



Design Review Panel 1st Review

High Park Apartment Neighbourhood Area Character Study

Elisabeth Silva Stewart, Community Planning
Allison Reid, Urban Design

February 22, 2018



High Park

Apartment Neighbourhood
Area Character Study

The Study will

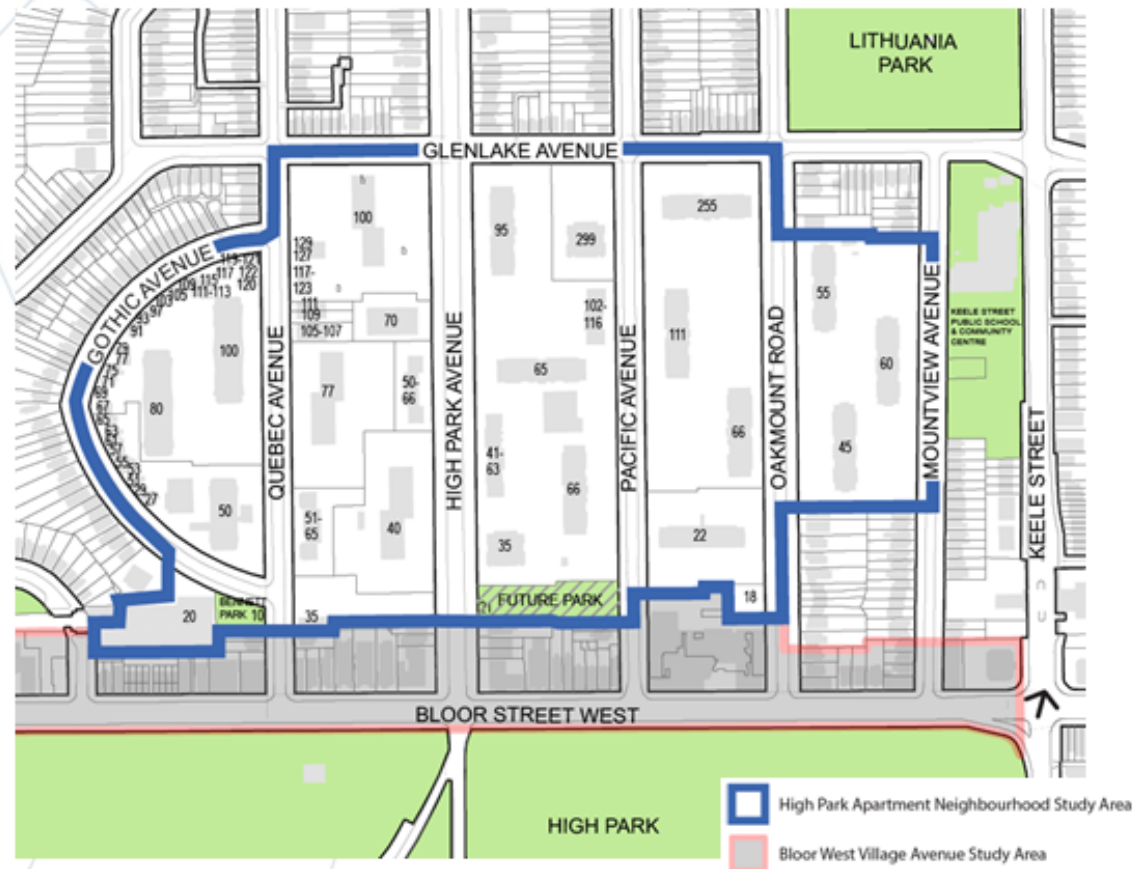
evaluate existing area characteristics and identify appropriate policies, principles and guidelines that will guide change and compatible infill development in the High Park Apartment Neighbourhood.





Study Area Boundary

- The Study Area includes 21 properties located north of Bloor Street West, west of Keele Street, south of Glenlake Avenue and east of Gothic Avenue.
- Properties south of the Bloor-Danforth subway corridor are part of the Bloor West Village Avenue Study.

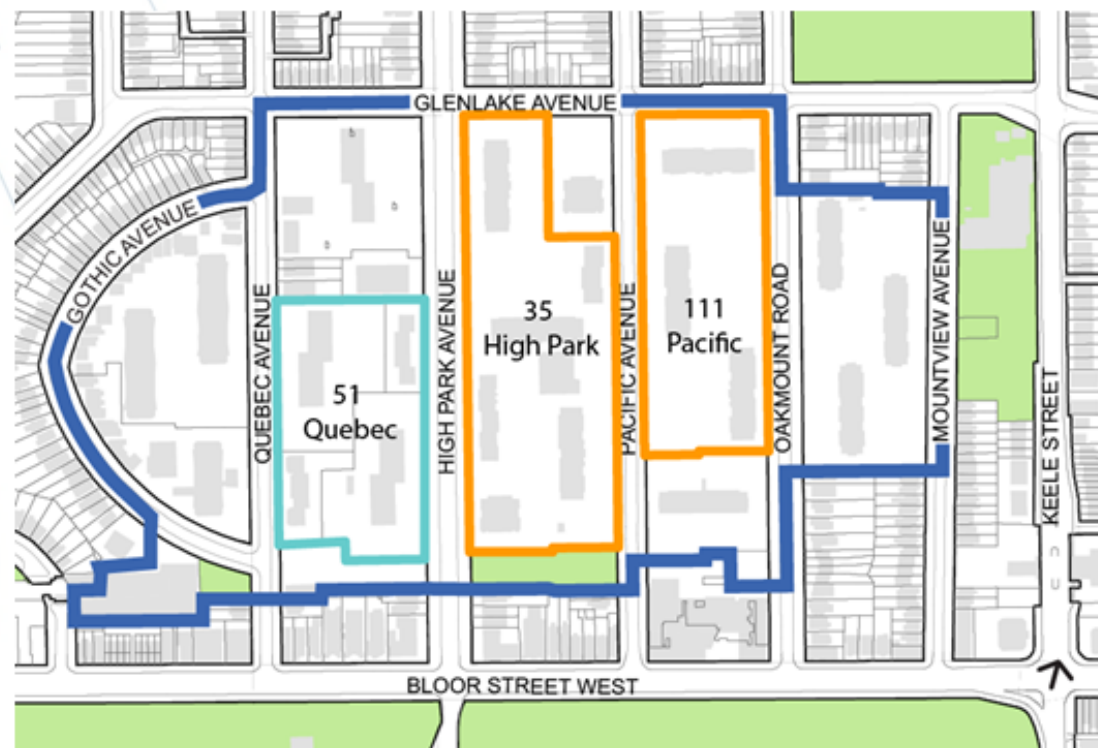


Development Activity

Three significant development applications are active within the Study Area.

- **51 Quebec Avenue**
(Grenadier Square)
- **35 High Park Avenue**
- **111 Pacific Avenue**

The two most recent applications prompted City Council to request a Study.



- High Park Apartment Neighbourhood Study Area
- Development Approval
- Development Application

Council Direction

In April 2017, City Council directed staff to undertake an **area-based character study of the High Park Apartment Neighbourhood.**

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.”



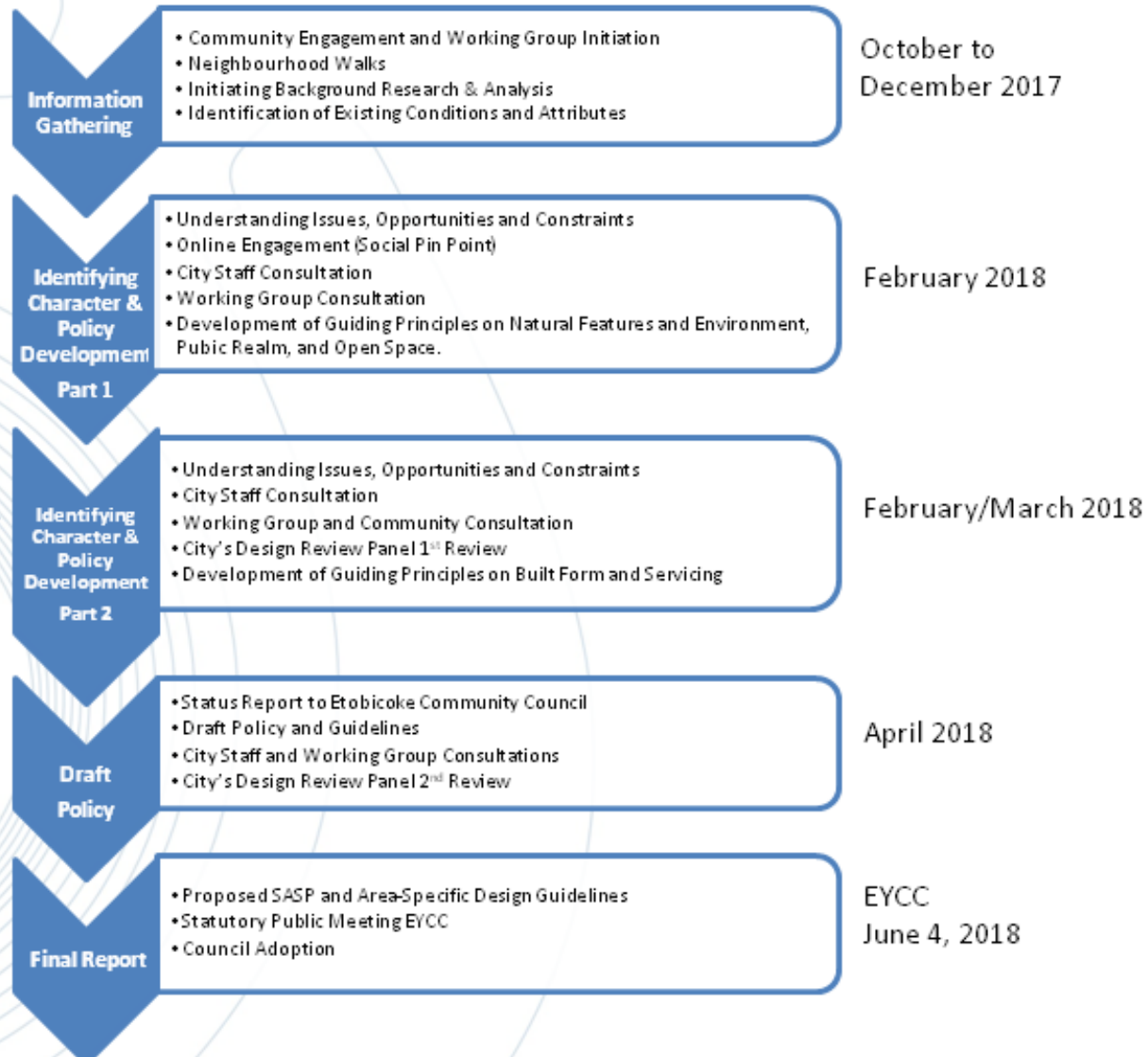
Anticipated Study Outcomes

- Official Plan Site and Area Specific Policy (SASP)
- Area-Specific Design Guidelines
- Community Improvement Opportunities (Private Lands / Public Realm)

Decision Making Process



Study Timeline



About the Study Area

Study Area

- 19.6 Ha
- 7 Public Streets
- 5 Blocks
- Bennett Park & New Park
- High Park TTC subway station

Immediate Area

- High Park and Lithuania Park
- Keele Street Public School & Community Centre
- Bloor Street West
- Keele TTC subway station





Area of Influence

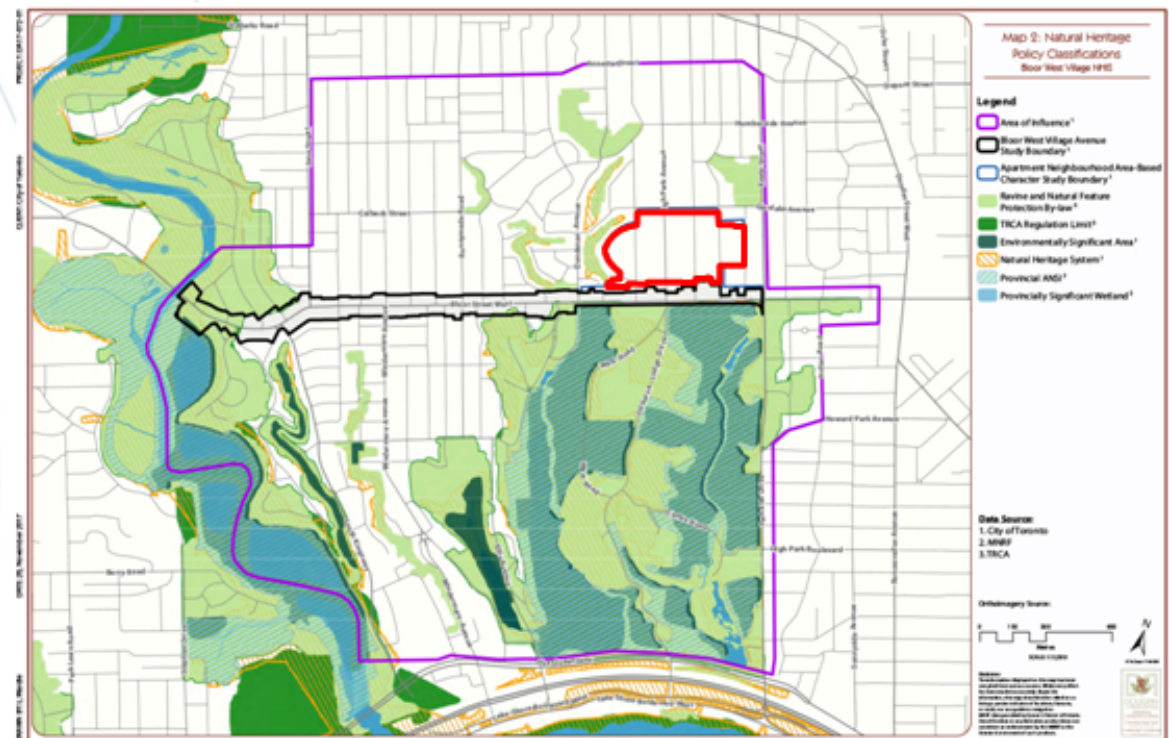
Broader Community Assessment

- population & demographics
- community services & facilities
- natural environment



Natural Heritage Features and Sensitive High Park Water Features

- The Study Area is in close proximity to Provincial ANSI, Environmentally Significant Areas, Natural Heritage System, Ravines and Natural Features.
- Local stormwater discharge and infiltration are both important to the health of sensitive water features within High Park.
- Building upon the Natural Heritage and Hydrogeological Assessment work completed for the Bloor West Village Avenue Study.



Official Plan

The Study Area is located outside of identified growth areas within the Official Plan's Urban Structure.

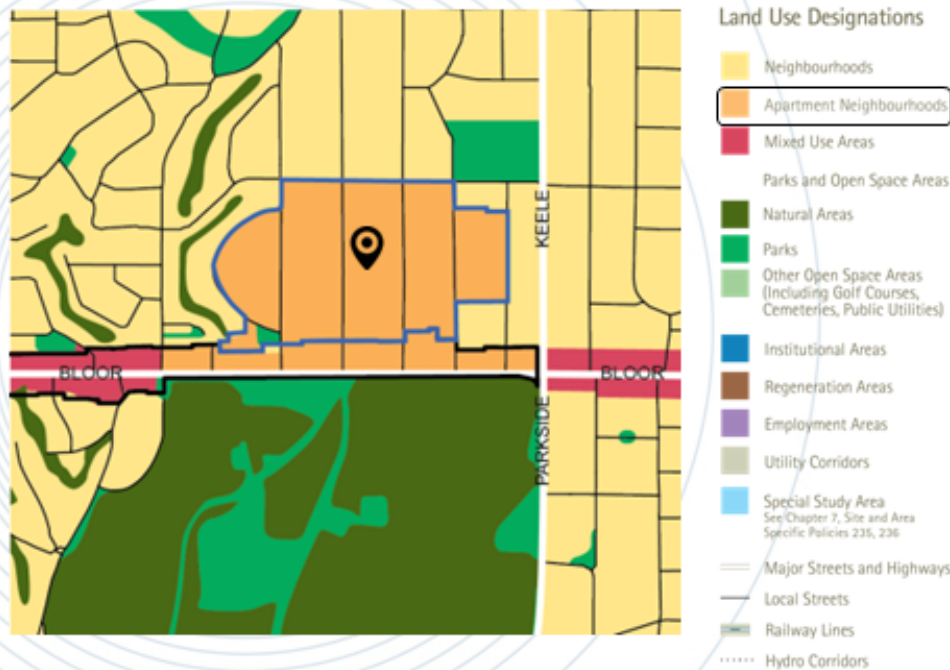


2.3.1 Healthy Neighbourhoods

- Stable not static
- Development will respect and reinforce existing physical character
- Development will be compatible
- Adjacent intensification will be carefully controlled
- Environmental sustainability promoted
- Functioning of local network of streets improved
- Community amenities enhanced

Official Plan

Lands within the Study Area are designated in the Official Plan as Apartment Neighbourhoods and Parks.



4.2 Apartment Neighbourhoods

- Consist of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

- Development will contribute to quality of life, provide transition to adjacent lands, limit shadow impacts, frame the edge of streets, screen service areas, create a comfortable pedestrian realm, and provide active ground floor uses adjacent to streets and open space areas.

- Significant growth not anticipated though compatible infill development is permitted.

Standards and Guidelines



Built Form



Streets & Open Space



Special Issues

Character Defining Elements

DRAFT Character Defining Elements

The Study will assess potential character defining elements in six focus areas.

- Natural Features and Environment
- Built and Cultural Heritage
- Public Realm
- Open Space
- Built Form
- Servicing

Natural Features and Environment

- Natural Heritage Features
- Water (Infiltration, Hydrogeology)
- Topography
- Trees and Vegetation
- Birds and Wildlife Habitat



Built and Cultural Heritage

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



- High Park Apartment Neighbourhood Study Area
- Parks and Public Open Space
- Heritage Property



70 High Park Avenue

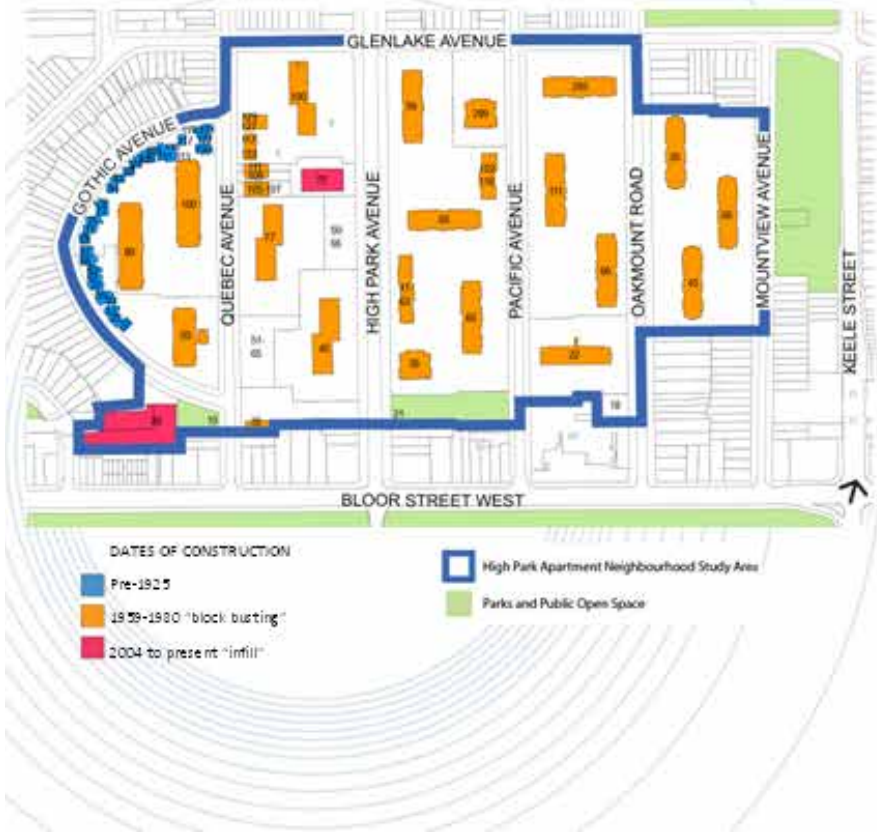


32 Gothic Avenue



Built and Cultural Heritage

• Built Form Evolution



1913



1924



1960-1980

Built and Cultural Heritage

- Cultural Heritage Resources

Ontario Regulation 9/06

- Design or Physical Value
- Historical or Associative Value
- Contextual Value



City of Toronto Archives, Fonds 492, Item 175

Public Realm

- Views and Vistas



Public Realm

- Parks and Public Open Space

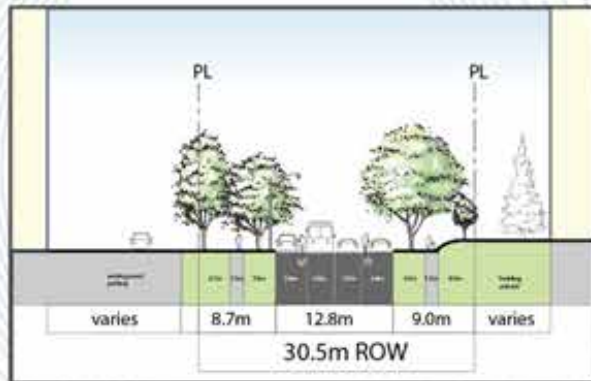


New Public Park planned for 21 High Park Avenue



Public Realm

- Streets and Blocks
- Streetscapes



High Park Avenue



Public Realm

- Pedestrian Amenity
- Cycling Amenity
- Mid-Block Connections



Open Space

- Open Space Within the Block
- Outdoor Amenity Areas
- Private Gardens and Landscapes
- Child-friendly Spaces
- Pet Areas





Built Form

- Surrounding Context
- Building Types
- Building Placement and Orientation
- Corner and Interior Lots



Built Form

- Building Setbacks
- Address and Entrances
- Ground Floor Uses



Built Form

- Building Heights
- Transitions
- Separation Distances





Built Form

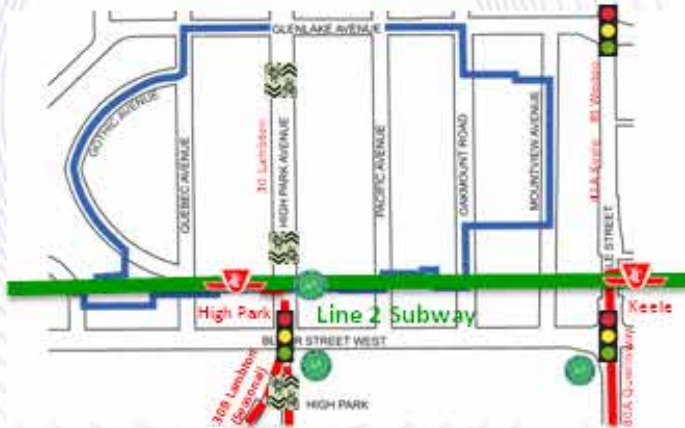
- Sunlight and Shadow
- Pedestrian Level Wind
- Building Design and Materials





Servicing

- Driveways / Loading
- Parking (on-site, on-street, and bicycles)
- Waste Management
- Wayfinding, Signage and Traffic Control



Understanding Values & Experience

3 Key Questions

What elements define the physical character of the area?

What we have heard so far...

A word cloud of feedback comments in green text. The words are of varying sizes, with 'Green space' and 'Space between buildings' being the largest. The words are arranged in a roughly circular pattern.

Mix of high and low rise
Well maintained buildings
Vegetation
Quiet residential enclave
Trees
Mature neighbourhood
Stability
Socioeconomic mix
Sunshine
Healthy neighbourhood
Space between buildings
Balanced intensification
Birds
Connection with wildlife
Green space
Stores are walking distance
Confined
Safe
Small businesses
Good schools
Sky views
Grid streets
Nature
Multi-modal – bikes, cars
Decreased/lower traffic
Children safe
Transit oriented
Affordable
Adequate amenities in buildings
Parks
Benches
Privacy
Light

3 Key Questions

What spaces and attributes are most valued?

What we have heard so far...

Privacy
Healthy residential community
Cycling friendly
Courtyard at 66 pacific/ 65 high park
Heritage properties
Natural
Quiet
Large balconies
Green space
Space for dogs
Sunlight
Community space
Parks
Safe community
Feels like a village
Autoshare
Lighting on sidewalks
Subway access/transit
Old Toronto
Walking proximity to all services
Streets
High Park
Family homes
Habitat for birds
Neighbourliness
Gardens
Visitor parking
Ravines
Space between buildings

3 Key Questions

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

What we have heard so far...

Sidewalk not wide enough Need more community infrastructure
No space at local schools Need safer crossings
Overcrowding Outdated 4 way stops Waste Storage
Loss of trees Adding too many people to area
Hard to turn onto Bloor Noise North/South transit
Light pollution Traffic More space for dogs
Trip hazards Narrow streets Construction Loss of privacy
Utility digging Pedestrian safety
Wind City block permeability
Lack of street related buildings Separated bike lanes
Sewer smells Remove street parking
Stop further development
New development wasting water

Social Pinpoint Mapping Community Input & Experiences

December 15, 2017 to
January 23, 2018

684 site visits

569 unique users






9:36 average time (minutes)

77 unique stakeholders

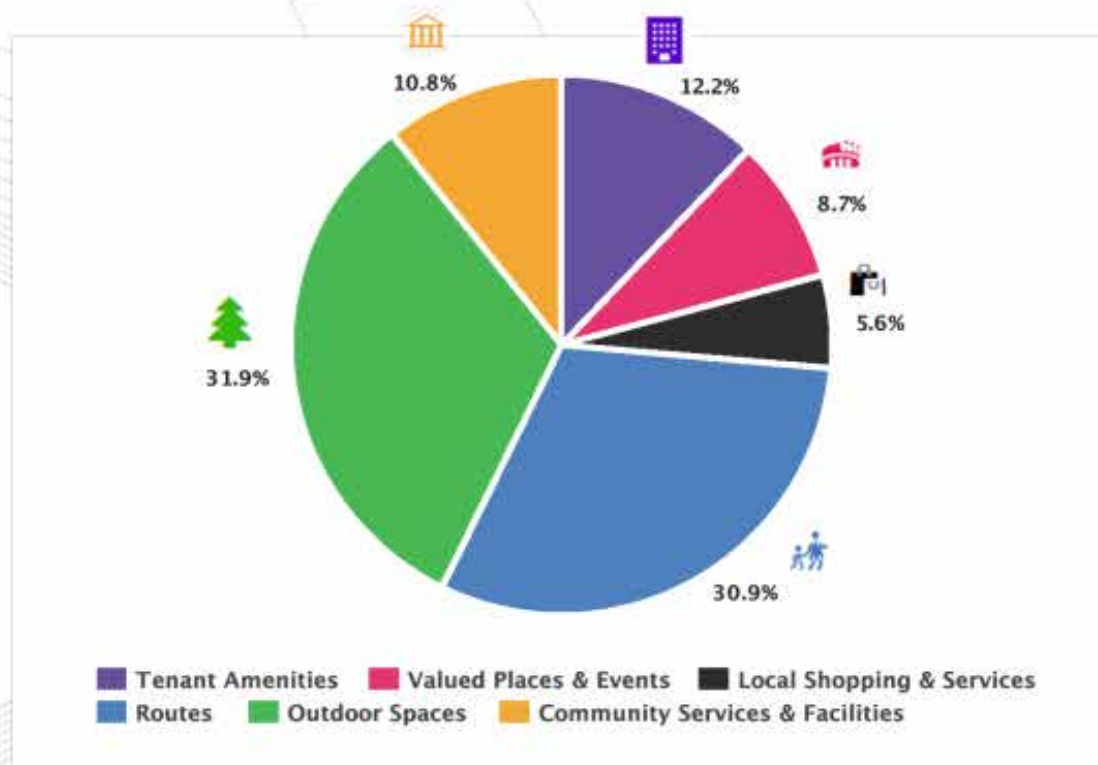
251 comments



Social Pinpoint Mapping Community Input & Experiences

					
Outdoor Spaces	Routes	Tenant Amenities	Valued Places and Events	Community Services & Facilities	Local Shopping & Services
Tell us about outdoor spaces you visit within the study area.	Tell us about the ways you move around the study area.	If you rent within the study area, tell us about the apartment building amenities that you use.	Tell us about local places or events that you feel add value to the community.	Tell us what local community services and facilities you use.	Tell us what local shops and personal or professional services you visit.

Social Pinpoint Responses



Social Pinpoint Responses





PLANNING A GREAT CITY. TOGETHER.

Social Pinpoint Responses

Outdoor Spaces & Amenities



• Treed Areas



• Places for Play



• Dog Walking Areas



• Sunny Spots



• Places to Sit



• Bird & Wildlife Areas



• Tennis Courts



• Outdoor Swimming



• Gathering Space/Events





PLANNING A GREAT CITY TOGETHER

Social Pinpoint Responses

Travel

Busy Sidewalks

Pedestrian Shortcuts

Dog Walking Routes

School Routes

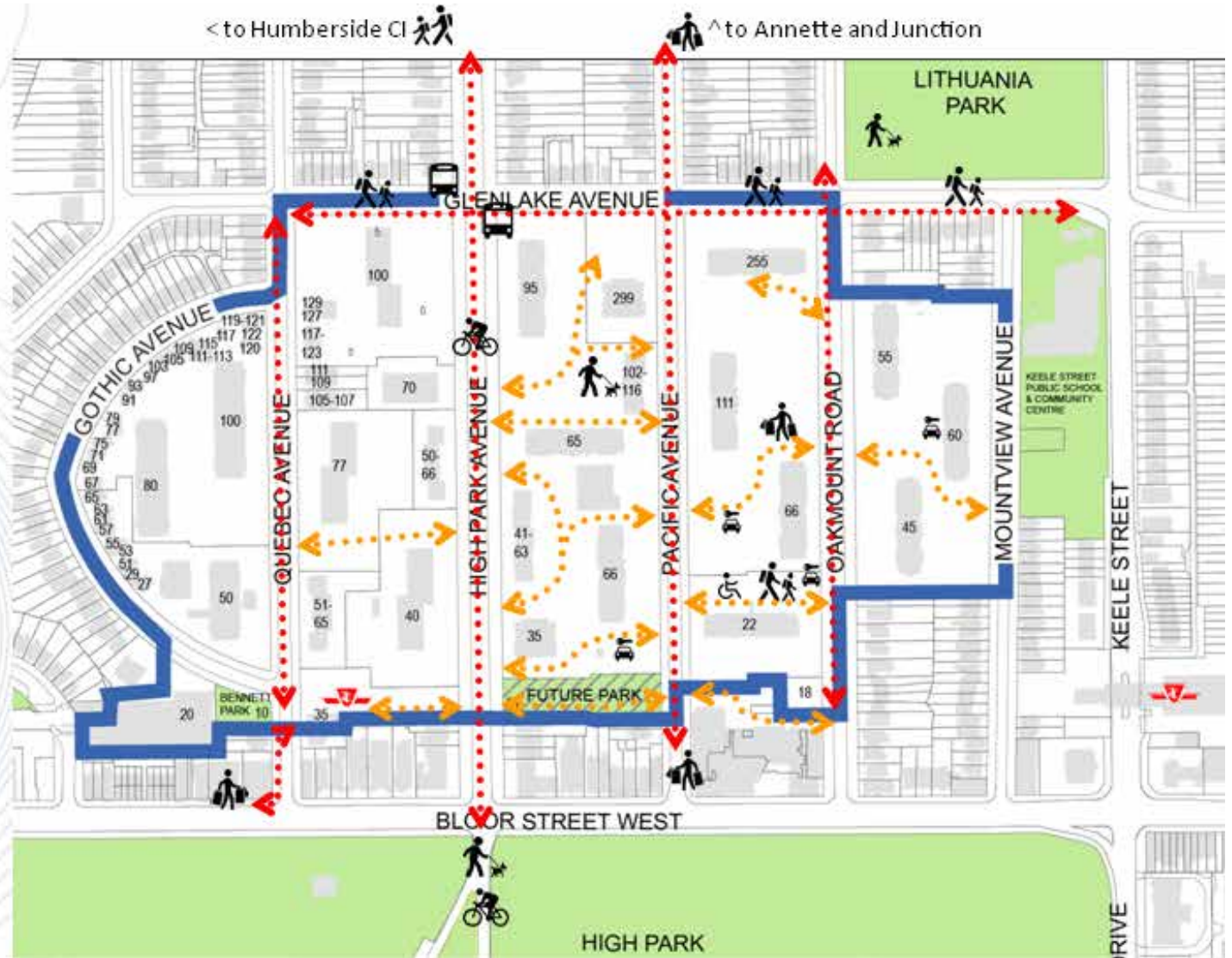
Bicycle Routes

Shopping Routes

Barrier-Free Route

Bus Stop

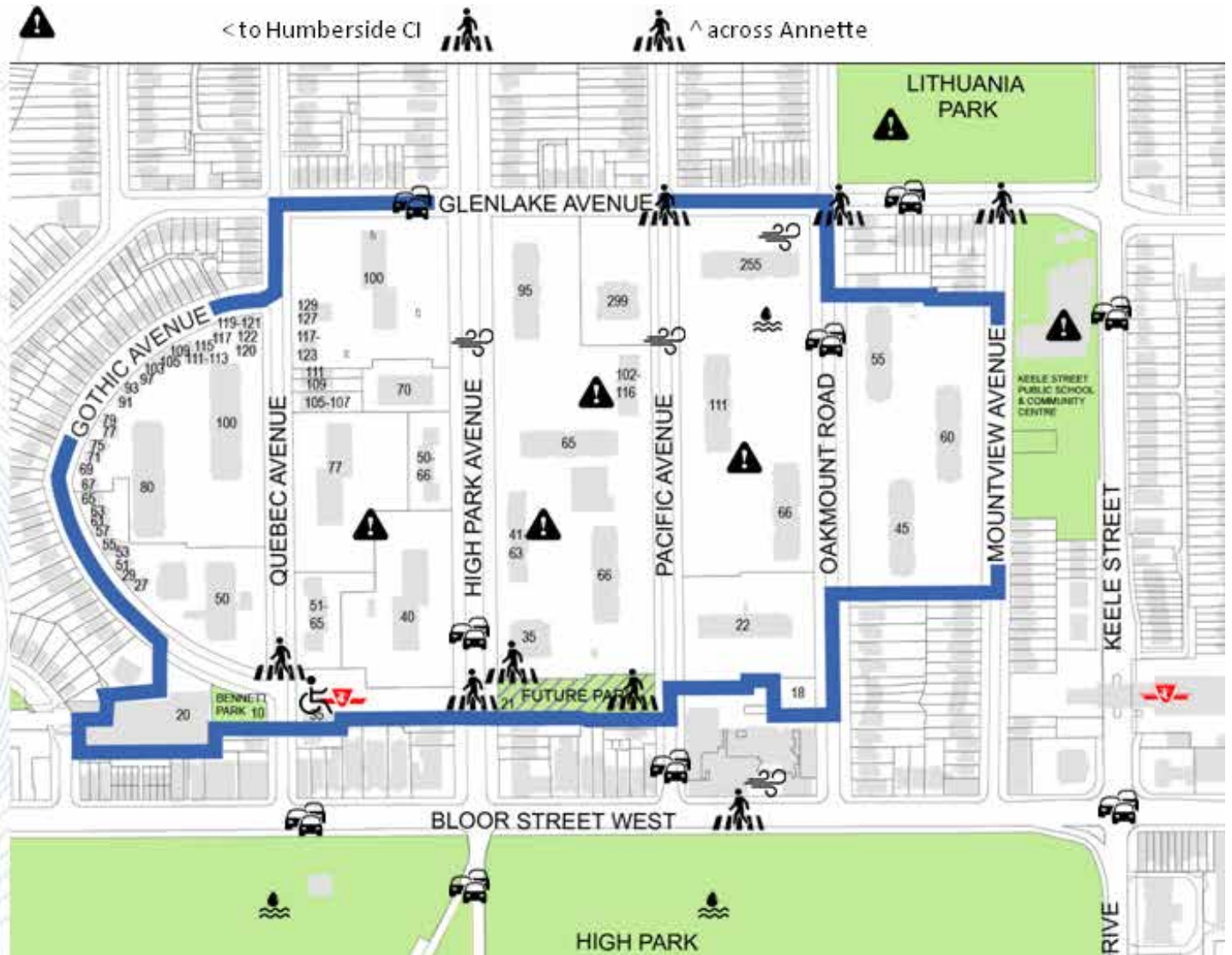
Carshare



Social Pinpoint Responses

Areas of Concern

-  • Windy Spots
-  • Pedestrian Safety
-  • Environmental
-  • Traffic
-  • Accessibility
-  • Other Issues



Work in Progress

High Park

Apartment Neighbourhood
Area Character Study

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.



Evaluate Existing Area Characteristics



Block Analysis

- Landscaped Open Space
- Coverage (above and below grade)
- Building Relationships
- Connectivity



3D Modelling Analysis

- Topography
- Views from the Public Realm
- Sun/Shadow Studies (plan and elevation)
- Building Heights and Transition



Evaluate Existing Area Characteristics



Mapping Unencumbered Land

- Extent of underground parking and TTC tunnel structures

Opportunities

- Mature tree protection
- Stormwater infiltration
- Parkland dedication

Evaluate Existing Area Characteristics

Cumulative 10 hour Sun/Shadow Analysis



Identify Guiding Principles

to guide change and compatible infill development

6 Focus Areas

- Natural Features and Environment
- Built and Cultural Heritage
- Public Realm
- Open Space
- Built Form
- Servicing

Develop Policies and Guidelines

to guide change and compatible infill development

- Official Plan Site and Area Specific Policy (SASP)
- Area-Specific Design Guidelines
- Community Improvement Opportunities (Private Lands / Public Realm)



Design Review Panel 1st Review

High Park Apartment Neighbourhood Area Character Study

Elisabeth Silva Stewart, Community Planning
Allison Reid, Urban Design

February 22, 2018