

## High Park Apartment Neighbourhood Area Character Study

# Working Group Meeting #3: Findings (Part 2); 2D Workshop [continued]; 3D Workshop – Built Form & Servicing

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February 27, 2018



# Meeting Summary

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Monday, February 27, 2018  
6:00pm – 8:15pm  
Annette Public Library

## Working Group Attendance

Local Councillor, Sarah Doucette – Ward 13  
Sarah Henstock, Manager, Etobicoke York District  
Elisabeth Silva Stewart, Planner, Etobicoke York District  
Allison Reid, Senior Urban Designer, Etobicoke York District  
Jennifer Renaud, Planner, Etobicoke York District  
6 High Park Area Residents  
4 High Park Land Owner Representatives  
1 High Park Tenants Association Representative  
1 Bloor West Village Rate Payers Association Representative  
1 High Park Community Alliance Representative  
1 High Park Natural Environmental Committee Representative  
1 Oakview Tenants Association Representative  
1 High Park Residents Association Representative  
Regrets:  
1 High Park Area Resident  
1 High Park Land Owner Representative

## Summary of Meeting

On Tuesday February 27<sup>th</sup>, 2018, the City of Toronto hosted the third Working Group Meeting for the High Park Apartment Neighbourhood Area Character Study. The purpose of this meeting was to continue presenting findings and continue to workshop ideas on priorities to guide change and compatible infill development.

The meeting was initiated by providing the Working Group members time to complete the 2D workshop session from last meeting.

Staff then presented Draft Guiding Principles for Natural Features and Environment, Public Realm, and Open Space developed with the help of the responses received from Working Group members from the previous meeting. Staff presented additional information gathered including study area demographic profile, a draft density comparison with other areas of similar built form and location (apartment neighbourhoods on or near a subway line), and draft findings on the analysis of Built Form.

The last 45 minutes of the meeting were devoted to a 3D workshop session focused on Built Form and Servicing with the goal to help working group members work through priorities and weigh complex issues related to accommodating infill in this study area. The purpose of this workshop was to help the working group members determine priorities for the guiding principles. Working Group members arranged themselves into two groups and identified: important open space areas; positive built form relationships; ideas about setbacks, building types, heights and transition; infill opportunities and possible scale; and other noteworthy aspects related to the 3D axonometric view.

## **Key Messages**

### **1. Open Spaces and Natural Features**

- Mature trees were noted
- Bird friendly habitat was noted
- Shadows were noted
- Wind tunnels were identified
- Suggestion that mapping tree species would be helpful so that special trees can be protected
- Potential Privately-Owned Publicly Accessible Open Spaces POPS were mapped
- Off leash dog areas were noted to require strict regulations in terms of location, fencing, public health, neighbourhood noise and activities
- Possible water infiltration areas were noted
- Possible migratory bird habitat and bats were noted
- Kids and dogs gathering areas were identified
- Amenities (pools, bbq areas,) were identified
- Sunny spots were identified

### **2. Routes and Connections**

- Bicycle access should be separated from pedestrian walkways

- Mid-block connections should not be for vehicles – these should be for pedestrians
- Need for speed reducing measures or lights on High Park Avenue were noted
- Wider walkways are needed
- Views from public realm (Glenlake) to high park were noted
- Views from public realm (Gothic) to buildings were noted
- Views from public realm (Bloor Street West) were noted
- Pedestrian mid-block connections throughout all the blocks were noted
- Need for more pedestrian access to High Park were noted

### 3. 3D Workshop

- Working Group members experimented with a 3D scaled LEGO model to review different scales of buildings and locate them into the base model
- Infill opportunities identified included: under-utilized areas, generous spaces in between buildings; redevelopment of existing low-rise buildings with more density
- Modelling of new infill generally maintained open spaces in between buildings with limited street walls
- Modelling of new infill did not rise higher than the tallest building in the area
- Most buildings were modelled at a scale similar to the height of 66 Oakmount
- There was a mix of building types modelled including elongated buildings, point towers, and low rise additions to existing buildings

### Next Steps

Staff are proposing to add two extra meetings since there is still a lot of work to cover.

Staff are requesting if there are any Working Group members interested in volunteering and helping out at the upcoming Community Consultation event on March 8<sup>th</sup>, to let staff know.

Working Group members were asked to think about what the guiding principles, goals and objectives should be for the character elements at today's session focussed on Built Form and to comment on the Draft Guiding Principles staff presented. Working Group members were requested to email their responses to staff by March 5<sup>th</sup>, 2018.