

EY31.4 Final Report High Park Apartment Neighbourhood Area Character Study

Draft Official Plan Amendment 419
& Site and Area Specific Policy 551

Statutory Public Meeting
Etobicoke York Community Council, June 6, 2018

Council Direction

Due to significant development applications within the area and in accordance with Official Plan policy 2.3.1.3, Council directed City staff to undertake an **“area-based character study of the High Park Apartment Neighbourhood”** and report back by the 2nd Quarter of 2018 (EY21.4 and EY21.5).



Toronto Official Plan

HEALTHY NEIGHBOURHOODS policy 2.3.1.3

*“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

- 19.6 hectares
- 21 properties, lands designated *Apartment Neighbourhoods* or *Parks and Open Space Areas*
- 7 public streets, 51 buildings (2 under construction), 2 public parks and High Park TTC station
- Properties south of study area evaluated in Bloor West Village Avenue Study and Heritage Conservation District Study.



Study Purpose

- Evaluate **existing area characteristics**
- Identify appropriate **policies, principles and guidelines** that will **guide change and compatible infill development** in the study area.

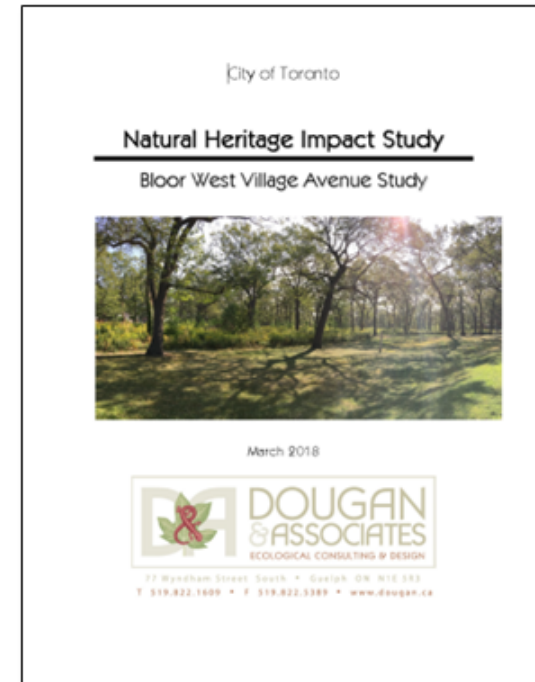


Study Outcomes

- Natural Heritage Impact Study Addendum (May 2018)
- Area Character Study (May 2018)
- **Draft Official Plan Amendment 419 & Site and Area Specific Policy 551**
- Area Specific Urban Design Guidelines (mid-June 2018 Community Consultation)
- Biodiverse Landscape Manual for the High Park Area (2019)

Natural Heritage Impact Study

- The study area is located north of High Park and is in close proximity to lands identified as Provincial Area of Natural and Scientific Interest (ANSI), Environmentally Significant Area (ESA), 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 study area are possible habitat for species of conservation concern.
- An addendum to the Bloor West Village Avenue Natural Heritage Impact Study (March 2018) was prepared for the study area and informs the draft Official Plan Amendment.



Area Character Study



- Chapter 1.0 Introduction
- Chapter 2.0 Area Character Overview
- Chapter 3.0 Area Character Analysis
- Chapter 4.0 Study Outcomes
- Appendices



Area Character Study Key Findings – Unencumbered Soil Areas



Community Consultation Meeting #1 October 25, 2017

Three key questions:

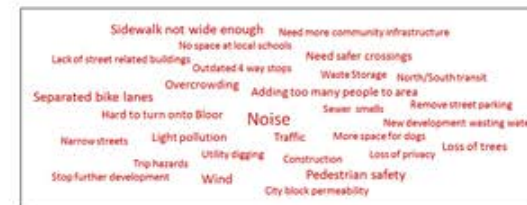
1. What elements define the physical character of the area?



2. What spaces and attributes are most valued?



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

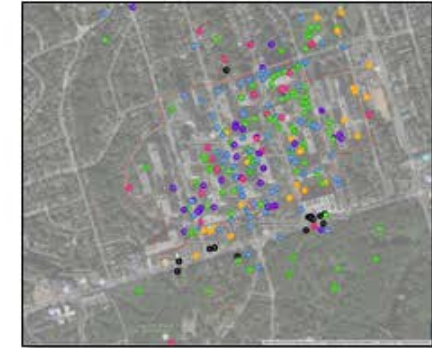


Social Pinpoint December 15, 2017 to January 23, 2018

Connecting Area Character with Value and Experience

Community members invited to provide comments on an interactive map about six topic themes:

1. **Outdoor Spaces**
2. **Routes**
3. **Tenant Amenities**
4. **Valued Places & Events**
5. **Community Services & Facilities**
6. **Local Shopping & Services**



684 website visits
251 comments

Community Consultation Meeting #2 March 8, 2018

- Community members invited to provide comments on Draft Guiding Principles
- Staff Team and Working Group member volunteers facilitated three themed workshops

1. Open Spaces & Natural Features



2. Routes & Connections



3. Built Form



Study Working Group

- Volunteer advisory group established following Community Meeting #1
- 18 members
 - 7 High Park area residents
 - 5 study area land owners
 - 6 representatives of local community groups & associations
- 6 meetings (December 2017 to May 2018)
- Presentations and workbooks used for iterative policy & guideline development process.

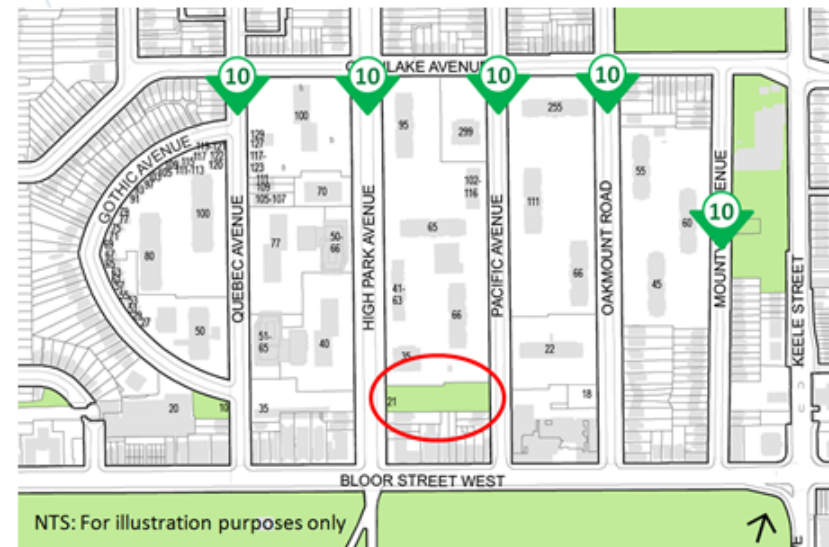


Draft Official Plan Amendment 419

- Developed from Area Character Study findings and community consultation

Key components:

- **Adds views** to Map 7a and Schedule 4
- **Redesignates 21 High Park** from *Apartment Neighbourhoods* to *Parks and Open Space Areas – Parks*
- Includes **Site and Area Specific Policy No. 551** to guide change and compatible infill development within the study area.



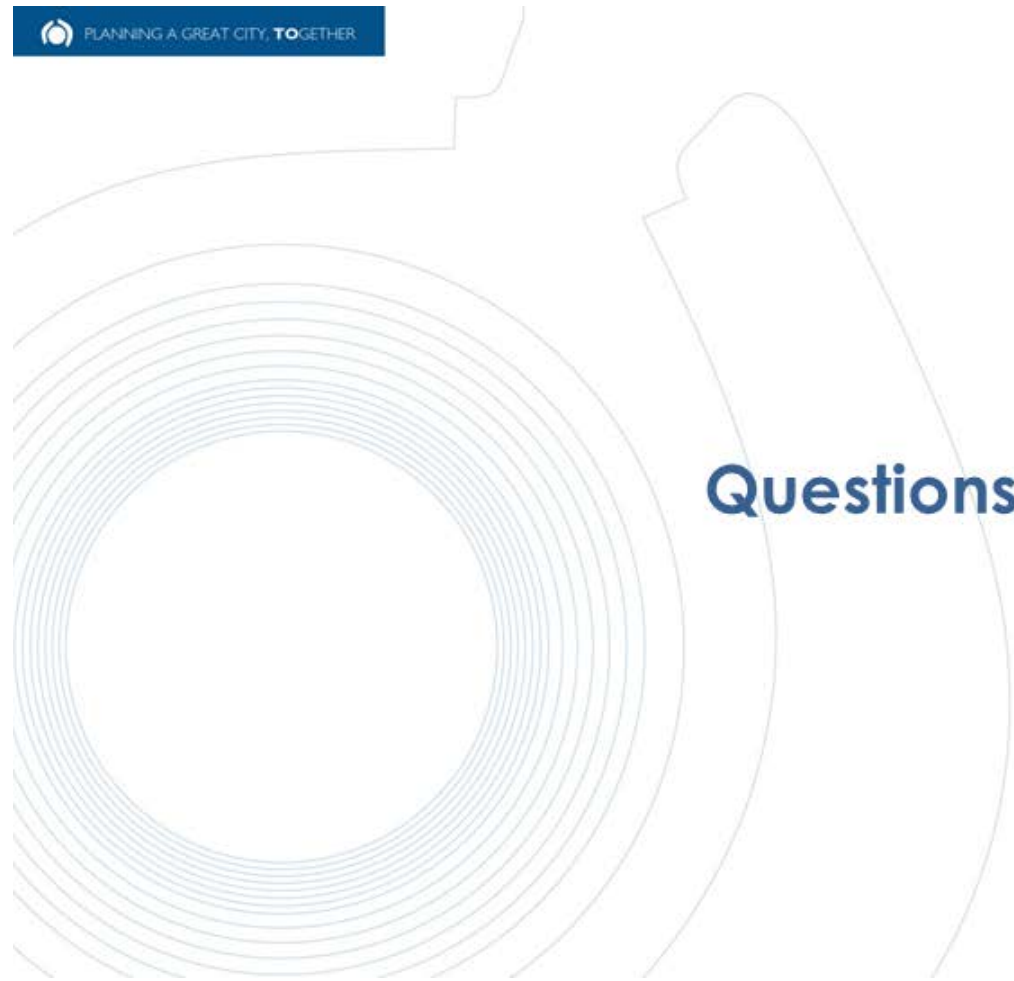
Draft Site and Area Specific Policy 551

- Statement of Area Character
- Goals (Guiding Principles)
- Natural Environment
- Public Realm
- Open Space
- Built Form
 - 3 Building Scales
 - Development Criteria
- Site Servicing
- Transportation
- Community Services & Facilities
- Implementation
 - Section 37



Report Recommendations:

1. Adopt Official Plan Amendment 419.
2. Authorize the City Solicitor to make stylistic and technical changes to OPA 419.
3. Direct further public consultation on Draft High Park Apartment Neighbourhood Area Urban Design Guidelines.
4. Direct City staff to use OPA 419 and SASP 551 in the evaluation of all new and current development proposals.
5. Direct City Solicitor and City Staff to attend and support OPA 419 if appealed.



Questions