



Working Group Meeting # 1

High Park Apartment Neighbourhood Area Character Study

Elisabeth Silva Stewart, Community Planning
Allison Reid, Urban Design

December 9, 2017

Agenda



10:00 Introductions



10:10 Presentation

Elisabeth Silva Stewart, Planner
Allison Reid, Senior Urban Designer



10:50 Discussion

Questions & Suggestions
Next steps

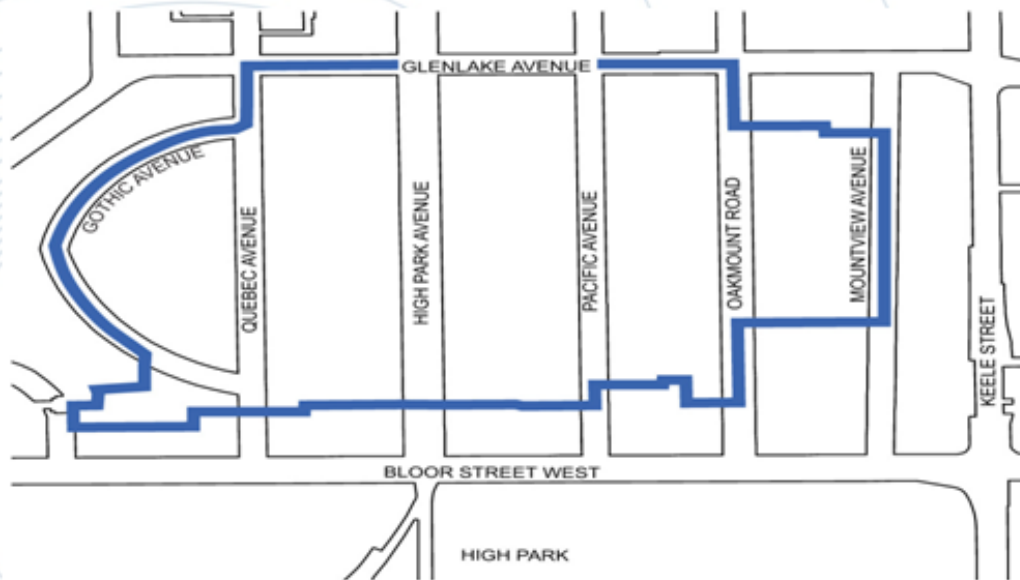


11:10 High Park Apartment Neighbourhood Walk

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.

Study Area Boundary



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

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*.

Possible Study Outcomes

- Official Plan Site and Area Specific Policy (SASP)
- Area-Specific Design Guidelines
- Community Improvement Opportunities (Private Lands / Public Realm)

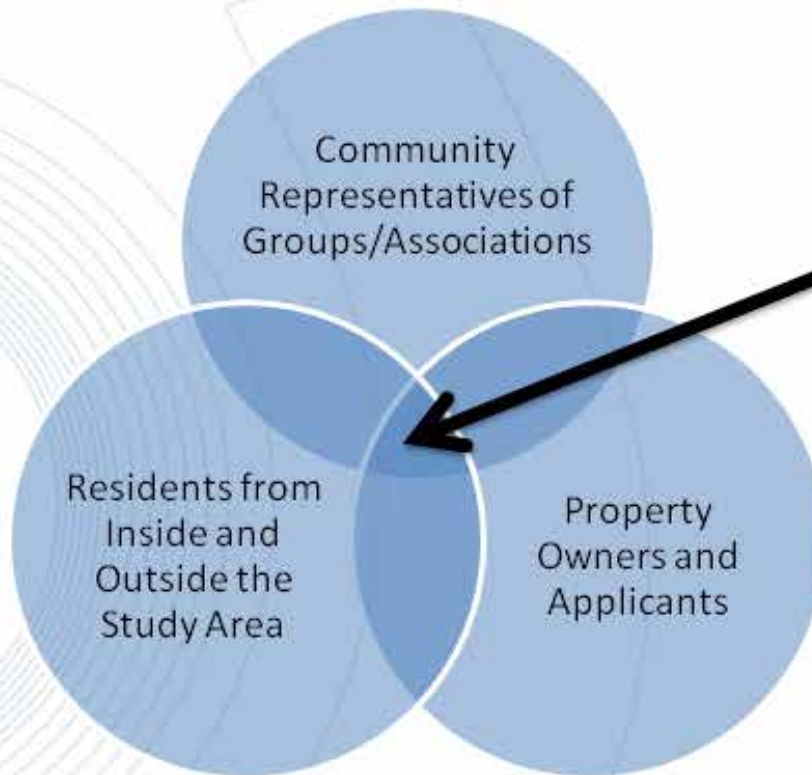
Decision Making Process



Working Together



The Working Group



**Working
toward
consensus**

Working Group Terms of Reference



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High Park Apartment Neighborhood Character Study

Working Group Terms of Reference

Purpose of the Working Group
This document outlines the role of the Working Group for the High Park Apartment Neighborhood Character Study, and includes guidelines for how the Working Group will operate and what meetings will take place. This document may be amended as the project progresses. Any amendments to the Terms of Reference will be done in consultation with the City Staff Team and Working Group members.

Working Group Mandate
The Working Group is a non-political advisory body with a mandate to provide a forum for feedback, guidance, and advice to the City Staff Team at key points during the process of the High Park Apartment Neighborhood Character Study.

Working Group Team
The Study Team has proposed four meetings with the Working Group over a period of about six months. A Working Group meeting will be held in each of the four major study phases of the High Park Apartment Neighborhood Study:

1. Urban Design I/II and High Park Apartment Neighborhood Character Element's Work (December 9th, 2015 - 10 am to Noon)
2. Preliminary Findings Discussion (tentative February 23rd, 2016, evening)
3. Policy Development Discussion (tentative February 27th, 2016, evening)
4. Finalize Recommendations Discussion (tentative April 24th, 2016, evening)

Membership
The Working Group will be comprised of local residents and associations representing a range of interests and experiences related to the High Park Apartment Neighborhood and the surrounding area as well as Property Owners within the study area. Working Group participants will be selected by the City Staff Team.



Decision Making
As an advisory group, the Working Group will operate using a consensus-based approach, where members provide advice to the City Staff Team. In a consensus-based approach, participants:

- Openly discuss ideas, perspectives, and concerns
- Seek to develop common ground, and
- Reach areas of disagreement to the best of their ability.

Differing viewpoints will be documented in Working Group meeting notes.

Roles and Responsibilities
The Working Group reports its advice and recommendations to the City Staff Team.

Working Group members will:

- Review the Terms of Reference
- Concur to the schedule of four Working Group meetings over the course of the study and advise the City Staff Team if they are unable to attend.
- Advise the Project Team of their organization's/ community's constructive perspectives relating to the study
- Provide advice, feedback, and perspectives on the content and process related to the High Park Apartment Neighborhood Character Study offered by the City Staff Team, Working Group members, or others
- Help the Working Group operate effectively by offering suggestions and alternatives to issues, concerns, and problems
- Attempt to anticipate potential problems and offer options for resolving them
- Communicate Working Group discussions back to their organizations and constituents
- Receive all relevant project materials, and provide feedback, advice, and participation
- Attend the Working Group meetings or send a designate approved by the City Staff Team if unable to attend, and
- Review the results of Working Group discussions to ensure meetings are accurately recorded in records or in additional reports that members may determine are needed.

Members from the City Staff Team will:

- Work to provide accurate, understandable information to Working Group members such that they can contribute informed advice and recommendations
- Help the Working Group function effectively by providing information, suggestions, and alternatives to issues, concerns, and problems being discussed
- Ensure that appropriate Study Team representatives (or other interested people) are present at discussions on specific issues or assignments of the process
- Listen carefully to the advice and perspectives of members and, where feasible, incorporate advice into the project and the Guidelines, and
- Post summary reports of each Working Group meeting along with presentation materials on the City's High Park Apartment Neighborhood Character Study website.



Reporting Relationship
The Working Group is acting in an advisory capacity to the City Staff Team, and is not responsible for the decisions made by the City Staff Team or City Council. By participating as members of the Working Group, members are not expected to waive their rights to participate in the decision-making process and may continue to participate through other channels.

Media Contact
Individual Working Group members' opinions are not necessarily representative of the views of the entire Working Group. In the event that individual Working Group members receive media inquiries about opinions expressed by the Working Group, such inquiries should be referred to:

Sarah Neesham, Community Planning Manager - West
Executive Staff Director
City Planning
City of Toronto
916-393-2410
sarah.neesham@toronto.ca

Conflict of Interest
Every Working Group member has a duty to promptly report any conflict of interest with the City of Toronto to the Study Team. The City of Toronto may deny a Working Group membership to avoid, manage, or mitigate an actual, potential, or perceived conflict of interest. If a Working Group member fails to promptly disclose the existence of any conflict of interest, the City of Toronto may, in its sole discretion, terminate the Working Group member's membership.

Freedom of Information and Protection of Privacy
Please note that all information will be used in accordance with the Freedom of Information and Protection of Privacy Act and the Access to Information Act. With the exception of personal information, all information provided through the Working Group process will form part of the public record including the names of Working Group member organizations.



Proposed Study Timeline

We are here

Information Gathering

- Community Engagement and Working Group Initiation
- Neighbourhood Walks
- Initiating Background Research & Analysis
- Identification of Existing Conditions and Attributes

December 9, 2017

Identifying Character

- Understanding Issues, Opportunities and Constraints
- Online Engagement (Social Pin Point)
- City Staff Consultation
- Working Group Consultation

January 23 2018

Policy Development

- Guiding Principles and Emerging Policy Direction
- City Staff Consultation
- Working Group and Community Consultation
- City's Design Review Panel 1st Review

February 27 2018

Draft Policy

- Draft Policy and Guidelines
- City Staff and Working Group Consultations
- City's Design Review Panel 2nd Review
- Status Report to Etobicoke Community Council

April **23** 2018*

Final Report

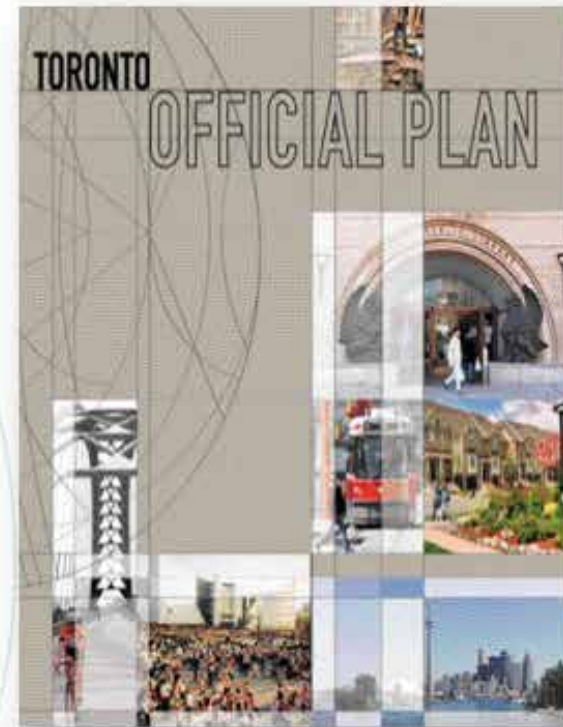
- Proposed SASP and Area-Specific Design Guidelines
- Statutory Public Meeting EYCC
- Council Adoption

EYCC
June 4, 2018

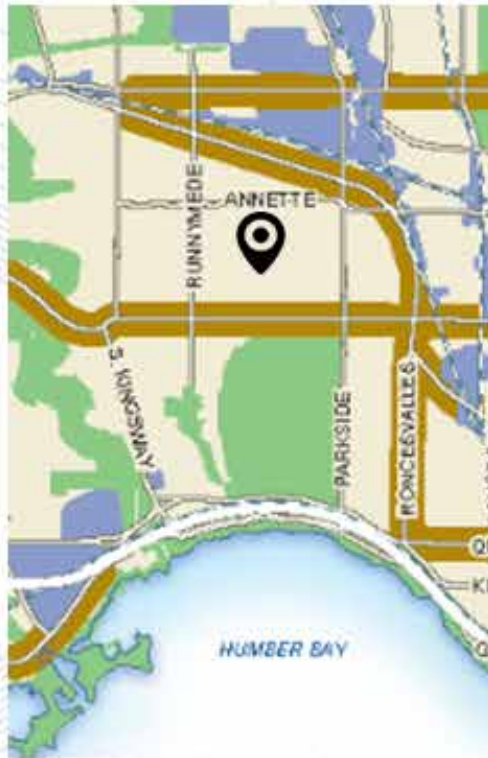
Policy Overview

City of 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.



Official Plan Urban Structure Map



ANTICIPATE
GROWTH

Official Plan - Map 2
Urban Structure

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

Official Plan Natural Environment




 Natural Heritage System



 Environmentally Significant Areas



 City Parkland

2.3.1 Healthy Neighbourhoods

- Stable not static
- Development will respect and reinforce existing physical character
- Development will be compatible
- Adjacent intensification will be carefully controlled
- Environmental sustainability promoted
- Functioning of local network of streets improved
- Community amenities enhanced

3.1.1 The Public Realm

- 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.



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.



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

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 not anticipated though compatible infill development is permitted



4.2 Apartment Neighbourhoods

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

4.2 Apartment Neighbourhoods

New 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

Design Standards & Guidelines



Built Form



Streets & Open Space



Special Issues

Area-Specific Urban Design Guidelines



Services & Payments

Community & People

Business & Economy

Explore & Enjoy

City Government

Search Q + -

City of Toronto / City Government / Planning & Development / Official Plan & Guidelines / Design Guidelines

Design Guidelines

Print

Building Type

- Tall Buildings
- Mid-Rise Buildings
- Townhouse & Low-Rise Apartments (Draft)
- Infill Townhouses
- Drive-Through Facilities

Area-Specific

- Etobicoke-York
- North York
- Scarborough
- Toronto & East York
- Neighbourhoods Guidelines Template & Manual

Streetscape & Public Space

- Complete Streets
- Streetscape Manual
- Bicycle Parking Facilities
- Privately-Owned Publicly Accessible Spaces (POPS)

Related information

Glossary

Environmental

- 'Greening' Surface Parking Lots
- Drought Tolerant Landscaping
- Bird-Friendly Guidelines

Public Art

- Percent for Public Art

Accessibility & Universal Design

- Accessible Design
- Child Care Design & Technical Guidelines

Area Specific Urban Design Guidelines

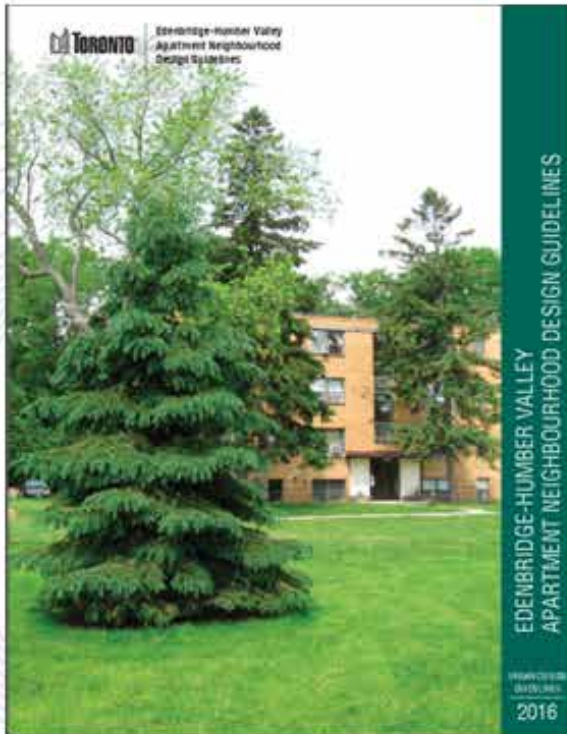


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1.1 ROLE OF THE GUIDELINES

Development in the Edensbridge-Humber Valley Apartment Neighbourhood is intended to be consistent with the following urban design guidelines. These guidelines are to be read in conjunction with the policies of the Official Plan, and have been formulated to be consistent with the development objectives of the Official Plan for the purpose of providing guidance on development in the Study Area. These guidelines intend to ensure high quality urban design and form that is consistent with the surrounding built environment. The guidelines are also intended to ensure that the development is consistent with the surrounding built environment and to ensure that the development is consistent with the surrounding built environment. It is the intent of these guidelines to ensure the highest quality of urban design and form in the Study Area, and to ensure that the development is consistent with the surrounding built environment.



Figure 1: View of The Grange



Figure 2: Living North West North View



Figure 3: Living North West North View

Character Defining Elements

DRAFT Character Defining Elements

Natural Features

- Environmentally Significant Areas
- Topography
- Trees and Vegetation

Built and Cultural Heritage

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

Public Realm

- Views and Vistas
- Parks and Public Open Space
- Public Transit
- 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

DRAFT Character Defining Elements

Built Form

- Building Types
- Building Placement and Orientation
- Corner and Interior Lots
- Building Setbacks
- Address and Entrances
- Ground Floor Uses
- Building Heights
- Transitions
- Separation Distances
- Sunlight and Shadow
- Pedestrian Level Wind
- Building Design and Materials

Servicing

- Driveways
- Parking
- Waste Storage
- Loading

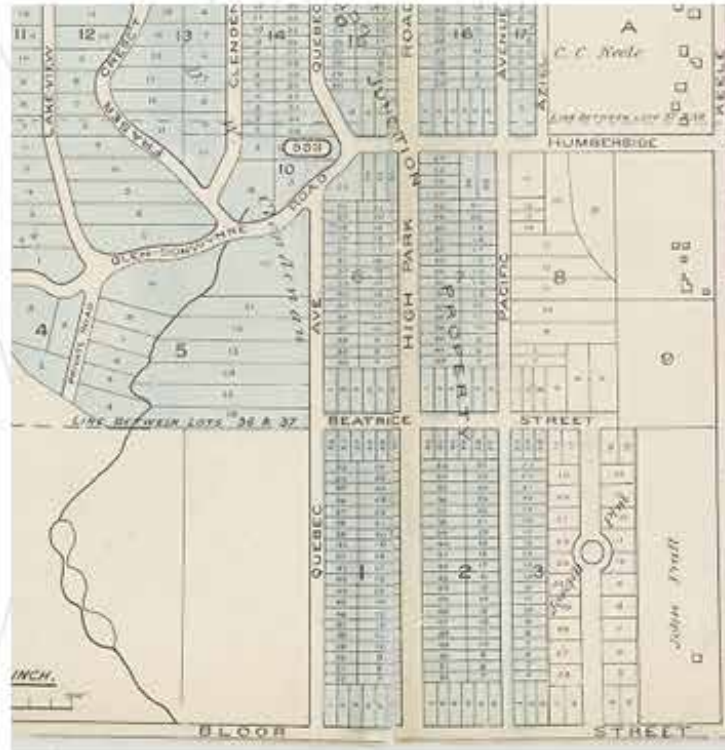
Natural Features

- Environmentally Significant Areas
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Built and Cultural Heritage

- Indigenous History and Interests
- Built Form Evolution
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Fire Insurance Plan: West Toronto 1884



32 Gothic Avenue



Public Realm

- Views and Vistas
- Parks and Public Open Space
- Public Transit



Public Realm

- Streets and Blocks
- Streetscapes



TORONTO
COMPLETE
STREETS
GUIDELINES



Public Realm

- Pedestrian Amenity
- Cycling Amenity
- Mid-Block Connections



Open Space

- Open Space Within the Block
- Outdoor Amenity Areas
- Private Gardens and Landscapes



Built Form

- Building Types
- Building Placement and Orientation
- Corner and Interior Lots



Built Form

- Building Setbacks
- Address and Entrances
- Ground Floor Uses



Built Form

- Building Heights
- Transitions
- Separation Distances



Built Form

- Sunlight and Shadow
- Pedestrian Level Wind
- Building Design and Materials



Servicing

- Driveways
- Parking
- Waste Storage
- Loading



Understanding Value & Experience

3 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?

3 Key Questions

What elements define the physical character of the area?

What we have heard so far...



A word cloud of feedback comments in green text. The words are of varying sizes, with 'Green space' and 'Space between buildings' being the largest. Other prominent words include 'Trees', 'Vegetation', 'Sunshine', 'Healthy neighbourhood', 'Stability', 'Balanced intensification', 'Stores are walking distance', 'Good schools', 'Multi-modal – bikes, cars', 'Transit oriented', 'Parks', 'Privacy', 'Light', 'Benches', 'Affordable', 'Decreased/lower traffic', 'Grid streets', 'Safe', 'Confined', 'Sky views', 'Connection with wildlife', 'Birds', 'Socioeconomic mix', 'Well maintained buildings', 'Mix of high and low rise', 'Quiet residential enclave', 'Mature neighbourhood', and 'Adequate amenities in buildings'.

Mix of high and low rise
Well maintained buildings
Vegetation
Quiet residential enclave
Trees
Mature neighbourhood
Sunshine
Stability
Socioeconomic mix
Healthy neighbourhood
Space between buildings
Balanced intensification
Green space
Stores are walking distance
Birds
Connection with wildlife
Small businesses
Good schools
Confined
Safe
Nature
Multi-modal – bikes, cars
Grid streets
Children safe
Transit oriented
Decreased/lower traffic
Adequate amenities in buildings
Parks
Affordable
Benches
Privacy
Light

3 Key Questions

What spaces and attributes are most valued?

What we have heard so far...

Privacy
Healthy residential community
Cycling friendly
Courtyard at 66 pacific/ 65 high park
Heritage properties
Natural
Quiet
Large balconies
Green space
Space for dogs
Sunlight
Community space
Parks
Safe community
Feels like a village
Autoshare
Lighting on sidewalks
Subway access/transit
Old Toronto
Walking proximity to all services
Streets
High Park
Family homes
Habitat for birds
Neighbourliness
Gardens
Visitor parking
Ravines
Space between buildings

3 Key Questions

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

What we have heard so far...

Sidewalk not wide enough Need more community infrastructure
No space at local schools Need safer crossings
Overcrowding Outdated 4 way stops Waste Storage
Loss of trees Adding too many people to area
Hard to turn onto Bloor **Noise** North/South transit
Light pollution Traffic More space for dogs
Trip hazards Narrow streets Construction Loss of privacy
Utility digging Pedestrian safety
Wind City block permeability
Lack of street related buildings Separated bike lanes
Sewer smells Remove street parking
Stop further development
New development wasting water

3 Key Questions

Other feedback

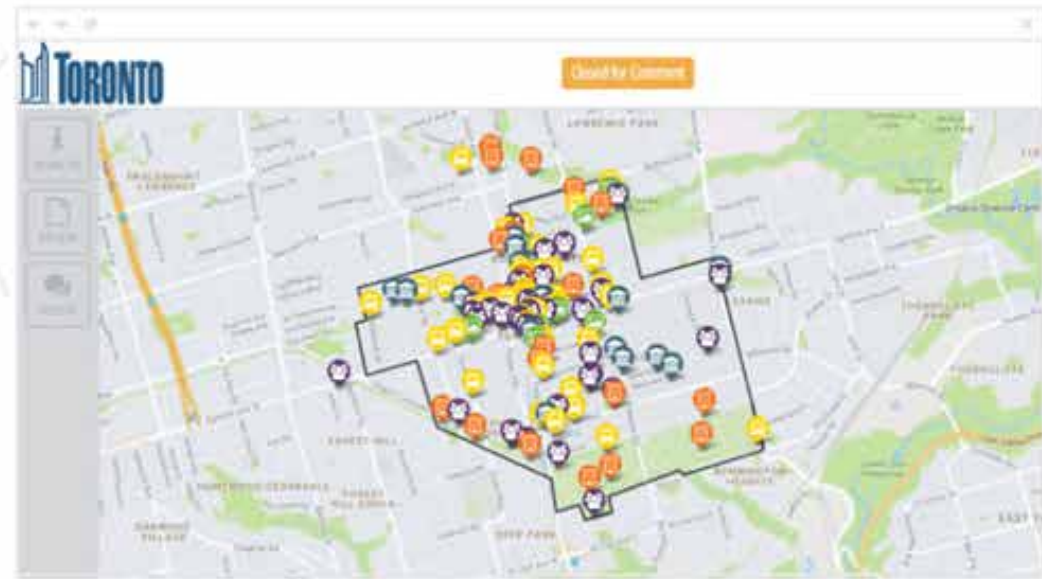
What we have heard so far...

- Need more community infrastructure
- Slab buildings were built with appropriate green space
- Subways crowded
- Health impacts from lack of light, greater noise, wind
- Concern for environment
- Concern for rain water run off
- Need to preserve space between buildings
- Need grocery store
- Crossing guard
- Do not add traffic problems to Bloor Street
- Loss of Green Space
- Need 2-3 bedroom units (larger units mean stability)
- Need Affordable housing
- Maintain adequate light and views
- Need grocery store
- Expand Study boundary to Gothic and Keele

Mapping Community Input & Experiences

Social Pinpoint

- Up to 6 topic pins
- Comment window
- Voting option "like/dislike"



City of Toronto – Your Yonge-Eglinton

[View Project Map >](#)

The City of Toronto's Planning Division led an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton area. The City of Toronto integrated a Social Pinpoint interactive map into their community engagement strategy inviting Yonge-Eglinton stakeholders to get involved and indicate their ideas and priorities regarding: Community Services & Facilities, Transportation, Cultural Heritage, Landmarks and Views.

Mapping Community Input & Experiences

Tell us about:

Outdoor Spaces

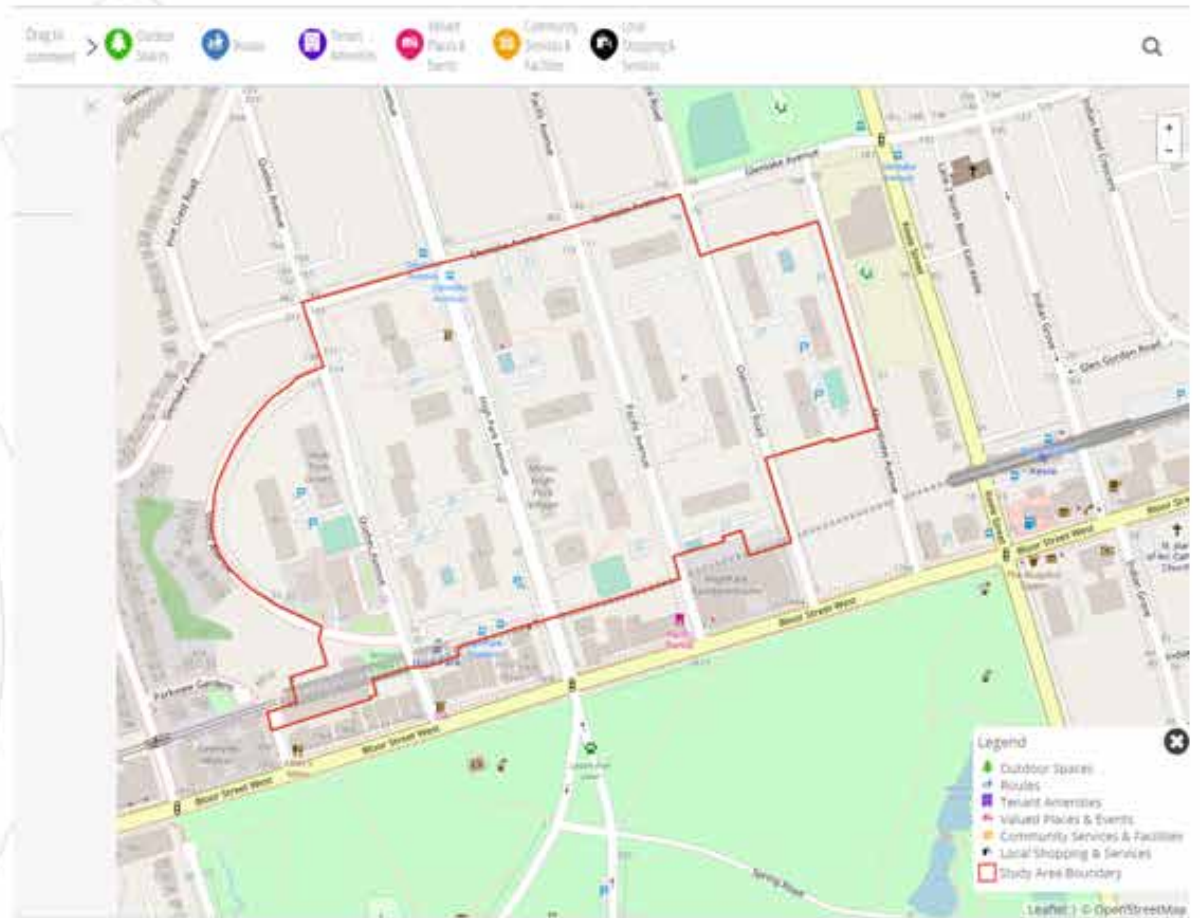
Routes

Tenant Amenities

Valued Places & Events

Community Services & Facilities

Local Shopping & Services



Mapping Community Input & Experiences

Tell us about:

Outdoor Spaces

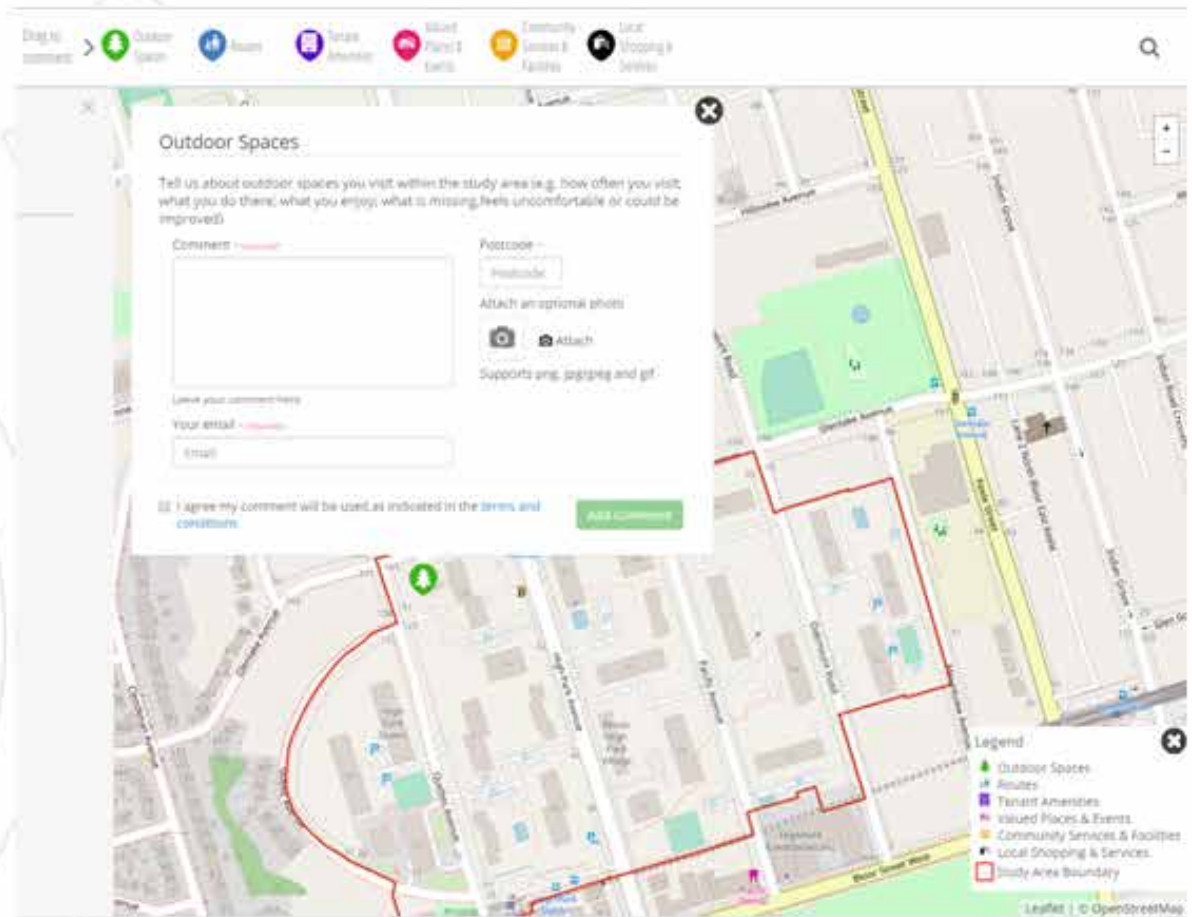
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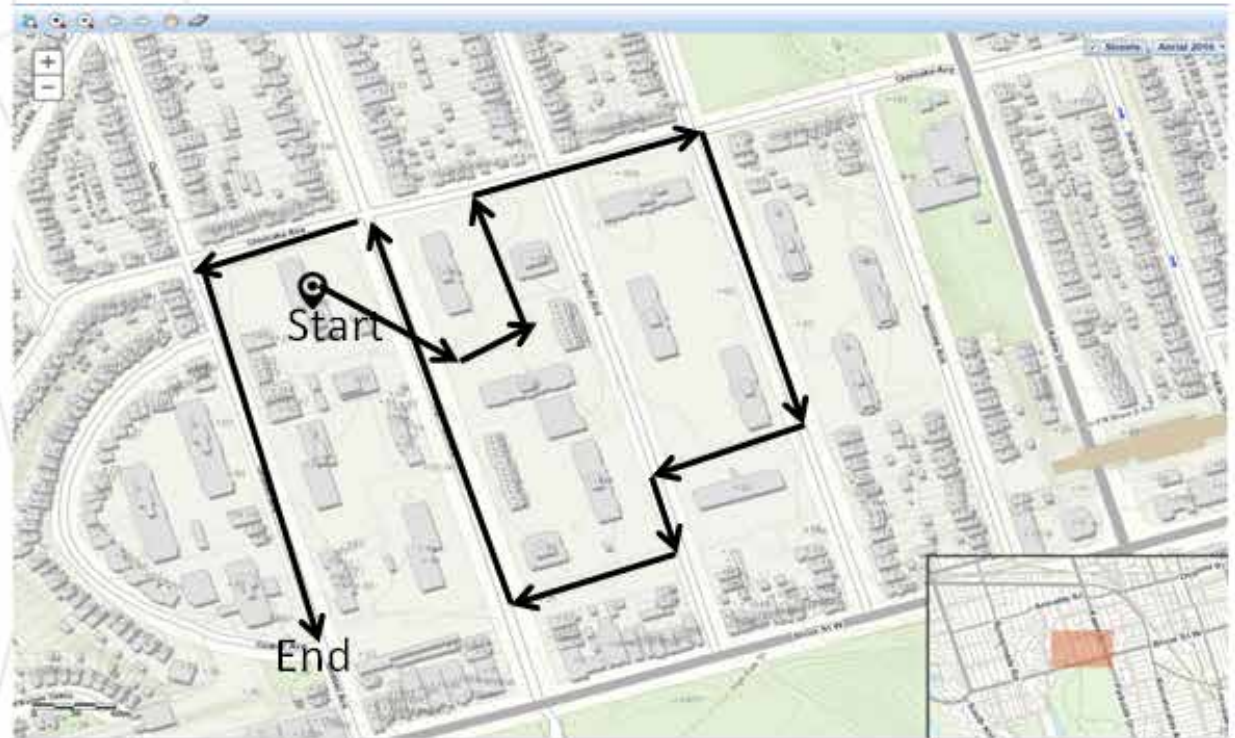
Walking Tour

As we walk think about:

Character Defining Elements

3 Key Questions

Community Experience Map &
Social Pinpoint Questions





Contact Us

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Elisabeth Silva Stewart, Planner or
Allison Reid, Senior Urban Designer
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Toronto, ON M9C 5A3

 Please call us if you have any further questions or comments:
Elisabeth **416-394-6006** or Allison **416-392-1295**

Please hand in your workbooks today or no later than December 15, 2017

Thank You for Attending!