



Working Group Meeting #5

# High Park Apartment Neighbourhood Area Character Study

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April 23, 2018

# Agenda

6:00 UPDATE

6:05 DRAFT POLICIES

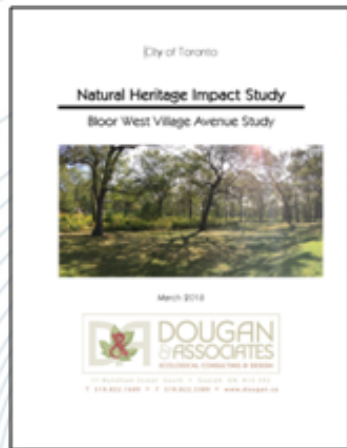
7:15 DISCUSSION

8:00 NEXT STEPS

## SINCE WORKING GROUP MEETING #4:

- **Review of comments/ Additional Analysis/ Drafting policies** (Ongoing)
- **Design Review Panel** (April 17)
- **Natural Heritage Addendum Study Initiated (Bio-diverse Planting Manual** (due early May)
- **Bloor West Village Study – NATURAL HERITAGE** component to be posted on Bloor West Village Study website

## 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.

## UPCOMING:

- **Work in progress:** (ongoing)
  - POLICY DEVELOPMENT :  
Natural Heritage Addendum;  
additional supporting policies
- **Working Group Meeting #6** (May 7)
- **Final Staff Report & Statutory Public Meeting** (June 6)
- **Adoption by Council** (June 24, 25, 26)

# DRAFT Statement of Area Character

HIGH PARK APARTMENT NEIGHBOURHOOD  
 DRAFT Statement of Area Character – April 23, 2018

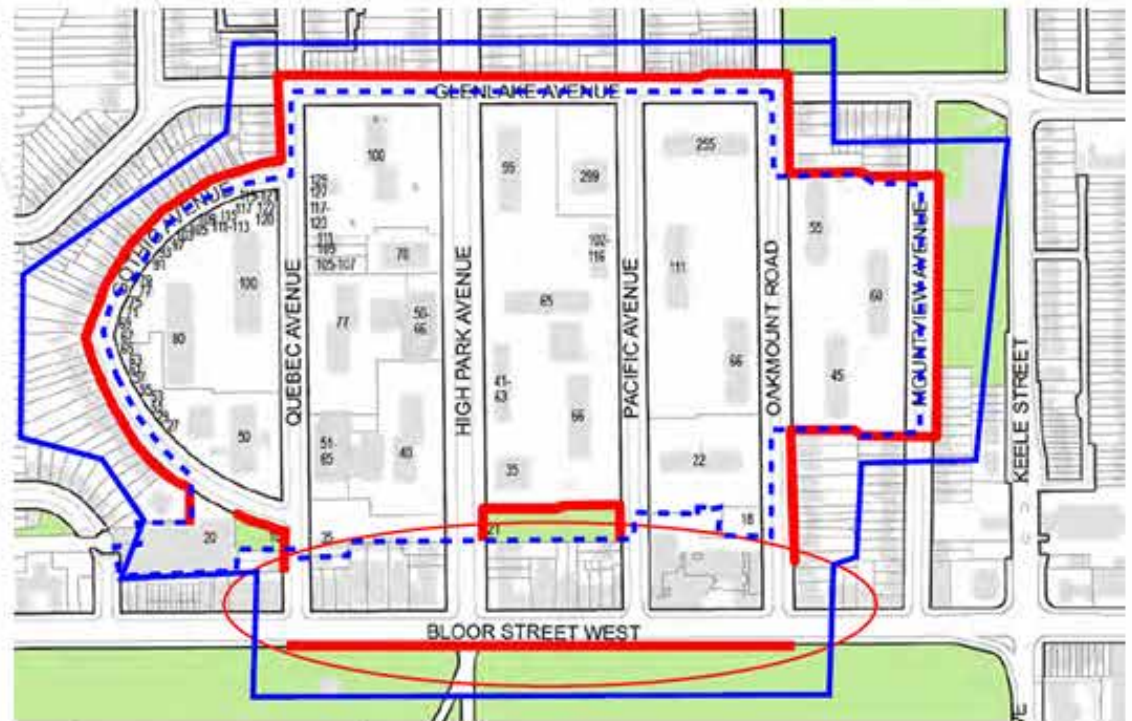
The current Study Area boundary is almost identical to one from the early 1960s, at which time the City's Planning Board determined that the area represented an optimal location for phased rezoning and redevelopment as an apartment neighbourhood due to its proximity to High Park, the Gardiner Expressway and the QEW, as well as the fact that Bloor & Keele was originally supposed to be the western terminus of the subway. The subsequent 1960s assembly and block-busting that occurred in an east to west direction from the mid-1950s through 1980 replaced almost all of the early-20<sup>th</sup> century single family dwellings that defined the neighbourhood with predominantly high-rise apartment buildings organized around the "Tower in the Park" planning concept. The existing condition in this area represents a unique example of this planning ideal in the City of Toronto due to its location at the edge of High Park.

An important physical and psychological connection between the Study Area and High Park exists. A prevalent theme during the planning and construction of the tower in the park era of redevelopment, which persists to present day, promotes High Park and views to High Park as highly valued quality of life amenities for the area. In more recent decades, the value of High Park has evolved to include heightened environmental awareness and Provincial and City of Toronto designations of natural heritage significance. The close proximity of the Study Area to identified Areas of Natural and Scientific Interest and Environmentally Sensitive Areas within High Park, requires the careful study and assessment of possible environmental connections from buildings and people, such as the movement of water and wildlife, as well as the identification, avoidance and mitigation of potential negative impacts on protected natural features and functions.

The Tower in the Park concept originally conceived in Western Europe in the 1930s appears in North America during the post-WWII building boom as a new tool for high-density, affordable housing at a high residential standard. This planning principle is characterized by slab-form, high-rise buildings set within large areas of open, landscaped space. The arrangement of the towers aim to maximize light, ventilation, views and privacy through their off-set and perpendicular orientations combined with generous distances between buildings. The provision of shared amenities also contribute to this comprehensive community design model.

The Study Area is characterized predominantly by generous soft landscaped setbacks and broad, sunny open spaces with a high degree of physical and visual porosity around and between buildings. The landscape architecture is grandiose in scale, consisting of almost entire blocks and in many cases crossing over multiple blocks. Soft landscaped open space and mature tree canopy play a significant role in defining the street and pedestrian experience and reinforce building separation, privacy and views to the park-like setting and High Park beyond.

Flat lawns support community gathering and recreation activities within multiple areas of each block and along street frontages. Other outdoor amenities, such as elevated swimming pools, tennis courts, seating and BBQ areas which are often shared amongst multiple buildings within an apartment complex, contribute to the quality of life and sense of community for residents. Berms up to the street and building edges, provide movement, transition and screening within the



Surrounding area of character influence

# Proposed Changes for SASP

A. Proposed Open Space Criteria for Lots containing Apartment Building(s) with a height greater than 12 m and 4 storeys

| Criteria   | Requirement   | Official Plan (OP) or Urban Design Guidelines (UDG) |
|--|---|---|
| Maximum Lot Coverage   | 35% of Total Lot Area   | OP  |
| Minimum Open Space   | 65% of Total Lot Area   | OP  |
| Minimum Soft Landscaped Open Space   | 65% of Total Open Space   | OP  |
| Maximum Total Building Frontage along a Street                             | <del>66%</del> Two thirds of linear frontage  | OP  |
| 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   | OP  |
| Sunlight/Shadow on Neighbourhoods  | No new net shadow between 9:18 a.m. and 6:18 p.m. at the spring and fall equinoxes.   | OP  |
| Sunlight/Shadow on Parks and Open Space                                    | No new net shadow between 9:18 a.m. and 6:18 p.m. at the spring and fall equinoxes.   | OP  |
| Sunlight on Streets, Sidewalks, Outdoor Amenity Areas, Building Elevations | <del>Analysis in progress</del><br>Locate and design buildings to protect access to sunlight and sky view by minimizing any additional shadow and preserving the comfort and utility of streets, sidewalks, POPS, private open space and outdoor amenity areas. | OP  |



# 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



# Proposed Changes for SASP

## B. Proposed Built Form Criteria for Compatible Infill Development

Three infill building types are proposed subject to specified development criteria. All other applicable policies, standards and guidelines would need to be satisfied.

Low-rise residential building

Residential apartment building with slab form

Residential apartment building with compact floor plate

### Proposed General Criteria applicable to all lots and infill building types

| Criteria  | Requirement   | Official Plan (OP) or Urban Design Guidelines (UDG) |
|---|---|---|
| Minimum Below Grade Setback from property line(s) for new development             | 6.0 m from street property line(s)<br>3.0 m from non-street property line(s)                  | OP  |
| 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) | OP  |
| <del>Maximum Continuous Building Frontage along a Street</del>                    | <del>65 m</del>   | UDG   |
| <del>Maximum First Floor Height</del>   | <del>4.5 m</del>  | UDG   |

# Proposed Changes for SASP

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



| Criteria  | Requirement               | Official Plan (OP) or Urban Design Guidelines (UDG) |
|---|---------------------------|---|
| <del>Maximum Height</del>   | <del>10.0 m</del>         | Existing Zoning                                     |
| Minimum Front Yard Setback from Building Wall to Street Property Line(s)              | 6.0 m                     | OP  |
| <del>Minimum Rear Yard Setback</del>  | <del>7.5 m</del>          | Existing Zoning                                     |
| <del>Minimum Side Yard Setback</del>  | <del>0.9 m to 7.5 m</del> | Existing Zoning                                     |
| <del>Maximum Building Depth</del>   | <del>14 m</del>           | Existing Zoning                                     |
| Minimum Facing Separation Distance from the face of other Building(s) on the same lot | 15 m                      | OP  |

# Proposed Changes for SASP

## 2. High Park Apartment Building – Slab Form with height greater than 12 m and 4 storeys



| Criteria  | Requirement                      | Comments  | Official Plan (OP) or Urban Design Guidelines (UDG) |
|---|----------------------------------|---|---|
| Maximum Height (excluding mechanical)   | 34.5 m and 11 storeys            | No greater than the shortest, City standards and Character Analysis | OP  |
| Maximum Floor Plate Area  | 1160m <sup>2</sup>               | Typical Building footprints from Character Analysis                 | OP  |
| Maximum Floor Plate Dimensions  | 20 m width<br>65 m length        | Typical Building footprints from Character Analysis                 | OP  |
| Minimum Setback from Building Wall to Street Property Line(s)   | 8 m                              | Typical minimum from Character Analysis                             | OP  |
| Minimum Setback from Non-Street Property Line(s)  | 15 m<br>(10 m if side elevation) | Minimum proposed separation divide by 2                             | UDG   |
| Minimum Facing Separation Distance from the face of Building(s) 12 m and 4 storeys or less                | 15 m                             | City standards and Character Analysis                               | OP  |
| Minimum Facing Separation Distance from the face of Apartment Building(s) greater than 12 m and 4 storeys | 30 m<br>(20 m if side elevation) | City standards and Character Analysis                               | OP  |

# Proposed Changes for SASP

## 3. High Park Apartment Building – Compact Floor Plate with height greater than 12 m and 4 storeys: Base Building



| Criteria  | Requirement   | Comments  | Official Plan (OP) or Urban Design Guidelines (UDG) |
|---|---|---|---|
| Base Building   |   |   |   |
| Minimum Setback from Building Wall to Street Property Line(s)                         | 6 m   |   | OP  |
| Maximum Height  | 10.5m and 3 storeys plus one additional storey <del>may be considered (3m maximum height) is permitted if stepped back at least 3m</del> subject to appropriate setback                             | City standards and Character Analysis                   | OP  |
| Maximum Floor Plate Area  | 1160 m <sup>2</sup> <del>non-profit community facilities and/ or schools, may exceed this. Maximum size to be determined by needs of Schools/ Community facilities during application review.</del> | Typical Building footprints from Character Analysis     | OP  |
| Maximum Floor Plate Dimensions  | 65 m <del>width or length on the longest side</del>   | Typical Maximum Building length from Character Analysis | OP  |
| Minimum Setback from Non-Street Property Line(s)                                      | 7.5 m   | <del>Minimum proposed separation divide by 2</del>      | UDG   |
| Minimum Facing Separation Distance from the face of other existing or new Building(s) | 15 m  | City standards and Character Analysis                   | OP  |

# Proposed Changes for SASP

(a) High Park Apartment Building – Compact Floor Plate with maximum height 34.5 m and 11 storeys:  
Portion of Building above Base Building



| Criteria   | Requirement   | Comments   | Official Plan (OP) or Urban Design Guidelines (UDG) |
|--|---|--|---|
| Maximum <b>Total Building Height (excluding mechanical)</b>  | 34.5 m and 11 storeys                               | City standards and Character Analysis              | OP  |
| <b>Portion of Building above Building Base</b>   |   |  |   |
| Maximum Floor Plate Area   | 750m <sup>2</sup>                                   | City standards and differentiate from Slab         | OP  |
| Maximum Floor Plate Dimensions   | 30 m <del>width or length on the longest side</del> | Differentiate from Slab                            | OP  |
| Minimum Setback from <b>Building Wall to Street Property Line(s)</b>   | <del>9.8m</del>                                     | Typical minimum from Character Analysis            | OP  |
| <del>Minimum Setback from Non-Street Property Line(s)</del>  | <del>10 m</del>                                     | <del>Minimum proposed separation divide by 2</del> | UDG   |
| Minimum <b>Facing Separation Distance from the face of other existing or new Building(s)</b> greater than 12 m and 4 storeys | 20 m  | City standards and Character Analysis              | OP  |

# Proposed Changes for SASP

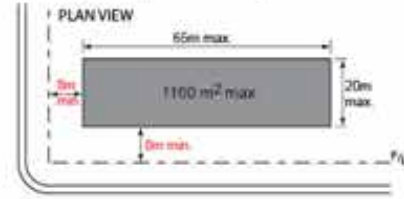
(b) High Park Apartment Building – Compact Floor Plate with maximum height greater than 34.5 m and 11 storeys: Portion of Building above the Base Building



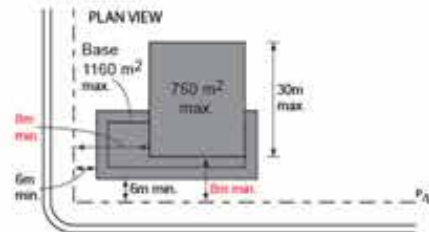
| Criteria   | Requirement   | Official Plan (OP) or Urban Design Guidelines (UDG) |
|--|---|---|
| Maximum <b>Total Building Height (excluding mechanical)</b>  | 81 <del>±</del> m and 30 storeys <del>— (*height in m for 299 Glenlake to be confirmed)</del> | OP  |
| Portion of Building above Building Base  |   |   |
| Maximum Floor Plate Area   | 750m <sup>2</sup>   | OP  |
| Maximum Floor Plate Dimensions   | 30 m <del>width or length on the longest side</del>   | OP  |
| Minimum Setback from <b>Building Wall to Street Property Line (s)</b>  | <del>±</del> 10 m   | OP  |
| Minimum Setback from Non-Street Property Line (s)  | 17.5 m  | OP  |
| Minimum Separation Distance from <b>other new or existing Apartment Building (s)</b> greater than 12 m and 4 storeys | 35 m  | OP  |
| <b>Minimum Setback above the Base Building</b>   | 3 m   | UDG   |

HIGH PARK APARTMENT NEIGHBOURHOOD AREA CHARACTER STUDY  
 PROPOSED INFILL DEVELOPMENT CRITERIA: DRAFT METRICS – April 23, 2018

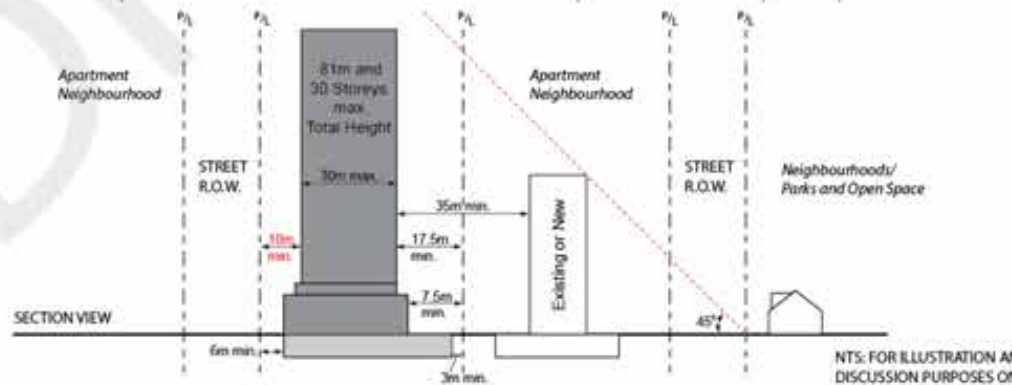
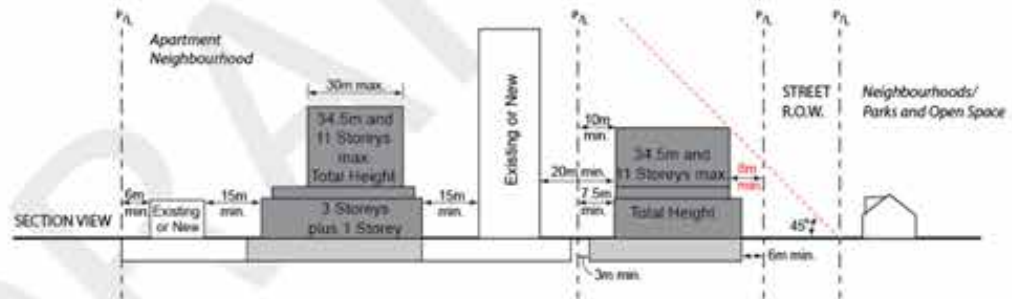
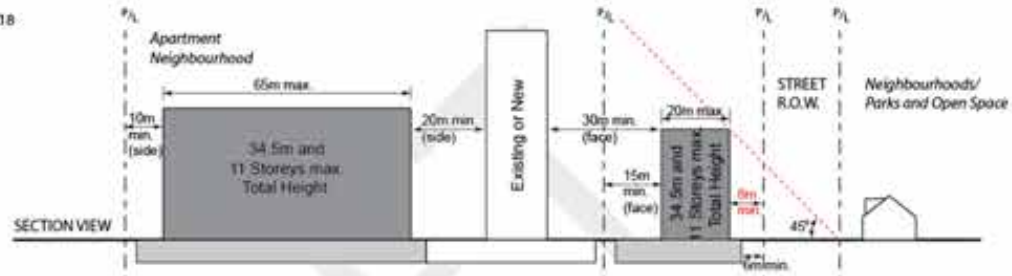
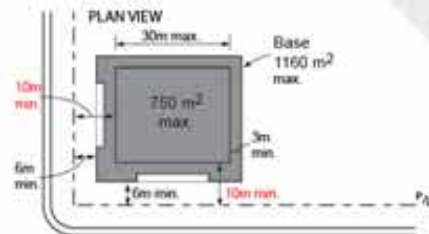
2. High Park Apartment Building – Slab Form



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



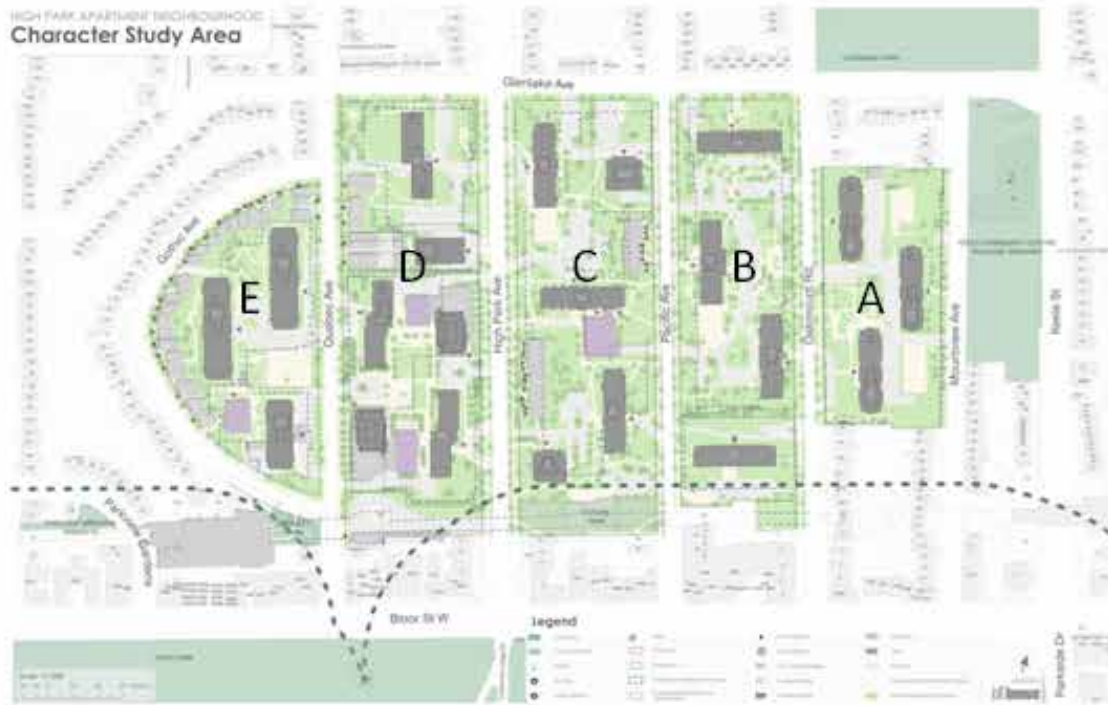
3. High Park Apartment Building – Compact Floor Plate (b) with maximum height greater than 34.5 m and 11 storeys



NTS: FOR ILLUSTRATION AND DISCUSSION PURPOSES ONLY

# 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**





## Separation Distance Buffers

The maps below show the minimum proposed separation distances as buffers around existing taller buildings to illustrate potential infill development areas. Even with the greatest buffer applied, there are apparent infill opportunities, however, in all cases, other aspects, such as open space locations, outdoor amenity, sun/shadow conditions, unencumbered lands, angular planes, etc. would be applied to assess the appropriateness of this infill potential.



15 m buffer from existing taller buildings



20 m and 30 m from existing taller buildings



35 m buffer from existing taller buildings



## Additional Proposed Policy Directions – Built Form

| Policy  | Comments |
|---|----------|
| Proposed buildings should respect and reinforce the existing physical character and qualities of existing apartment buildings within the area                     |          |
| Additions to existing buildings will be limited to low rise additions only  |          |
| Locate main building entrance(s) on the prominent street facing building façade so that they are clearly visible and directly accessible from the public sidewalk |          |
| A minimum of 25% will be two bedroom or larger sized units of which 10% will be three bedroom units or larger   |          |
| Retain landscape elements or limited building features characteristic of the area   |          |

## Additional Proposed Policy Direction – Natural Heritage

| Avoidance  | Comments |
|--|----------|
| Minimize tree loss and injury by prohibiting removals of trees in <i>unencumbered</i> soil areas to maintain existing mature tree canopy and potential high value trees  |          |
| Existing unencumbered soil areas are to be maintained, protected from compaction caused by construction activities by fencing off unencumbered soil areas in order to maintain existing opportunities for groundwater infiltration |          |
| All vegetation removals are to take place outside migratory and breeding bird seasonal windows to avoid accidental mortality of juvenile birds   |          |
| Construction sites to be contained with silt fencing to avoid accidental mortality of wildlife   |          |
| Hydrogeological studies to demonstrate that proposed underground structures do not disturb natural groundwater flows   |          |
| Overall water volume flowing to Spring Creek to be maintained in order to ensure resilience of riparian and aquatic habitats of Spring Creek in High Park  |          |



## Additional Proposed Policy Direction – Natural Heritage

| Mitigation  | Comments |
|---|----------|
| All vegetation removals are to take place outside migratory and breeding bird seasonal windows to avoid accidental mortality of juvenile birds  |          |
| Integrate Bird-friendly measures throughout all aspects of building design, including retrofit opportunities will be required for all new infill developments/redevelopments including enhanced bird friendly glazing, enhanced lighting, lighting control; standards within the Toronto Green Standard Version 3 (EC 4.4, 5.2, and 5.3) in addition to mandatory city requirements |          |
| Recommend using biodiverse landscape manual   |          |
| Require studies for Species at Risk that use urban structures where buildings are proposed for removal to determine presence/absence  |          |
| Habitat structure replacement may be appropriate  |          |
| Orient placement of buildings to minimize changes in existing conditions (light, soil conditions, water availability) to high value trees that will be retained on and directly adjacent to site  |          |
| Demonstrate that vitality (including shade) impacts on high value trees are minimized and built surfaces adjacent to existing high value trees are softened to avoid reflective scorching   |          |
| Dog relief areas to be required   |          |

## Additional Proposed Policy Direction – Natural Heritage

| Enhancement  | Comments |
|--|----------|
| Existing unencumbered soil areas to be assessed for opportunities for groundwater infiltration   |          |
| Require native landscaped areas and restrict use of non-native species and enhance availability of pollinator habitat  |          |
| On-site stormwater management techniques to be used to improve water quality and reduce ‘flashiness’ of flows draining to Spring Creek and its catchment, following City’s Wet Weather Flow Management Guidelines  |          |
| Low-impact development features could be integrated into right-of-ways at the time of development/redevelopment, and/or at the time roadways are rebuilt to further improve water quality and quantity flowing into Spring Creek.                          |          |
| <i>Unencumbered soil areas will be fenced off during construction or other activities requiring heavy machinery, to the greatest extent possible to protect soils against compaction and maintain existing opportunities for groundwater infiltration.</i> |          |

## Additional Proposed Policy Directions – Public Realm

| Policy   | Comments |
|--|----------|
| Amend Map 7a to identify views of High Park from the public realm within the High Park Apartment Neighbourhood   |          |
| <p>Public works and private development will maintain, frame and where possible through project design create views from the public realm to Lithuania Park, Bennett Park, the new park (21 High Park Ave) and existing heritage properties:</p> <ul style="list-style-type: none"> <li>▪ The Church of Christ Scientist - 70 High Park Avenue;</li> <li>▪ St. Leger House, later McCormick Nursing Home – 32 Gothic Avenue</li> </ul> |          |

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## Additional Proposed Policy Directions – Public Realm

| Policy   | Comments |
|--|----------|
| <p>The planning, design and development of expanded and new parks and open spaces will be realized through:</p> <ul style="list-style-type: none"> <li>- pursuing opportunities that arise from development to secure land for new parks, improve and expand existing parks, and improve public realm connections between existing and planned parks and open spaces;</li> <li>- maximizing use of City-owned lands for park use;</li> <li>- creating a fine-grained pedestrian network that offers multiple mobility choices through mid-block connections linking various elements of the public realm;</li> <li>- supporting a community-based planning and design process for creating interesting and engaging parks and open spaces that are safe, comfortable and accommodate people of all ages and abilities year-round; and</li> <li>- establishing partnerships with private property owners to supplement parkland and secure public open spaces through Privately-Owned Publicly Accessible Spaces (POPS).</li> </ul> |          |



## Additional Proposed Policy Directions – Public Realm

| Policy  | Comments |
|---|----------|
| <p>New public parks will be secured by way of the development approval process through a combination of parkland dedication and cash-in-lieu contributions pursuant to the policies of the Official Plan and the City's Alternative Rate for Parkland Dedication.</p>   |          |
| <p>Parkland dedication conveyed through the development approval process will:</p> <ul style="list-style-type: none"> <li>▪ achieve parks that are programmable and have a functional size and shape;</li> <li>▪ maximize public street frontage to increase park presence and provide the greatest possible accessibility, safety and visibility for park users;</li> <li>▪ be located on prominent and visible sites, including sites on corners;</li> <li>▪ form part of a linked system of parks and mid-block pedestrian connections and expand existing parks and open spaces where possible; and</li> <li>▪ complement and be integrated with adjacent Privately Owned Publicly-Accessible Spaces (POPS).</li> </ul> |          |

## Additional Proposed Policy Directions – Public Realm

| Policy  | Comments |
|---|----------|
| <p>Development of sites will be required to maximize both the onsite provision of public parkland and the provision of Privately-Owned Publicly Accessible Spaces (POPS).</p> <p>Developments on larger sites will be required to meet their full parkland dedication requirement through on or off-site conveyance of land for park use within the study area or nearby vicinity, where appropriate.</p> |          |
| <p>The expansion of existing parks and the creation of larger parks will be pursued through:</p> <ul style="list-style-type: none"> <li>▪ Prioritizing parkland dedication that is immediately adjacent to an existing park; and</li> <li>▪ Encouraging the consolidation of parkland dedication from more than one development to create one larger park.</li> </ul>                                     |          |

## Additional Proposed Policy Directions – Public Realm

| Policy  | Comments |
|---|----------|
| <p>Privately Owned Publicly-Accessible Spaces (POPS) provided through development will:</p> <ul style="list-style-type: none"> <li>▪ be publicly accessible;</li> <li>▪ be designed for users of all ages and abilities;</li> <li>▪ be sited in highly visible locations and designed to serve the local population;</li> <li>▪ be sited and designed to be seamlessly integrated and connected into the broader public realm;</li> <li>▪ include new trees, seating and landscaping where possible;</li> <li>▪ include the City's POPS signage identifying the space as being publicly-accessible</li> </ul> |          |
| <p>POPS approved as part of a development will not be in lieu of parkland dedication.</p>   |          |

## Additional Proposed Policy Directions – Public Realm

| Policy   | Comments |
|--|----------|
| <p>Development will provide a minimum of 3 metre setbacks from property lines adjacent to a park to allow for access and servicing.</p>  |          |
| <p>Improvements to the public realm, through new and improved physical and visual connections to parks and public spaces will be required to ensure more people have park access. The public realm (streets, lanes, mid-block connections) can be harnessed to expand the park-like experience beyond park boundaries.</p> |          |
| <p>Development will make best efforts to the satisfaction of the City to minimize shadows to preserve the utility of sidewalks, parks, open spaces, school yards and buildings, child care centres, playgrounds, institutional <i>open spaces</i>, private <i>open spaces</i>, outdoor amenity spaces and POPS.</p>        |          |
| <p>Development/redevelopment will be located and designed to protect access to sunlight on streets, sidewalks and POPS.</p>  |          |

## Additional Proposed Policy Directions – Public Realm

| Policy   | Comments |
|--|----------|
| Development/redevelopment will contribute to enhancing and improving High Park Avenue to become a Grande Promenade for the neighbourhood.  |          |
| Distinctive architectural design, special landscape and <i>open spaces</i> and public art installations are required in development/redevelopment along High Park Avenue to accentuate the entry points into the neighbourhood along High Park Avenue Grande Promenade.      |          |
| Development/redevelopment will contribute to tree plantings, paving materials and treatments, street furniture, landscape planters, decorative pedestrian scale street lighting, public art, well-designed and barrier-free sidewalks or other paths of travel improvements. |          |
| Development/redevelopment will create an enhanced public realm and support pedestrian movement by expanding the sidewalk width, mid-block access, well designed promenades and potential new mid-block connections.  |          |

## Additional Proposed Policy Directions – Public Realm

| Policy  | Comments |
|---|----------|
| <p>Development/redevelopment will expand and improve sidewalks and the public realm to provide for opportunities for water infiltration, healthy trees, and double rows of trees</p>  |          |
| <p>Development/redevelopment shall expand and improve cycling linkages through the High Park Apartment Neighbourhood on designated bicycle lanes, as well as through mid-block connections designed in a manner that they can be separated from pedestrian connections for pedestrian safety.</p>   |          |
| <p>Development/redevelopment shall maintain, and create where these do not exist, a minimum of 3 linkages and physical pedestrian mid-block connections per block to existing <i>Parks and Open Space Areas</i> as well as to the subway and local schools, and in particular:</p> <ul style="list-style-type: none"> <li>▪ the new park west of Pacific Avenue and east of High Park Avenue; and</li> <li>▪ the High Park subway station.</li> </ul> |          |

## Additional Proposed Policy Direction – Open Space

| Policy  | Comments |
|---|----------|
| <p>Outdoor amenity spaces will:</p> <ul style="list-style-type: none"> <li>- have direct access to sunlight;</li> <li>- be located at grade, where possible, to accommodate mature tree growth;</li> <li>- mitigate impacts on the public realm and neighbours;</li> <li>- be physically separated and located away from loading and servicing areas;</li> <li>- have generous and well-designed landscaped areas to offer privacy and an attractive interface with the public realm; and</li> <li>- promote use in all seasons.</li> </ul> |          |

## Additional Proposed Policy Directions – Site Servicing

| Policy  | Comments |
|---|----------|
| Development/redevelopment will not provide above grade parking structures.  |          |
| Development/redevelopment will integrate waste management areas (including storage and pickup) and other loading areas within the building envelop of new buildings.          |          |
| Development/redevelopment will integrate parking ramps to underground parking areas including landing within the mass of new buildings and not within the <i>open space</i> . |          |
| Development/redevelopment will limit number of curb cuts  |          |
| Development/redevelopment will consolidate driveways and surface parking and limit surface parking  |          |
| Development/redevelopment will consolidate drop-off and pick-up areas and direct them to areas internal to the site serving more than one building                            |          |





## Additional Proposed Policy Directions – Land Use

| Policy  | Comments |
|---|----------|
| Redesignate new park from <i>Apartment Neighbourhoods</i> to <i>Parks and Open Spaces</i>   |          |
| Development/redevelopment may include small scale schools (such as satellite schools) and small scale community services facilities (such as child care, recreation centres, and libraries) that serve the needs of area residents. |          |
| Development/redevelopment is encouraged to provide community space that is eligible for the City's Community Space Tenancy Policy.  |          |

## Additional Proposed Policy Directions – Land Use

| Policy  | Comments |
|---|----------|
| <p>Small scale schools and community services facilities may be located in standalone buildings or be incorporated into the base building portion of Apartment Buildings. In the event that such a facility or school locates in the base of an apartment building, the floorspace devoted to the school or community facility can be subtracted from the maximum permitted floorspace.</p> |          |
| <p>Schools will be designed and operated to limit noise, privacy and traffic impacts on neighbouring residents and development requirements will be informed by studies submitted in support of the development applications.</p>   |          |


## Additional Proposed Policy Directions – Land Use

| Policy   | Comments |
|--|----------|
| <p>Co-location of schools and community services and facilities is encouraged and may be developed through:</p> <ul style="list-style-type: none"> <li>i) integration of schools and other community services and facilities, including shared spaces and joint programming;</li> <li>ii) expansion and/or renovation of existing facilities; and,</li> <li>iii) partnerships between developers, community based agencies, school boards, the City's non-profit housing corporation, and the City.</li> </ul> |          |
| <p>At the time of development approvals, the City will coordinate the requirements of school boards and community service facilities with landowners to identify possible locations for small scale schools and community facilities. Development agreements that incorporate these will form part of the approval process.</p>  |          |

## Additional Proposed Policy Directions – Land Use

| Policy   | Comments |
|--|----------|
| <p>The Ontario Ministry of Education, the Toronto District School Board, the Toronto Catholic District School Board, and the French-language school boards as appropriate, will be encouraged to coordinate their review of school accommodation needs over time to identify appropriate resources to support the accommodation of future enrolment growth. The City will encourage this review as each major development application is submitted in the High Park Apartment Neighbourhood Area that requires a zoning by-law amendment</p> |          |
| <p>To maximize the utility of outdoor recreational spaces, agreements between the City and the appropriate school board will be required as a condition of development approvals involving school board lands or applications for apartment buildings that incorporate a small scale school board use. This may include agreements to permit school use of public parks as outdoor play areas and agreements to permit public access to school yards and other school facilities</p>   |          |

## Additional Proposed Policy Directions – Definitions

| Policy   | Comments  |
|--|---|
| <p><b>DEFINITIONS:</b></p> <p><b>high value</b> means a relatively healthy tree specimens of native and/or other tree species which have a prominent visual and functional role and historical, cultural, or ecological significance to the neighbourhood</p> <p><b>new net shadow</b> means shadow cast by a proposed development/redevelopment in excess of the shadow already cast by existing and approved development as well as buildings and structures permitted on June 28, 2018 by the existing in-force Zoning By-law.</p> <p><b>open space</b> means any area not covered by buildings or above grade structures and is located at ground level.</p> <p><b>Parks and Open Space Areas</b> is a land use designation in the Official Plan.</p> <p><b>unencumbered</b> means areas not covered by buildings or structures both above- and below-grade.</p> |  |

## NEXT STEPS

- Workbooks will be sent out tomorrow –  
Review and provide comments:  
April 30, 2018
- Draft Statement of Area Character – emailed  
this week
- Next & Last Working Group Meeting:  
May 7, 2018