

High Park Apartment Neighbourhood

Area Character Study

Community Consultation Meeting #2
March 8, 2018

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.



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www.toronto.ca/city-government/planning-development/planning-studies-initiatives/high-park-apartment-neighbourhood-area-character-study/

Council Direction

In response to significant development applications at 35 High Park and 111 Pacific, City Council directed City staff to undertake an area-based character study of the High Park Apartment Neighbourhood and report back by the 2nd Quarter 2018 (EY21.4 and EY21.5).



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 Area Boundary 19.6 ha

Study Process and Outcomes



Anticipated Study Outcomes

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

Related Studies

Bloor West Village Avenue Study

Bloor West Village Heritage Conservation District (HCD) Study

Visit: www.toronto.ca/bwv-avenuestudy.



UPDATES

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

SINCE THE OCT. 25 MEETING:

- **Social Pinpoint Engagement**
(Dec. 15 - Jan. 23)
- **Existing Conditions Analysis**
- **Design Review Panel**
(Feb. 22)
- **Working Group Meetings (3)**
- **City Staff Technical Reviews (3)**

UPCOMING DATES:

- **Community Meeting Feedback**
(Due March 16)
- **Working Group Meetings (3)**
- **Status Update Report** (April 4)
Etobicoke York Community Council
- **Design Review Panel** (April 17)
- **Final Staff Report & Statutory Public Meeting** Recommended Policies & Guidelines (target EYCC June 6)

Community Engagement

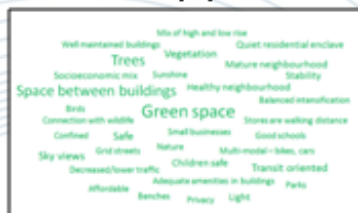
Connecting Character with Value and Experience

Community Consultation Meeting #1

October 25, 2017

Feedback was received on three key questions:

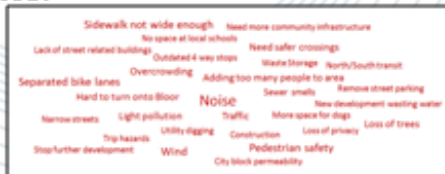
1. What elements define the physical character of the area?



2. What spaces and attributes are most valued?



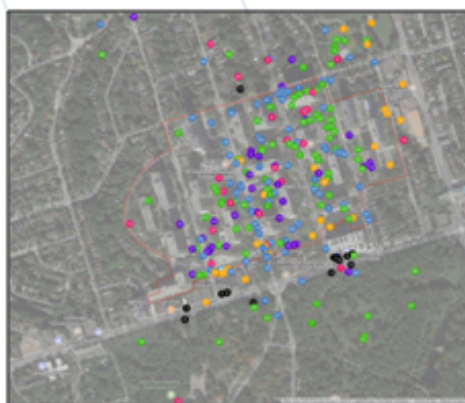
3. What conditions are less desirable and how can these be improved?



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



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



Public Realm

- Views and Vistas
- Parks and Public Open Space
- Streets and Blocks
- Streetscapes
- Pedestrian Amenity
- Cycling Amenity
- Mid-Block Connections



Built and Cultural Heritage

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



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.



Figure Ground Analysis

Existing and Approved Buildings

The map below shows the pattern of building footprints within and around the study area.



- The Study Area figure ground is characterized primarily by a "tower in the park" pattern of buildings set within a traditional Toronto neighbourhood street grid.
- Unlike the surrounding context, buildings do not generally define the edges of streets with exception of retained houses along Gothic Avenue and some portions along Quebec Avenue, High Park Avenue and Pacific Avenue.
- The Study Area is 19% solid (building footprints) and 81% void (streets & open space).
- The surrounding neighbourhood has a similar ratio with 23-25% solid being typical.

Buildings and Underground Structures

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

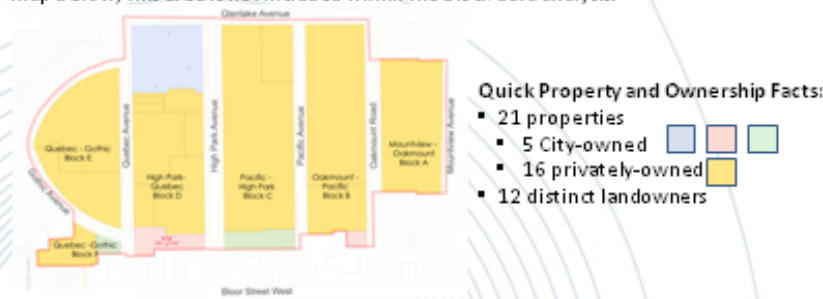


- The void space within the Study Area is significantly encumbered by the extensive below grade footprints of underground parking garages and the TTC subway.
- Approximately 59% of the Study Area is comprised of building footprints and underground structures.

Block Analysis

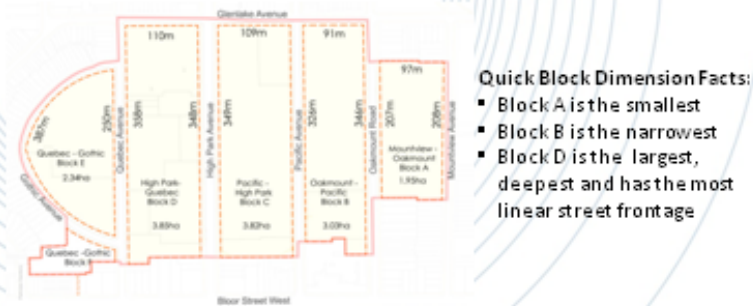
Properties and Ownership

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.



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.



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

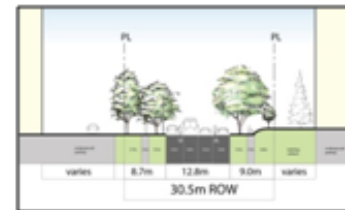


Streets and Streetscapes Analysis

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

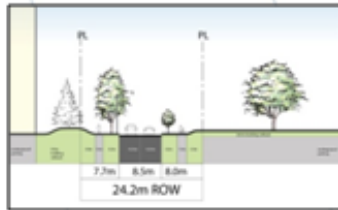
High Park Avenue is the widest street within the Study Area and plays a significant connecting role to High Park. It is currently identified in the Urban Design Streetscape Manual as an Intermediate Street. Intermediate Streets have a green character with generously landscaped building setbacks, soft surfaced boulevards and significant street tree planting.



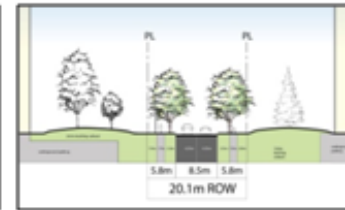
High Park Avenue

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.



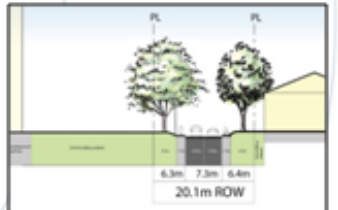
Oakmount Road



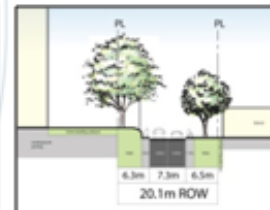
Pacific Avenue

Streets with Sidewalks Curbside

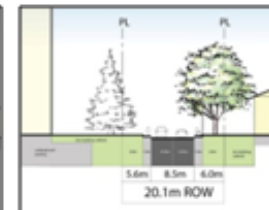
These streets are characterized by landscaped boulevard next to private properties and a sidewalk at the curb. Pedestrian movements along sidewalks at the curbside are often further constrained by snow windows, waste collection bins and parked vehicles.



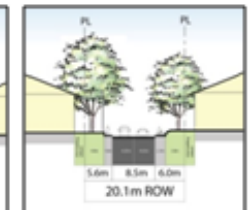
Glenlake Avenue



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

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

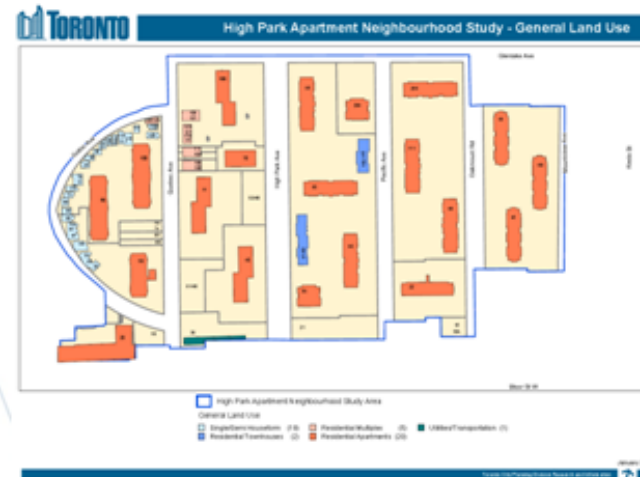
The Study Area contains taller slab and point tower form apartment buildings ranging in height from 8 to 30 storeys. The average height of taller buildings within the Study Area is 20 storeys. Apartment buildings are comprised of light colour materials, typically brick masonry, and are characterized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



Slab Form Tall Buildings



Point Towers



Built Form Analysis

Building Orientation, Address and Entrances

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

- 0-7m house forms including surrounding neighbourhood properties
- 5-6m townhouses and multiplexes
- Characteristics: lawns, trees, gardens, porches, some amenity features, driveways.



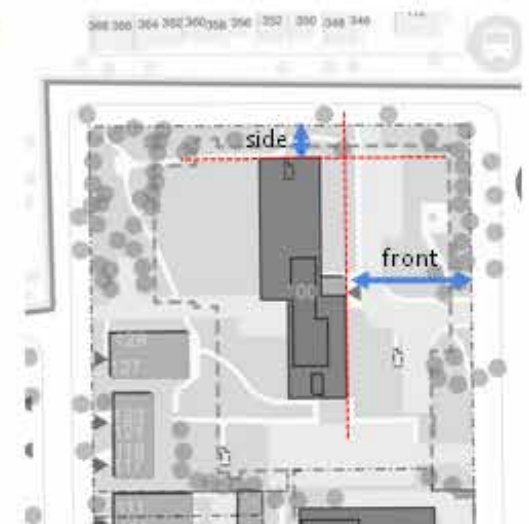
Illustrations of low-rise setbacks from streets within the Study Area.

Taller Building Front Yard Setbacks

- 18 instances
- smallest 8m, largest 45m
- 16-19m typical
- Characteristics: lawn, trees, gardens, some amenity features, walkways, driveways, surface parking

Taller Building Side Yard Setbacks

- 11 instances
- smallest 6m, largest 24m
- 11m-13m typical
- Characteristics: lawn, trees, gardens, walkways



Illustrations of taller building setbacks from streets within the Study Area.

Space Around and Between Buildings Analysis

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

- smallest 9m, largest 27m
- 19-22m typical
- Characteristics: lawn, trees, gardens, amenity features, walkways, driveways, surface parking.



Open Space Breaks between Taller Buildings Along Street Frontages

- smallest 29m, largest 130m
- 53-63m typical
- Characteristics: lawns, trees, gardens, outdoor amenity areas, walkways, driveways, surface parking.



Space Around and Between Buildings Analysis

Taller Building Separation Distances



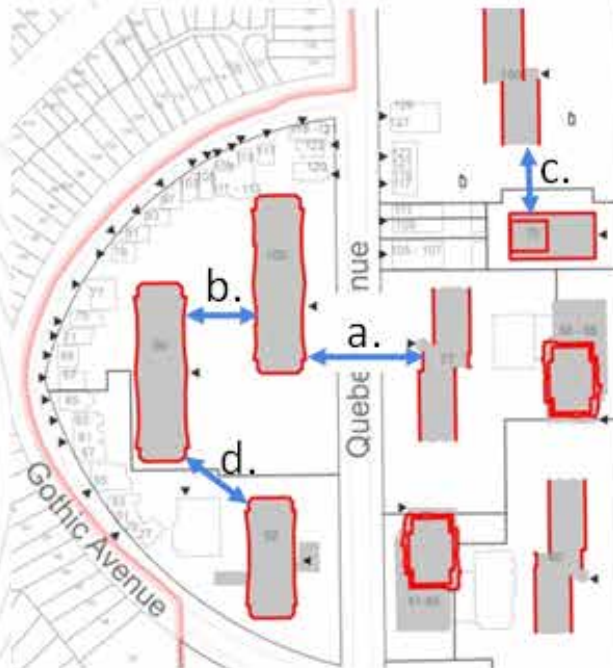
Across a Street:

- a. Primary Façade Facing – 61m typical



Within the Block:

- b. Primary Façades Facing – 35-43m typical
- c. Secondary Façades Facing – 42-43m typical
- d. Offset or Diagonal Separation – 30-32m typical



Façades with Primary Windows and/or Balconies

Transition

- Generous landscaped building setbacks and open spaces
- Retention of house forms along Gothic.
- Many abrupt changes in scale and general lack of gradual transition down to *Neighbourhoods and Parks*, is not consistent with present day Official Plan policy requirements.



Example of Apartment Neighbourhood Infill Development

Parkway Forest Apartment Neighbourhood at Sheppard and Don Mills, North York



Low-rise Buildings



Mid-rise Buildings



Tall Buildings

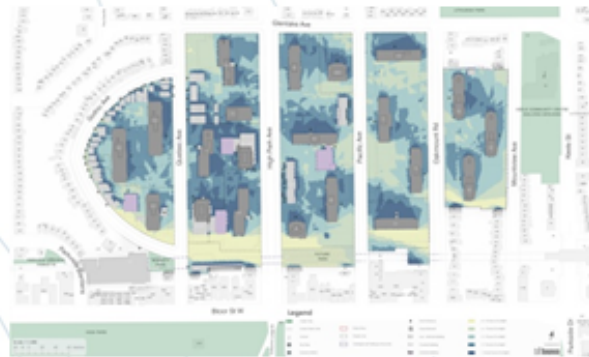
Sunlight and Shadow Analysis

Cumulative Analysis

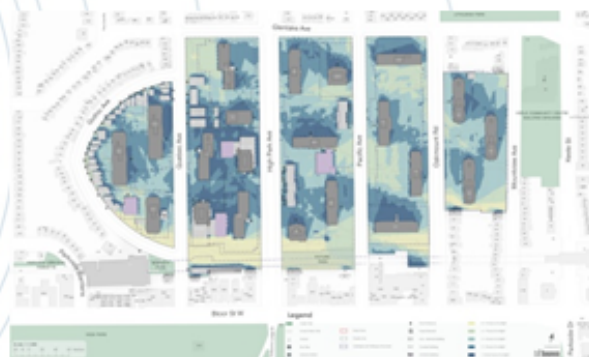
A cumulative sunlight and shadow analysis, measured from 9:18 a.m. to 6:18 p.m. at four times of the year, was prepared to evaluate the number of hours sunlight reaches the open space areas within the Study Area.

Sunlight measured on June 21st shows the shortest shadows experienced during the year. Measurement on December 21st shows the longest and farthest reaching shadows experienced annually. Sunlight measured at the spring and fall equinoxes on March 21st and September 21st represent shadow conditions experienced at the mid-points of the year between the summer and winter extremes.

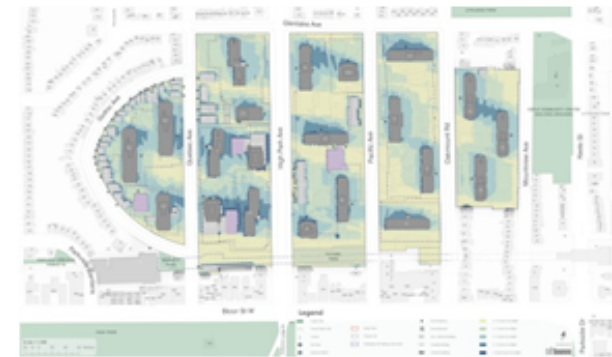
Pedestrian comfort along streets, within parks, outdoor shared open spaces and amenity areas, as well as trees and vegetation all benefit from good access to sunlight at the equinoxes. Achieving 5 to 7 hours of sunlight or more is typical for many of these types of features within the Study Area.



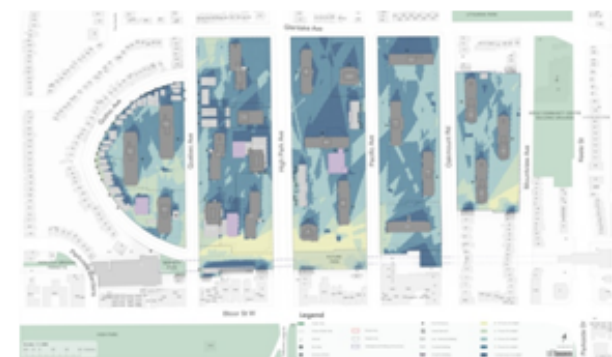
March 21st



September 21st



June 21st



December 21st

Workshop

- 3 workshop themes – Open Space, Connections, Built Form
- 20 minutes at each table (5 minute warning)
- 20 minute report back at the end

2D Open Spaces and Natural Features Workshop

Help Us Identify :

- important open space areas within each block, including child-friendly and pet-friendly spaces
- potentially significant natural features, infiltration areas, areas of mature trees and wildlife habitat
- open space areas that should be “publically” accessible
- open space areas that should be reserved for resident or community use/amenity
- other noteworthy aspects



2D Connections Workshop

Help Us Identify :

- significant views from the public realm
- important routes and crossings for:
 - Pedestrians
 - Cyclists
 - Vehicles
 - Visual
- new connections or views
- locations for better way-finding signage
- other noteworthy aspects



3D Built Form Workshop

Help Us Identify:

- important existing or potential routes and open space areas
- positive relationships that currently exist between buildings
- areas where transition between buildings is successful or unsuccessful
- your ideas about setbacks, building types, heights and transition
- infill opportunities and possible scale
- other noteworthy aspects



Workshop Session 1

- 3 workshop themes – Open Space, Connections, Built Form
- 20 minutes at each table (5 minute warning)
- 20 minute report back at the end

Workshop Session 2

- 3 workshop themes – Open Space, Connections, Built Form
- 20 minutes at each table (5 minute warning)
- 20 minute report back at the end

Workshop Session 3

- 3 workshop themes – Open Space, Connections, Built Form
- 20 minutes at each table (5 minute warning)
- 20 minute report back at the end

Workshop Report Back

- 3 workshop themes – Open Space, Connections, Built Form
- 20 minutes at each table (5 minute warning)
- 20 minute report back at the end

Next Steps

MAKE SURE YOU SIGNED IN and HAND IN YOUR COMMENT SHEETS

- **Community Meeting Feedback Due** (March 16)
- **Status Update Report** (April 4 Etobicoke York Community Council)
- **Design Review Panel** (April 17)
- **Final Staff Report & Statutory Public Meeting Recommended Policies & Guidelines** (target EYCC June 6)

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