



Working Group Meeting #6

# High Park Apartment Neighbourhood Area Character Study

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May 7, 2018

# Agenda

- 6:00 UPDATE
- 6:05 DENSITY
- 6:15 POLICY REVISIONS
- 7:45 CONCLUDING REMARKS

## SINCE WORKING GROUP MEETING #4:

- **Review of comments/ Additional Analysis/ Drafting policies** (Ongoing)
- **Natural Heritage Addendum Study Initiated (Bio-diverse Planting Manual** (draft received, under review by City team)
- **Bloor West Village Study – NATURAL HERITAGE and Hydrogeology Reports** posted on Bloor West Village Study website

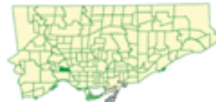
## UPCOMING:

- **Work in progress:** (ongoing)
  - Finalizing Study; SASP & Urban Design Guidelines
- **Final Staff Report & Statutory Public Meeting** (June 6)
- **Adoption by Council** (June 24, 25, 26)

# Population Densities for Apartment Neighbourhoods

88. High Park North

High Park Apartment Neighbourhood



Neighbourhood Snapshot	
Population	<b>22,162</b>
Population Change 2011-2016	<b>+4.1%</b>
Population Density	<b>11,726</b> people per square km

Area	19.6 Ha
Population	8500
Pop/Ha	434

74. North St. James Town



St. James Town Apartment Neighbourhood



Neighbourhood Snapshot	
Population	<b>18,615</b>
Population Change 2011-2016	<b>+4.4%</b>
Population Density	<b>44,321</b> people per square km

Area	18.44 Ha
Population	14121
Pop/Ha	766

104. Mount Pleasant West

Davisville Apartment Neighbourhood



Neighbourhood Snapshot	
Population	<b>29,658</b>
Population Change 2011-2016	<b>+3.7%</b>
Population Density	<b>21,969</b> people per square km

Area	19.54 Ha
Population	6938
Pop/Ha	355

61. Taylor-Massey



Crescent Town Apartment Neighbourhood



Neighbourhood Snapshot	
Population	<b>15,683</b>
Population Change 2011-2016	<b>+0.6%</b>
Population Density	<b>15,528</b> people per square km

Area	19.01 Ha
Population	8593
Pop/Ha	452

## Existing Density and Potential Increase For Entire Study Area (19.6 Ha)

	<b>Existing</b> (includes estimate for Grenadier Square*)	<b>Potential</b> (Increase from infill development)
<b>GFA</b>	Approx. 470,000m <sup>2</sup>	Less than 150,000m <sup>2</sup>
<b>FSI</b>	3.04	+/- 1.0
<b>Population</b>	9,385 *	Up to 30% approx.

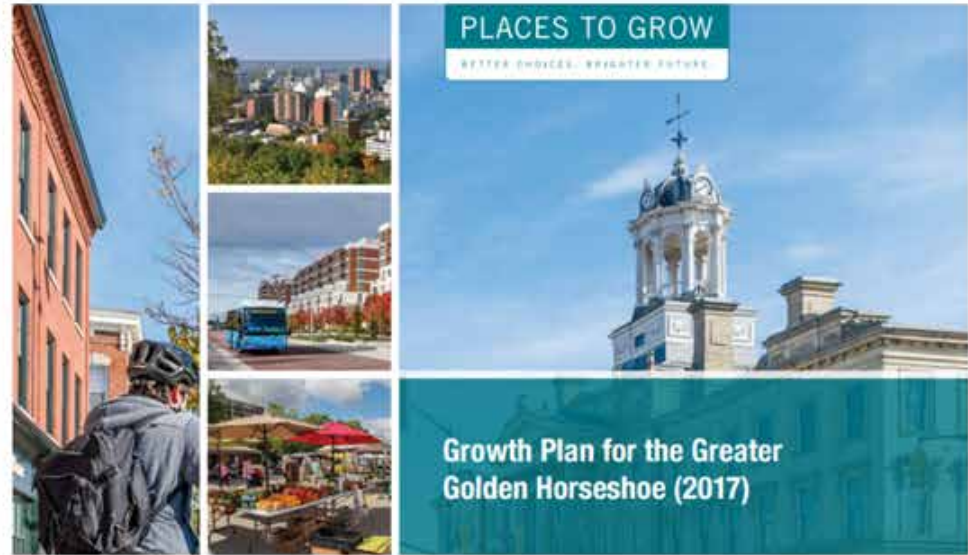
# Growth Plan Requirements

Cities will delineate the boundaries of Major Transit Station Areas (MTSA).

MTSAs on .... subway lines will be planned for a minimum density target of 200 residents and jobs combined per hectare for those that are served by subways

In Toronto, council may request an alternative to the applicable target through a municipal comprehensive review

A Municipal Comprehensive Review is underway for this purpose



# DRAFT Overview of Study Area Character circulated May 4, 2018



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 Area's Chief Planner and Executive Director  
 City Planning Division

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 Director, Community Planning  
 Eastside Park East 21

## High Park Apartment Neighbourhood Area Character Study Overview of Study Area Character

DRAFT April 30, 2018

### Study Area Description

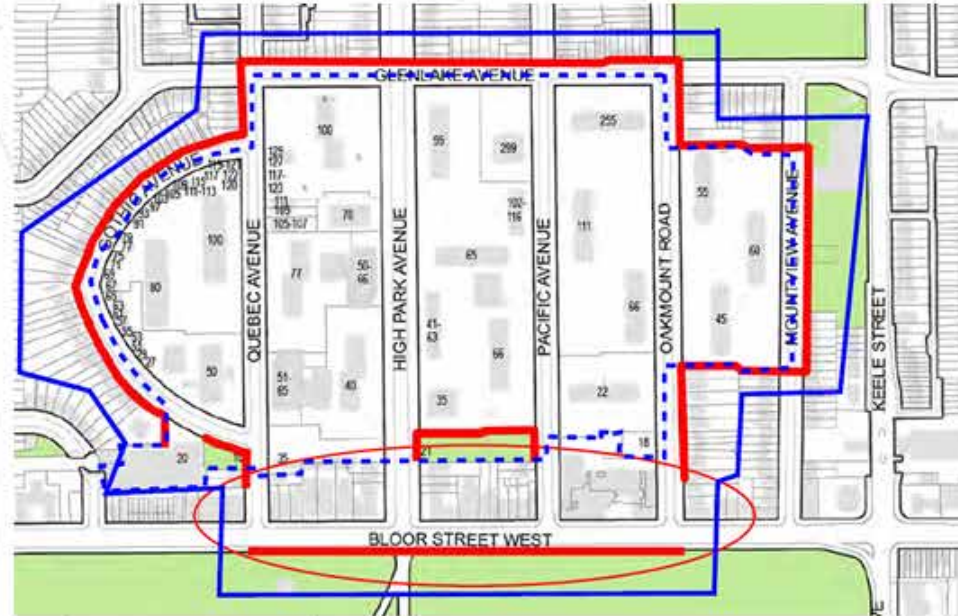
The High Park Apartment Neighbourhood Area Character Study covers approximately 19.6 ha of land designated Apartment Neighbourhood and Park and Open Space located generally north of High Park, Bloor Street West and the Bloor-Danforth Subway corridor, west of Keele Street, east of Gothic Avenue and south of Glenlake Avenue. Seven public streets, namely Gothic Avenue, Quebec Avenue, High Park Avenue, Pacific Avenue, Oakmount Road, Mountview Avenue and Glenlake Avenue, divide the study area into five blocks and provide frontage and access to twenty-one properties.

The study area is an established residential apartment neighbourhood. It is characterized by a range of housing types, including single and semi-detached house forms, residential rowhouse blocks, residential multiplexes, and high rise apartment buildings and a subway station building. Surrounding this Apartment Neighbourhood area to the north, west and east are lands designated Neighbourhood that consist primarily of single and semi-detached house forms, a school and a community centre. Based on the 2016 Census, there are an estimated 8,500 people living within the study area.

The study area is in close proximity to High Park which contains a Provincial Area of Natural and Scientific Interest (ANSI), Environmentally Significant Area, a natural heritage system, ravines and natural features. High Park is recognized as a significant stopover for migratory birds, and the mature tree canopy and structures in the area are possible habitat for species of conservation concern.

There is one public park in the southwest corner of the study area called Bismarck Park. A 'future park' was recently identified by the City in the southern part of the study area at 71 High Park Avenue, when the City concluded the lease arrangement for those lands as a tennis court in favour of creating a public park on this City-owned property. Lithuanis Park and the Keele Street Public School and Keele Community Centre grounds are in the immediate vicinity of the study area.

The Line 2 (Bloor-Danforth) Subway runs along the southern boundary of the study area with High Park Station accessed from both Quebec Avenue and High Park Avenue and Keele Station accessed just east of the study area.



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	<del>65% of Total Open Space</del> More than half of the required open space	OP
Maximum Total Building Frontage along a Street	<del>66%</del> Two thirds of linear lot frontage; buildings set back more than 30 m may be excluded from frontage calculation	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 ; rooftop amenity areas counted in this calculation	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.	OR Existing OP policies & UDG
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	<b>Analysis in progress</b> 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 Residential Apartment Building with elongated floor plate – 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 Residential Apartment Building with – 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 31\* 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) 3.0 m from non-street property line(s) <i>Existing below grade buildings/structures located within this setback and additions directly below existing structures within this setback are exempt.</i>	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)
Maximum Height	10.0 m	Existing Zoning
Minimum Front Yard Setback from Building Wall to Street Property Line(s)	6.0 m	OP
Minimum Rear Yard Setback	7.5 m	Existing Zoning
Minimum Side Yard Setback	0.9 m to 7.5 m	Existing Zoning
Maximum Building Depth	14 m	Existing Zoning
Minimum Facing Separation Distance from the face of a building wall(s) from the primary elevation(s) of an existing or new other Building(s) on the same lot	15 m	OP

# Proposed Changes for SASP

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



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 UDG
Maximum Floor Plate Dimensions	20 m width 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 (10m if side elevation)	Minimum proposed separation divide by 2	UDG
Minimum Facing Separation Distance from the face of a Building(s) 12 m and 4 storeys or less wall(s) from the primary elevation(s) of an existing or new low rise building(s)	15 m	City standards and Character Analysis	OP
Minimum Facing Separation Distance from the face of Apartment Building(s) greater than 12 m and wall(s) from the primary elevation(s) of an existing building(s) taller than 4 storeys	30 m (20 m if side elevation)	City standards and Character Analysis	OP UDG for side elevations

# Proposed Changes for SASP

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



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

# Proposed Changes for SASP

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



Criteria	Requirement	Comments	Official Plan (OP) or Urban Design Guidelines (UDG)
Maximum Total Building Height (excluding mechanical)	34.5 m and 11 storeys	City standards and Character Analysis	OP
Portion of Building above Building Base			
Maximum Floor Plate Area	750m <sup>2</sup>	City standards and differentiate from Slab	OP UDG
Maximum Floor Plate Dimensions	30 m width or length on the longest side	Differentiate from Slab	OP
Minimum Setback from Building Wall to Street Property Line(s)	9.8m	Typical minimum from Character Analysis	OP
Minimum Setback from Non-Street Property Line(s)	10 m	Minimum proposed separation divide by 2	UDG
Minimum Facing Separation Distance from the face of a building wall(s) from the primary elevation(s) of an other existing or new Building(s) greater taller 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
<b>Portion of Building above Building Base</b>		
Maximum Floor Plate Area	750m <sup>2</sup>	OP
<b>Maximum Floor Plate Dimensions</b>	<del>30 m width or length on the longest side</del>	OP/UDG
Floor Plate Dimensions	Point Tower Form	
Minimum Setback from <b>Building Wall to Street Property Line(s)</b>	<del>11</del> 10 m	OP
<del>Minimum Setback from Non-Street Property Line(s)</del>	17.5 m	OP/UDG
Minimum Separation Distance from <del>other new or existing Apartment Building (s) greater than 12 m and 4 storeys</del>	35 m	OP
<del>Minimum Stepback above the Base Building</del>	3 m	UDG



## Additional Proposed SASP Policy Directions – Built Form

Policy	Comment
In order to <del>Proposed buildings should respect and</del> <del>reinforce</del> enhance the existing physical character and qualities of <del>existing apartment</del> buildings and open space within and adjacent to the <del>area</del> High Park Apartment Neighbourhood, it is the policy of Council to:	placed into the preamble for all policies related to Built Form
Development/redevelopment will be encouraged to use simple building forms and massing and limit the number of building step-backs.	
Additions to existing buildings will be limited to low rise additions <del>only</del> and will meet the provisions of this SASP for building bases	
At least one <del>Locate</del> main building entrance(s) will be located on the prominent street facing building façade so that <del>they</del> the entrance(s) <del>is</del> <del>are</del> clearly visible and directly accessible from the public sidewalk	
A minimum of 25% of all new units will be two bedroom or larger sized; a minimum <del>units</del> of <del>which</del> 10% of all new units will be three bedroom units or larger sized	
<del>Retain landscape elements or limited building features characteristic of the area</del>	moved to UDGs
Development/redevelopment will be designed to minimize the overall building footprint and generally not exceed the typical floor plate area of existing apartment buildings	maximum floor plate sizes for buildings under 11 storeys to be guided by UDGs
Development/redevelopment will be located and designed to maximize the spatial separation distance between buildings.	separation distances for side elevations and angled elevation in UDGs

## Additional Proposed SASP Policy Direction – Open Space

Policy	Comment
<p>In order to preserve and enhance the park-like setting, generous <i>open space</i> and soft landscape character of the High Park Apartment Neighbourhood, it is the policy of Council that:</p>	
<p>Development/redevelopment will be located and designed to maintain sunlight, utility and comfortable wind conditions for pedestrians in <i>open space</i>, including POPS and outdoor amenity space.</p>	<p>UDGs provide more guidance</p>
<p>Outdoor amenity spaces <del>will</del> should be located and designed to:</p> <ul style="list-style-type: none"> <li><del>— have direct access to sunlight</del> have a comfortable micro climate and promote use in all seasons;</li> <li>- Include programming and design features which meet the needs of people of all ages and abilities;</li> <li>- be located at grade, where possible, <del>to accommodate mature tree growth;</del></li> <li>- Include generous high quality soft landscaped areas that support mature trees and vegetation;</li> <li>- mitigate potential impacts on the public realm and neighbours;</li> <li>- be physically separated and located away from loading and servicing areas; and,</li> <li>- Include <del>have generous and</del> well-designed landscaped <del>areas</del> features that promote personal safety, <del>to offer privacy and</del> provide an attractive interface with the public realm, <del>and</del> <del>— promote use in all seasons.</del></li> </ul>	
<p>Development/redevelopment will include a consolidated area(s) of <i>open space</i> within the development block(s) and limit the extent of vehicular access and movement within and/or directly adjacent to that <i>open space</i>.</p>	

## Additional Proposed SASP Policy Directions – Public Realm

Policy	Comments
<p>In order to provide a high quality, green, well-connected, safe and comfortable public realm which prioritizes pedestrians, cyclists and public transit use and supports people of all ages and abilities, it is the policy of Council that:</p>	
<p>The public realm is comprised of a network of all public and private spaces to which the public has access, such as streets, sidewalks and pedestrian connections, parks and open spaces, the public portions of civic buildings and other publicly owned and publicly accessible lands.</p>	
<p>Opportunities to expand and enhance the public realm will be pursued in order to support existing and future populations to provide a high quality of life for people of all ages and abilities.</p>	
<p>A mature tree canopy enhances the identity, character and comfort of streets, parks and open spaces, and contributes to the urban forest. The long-term growth and increase in the amount of healthy trees will be a priority for all new development. Development proposals will demonstrate how the provision, maintenance and protection of trees and their growing spaces above and below ground will be achieved.</p>	
<p>The enjoyment of High Park will be protected by ensuring that adjacent development, particularly building height and massing, will preserve harmonious views and vistas from High Park.</p>	

## Additional Proposed SASP Policy Direction – Public Realm

Policy	Comments
<p>Amend Map 7a to identify views of High Park from the public realm within the High Park Apartment Neighbourhood. Views from the public realm to High Park are important and as such are identified on Map 7a and Schedule 4 and these views will be addressed in accordance with views policies of section 3.1.1 of the Official Plan.</p>	
<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> <p>Views from the public realm to Lithuania Park, Bennett Park, the new park (21 High Park Ave) and existing heritage properties will be addressed in accordance with the views policies of section 3.1.1 of the Official Plan.</p>	
<p>In addition to policy 3.1.1.5 of the Official Plan, new and existing City streets will reinforce the green park-like character of the High Park Apartment Neighbourhood and will be designed to:</p> <ul style="list-style-type: none"> <li>• support the growth of multiple rows of mature healthy street trees;</li> <li>• include generous soft landscaped boulevards; and,</li> <li>• include opportunities for water infiltration.</li> </ul>	



# DRAFT Views from the Public Realm

5 views to High Park proposed for inclusion on OP Map 7a and Schedule 4

## C. IMPORTANT NATURAL FEATURES

### DRAFT Description of Views

#### C10. High Park


The natural setting of High Park can be viewed clearly (looking south) beyond the termini of Quebec Avenue, Pacific Avenue, Oakmount Road and Mountview Avenue at Bloor Street West, as well as from High Park Avenue (looking south) to the northern gateway of High Park at Bloor Street West and Colborne Lodge Drive. These "green corridors" leading to High Park are framed by trees and landscaped setbacks.



## Additional Proposed SASP Policy Direction – Public Realm

Policy	Comments
<p>Development/redevelopment and public works will improve and create an enhanced public realm and support pedestrian access and movement by:</p> <ul style="list-style-type: none"> <li>• expanding the sidewalk width to serve existing and anticipated pedestrian flows,</li> <li>• maintaining or replacing the continuous network of mid-block connections, and creating new connections where they do not previously exist;</li> <li>• establishing high quality physical and visual connections to parks and publically accessible open spaces to expand the park-like character of the neighbourhood;</li> <li>• securing public easements for new and/or existing mid-block connections, and</li> <li>• creating and improving street crossings, with a particular focus on safe access routes to schools, public transit and public parks, well designed promenades and potential new mid block connections.</li> </ul>	
<p>Development/redevelopment and public works will improve and enhance the comfort, quality and environmental sustainability of adjacent boulevards and sidewalks to include high value trees, bio-diverse landscape plantings, opportunities for water infiltration, street furniture, bird-friendly lighting and other such amenities and features.</p>	
<p>Development/redevelopment and public works will expand and improve cycling infrastructure with high regard for pedestrian and cyclist safety, such as through the installation of bicycle parking and dedicated on-street or mid-block cycling facilities where appropriate.</p>	

## Additional Proposed SASP Policy Direction – Public Realm

Policy	Comments
<p>Development/redevelopment and public works will improve and <del>contribute to enhancing and improving</del> enhance the design of High Park Avenue to become a Grande Promenade for the High Park Apartment Neighbourhood. Improvements and enhancements, such as: high value tree planting; bio-diverse landscapes and special open space features; generous sidewalk widths; seating, wayfinding or interpretive signage, weather protected bicycle parking and other such pedestrian and cyclist amenities; decorative paving; bird friendly street lighting; green infrastructure; and public art installations, will reinforce the character, history and sustainability of the neighbourhood.</p>	
<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/redevelopment 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 SASP Policy Direction – 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, streets 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 SASP Policy Direction – Public Realm

Policy	Comments
<p>Development/<b>redevelopment</b> of sites will be required to maximize both the onsite provision of public parkland and the provision of Privately-Owned Publicly Accessible Spaces (POPS). 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 SASP Policy Direction – Public Realm

Policy	Comments
<p>Privately Owned Publicly-Accessible Spaces (POPS) provided through development/<b>redevelopment</b> will:</p> <ul style="list-style-type: none"> <li>i. be publicly accessible;</li> <li>ii. be designed for users of all ages and abilities;</li> <li>iii. be sited in highly visible locations and designed to serve the local population;</li> <li>iv. be sited and designed to be seamlessly integrated and connected into the broader public realm;</li> <li>v. include new trees, seating and landscaping where possible;</li> <li>vi. include the City's POPS signage identifying the space as being publicly-accessible</li> </ul>	
<p>POPS approved as part of a development/<b>redevelopment</b> will not be in lieu of parkland dedication.</p>	
<p>Development/redevelopment will require an expanded Transportation Impact Study Report (TISR). In addition to the standard requirements of a TISR the following items need to be addressed:</p> <ul style="list-style-type: none"> <li>i. An expanded study area that goes beyond the streets and intersections adjacent to the Proposed Development;</li> <li>ii. A detailed study of existing traffic patterns and infiltration in the area and the projected trip distribution for the Proposed Development; and</li> <li>iii. An analysis of traffic safety issues using collision and other available data.</li> </ul> <p>The Applicant shall work with staff from Transportation Planning and Traffic Planning / Right-of-Way Management to develop suitable terms of reference prior to undertaking any transportation related studies.</p>	<p>New</p>

## Additional Proposed SASP Policy Directions – Public Realm

Policy	Comments
<del>Distinctive architectural design, special landscape and open spaces 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.</del>	Have been integrated in revisions to other policies
<del>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.</del>	Have been integrated in revisions to other policies
<del>Development will provide a minimum of 3 metre setbacks from property lines adjacent to a park to allow for access and servicing.</del>	Moved to UDGs
<del>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.</del>	Have been integrated in revisions to other policies
<del>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 open spaces, private open spaces, outdoor amenity spaces and POPS.</del>	Have been integrated in revisions to other policies
<del>Development/redevelopment will be located and designed to protect access to sunlight on streets, sidewalks and POPS.</del>	Have been integrated in revisions to other policies

## Additional Proposed SASP Policy Direction – Public Realm

Policy	Comments
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	Have been integrated in revisions to other policies
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.	Have been integrated in revisions to other policies
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: <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>	Have been integrated in revisions to other policies

## Additional Proposed SASP Policy Direction – Natural Environment

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	Policies/Guidelines to be confirmed by NHIS
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	Policies/Guidelines to be confirmed by NHIS
All vegetation removals are to take place outside migratory and breeding bird seasonal windows to avoid accidental mortality of juvenile birds	Policies/Guidelines to be confirmed by NHIS
Construction sites to be contained with silt fencing to avoid accidental mortality of wildlife	Policies/Guidelines to be confirmed by NHIS
Hydrogeological studies to demonstrate that proposed underground structures do not disturb natural groundwater flows	Policies/Guidelines to be confirmed by NHIS
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	Policies/Guidelines to be confirmed by NHIS

## Additional Proposed SASP Policy Direction – Natural Environment

Mitigation	Comments
All vegetation removals are to take place outside migratory and breeding bird seasonal windows to avoid accidental mortality of juvenile birds	Policies/Guidelines to be confirmed by NHIS
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	Policies/Guidelines to be confirmed by NHIS
Recommend using biodiverse landscape manual	Policies/Guidelines to be confirmed by NHIS
Require studies for Species at Risk that use urban structures where buildings are proposed for removal to determine presence/absence	Policies/Guidelines to be confirmed by NHIS
Habitat structure replacement may be appropriate	Policies/Guidelines to be confirmed by NHIS
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	Policies/Guidelines to be confirmed by NHIS
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	Policies/Guidelines to be confirmed by NHIS
Dog relief areas to be required	Policies/Guidelines to be confirmed by NHIS

## Additional Proposed SASP Policy Direction – Natural Environment

Enhancement	Comments
Existing unencumbered soil areas to be assessed for opportunities for groundwater infiltration	Policies/Guidelines to be confirmed by NHIS
Require native landscaped areas and restrict use of non-native species and enhance availability of pollinator habitat	Policies/Guidelines to be confirmed by NHIS
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	Policies/Guidelines to be confirmed by NHIS
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.	Policies/Guidelines to be confirmed by NHIS
<i>Unencumbered</i> 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.	Policies/Guidelines to be confirmed by NHIS



## Additional Proposed SASP Policy Direction – Site Servicing

Policy	Comments
<p>Development/redevelopment should use shared service areas where possible within the development block(s), including shared private driveways and service courts. The City may require a detailed driveway assessment as part of the traffic operations assessment.</p> <p><del>Development/redevelopment will consolidate drop off and pick up areas and direct them to areas internal to the site serving more than one building</del></p>	
<p>Development/redevelopment should consolidate and minimize the number and width of driveways and curb cuts across the public realm.</p> <p><del>Development/redevelopment will limit number of curb cuts</del></p>	
<p>Development/redevelopment <del>will</del> should integrate services such as waste management areas (including storage and pickup areas) and utility functions within <del>other loading areas</del> within the building envelop of new buildings.</p>	
<p>Development/redevelopment will limit surface parking and will not <del>provide</del> include above grade parking structures, with the exception of bicycle parking facilities.</p> <p><del>Development/redevelopment will consolidate driveways and surface parking and limit surface parking</del></p>	
<p>Development/redevelopment will limit the use of vehicular driveways between the front face of a building and the public street or sidewalk.</p>	

## Additional Proposed SASP Policy Direction – Site Servicing

Policy	Comments
Development/redevelopment <del>will</del> should integrate new and existing parking ramps to underground parking areas including landing within the mass of new buildings and not within the <i>open space</i> within buildings.	
In addition to standard city requirements for new development, development/redevelopment will meet the in force Toronto Green Standard (TGS) requirements for tier 1 cycling infrastructure (air quality) for existing buildings.	new
Development/redevelopment should incorporate on-site storage areas/lockers for mobility devices, strollers and other such equipment for use by new and existing residents.	new
Development/redevelopment will provide designated, on-site dog relief facilities for use by new and existing residents.	Moved from Natural Environment

## Additional Proposed SASP Policy Direction – Land Use

Policy	Comments
Redesignate new park from <i>Apartment Neighbourhoods</i> to <i>Parks and Open Spaces</i>	
<del>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.</del>	already permitted
Development/redevelopment is encouraged to provide community space that is eligible for the City's Community Space Tenancy Policy.	

## Additional Proposed SASP Policy Direction – Land Use

Policy	Comments
<p>Small scale schools and community services facilities may be located in standalone buildings or be incorporated into the <del>base building portion of Apartment Buildings</del> new and/or existing buildings. <del>In the event that such a facility or school locates in the base of an apartment building,</del> The required floorspace devoted to <del>the</del> for such schools or community services facilities <del>will can</del> be determined through development review <del>subtracted from the maximum permitted floorspace.</del></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 <del>submitted in support of the development applications.</del></p>	<p>Done through site plan</p>

## Additional Proposed SASP Policy Direction – 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>To address requirements and promote cost-effectiveness and coordination, community services and facilities provided will be encouraged to:</p> <ul style="list-style-type: none"> <li>i) support the creation of community hubs;</li> <li>ii) explore satellite and alternative delivery models;</li> <li>iii) co-locate facilities and share resources; and,</li> <li>iv) integrate and coordinate programs.</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>	<p>Standard practice</p>

## Additional Proposed SASP Policy Direction – Land Use

Policy	Comments
<p>New community service facilities and expansions or retrofits of existing community service facilities will be designed to meet the requirements of the City, public agencies, boards and commissions and will:</p> <ul style="list-style-type: none"> <li>i. be located in highly visible locations with strong pedestrian, cycling and transit connections for convenient access;</li> <li>ii. consider co-location within mixed-use buildings; and</li> <li>iii. provide for flexible, accessible, multiple purpose spaces that can be programmed in different ways and be adapted over time to meet the varied needs of different user groups.</li> </ul>	
<p>Partnerships between landowners and public agencies, boards and commissions to support the improvement, provision and expansion of community service facilities will be encouraged.</p>	

## Additional Proposed SASP Policy Direction – 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>not required</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> <p>Opportunities for shared outdoor recreational space between school boards and other community groups is encouraged.</p>	

## Additional Proposed SASP Policy Direction – 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>	<p>The need for these will be confirmed once policies/Guidelines have been confirmed by NHIS</p>



## NEXT STEPS

- **Finalizing Study, SASP and Guidelines**
- **Etobicoke York Community Council**
  - June 6, 2018
- **City Council**
  - June 26, 27, 28