



# High Park

## Apartment Neighbourhood Area Character Study

Design Review Panel  
2<sup>nd</sup> Review April 17, 2018

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**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.



## Council Direction



### 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."*

### Study Outcomes

- Site and Area Specific Official Plan Policy
- Area-Specific Urban Design Guidelines
- Community Improvement Opportunities



### Study Area Boundary

- 19.6 ha and includes 21 properties

## Study Process

Meetings since Design Review Panel 1<sup>st</sup> Review on February 22, 2018:

- **Community Working Group Meetings**  
February 27, 2018 & April 9, 2018
- **City Staff Team Meetings**  
March 1, 2018 & April 10, 2018
- **Community Consultation Meeting #2**  
March 8, 2018
- **Etobicoke York Community Council**  
Status Report April 4, 2018
- **Natural Heritage Consultant Site Visit**  
April 13, 2018

## Study Timeline

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



[www.toronto.ca/city-government/planning-development/planning-studies-initiatives/high-park-apartment-neighbourhood-area-character-study/](http://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/high-park-apartment-neighbourhood-area-character-study/)



## 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.



# Natural Heritage and Water

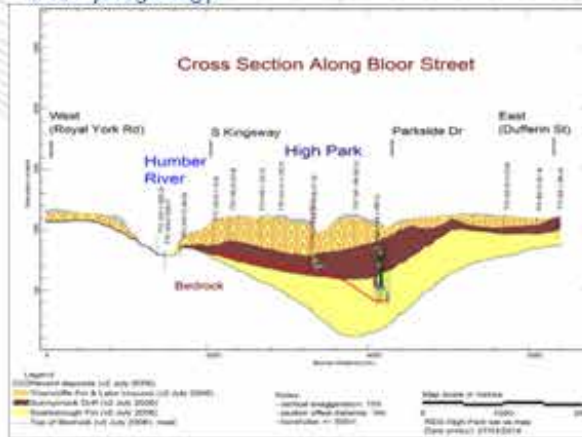
The Study Area is located directly north of High Park and in close proximity to lands identified as Provincial ANSI, Environmentally Significant Areas, Natural Heritage System, Ravines and Natural Features.

## Sensitive High Park Water Features

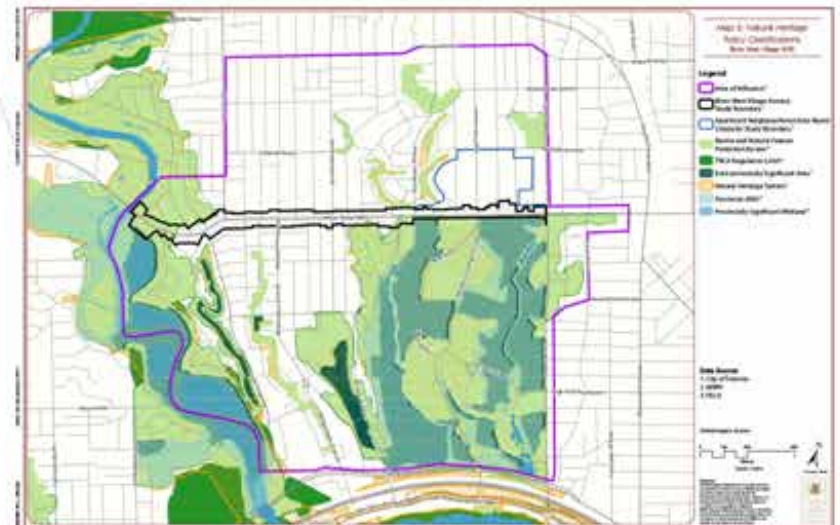
Stormwater Catchment Areas



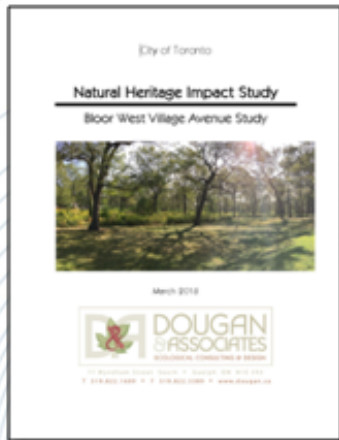
Area Hydrogeology



## Natural Heritage Features



## Natural Features and Environment Analysis



### Natural Heritage Impact Study

A Natural Heritage Impact Study (NHIS) for the High Park Apartment Neighbourhood Area (HPAN) is being prepared and will:

- i. build upon and fill any gaps in the Bloor West Village Avenue Study Natural Heritage Impact Study;
- ii. identify and evaluate any potential impacts of future development within the HPAN Area;
- iii. identify ways to avoid or to mitigate any potential impacts from development; and
- iv. identify any detailed studies that may be required as part of future development applications in the HPAN Study Area.



### Biodiverse Landscape Manual

The Biodiverse Landscape Manual will:

- identify biodiversity and ecological function goals for the planting strategy;
- recommend appropriate plant, shrub and tree species;
- recommend opportunities for and types of habitat structure;
- identify other habitat opportunities that can be created through landscape design; and
- recognize local constraints such as underground parking garages that extend beyond building footprints.



## Built and Cultural Heritage Analysis

### 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 S. Connery - adopted by City Council on Nov. 21 & 23, 1973 DESIGNATION BY-LAW PASSED BY CITY COUNCIL on July 17, 1978, Heritage Base ment 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 Base ment 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. Sub-division and low-rise residential development in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Land assembly 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, Photo #32, Item 176

## 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.

# Community Engagement

## Connecting Character with Value and Experience

### Community Consultation Meeting #1

October 25, 2017

Feedback was received on three key questions:

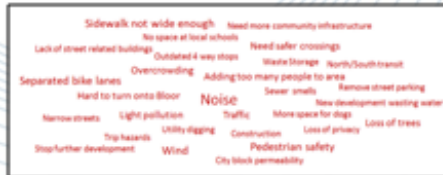
#### 1. What elements define the physical character of the area?



#### 2. What spaces and attributes are most valued?



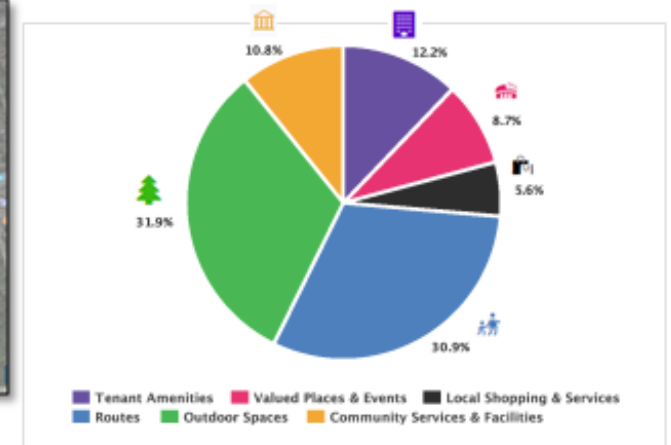
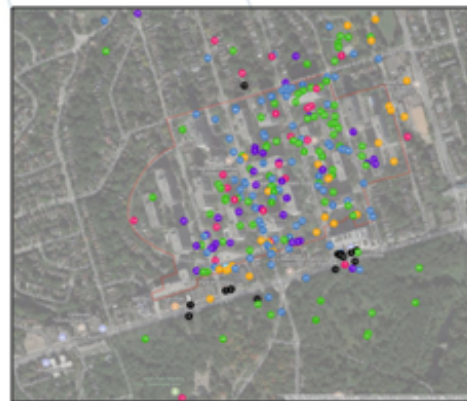
#### 3. What conditions are less desirable and how can these be improved?



### 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



- Tree 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



# Community Engagement

Connecting Character with Value and Experience

March 8, 2018

Open House and Workshops

We heard from the Local Community about:



## Open Space & Natural Features



## Routes & Connections



## Built Form & Infill Potential



## DRAFT Guiding Principles

### Natural Features and Environment

Protect, preserve and enhance the natural environment within and adjacent to the study area.

1. Recognize the sensitivity and proximity of **significant natural features and ecological functions** and appropriately assess, protect and mitigate impacts on those features and functions.
2. Protect and preserve existing **mature trees, vegetation and wildlife habitat** wherever possible.
3. Introduce more **native tree and plant species, biodiverse landscapes** and green roofs, and low impact development strategies into the design of streets, parks and private properties.
4. Promote **innovative, energy-efficient and sustainable design**.
5. Maintain and increase opportunities for **groundwater infiltration**.
6. Avoid deep underground structures that disturb **natural groundwater flows**.
7. Preserve **unencumbered land** to support mature trees, water infiltration and opportunities to expand the public realm.
8. Integrate **bird-friendly** measures throughout all aspects of site and building design, including retrofit opportunities.

#### DEFINITIONS

**unencumbered land** means areas not covered by buildings or structures both above- and below-grade, which is important to water infiltration and mature tree growth, as well as potential future public street or public parkland opportunities.

### Public Realm

Provide a high quality, well-connected, safe and comfortable public realm which prioritizes pedestrians, cyclists and public transit use and supports people of all ages and abilities.

1. Maintain and enhance **views from the public realm** to parks, open spaces, natural features, heritage properties and other local landmarks.
2. Maintain **sunlight** and provide **comfortable wind conditions** for streets, sidewalks, parks and open spaces.
3. Increase **public parkland** within the study area through the development of new parks and expansion of existing parks.
4. Recognize **High Park Avenue as the central promenade** of the neighbourhood and gateway to High Park.
5. Provide **green streets** with tree-lined, landscaped boulevards, green infrastructure, generous sidewalks, bicycle parking and comfortable places to sit.
6. Prioritize a **safe, pedestrian-oriented environment** with a network of well-connected parks and open spaces and frequent publically accessible mid-block routes.
7. Promote **safe and direct pedestrian and cycling routes and crossings**, particularly for access to schools, parks, public transit, local shops and community amenities.
8. Reinforce the **sense of place, indigenous history and cultural and natural heritage**, through engaging elements and features within the public realm.

## DRAFT Guiding Principles

### Open Space

Preserve and enhance the park-like setting, generous open space amenity and green landscape character of the study area.

1. Provide **safe, aesthetically pleasing, and inviting open spaces** that feel comfortable and promote health and well-being.
2. Maintain and provide **centralized open green spaces within the block**, which include trees and gardens, good access to sunlight, protection from wind and places to sit, play and gather.
3. Respect and reinforce the **open landscaped character between buildings** and along street frontages.
4. Design and program open spaces to support year-round use, a **sense of community** and a range of activities and amenities for residents of all ages and abilities.
5. Maintain and create **child-friendly spaces and features**.
6. Designate and design spaces for **pet relief, gathering and play**.
7. Coordinate the location, design and **programming of open spaces and amenities** according to sun, wind and seasonal conditions.
8. Provide **well-lit, accessible, clearly demarcated and visible pedestrian connections** through open spaces.
9. **Minimize impervious surfaces** and **maximize soft landscape** areas and **tree plantings**.

### Site Servicing

Provide consolidated, integrated and functional site servicing while minimizing impacts on the public realm.

1. **Minimize surface level parking** and provide most designated (resident and visitor) parking underground.
2. **Consolidate and internalize service areas** and **parking ramps** to limit impact on the public realm, building dwelling units and shared outdoor spaces.
3. Design to **prioritize pedestrian and cyclist movements**.
4. Program **existing surface parking** or other hard surfaced areas **for community events**.
5. Provide **clear and visible way-finding signage** above and below grade.
6. Include **visible and accessible covered outdoor bicycle parking**.
7. Include **secure indoor bicycle parking** and **storage space** for bulky items (example: strollers, mobility scooters).
8. Encourage **recycling** and **organics collection**.

## DRAFT Guiding Principles

### Built Form

Respect and reinforce the pattern of buildings and open space within and adjacent to the Study Area.

1. Identify and protect **important open space areas** within each block.
2. Respect the **balance between built form and landscape areas**.
3. Maintain **generous landscaped setbacks** from street frontages
4. Provide **generous space between buildings** to maximize skyview, sunlight, privacy and daylight.
5. Design new buildings to **fit harmoniously** within the existing context.
6. Respect the **height and scale** of existing buildings within and adjacent to the Study Area.
7. Ensure new buildings provide an **appropriate transition in scale** down to lower scale buildings, parks and open spaces.
8. **Transition** to the adjacent *Neighbourhoods* area **occurs within the Apartment Neighbourhoods** area.
9. **Limit new taller buildings** and the **extent of new shadows**.
10. Locate and orient new taller buildings to **minimize direct facing conditions** and **maximize spatial separation**.
11. Increase **setbacks and separation distances** as building height increases.
12. Design new buildings with **compact floorplates**.
13. Design and place new buildings to **minimize and mitigate negative impacts**, such as wind and shadows, on the public realm, amenity areas, neighbouring properties.
14. Locate and design **main building entrances** to be prominent and face the street.
15. Provide **active ground floor uses**, such as garden apartments, community rooms, local shopping, community facilities, small-scale schools, with clear, unobstructed views to the public realm and adjacent open spaces.
16. Promote **design excellence**, use **high quality materials** and **energy efficient design**.
17. Provide **affordable** and **family sized units**.



# 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.



- **19% solid** (building footprints)
- **81% void** (streets & open space)

## Buildings and Underground Structures

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



- Approximately **59%** comprised of building footprints and underground structures

# 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 water 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

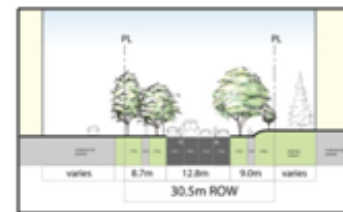
- 35% coverage, 35% unencumbered

## 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 planting.



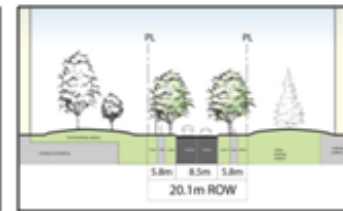
High Park Avenue

### 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.



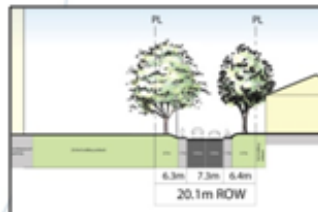
Oakmount Road



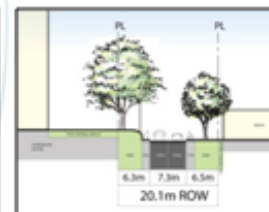
Pacific Avenue

### Streets with Sidewalks Curbside

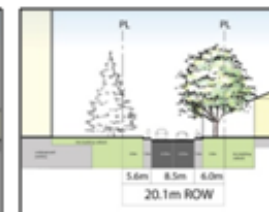
These streets are characterized by landscaped boulevard next to private properties and a sidewalk at the curb. Pedestrian movements along sidewalks at the curbside are often further constrained by snow windrows, waste collection bins and parked vehicles.



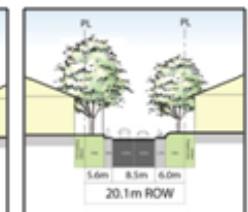
Glenlake Avenue



Mountview Avenue



Quebec Avenue



Gothic Avenue

# Open Space Analysis

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



## Forecourts

A landscaped open space between the building facade 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 facade 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**

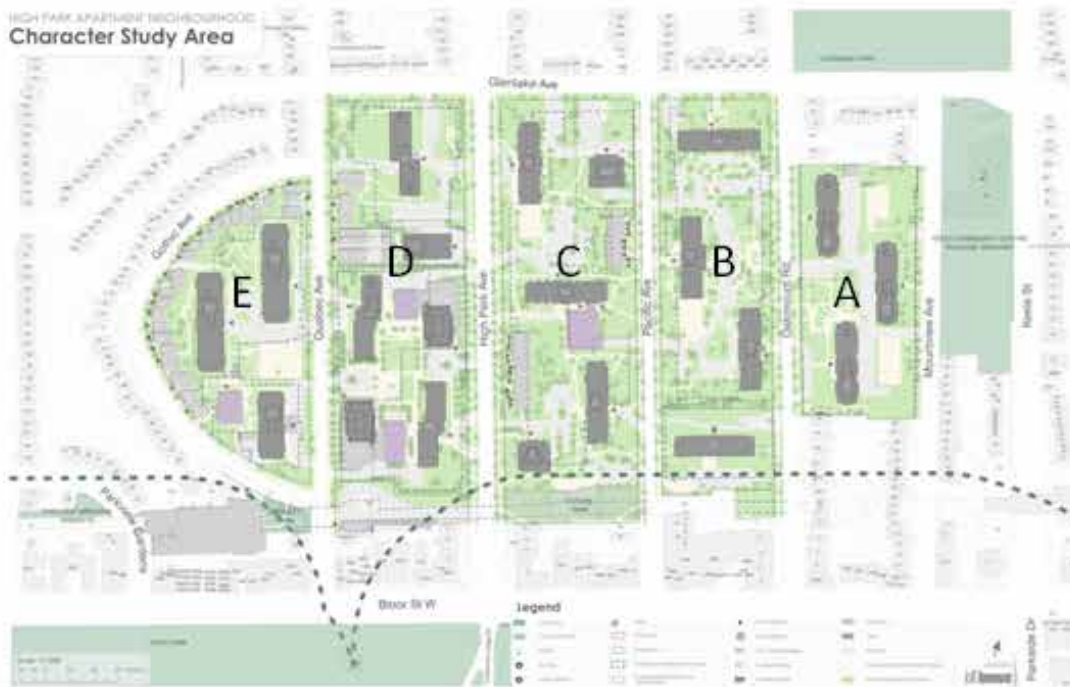
- 34% hard surface, 2 vehicular (partial and TTC only) and 3 pedestrian connections

**Block E: Quebec-Gothic**

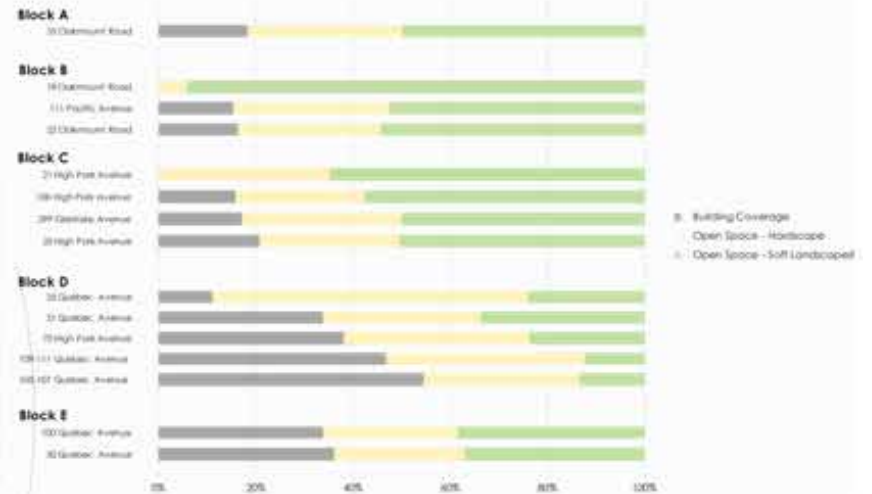
- 27% hard surface, 0 vehicular and 3 pedestrian connections

# Parcel Analysis

In order to develop policies and guidelines which can be implemented on a property-by-property basis, the block analysis is being further refined to a parcel analysis. Testing of draft policies and guidelines will occur at both a block and parcel scale.



**BUILDING COVERAGE AND OPEN SPACE CHARACTERISTICS**



# 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 of 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

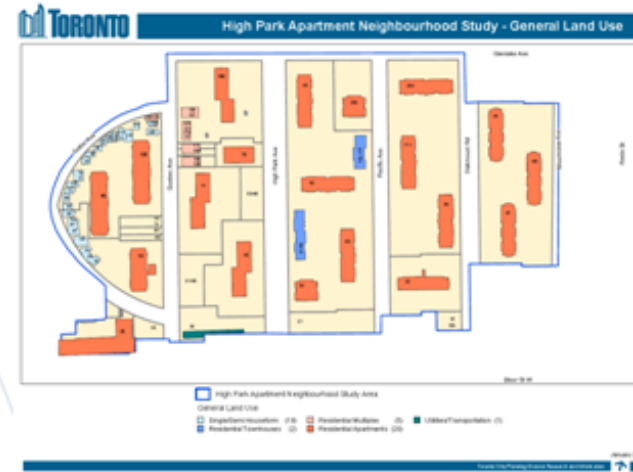
The Study Area contains taller slab and point tower form apartment buildings ranging in height from 8 to 30 storeys. The average height of taller buildings within the Study Area is 20 storeys. Apartment buildings are comprised of light colour materials, typically brick masonry, and are characterized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



Slab Form Tall Buildings



Point Towers



The model below shows the height in storeys of existing and approved buildings within the Study Area.





## Built Form Analysis

### Tower in the Park

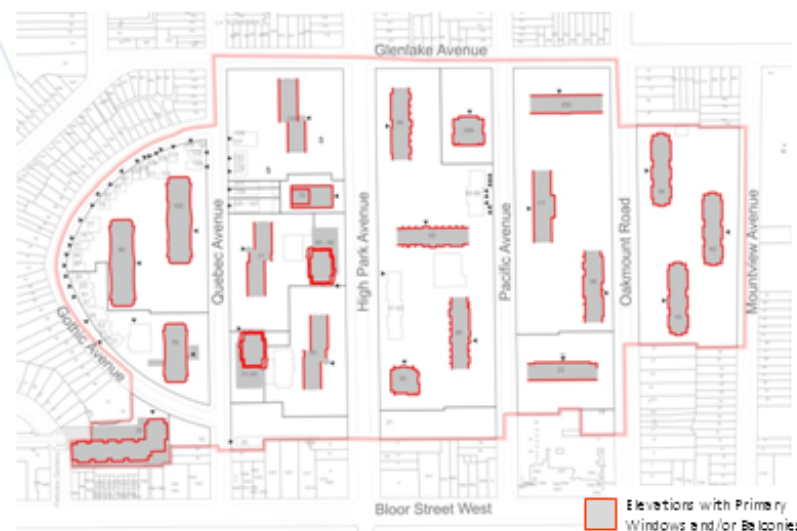
The High Park Apartment Neighbourhood is a somewhat unique tower in the park neighbourhood due to the original neighbourhood street grid on which it is built. Some of the challenges found in other tower in the park developments, such as difficult pedestrian access and movement, are not as evident as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



The map above illustrates in a Mondrianesque colour palette the original pattern of low-rise buildings, slab form apartments and point towers developed from the early 1960s to 1981.

### Building Orientation, Address and Entrances

The map below shows the pattern of building frontages, entrances and elevations containing primary windows and balconies.



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.

## Space Around and Between Buildings Analysis

### Low-rise Setbacks from Streets

- <1m to 7m



### Taller Building Setbacks from Streets

- approximately 8m to 45m



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

- approximately 9m to 130m



Characteristics: lawns, trees, gardens, outdoor amenity areas, walkways, driveways, surface parking

# Space Around and Between Buildings Analysis

## Taller Building Separation Distances



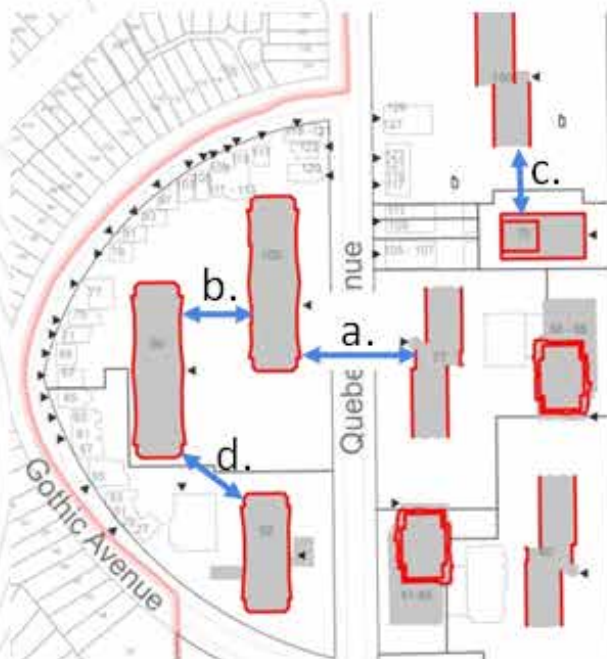
### Across a Street:

- 61m typical



### Within the Block:

- 30m to 43m typical



Façades with Primary Windows and/or Balconies

## Transition



## 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 21<sup>st</sup> 10:18am (EDT)

# Cumulative Sunlight and Shadow Analysis



Cumulative Sunlight/Shadow for March 21<sup>st</sup>

## DRAFT Criteria for Infill Development

### What We Heard

- Provide **centralized open spaces** and **smaller more passive spaces**.
- Maintain **appropriate landscaped setbacks** from street frontages.
- Maintain **open space between buildings**.
- **Not a streetwall character.**
- Limit new development to **only midrise buildings with a maximum height of 7-8 storeys**.
- This is a neighbourhood of tall buildings. The **appropriate built form is tall buildings**, midrise buildings consume too much space and would eliminate a lot of open space.
- **Tall skinny buildings** would be the **best form of infill**.
- **Slender/compact buildings** are **not the character** of the neighbourhood.
- **Tall buildings** would be **best along Bloor Street West** or on top of the subway.
- Respect the integrity of **the original “towers in the park”** concept.
- **Attention must be given to the size and spatial arrangement** of new residential units and facing distances between buildings.
- New buildings should be **lower in height than the existing buildings**.

## DRAFT Criteria for Infill Development

### Emerging Directions

- Maintain a **“park-like” setting** for apartment buildings
- **Natural Heritage integral** to decision-making
- Range of **opinion** about an **appropriate scale** for infill
- **Compatible infill criteria not “One Size Fits All”**
- Simply meeting **minimum requirements** City-wide Guidelines **will not be compatible**
- **Area-specific Building typologies and standards**
- **Open space and pedestrian connectivity** strategy
- **Biodiversity in landscape design**

# DRAFT Criteria for Infill Development Relevant 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.



## 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.



## 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.



## DRAFT Criteria for Compatible Infill Development

### Open Space

#### A. Proposed Criteria:

Lots containing Apartment Building(s) with a height greater than 12 m and 4 storeys

Criteria	Requirement	Source
Maximum Lot Coverage	35% of Total Lot Area	Character Analysis
Minimum Open Space	65% of Total Lot Area	Character Analysis
Minimum Soft Landscaped Open Space	65% of Total Open Space	Character Analysis
Maximum Total Building Frontage along a Street	66% of linear frontage of each street property line(s) (not combined)	Character Analysis
Minimum Outdoor Amenity Area	2 m <sup>2</sup> minimum per dwelling unit for all proposed and existing buildings containing 20 or more dwelling units	City standards
Sunlight/Shadow on Neighbourhoods, Parks and Open Space	No new net shadow between 9:18 a.m. and 6:18 p.m. at the spring and fall equinoxes.	City standards
Sunlight on Streets, Sidewalks, Outdoor Amenity Areas, Building Elevations	Analysis in progress	City standards and Character Analysis

# DRAFT Criteria for Compatible Infill Development

## Built Form

### B. Proposed Criteria: Potential Infill Building Types

**1. Low-rise Residential Building** with maximum height of 10.0m (refer to zoning by-law 569-2013)



109-111 Quebec Avenue

**2. High Park Apartment Building – Slab Form** with height greater than 12 m and 4 storeys and maximum height of 32.5 m and 11 storeys



66 Oakmount Road



299 Glenlake Avenue

**3. High Park Apartment Building – Compact Floor Plate** with total height greater than 12 m and 4 storeys

**Sub-type (a)** with maximum height of 32.5 m and 11 storeys

**Sub-type (b)** with height greater than 32.5 m and 11 storeys and maximum height of 81\* m and 30 storeys

\* height in metres of 299 Glenlake (tallest existing building) to be confirmed

# DRAFT Criteria for Compatible Infill Development

## Built Form

### B. Proposed Criteria:

### General Criteria

(applicable to all lots and infill building types)

Criteria	Requirement	Source
Minimum Below Grade Setback from property line(s) for new development	6.0 m from street property line(s) 3.0 m from non-street property line(s)	City standards and Character Analysis
Minimum Angular Plane Transition from <i>Neighbourhoods, Parks and Open Space</i>	45 degrees from nearest point of <i>Neighbourhoods/ Parks and Open Space</i> property line(s)	City standards
Maximum Continuous Building Frontage along a Street	65 m	Typical maximum from Character Analysis
Maximum First Floor Height	4.5 m	Typical maximum from Character Analysis



Proposed 45 degree angular plane line of measurement

# DRAFT Criteria for Compatible Infill Development

## Built Form

### B. Proposed Criteria:

#### 1. Low-rise Residential Building (refer to zoning by-law 569-2013)

Criteria	Requirement	Source
Maximum Height	10.0 m	As per zoning and Character Analysis
Minimum Front Yard Setback	6.0 m	As per zoning and Character Analysis
Minimum Rear Yard Setback	7.5 m	As per zoning and Character Analysis
Minimum Side Yard Setback	0.9 m to 7.5 m	As per zoning and Character Analysis
Maximum Building Depth	14 m	As per zoning and Character Analysis
Minimum Separation Distance from other Building(s) on the same lot	15 m	City standards and Character Analysis



Council-Adopted in 2018

## DRAFT Criteria for Compatible Infill Development

### Built Form

#### B. Proposed Criteria:

### 2. High Park Apartment Building – Slab Form

with total height greater than 12 m and 4 storeys

Criteria	Requirement	Source
Maximum Height	34.5 m and 11 storeys	No greater than the shortest, City standards and Character Analysis
Maximum Floor Plate Area	1160m <sup>2</sup>	Typical Building footprints from Character Analysis
Maximum Floor Plate Dimensions	20 m width 65 m length	Typical Building footprints from Character Analysis
Minimum Setback from Street Property Line(s)	9 m	Typical minimum from Character Analysis
Minimum Setback from Non-Street Property Line(s)	15 m (10m if side elevation)	Minimum proposed separation divide by 2
Minimum Separation Distance from Building(s) 12 m and 4 storeys or less	15 m	City standards and Character Analysis
Minimum Separation Distance from Apartment Building(s) greater than 12 m and 4 storeys	30 m (20 m if side elevation)	City standards and Character Analysis

## DRAFT Criteria for Compatible Infill Development

### Built Form

#### B. Proposed Criteria:

### 3. High Park Apartment Building – Compact Floor Plate

with total height greater than 12 m and 4 storeys

Criteria	Requirement	Source
<b>Base Building</b>		
Maximum Height (includes base building)	10.5m and 3 storeys plus one additional storey (3m maximum height) is permitted if stepped back at least 3m	City standards and Character Analysis
Maximum Floor Plate Area	1160 m <sup>2</sup>	Typical Building footprints from Character Analysis
Maximum Floor Plate Dimensions	65 m width or length	Typical Maximum Building length from Character Analysis
Minimum Setback from Non-Street Property Line(s)	7.5 m	Minimum proposed separation divide by 2
Minimum Separation Distance from other building(s)	15 m	City standards and Character Analysis

## DRAFT Criteria for Compatible Infill Development

### Built Form

#### B. Proposed Criteria:

3. High Park Apartment Building – Compact Floor Plate  
 (a) with maximum height of 32.5 m and 11 storeys

Criteria	Requirement	Source
<b>Portion of Building above Base Building</b>		
Maximum Height (includes base building)	34.5 m and 11 storeys	City standards and Character Analysis
Maximum Floor Plate Area	750m <sup>2</sup>	City standards and differentiate from Slab
Maximum Floor Plate Dimensions	30 m width or length	Differentiate from Slab
Minimum Setback from Street Property Line(s)	9 m	Typical minimum from Character Analysis
Minimum Setback from Non-Street Property Line(s)	10 m	Minimum proposed separation divide by 2
Minimum Separation Distance from Apartment Building greater than 12 m and 4 storeys	20 m	City standards and Character Analysis

## DRAFT Criteria for Compatible Infill Development

### Built Form

#### B. Proposed Criteria:

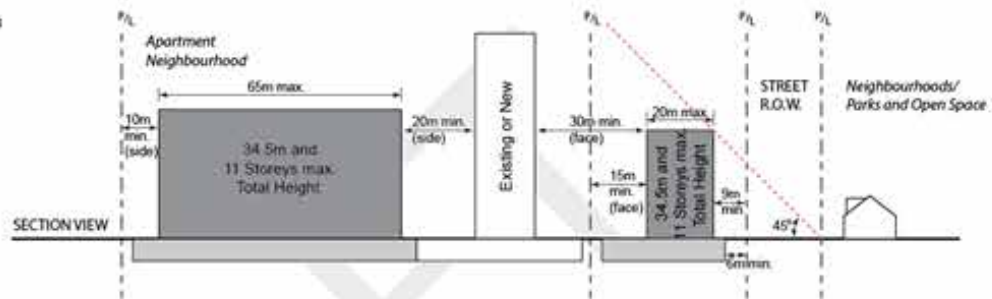
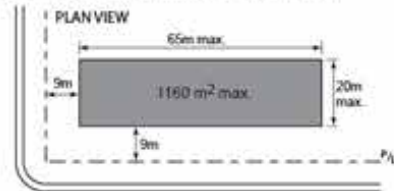
### 3. High Park Apartment Building – Compact Floor Plate (b) with total height greater than 32.5 m and 11 storeys

Criteria	Requirement	Comments
<b>Portion of Building above Base Building</b>		
Maximum Height (includes base building)	81* m and 30 storeys – (*height in m for 299 Glenlake to be confirmed)	No greater than tallest existing building and Character Analysis
Maximum Floor Plate Area	750m <sup>2</sup>	City standards
Maximum Floor Plate Dimensions	30 m width or length	Character Analysis and differentiate from Slab
Minimum Setback from Street Property Line(s)	11 m	Typical minimum from Character Analysis
Minimum Setback from Non-Street Property Line(s)	17.5 m	Minimum proposed separation divide by 2
Minimum Separation Distance from Apartment Building greater than 12 m and 4 storeys	35 m	Typical minimum from Character Analysis
Minimum Stepback above the Base Building	3 m	City standards

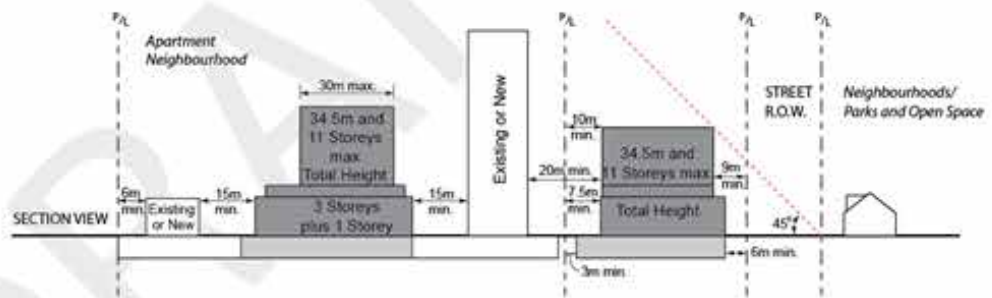
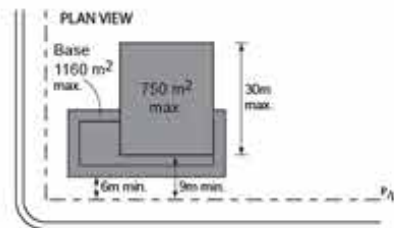


HIGH PARK APARTMENT NEIGHBOURHOOD AREA CHARACTER STUDY  
 PROPOSED INFILL DEVELOPMENT CRITERIA: DRAFT METRICS – April 9 2018

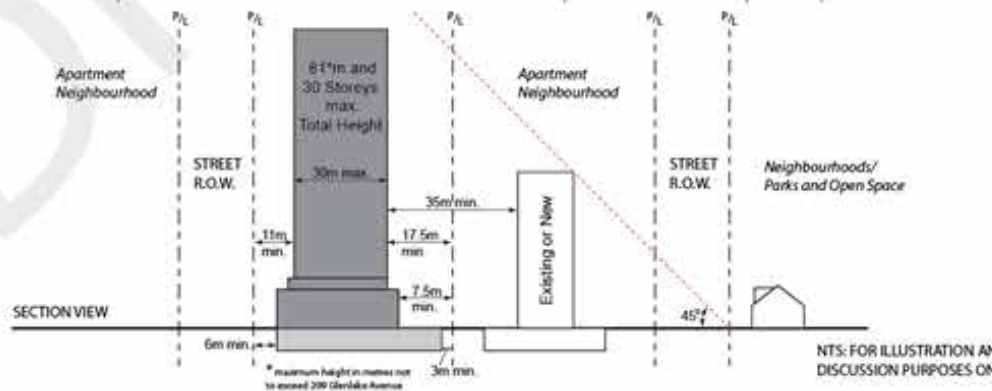
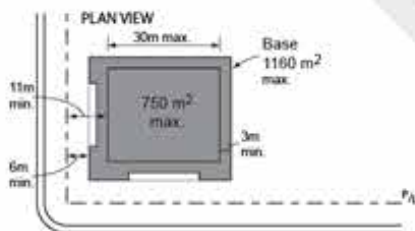
2. High Park Apartment Building – Slab Form



3. High Park Apartment Building – Compact Floor Plate  
 (a) with maximum height 34.5 m and 11 storeys



3. High Park Apartment Building – Compact Floor Plate  
 (b) with maximum height greater than 34.5 m and 11 storeys



\* maximum height in metres not to exceed 200 Gibraltar Avenue

NTS: FOR ILLUSTRATION AND DISCUSSION PURPOSES ONLY

## Work in Progress

- **Natural Heritage Impact Study** Addendum
- **Statement of Area Character**
- **Routes & Open Spaces Strategy**
- **Draft Infill Development Criteria** Testing and Refinement
- **Sunlight/Shadow** Analysis
- **Draft Site and Area-Specific Policy**
- **Draft Urban Design Guidelines** and **Biodiverse Landscape Manual**

**June 6, 2018**

**Etobicoke York Community  
Council Statutory Public  
Meeting for proposed  
Official Plan Amendment**