicle access, pick-up/drop-off, underground structures and surface parking locations



Servicing



- Identify waste management, loading, moving and delivery conditions





Key Questions

- What elements define the physical character of the area?
- What spaces and attributes are most valued?
- What conditions are less desirable and how can these be improved?



Next Steps

October 2017

- High Park Apartment Neighbourhood Study Website

November 10, 2017

- Submission Deadline for Working Group Participation application

November/December 2017

- Background Analysis, Working Group selection

January/February 2018 Working Group Meetings & Engagement

- 1-2 Working Group Meetings, Community surveys and outreach

Late February 2018 Community Consultation Meeting #2



Contact Us



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Toronto, ON , M9C 5A3



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@CityPlanTO

Please remember to fill out a
Community Meeting Comment Sheet and Sign-in

Thank You for Attending!