



Working Group Meeting #4

High Park Apartment Neighbourhood Area Character Study

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April 9, 2018

Agenda

6:00 UPDATE

6:15 PROPOSED INFILL DEVELOPMENT CRITERIA

7:15 WORKSHOP

7:35 DISCUSSION

8:00 NEXT STEPS

SINCE WORKING GROUP MEETING #3:

- **Review of comments/ Additional Analysis/ Drafting policies (Ongoing)**
- **Community Meeting #2 (March 8)**
- **Status Update Report (April 4) Etobicoke York Community Council**
- **Initiating Natural Heritage Addendum Study (Bio-diverse Planting Manual (this week)**
- **Bloor West Village Study – NATURAL HERITAGE component to be posted on Bloor West Village Study website (this week)**

UPCOMING:

- **Work in progress:** (ongoing)
 - POLICY DEVELOPMENT :
Statement of Character; Refinement of Guiding Principles;
Structure Plan; Natural Heritage Addendum;
additional supporting policies
- **Design Review Panel** (April 17)
- **Working Group Meeting #5; #6 ?** (April 23, #6? early May)
- **Final Staff Report & Statutory Public Meeting** (June 6)
- **Adoption by Council** (June)

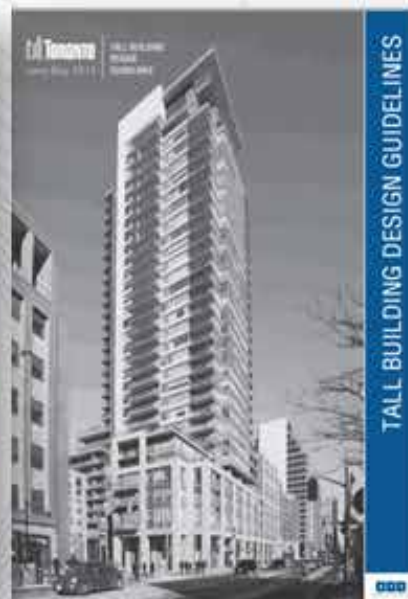
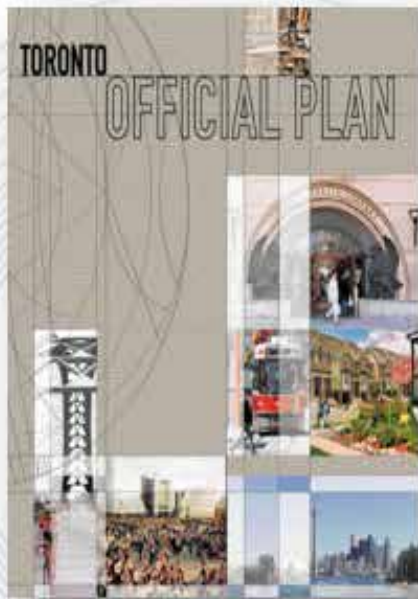


What We Heard

- Provide **centralized open space within the block** and a series of **smaller more passive spaces**
- Maintain **appropriate landscaped setbacks** from the street frontages.
- Maintain the **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**

City Standards

Policy implementing standards and guidelines focus on built form, the public realm, the environment and building healthy, inclusive communities.



Proposed Infill Development Criteria

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

Criteria	Requirement	Comments
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	Character Analysis
Minimum Outdoor Amenity Area	2 m ² minimum per dwelling unit for all proposed and existing buildings containing 20 or more dwelling units	City standards
Sunlight/Shadow on <i>Neighbourhoods, Parks and Open Space</i>	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

Proposed Infill Development Criteria

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	Comments
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 Infill Development Criteria

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



Criteria	Requirement	Comments
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

Proposed Infill Development Criteria

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



Criteria	Requirement	Comments
Maximum Height	34.5 m and 11 storeys	No greater than the shortest, City standards and Character Analysis
Maximum Floor Plate Area	1160m ²	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



Proposed Infill Development Criteria

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



Criteria	Requirement	Comments
Base Building		
Maximum Height	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 ²	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



Proposed Infill Development Criteria

(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
Portion of Building above Base Building		
Maximum Height	34.5 m and 11 storeys	City standards and Character Analysis
Maximum Floor Plate Area	750m ²	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



Proposed Infill Development Criteria

(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	Comments
Portion of Building above Base Building		
Maximum Height	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 ²	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



NEXT STEPS

- Workbooks - review and provide comments by April 16, 2018
- Next Working Group Meeting April 23, 2018

