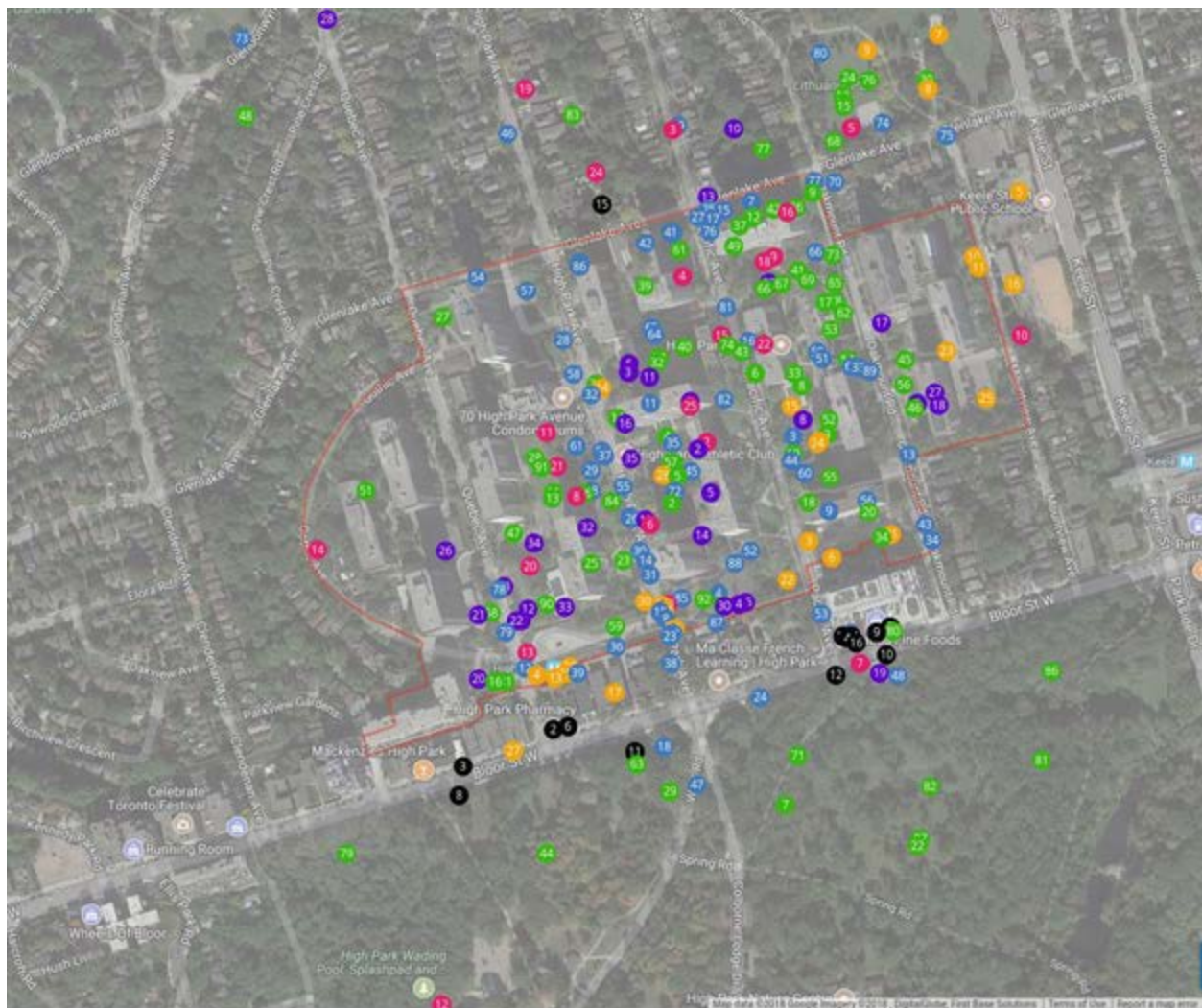


High Park Apartment Neighbourhood Area Character Study

Social Pinpoint Engagement Results

Summary of comments posted December 15, 2017 to January 23, 2018



Comment Summary

A Social Pinpoint web page was set up that allowed community members to post and view comments on an interactive map of the High Park Apartment Neighbourhood Study Area. Over 250 comments were collected for six topic headings from December 15, 2017 to January 23, 2018.

1. Outdoor Spaces

Tell us about outdoor spaces you visit within the study area (e.g. how often you visit; what you and others do there; what you enjoy; what is missing or could be improved). Also tell us about different times of day or year and your experiences with wind, weather, sun, shade, noise or personal safety.

Comments Posted (Green Dots):

2. I visit this grassy courtyard several times a week to meet and chat with neighbours and their dogs. This space is actively used by people to bring their dogs out to relieve themselves, for a quick game of fetch, and to meet other dogs. I look down on the courtyard from my balcony, enjoy looking at the greenspace and hearing woodpeckers that frequent the trees. I feel safe in this space even in early mornings or late at night when it is dark. During day it is also wonderfully flooded with sunlight.
3. This is one of my favourite places to sit in the neighbourhood. I go a few times a week to sit under these three beautiful, huge trees, and look at the gardens surrounding them. It is nice listening to all of the birds that frequent the area, especially the blue jays. I use it spring, summer, and fall, sometimes during the day time and often in the early evenings before the sun goes down. It is a nice calm spot without a lot of wind.
4. Another one of my favourite benches to sit on! This gloriously, sunny spot, overlooking the courtyard and gorgeous landscaping. It's great to have a place we can come right downstairs to and bring a cup of tea, the newspaper, and sit

out in the sunshine to start the day before work. It's a great spot to see neighbours coming in and out with their dogs, on their way to work, etc.

5. This green space is VERY important to me as a tenant of 65 High Park. I use it walk my dog, to interact with my neighbours, to stretch before physical activity and sometimes to play catch with my spouse.
6. We have been living at HPV for 23 years (Minto complex). We had asked for more open space for tenants to meet. We were given the new barbecue space on Oakmount. This space will disappear with the building of the two new towers. We need more small spaces for tenants to socialize. High Park is often very crowded on week-ends, and over used for community events (sports meet, festivals, private pique-niques, etc.).
7. In the 20 years I made High Park my home I spent countless hours in High Park with my dogs. I would be there at 6 am for two hrs and later in the afternoon for another long walk. The park is beautiful, however, the interests of a small, powerful minority dictate how the park is managed and residents like me have been forced to move to provide our pets with walking trails (dogs are no longer welcome in High Park the way they were before because HP is now over populated with humans and their pets)
8. The green space next to 111 Pacific Avenue provides visual comfort and a peaceful area for pedestrians and residents. There is an understanding that individuals greet each other and chat with neighbours on their way home from Bloor Street, High Park, the subway...this building of a community supports the safety of seniors, families, and individuals. The trees, birds, and grassy areas contribute to quality of life for urban residents.
9. This is a very windy corner because of the apartment building, even on relatively calm days. It's better once you've crossed over into the park.
10. I regularly visit Lithuania Park, especially when walking the dog. It's a great place to meet and chat other dog owners. In the warmer months, it's nice to just sit on one of the park benches and enjoy some sun.

11. Visit outdoor space south of 65 High Park Ave. in the Vertical courtyard frequently. Very important to maintain Green Space between buildings for aesthetic purposes and Minimize crowding of buildings.
12. This treed lawn welcomes residents and visitors entering the main lobby of 255 Glenlake. The mature trees help to create a transition between the tall tower and the single family homes across the street on the north side of Glenlake.
13. There used to be some greenspace here, but now GWL is building two 25 storey towers in its place.
14. I walk down High Park Avenue every morning. It is one of the only grand, wide tried boulevards in the city. I worry about loss of setback and trees along avenue. I visit 65 High Park Ave almost every day because my daughter and family live there. I see people out with pets not just walking also sitting in sun...kids picnicking, playing on grass... playing cards. We and others BBQ. Green space around these buildings is very well used. We certainly use the space in good weather other than for walking dog.
15. Lithuania Park is a great park. A gathering for dog walkers.
16. The only bright spot in recent years was the development of this little park. City planners will likely try to put another high rise on it.
17. Used to play in the little park, before the put a fence around it and locked up.
18. Scooter path.
19. Kids and parents meet in the green space, friends play, enjoy a great childhood and parents enjoy the chats. This is community at its finest... With all the open space disappearing, everyone has to use areas further away and it no longer is spontaneous get together.
20. Standing on my balcony for 15 year enjoying Lakeview.... gone. No we enjoy the neighbour's parties from across the drive ways. The noise bounces between the buildings in a way that you can almost understand what is being said. Privacy is gone instead you watch and you are being watched

21. High Park is a fantastic resource in the neighborhood. I visit nearly every day - commuting through on my bike in the good weather, walking and birding at other times. It is very sad that, despite a very large off leash area, so many dog owners feel entitled to let their dogs run wild in all areas of the park. More bylaw enforcement would increase the enjoyment of the park for everyone.
22. All year round access the park with friends family and the dogs
23. I live on the boundary of the study area, on Oakmount Road, in one of the townhouses across from the TTC corridor. So, you could say that I really live in the study area. I expect that wind corridors will be created with the Minto and Great-West Life developments. Both of them, especially the tallest Minto building, will cast shade on my property and gardens.
24. We use this park almost daily for the kids and the dog. I am very happy that they are updating the equipment as it is very old and run down. A splash pad would be great -as would some activities for 9-12 year olds. With the increase in population many more people will use this space.
25. The residents of the area like the open spaces and tall, mature trees. We are not happy regarding their destruction. The buildings will also create more hazards for the birds, which we love to see and hear.
26. Farmers market started up here last summer. A nice green space for the neighbourhood in front of the buildings. Allows some sunlight on to the houses across the street.
27. Nice field for kids to play soccer
28. Nice green space for residents and neighbours.
29. High Park is located less than 500m from the furthest part of the study area. It is one of the largest parks in the city and has a variety of types of areas. Even on a busy day it's easy to find a nice spot for a picnic. The off-leash area is massive and wonderful for dogs
30. I bring my friends' kids to this park when I babysit and it's always a good time. Lots of different types of playground equipment (jungle gym, sandbox, swings,

etc.), and there's a ton of space for informal sports and running around. All just a couple hundred metres from the study area.

31. Bennett Park is a nice place to sit and watch the comings and goings of the neighbourhood. More little pocket parks like this would be nice.
32. This outdoor space outside 95 High Park is an important place for dog walking and visiting with neighbours. There is also a key walking path to Pacific Ave. This is cherished green space which is important to the physical and mental health of residents in the surrounding buildings.
33. The outdoor spaces around 111 Pacific Avenue play an important role in enhancing the quality of life for the residents living here. Losing such areas to build new apartments would seriously impair the quality of life for everybody in the area.
34. Before the first new building, it looked like an extension of High Park. Houses were nestled between trees. I understand that everyone wants to live where it is beautiful. But the price the neighbourhood has paid, is high. It is no longer an amazingly green neighbourhood. With the new planned buildings we are going to lose the flair, what made this neighbourhood the great and amazing place to live in.
35. "The one saving grace about walking through the maze of high rises, is the amount of green space that does exist between them. I left downtown because the high rise apartments and condos were packed together and blocked the sun...just like the developers are proposing to do on this green space. James Town II? Or is it XXII?"
36. Now completely destroyed by construction, this used to be one of my favourite spots in the neighbourhood. I loved this rocky outcropping, now it's a mud hole, to become eventually, just another glass and steel anonymity.
37. "Can you believe that they want to tear out all the trees and shoehorn in a row of townhouses in this small area? In addition to having to endure years of construction noise and dirt, tenants will now become walled off from the community, behind an impersonal glass barrier. This development does not enhance the community; it divides it."

38. We live at 299 Glenlake so this space is like our backyard. It is an important green space, providing shade and a place to play for kids and dogs. It's also a buffer of privacy between us and the nearest apartment buildings.
39. We live at 299 Glenlake Ave, so this area is our front yard. It is an important green space, providing shade, a place for kids and dogs to hang out and privacy from the street.
40. We live at 299 Glenlake Ave, with an apartment facing south. Even though we are not on the highest floor, every day of the year we appreciate the sunshine for our plants and passive heating in the winter, and the beautiful view of the lake and the park. Our balcony is crucial as it is our only private outdoor space. Blocking natural light and losing all privacy, would be a very detrimental outcome of having another condo built so close to us.
41. I face south and overlook all these trees and open grass areas. For the past 20+ years I have enjoyed the view from my balcony in Spring, Summer, Fall and Winter. I have also enjoyed listening to the birds chatter away including the Blue Jays, Mourning Birds and migrating song birds that stop in at High Park. All this will disappear if Minto's proposal to replace green space with concrete and glass is approved. I have stayed in this community mainly because of the green space.
42. This space is curbside appeal for the neighbourhood. The greenery and old growth trees offer homes to birds and squirrels as well as views for existing tenants. In the summer, Minto has offered a Farmer's Market which is situated in this area and works out perfectly. Their idea for adding townhouses in this area is ludicrous. I would be appalled if I lived on the South side of this building.
43. We live on 111 Pacific Avenue and one of the buildings GWL intends to build is right across the street. This will cause all of us in the Minto building to lose our view, privacy and sunshine. This is a severe loss of space.
44. I absolutely love High Park. I've lived all over the world and nowhere have I found such an amazing place. I take advantage of all of the Park - I walk my dog in the mornings on the leashed and off leash trails, go to the plays, the zoo, picnics. I sold my house in south Ajax so I can live near this park and the community.

45. I have lived in the area for 30 years. The open spaces between the buildings are a treasure. It is a feeling that is not found downtown or in more dense areas. One needs to remember that a city is about people too, not just buildings. The loss of this space would be tragic.
46. It could be more inclusive, area allowing neighbours. residents to chat and build a strong sense of community, which lacks in the buildings
47. The GWL proposal was to destroy about 64 trees. To date, they have removed 119 trees from Grenadier Square property. They proposed 28 family size units. Now they say they will have a total of 2 family size (3 bedroom) units. There is nowhere in our community to hold local tenant/ resident meetings. Hopefully they will provide some neighbourhood space in one of their 2 new amenity buildings that will be built on the former green space and on the outdoor pool space. A total of 4 new buildings.
48. The outdoor space here is amazing. We all love here because of the green space, trees and grass. The park is a very busy area, but very enjoyable. I have lived here for 10 yrs. The air quality is excellent due to the trees and green space. I do all my shopping in Bloor west village. The area in the years I have been here have become increasingly busier. The area facing Pacific Ave is very quiet and pleasant. I face east so I don't get too much wind, with some morning sun. I love it here
49. I face north on Glenlake and enjoy the view unimpeded by townhouses or apartment buildings.
50. I value all the open spaces east and west of my building because of the sunshine the openness lets in. If all the open spaces are filled in with high rises, light will be lessened, SAD and other illnesses will increase, plants and trees will be stunted, and many other results not listed here. The echo between high rises is bad as it is; more buildings will increase noise levels, and so will the increase in population.
51. This area has a good many trees which cut down on the wind tunnel affect caused by the tall condominium and apartment buildings, especially in winter, as we go by

52. This is one of my favourite spots in the whole area. The two benches provide a welcome respite from a busy day and offer the opportunity to just sit and take in nature. The three redwoods create a beautiful canopy spring, summer and fall. I sit on the benches often, either myself or I take my dog too. Neighbours come and go, say hello or stop for a chat. Hawks fly above, birds and squirrels use these trees as their homes. It's a really special spot.
53. This area was recently converted to a BBQ area for tenants, which was a nice gesture by Minto. However, the gem here is the bird, bee and butterfly garden a long ago superintendent pushed to have installed. When the area wasn't fenced in, it would be my go to area to sit and soak up some sun while taking a break, listening to the bees buzzing contentedly. I don't go there as much but I'm going to start again since I've missed it.
54. These green spaces don't look very large, but they are teeming with birds and wildlife and provide much needed nature around our daily lives. I lived downtown at Queen and Spadina a long time ago...all concrete and no nature. I could stand it. One of the reasons I've chosen to stay here is because of the green space. My daily routine includes looking for squirrels, raccoons, skunks, owls, hawks, a fox! migrating birds, regular birds - we are so lucky in our area.
55. The poor trees are all dying in this space but this is prime squirrel watching territory and a great area to go for a short walk with the dog. When I first thought about moving to High Park Village, I was really put off by the number of buildings. However, as I walked around it was clear that there was green space to counteract the buildings. If the density is doubled, I will not be staying here. I'm all for more efficient density but why in this area where there are already 20+ buildings??
56. We used to have two huge maple trees that hid much of the view of the building directly across the street from us. However, over the years they have been cut down and all I see when I look directly out are rows upon rows of beige balconies. The saving grace is if I go out on my balcony and look down, there is all the green space. I instantly feel happier. Please don't underestimate the importance of even the smallest green space on the health and wellbeing of residents here.

57. Great space for walking the dog
58. The high park area has value as direct and explicit result of the parks and tree area. The volume of trees, park space as well as the density of the tree area cannot be compromised. I ask that all development consider the uniqueness of this area and ensure that what makes High Park great is maintained.
59. These trees have now all been cut down. They used to be home to house finches whose beautiful birdsong could be heard in this area. Since the loss of these trees, we no longer hear house finches. The loss of trees in the area affects wildlife, air quality, noise levels, temperature and quality of life.
60. We overlook this courtyard and walk through it on a daily basis as a way to avoid the noise and traffic on High Park. The trees and green space add immeasurably to the quality of life for the residents in the complex as a safe place for children to play, dog owners to meet and for community events. The trees provide habitat for local and migrating birds which we enjoy watching from our balcony. The trees provide habitat continuity for birds and animal between High Park and trees to the north.
61. Greenery, pleasant shade in the summer
62. Nice outdoor space for resting and reading. As it was recently fenced, we use it for barbecuing when invited by our friends from the building on Pacific Ave.
63. I wonder whether underground streams will be diverted or stopped altogether to the detriment of what we cannot see below. How might that affect the wonderful green space, High Park, which is such a wealth of nature in the middle of the city? Once these buildings are built, their interference in the ecosystem cannot easily be taken back. Will the neighbourhood experience sink holes because the underground streams have pooled somewhere?
64. As a resident of the neighbourhood, I worry about density. We like to use the pool in the summer but the lineups for things like the pool are already difficult. Traffic in and out of the park is becoming unmanageable, this pushing parking to the surrounding residential streets. Those of us already having trouble finding parking in our neighbourhood will only find this more difficult. Also, the garbage in

the park has been getting much worse. You would need more staff to manage the increase.

65. I've lived at 55 Oakmount, 6th floor facing west for 18 years. The trees in the lot directly in front are the only 'green' in a sea of concrete. (Yes, although I live in HP, my HP = dense, tall, grey buildings.) I've watched these beautiful trees grow and grow to the point where I can now enjoy sitting on my balcony. They provide nesting places for birds, shade in the summer. The City *just* planted many new ones-a sign that they understand their value. Don't replace them with more concrete.
66. I live at 255 Glenlake, and have a view facing south. I love being able to see High Park, although my view is already blocked by a few buildings ahead of me. I couldn't imagine how much less I will be able to see if more buildings were surrounding me and my plants probably wouldn't get enough sunlight. I am an ecologist and I moved to the high park area because it made me feel like I was outside of the city while still having access to work. Removing this feeling would lessen the appeal.
67. I am an environmental scientist and believe that the grassy areas here are very important. Grassy areas and trees help absorb rainwater and put water back into the water cycle. If this area is paved over completely (w/ pavement that is not permeable), water won't be absorbed naturally, which can cause flooding. Pavement heats up and causes the water to heat, increasing the temperatures in the city. City planners should really look into urban ecology and environmentally friendly development.
68. This park is nice for families, but very very very loud if you are on the north side of the 255 Glenlake building during baseball season.
69. The residents here clearly LOVE the green space and there are scientific studies that discuss the benefits of green space for human health (with clear environmental benefits too). Most residents moved here specifically because of the grassy areas with trees and flowers. It's so beautiful walking through the paths in the summer. When I first saw this area it was beautiful and unlike anything I've seen in Toronto. I knew instantly I had to live here. To ruin this land for a profit is shameful.

70. High Park = green space, open space, family space. We particularly use the green areas around the apartment buildings through the year. In summer to escape from indoors and in winter to play with the snow. In summer time we also visit the open swimming pool at least once per week. We have beautiful sunsets from facing our balcony and it is a joy to see how the sky changes colors. Please maintain that view for us.
71. Great facility for outdoor enjoyment in High Park. Maintain the park
72. Great dog walking space. Fun sledding hill. Visit it weekly
73. The trees on this street keep dying. I've been living in the neighbourhood for 25 years and I've seen more than a dozen hundred year old trees die and be replaced with new trees that won't take. It's the only street in the neighbourhood with this problem. The City needs to look into possible contaminants in the soil that are causing this. There have been too many and only on this street for it to be a coincidence.
74. If people in this neighbourhood wanted to live in an endless concrete jungle, they would've stuck to the downtown core. We live here because of the green spaces that are all around us. Despite the horrid buildings that the City permitted to be built in the 60s, this area still has some of its charm. Don't make the same mistake again by letting these money hungry developers further destroy the last of the green spaces by putting a giant tower in the neighbourhood. We don't need more buildings
75. This is a lovely green space in the neighbourhood that is being threatened with yet another building. The landlord has stopped maintaining the City leased land and tennis court since deciding they wanted to build on it. This neighbourhood is being destroyed at an ever increasing rate.
76. It's lovely that this park is frequented by dog owners, but it needs a dedicated dog park as it's often difficult to use the area for other activities, especially given the number of dogs without a leash.
77. As an owner of a house in this area, my back and front yards already get limited light due to shadows caused by current buildings. Any more obstructions and I will not be able to maintain my garden.

78. If another tall building is placed here as proposed by Minto, there will be a shadowing issue, for the land in the centre of the 3 existing tall Minto buildings and a new 4th building. What used to be a lovely green walking area/open space between the buildings will now be in dark shadows.
79. There is ever increasing stress on the natural environment as population of humans increases, and people have education on how to interact with nature.
80. This area in front of the condos is a wind tunnel. It is freezing and blows the coverings off my stroller when I walk by with my baby in the winter. I fear more new, high rise buildings, will bring more concrete to this area
81. High Park is a very special and unique place in TO, even North America. The High Park Stewards do great work protecting the natural heritage and removing invasive species. Recently, the City has imposed more and more restrictions upon what volunteers can and cannot do and yet the City hasn't the funds to compensate for the work that is lost to these policies. This is in direct conflict with Toronto's Ravine Strategy and needs to be amended. Allow people to do the work if the City cannot.
82. City should not significantly increase density along this portion of Bloor West or HP adjacent streets. Shadow effects must not impact the Park. The City should follow its own policies, green initiatives, biodiversity, Ravine Strategy, Department of Forestry Plans and Provincial policies protecting our natural heritage. What's the point in making all of these plans and obtaining input if the City only follows plans for increases in Density. Seems to trump everything. Plant natives only!
83. Ain't going to have any if you keep adding and adding a ton of people.
84. The residents of the High Park Apartment Neighbourhood Study Area are facing two development proposals (potentially 5,000 more residents) that represent the most significant density increase ever proposed for a fairly small area already densely developed. 8,840 population (0.24km²) Census 2016. The area, residents, roads, schools, and High Park show signs of stress and overuse that are only going to accelerate with approximately 1,300 more residents after completion of Quebec Ave. Sustainable?

85. Is the story to repeat itself here? "The OMB has rendered a decision in favour of the Developer (High Park Bayview Inc). After more than 11 months of deliberation, the OMB has approved the proposed Zoning By-Law Amendment; allowing the development of two 25-storey buildings along 51-77 Quebec Ave and 40-66 High Park Ave. The High Park Coalition Executive team is extremely disappointed in the outcome."

86. About 70% of High Park is designated as Environmentally Significant Area and/or Areas of Natural and Scientific Interest. High Park is one of the most significant city Natural Heritage. Environmentally Significant Areas are particularly sensitive and require protection to maintain their unique environmental qualities. Development and site alteration is not permitted and activities are limited to those that are compatible with the preservation of their ecological function.

87. The Official Plan Environmental Policies include several key areas in terms of protecting Natural Heritage in respect to development and adjacency (development within 120m from Natural Heritage). The natural heritage system is important to the City, both within and beyond our boundaries, and needs to be protected for the long term. It is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in our city-building decisions.

88. The City Official Plan - Environmental Policies: "Land use designations are a key implementation tool for protecting the City's natural environment by directing growth away from the City's protected natural areas most of which are contained within lands designated as Parks and Open Space Areas." The planning decisions are actually meant to be an important tool in preserving Natural Heritage and water resources for a long term, including the ecological function.

89. Development adjacent to High Park is a very serious issue. Desktop Investigation Study, that was part of BWVA Study, confirmed a High Level of disturbance along all Natural Heritage Key Sensitivities. It also stressed lacking data. Moreover, this Investigation has given little answers for already existing Hydrogeology issues such as less surface water, including run off, for especially Grenadier Pond that is 50% dependant on surface water. Grenadier Pond is designated as ESA/ANSI.

90. The green space behind 40 High Park Ave was used for dog walking. It is now a construction area.

91. This green space was used for dog-walking. It is now under construction.

92. I understand this property recently reverted to the City. The area is unkempt and the tennis courts are abandoned and unused. This area is, unfortunately, a wasted opportunity particularly given the loss of green space at Grenadier Square for development. It has tremendous potential to be a well-used green space and community gathering area particularly while the area is under construction. It would be great to have a mini-Berczy Park here.

2. Routes

Tell us about the ways you move around the study area (e.g. the routes or shortcuts you use; where schoolchildren walk or wait for the bus; what works well as a pedestrian, cyclist, transit rider or driver; what safety concerns or barriers exist; what could be improved).

Comments Posted (Blue Dots):

2. Route to school.
3. I use this route several times a week to reach the convenience store under 111 Pacific, and to walk to Lithuania Park. I walk through the courtyard area of 111 Pacific/66 Oakmount to reach Oakmount Avenue and then go into Lithuania Park. I also sometimes come into this courtyard area or the pretty area on the south entrance of 255 Glenlake to stretch after a run. I love all the gardens in this courtyard area and it's a lovely place to sit, stretch, walk through, etc.
4. This is the regular route I use multiple times a day to go from my home to the subway station, to go to the park, to go to Bloor Street for shopping, etc. It is well lit, passes lots of nice landscaping, trees. There is some flooding of the pathway which happens commonly with even a bit of rain so that is something that could be improved.
5. Walking on High Park Ave to the subway, travelling southbound & northbound, the wind tunnel affect can almost blow one away (and it has). I am not a small person nor a weak one but I do fear as I age that I will not be able to walk to and from the subway on windy days. The effect will only worsen with more tall buildings on both sides of High Park Ave. Why create a hazardous environment, particularly on the street where people should be able to move freely (rather than drive)?
6. The reason I moved to High Park was because I don't own a car and walk everywhere or take the TTC downtown. It is a neighbourhood, one of the things that make Toronto a livable city. To increase its density so drastically would have a huge impact on how easy it is to navigate, how easily we can walk around the area and use the TTC, especially during peak times.

7. This part of Glenlake is very busy especially during the rush hour with children + parents going to and from Keele PS. I use it on my way to the Subway and Bloor GO station, as well as when I walk my dog to Lithuania Park. Glenlake is very narrow on this stretch and tends to have cars carefully (sometimes not carefully) maneuvering around each other. Particularly difficult in the winter with snow piles.
8. This route to the subway is well used. The crossing of High Park Ave is potentially very dangerous, though. More pedestrians and more automobile traffic will only increase the risk of an accident.
9. I frequently use this route with my kids to go to Lithuania Park or Keele Community Centre.
10. This is a walking, cycling, transit neighbourhood. Down the streets... through the apartment building paths in greenspaces. School kids, families, individual workers, retirees, visitors to High Park and area, all mobile in this area. High Park subway stop would be used more if HP bus came more often and that there was an elevator... no access for strollers - crazy given this highest birthrate neighbourhood in TO...or people with disabilities. Streets full in spring, summer and fall. On street parking full.
11. The green space behind 95 High Park and in front of 299 Glen Lake is important green space. Important for navigating the area walking and for dog-walking. Important green area with trees. This area is threatened with the building of 2 buildings on the land between 95 and 65 High Park Ave.
12. New high rise construction will further congest an already too-busy side street -- Quebec Avenue -- particularly around the post office. There is a child care centre with parents trying to pick up children, subway entrance, post office, and doctor's offices and the new construction will make this even worse. Nothing works well since city planners are determined to make this a high rise ghetto.
13. The traffic has increased to such amounts that I sometimes wonder when the first child will be killed. People don't care that kids cross the road on their way to school. 20 years ago you did not need to worry, you most likely knew the person behind the wheels. Now cars speed down Oakmount. A lot of time frustrated because all street onto Bloor have a major delay due to volume. If I have to

leave between 8 am and 10 am by car, I plan an extra 10 min or go north towards Annette

14. I frequently walk this route to get to the High Park subway station. The length of the block between Glenlake and Bloor is long. Often, people exiting the subway dart across the street to the east side of the road to get to their apartments. This is a safety hazard when the traffic is busy and at night.
15. There's no boulevard on Glenlake Avenue on south side between the sidewalk and the road in the perimeter of your study. The sidewalk is very narrow. Every day kids with caregivers and strollers are trying to pass each other during busy school traffic hours. They run on the road often enough, trying to get ahead. If you are doubling the density, then double the width of the sidewalk. Create boulevards between dangerous roads and sidewalks. It's a school zone in a first place.
16. Currently, existing wind tunnelling effect is extreme. I cannot imagine 7 more towers creating bigger wind tunnelling effect. It's impossible to walk on Pacific Avenue during winter months already.
17. With additional towers, sun shadow effect would be negative to existing quality of life. The shadows of existing buildings already covering a big surface during winter months.
18. I walk and I drive. Driving along Bloor Street towards High Park Village has become extremely slow, especially on weekends. There is also too much traffic when getting out of the city via Keele Street to the north.
19. Too much jay-walking here.
20. Many children crossing here on their way to school. A traffic light should be installed.
21. Very dangerous intersection which cars regularly don't stop for. Hundreds of kids a day get off the bus here to go to Humberside Collegiate. A traffic light is needed.
22. Traffic light needed here.

23. High Park Ave needs to be improved with safely separated bike lanes instead of sharrows and on-street parking. Pedestrian-scale streetlights (like Palmerston Ave) should be installed along High Park Ave to improve drivers' ability to see pedestrians and cyclists. People cross mid-block continuously, but if a grocery store is built at 35 High Park this will increase significantly. Please add a mid-block pedestrian crossover to improve pedestrian safety.
24. Bloor Street is very inhospitable for cyclists, particularly when climbing the hill from Keele Street towards the study area. This should be improved with safely separated bike lanes.
25. On-street parking on Glenlake helps slow down traffic, but also creates difficulty for passing vehicles. Some drivers mount the curb and drive with two wheels on the sidewalk to get by. Replacing the on-street parking with bike lanes would help visually narrow the roadway, helping to calm traffic, without making drivers think they have to drive on the sidewalk to get by.
26. There are safety concerns during rush hour crossing High Park to get to the subway. If there is an increase in population and vehicle traffic - there will be a need for a crosswalk to get to the subway.
27. I walk my daughter to school at Keele PS every day and this is a VERY busy corner - the traffic is very dangerous sometimes (we are almost hit crossing at least twice a week) and there isn't a lot of room for cars to manoeuvre because of street parking. More cars in this area would be a COMPLETE disaster... pedestrian safety and excessive traffic is a major issue in this area with regard to the proposed development.
28. There can be a very severe wind tunnel effect on this well-travelled sidewalk. I have twice seen adults blown over, and have been nearly knocked off my feet several times (and I am a large man).
29. The current high rise development at this location regularly directs sidewalk users onto the road, due to truck traffic in and out of their site blocking the sidewalk. Not safe. This is a very busy pedestrian area, with many elderly and disabled. And the plan is to have multiple high rise developments blocking multiple sidewalks??

30. Hate to say it, but maybe a pedestrian crosswalk should be tried. I would hate to see a Stop sign (like the new one on Quebec), but the number of people "jaywalking" across High Park Ave. is very high.
31. For us, it is important to have a cycling route from Annette to High Park that is safe and not congested. My wife and I have lived in the high park area for 26 years. We have raised 3 children here. They are now grown and independent giving my wife and I more time to walk the streets to take in the beautiful architecture from times past. Many routes head south, but we seldom go beyond Glenlake due to the characterless high rises that plague this area. Where did the trees go that the last developer promised to protect?
32. There used to be a pleasant little garden area along this route, now blocked off completely in anticipation of the upcoming noise, dirt and construction. It saddens me to think that this little oasis will be replaced by a soulless wall of glass and retail.
33. The Oakmount Road surface is in pretty rough shape along here already, and I shudder to think what a daily pounding by trucks and construction vehicles will do to it. After construction is finished, this narrow road will have to somehow service more than twice the population, and it will be up to the taxpayer to foot the bill for any improvements, just so Minto/Great West can wring more profit out of this pleasant, green street.
34. We live at 299 Glenlake Ave and use this area between buildings as a route to anywhere south of us, such as the subway station, Bloor Street and High Park. As non-car owners, this space is important for providing safety, and clear access when on foot or riding our bikes.
35. I use HP subway for commuting to and from work. I cannot get to work by 9am because the trains are already full when they reach HP. If there are an estimated 5,000 more people coming into this neighbourhood, will this mean I won't get to work now till 10am? The TTC is already struggling as it is, just can't imagine what this subway service will be like with more people in this area.
36. High Park Ave is a busy bike route all year round. It is a main route for bikes into the park and south to the waterfront. I have a serious safety concern with the the already high volume of traffic and street parking and large construction vehicles

that obstruct vision and create very muddy roadway and pathway for bikes increasing danger of slipping and injury whether on foot or on bike.

37. This is very dangerous because of the number of pedestrians jaywalking to the subway. They run in front of cars and bikes. With increased volume this an accident waiting to happen
38. There was no subway when my parents came in 1968. Now my mother, aged 73, cannot use the subway as there is no elevator. You have a host of families who will be moving here in the next 2 years. Consider the number of walkers and children' strollers that we are going to help our new neighbours get up and down the stairs. You should see what we have to do already every day.
39. The Rabba Store is a pleasant added convenience to our neighborhood. It has, however, created a safety issue. People, including Police cruisers, park right at the curve of Pacific and Bloor (east side). The space to make a right or a left turn onto Pacific is severely reduced, especially when it snows or when another car is parked by the stop sign (west side). Two cars almost bumped into each other in early December.
40. Driving and walking on Glenlake from Pacific towards High Park has become difficult. It is now often crowded with trucks doing construction work (sometimes City contractors). Glenlake has high volume of children and parents walking to and back from Keele Street School, before and after school, to their respective buildings of habitation. Maybe the City should look into this and reconfigure traffic flow. Six or plus new buildings will add more congestion.
41. Driving and walking on Glenlake from Pacific towards High Park has become difficult. It is now often crowded with trucks doing construction work (sometimes City contractors). Glenlake has high volume of children and parents walking to and back from Keele Street School, before and after school, to their respective buildings of habitation. Maybe the City should look into this and reconfigure traffic flow. Six or plus new buildings will add more congestion.
42. There is a new daycare being built on Oakmont by Bloor. This will create more traffic as people pick up and drop their children. What contingency has the City planned for this upcoming situation?

43. It is one of the alternative ways we have, living in the neighbourhood, to get by. Head to High Park station conveniently as it is a large block
44. Route to get to High Park station
45. We need safe separated cycling lanes connecting the Annette St. bike lanes to High Park. The sharrows are not safe. I have witnessed a cyclist getting doored on High Park Ave. south of Glenlake. Very frightening.
46. On weekends, 3 seasons of the year, there is far too much traffic driving through the park looking for non-existing parking spots. This backs up on Bloor St. creating a traffic jam. With TTC routes available, please consider some restricted traffic regulations for the park, particularly during the Cherry Blossom bloom. Perhaps allow busses and handicapped vehicles only during that time and implement a Pedestrian Sunday schedule throughout the summer months similar to Kensington market.
47. There should be a crosswalk with a light activated by pedestrians. Too many people jaywalk and it seems like an accident waiting to happen
48. It is difficult for pedestrians to attempt to cross Annette due to volume of traffic. A crosswalk would be helpful.
49. My son goes to Humberside CI. He is crossing High Park Avenue 4 times a day (he comes home for lunch). He says that every day one of the students almost gets hit by a car rushing through intersection. Adding thousands more cars in the neighbourhood is not going to solve this problem.
50. This is a convenient and enjoyable route to the Autoshare location.
51. A convenient and pleasant route from the subway (that would be better if there was a cross walk across High Park Ave at the exit from the subway).
52. I avoid this stretch of Pacific as the sight of the Daniels Building always reminds me of the poor planning decision that allowed it to be built.
53. Although slightly windy due to the apartment buildings, Glenlake is mostly open and green on the south side, making this a pleasant route to Bloor West Village, or just for a walk.

54. When I ride my bike along this section of High Park Ave on a windy day, the force of the wind gusts can be dangerous to my safety and balance. I worry that this wind tunnel effect will get even worse when there are more tall buildings. This is a main cycling route for me to reach High Park.
55. Most of us going to work or anywhere for that matter, especially westward, use the walkways between the buildings to reach High Park Subway. Any obstruction to this path adds more time to our walk. Many of us are seniors and we need an easier life, not a harder one. We have to carry things for work, bring a grocery cart for shopping, etc. And it's even harder in winter with ice and snow. These short cuts are very important to us, as well as pleasant to walk through, with trees and flowers
56. Glenlake Ave. - major pedestrian route for accessing Bloor and Dundas Streets.
57. High Park Ave. - again, a major pedestrian thoroughfare, not only for residents, but those visiting High Park for the first time. Stately homes, tree-lined High Park Ave. invokes a sense of wonder of the history of this area and a desire to protect the fauna and flora of the area. High Park Avenue supports those who drive, those who cycle, and supports the TTC.
58. This whole area is a prime migratory bird route. We're lucky because we can witness this natural wonder, but unlucky because the windows and balconies are deadly for the birds. Adding more buildings would be carnage.
59. It might be quicker to get home from Keele Station, but I ALWAYS come home via High Park Station so that I can walk along the various paths through the buildings. It's like walking through a park, you get peace and quiet instead of the noise of traffic along Bloor. You bump into friends and neighbours. This route is usually very sunny, but with extra buildings I can imagine it would turn shady and feel like you're walking in a concrete jungle.
60. I am shocked by the footprint of the new development. These new high rise buildings cover the land from the sidewalk and the building to the north, up to the driveway for 40 High Park. It is truly a concrete jungle with no apparent room for a tree or a blade of grass. Is the developer that greedy for money that they could not accommodate a leafy sidewalk in keeping with the character of the neighbourhood?

61. Kids' route to school. Our route to the bus station.
62. Kid's route to school. Our route to buses and/or shopping.
63. Regular route to buses and shopping. Route to walk bicycle to the neighboring streets.
64. This is a route to subway station, to High Park and to shopping area, which is used by my family on daily basis. It is also a path to walk bicycle to the nearest street with bike lanes, which we use regularly during the bike season, i.e. from spring to fall.
65. This is our regular route when we walk to visit many friends in buildings on Oakmount or Mountview, as well as when we walk to Keele subway station.
66. This is walking route to Keele subway station, as well as route that we use when visiting many friends in buildings on Oakmount and Mountview.
67. This is a walking route to Quebec Avenue.
68. Parking is becoming a problem since a lot of people park on Pacific Avenue, north of Glenlake Avenue, leave their cars and go to work. There's a limit of 3 hours parking, but the city is not checking. So, a lot of people park every day their cars for at least 8 hours and take subway to work. With new development, the city has to look into new rules about parking on residential streets or check 3 hour parking limit daily. Or alternative parking should be created by the city for these people.
69. My kids walk to Keele Community Centre every Monday and Friday at 7pm for the last 5 years for a swimming program. Every week they indicate that a car had failed to stop at Oakmount and Glenlake intersection going north on Oakmount. The drivers fail to see a stop sign at this intersection. With more cars in the area, not stopping at stop sign problem should be addressed. The stop sign should be at least double the size (like in other neighbourhoods in metro Toronto area).
70. 30 km per hour speed limit should be installed right at high park subway entrance on High Park Avenue. People are crossing High Park Avenue all the time. At the same time, cars are rushing on High Park Avenue going south, trying to make the left turn into Bloor Street. Currently, there's no 40 km per hour speed limit

sign displayed around this part of the street. 30 km per hour speed limit should be enforced on High Park Ave between Boor St and Annette St for safety of growing population.

71. We use this parking lot pathway to walk to our apartment building from the subway.
72. We walk through the paths between the buildings to go to the parks around the complex, or to walk to the subway. The place us missing more outdoor space to park bikes.
73. The baseball diamond is great, but rarely used given the organized nature of the sport. The park could use other facilities, like ping pong tables, soccer nets, tennis courts, especially in the lower bowl.
74. This stop sign is frequently missed by drivers due to its position on the hill and the 3 way. The intersecting street is very low traffic outside of school pick-up/drop-off hours, there needs to be a better solution.
75. The park is very popular with dog owners and sports enthusiasts, parking is nearly impossible on this street in the summer during the day. As a local resident, I have to park on alternative streets in the summer. With more density, the problem becomes more intense.
76. This is a very busy intersection with respect to the narrowness of the street, any more traffic and it will be gridlock. Increasing density needs wider streets to accommodate an already over capacity area.
77. A few weeks ago there were 6 cement trucks parked on the North side of Quebec Ave. in front of the Ellis Don construction site. 2 cement trucks parked in the construction area passed the hoarding. Across on the South side cars are parked. I drove out of my underground parking @ 50 Quebec to go up Quebec Ave. & could not get through. Does not seem to be any coordination to accommodate residents in our area. I now drive on Gothic Ave to avoid Quebec Ave.
78. There is a need for wide sidewalks esp. near subway entrances, e.g. when there was an emergency evacuation last year people spilled over to the road it was so

crowded. New builds are allowed narrow setbacks that do not allow for sidewalk widening or tree planting, not only spoiling the character but also remove soil drainage and the needed oxygen, etc. that we know serve important environmental purposes.

79. We walk through this park every day to get to school. Also use the tobogganing hill and the upper area to throw a baseball or play soccer. Upper area is used as an off leash dog area which can be annoying when we want to use the grass. Am worried that double density will make upper area of the park over run with dogs especially as green space between apartments will be disappearing.
80. We regularly use Pacific to travel north to the Dundas Street /Junction commercial area. It is quieter than the walk along Bloor with so much traffic. Pacific has large trees that provide shade whereas Bloor Street can be a sweltering walk in the summer.
81. It would be a shame to lose the winding walkways. High Park North was designed to be an extension of the park going north and ultimately to transition to the single family neighbourhood. Current tenants use the walkways to facilitate walking travel in the neighbourhood, the subways, daycare centres, schools, etc. Definitely a selling point of the neighbourhood is the convenient routes via the walkways. Removing them would make the area less desirable.
82. New bike rentals are poorly placed. People using the winding walkways are now 'blocked' from crossing High Park Ave (legally, since you are allowed to cross in the middle of a street when there are no cars coming) to get to the subway, as the bikes are right in front of where the winding walkway leads to the sidewalk. Pedestrians make their own paths, and I've seen many many people, including myself, walk right through the bars in the bike stand.
83. There are many young families in the area and walking with a stroller is dangerous with the construction sites, not to mention the horrible smell and noise from trucks
84. One of the main reasons I moved to these apartments over 20 years ago was the access to the subway (I don't own a car), so easy pedestrian walkways are essential between the buildings (which must be maintained clear of snow and ice

in the winter and pools of water in the rain). There should not be car access to these laneways given the volume of foot traffic.

85. Glenlake Avenue is far too small to accommodate anymore traffic. The school kids are getting "pushed" around. Too many cars, delivery trucks, garbage trucks, service trucks. Adding a large building in as many places as you suggest is asking for trouble.

86. There is a walkway running behind the buildings on Bloor and the vacant tennis court. The walkway is not lit at night and not shovelled in winter, and the surface is uneven. In short: it is unsafe but frequently used. I understand this property reverted to the City some time ago. The delay in attending to the walkway specifically and the property in general is troubling. The safety of residents needs to be prioritized.

87. This is a well-used access path that allows residents to visit neighbours in other buildings. It is safe and well-maintained. As the area is developed, it will be important to keep and integrate safe pedestrian routes that can be used by the public to help keep neighbours connected.

88. This is a well-used access path that allows residents to visit neighbours in other buildings. It is safe and well-maintained. As the area is developed, it will be important to keep and integrate safe pedestrian routes that can be used by the public to help keep neighbours connected.

3. Tenant Amenities

If you rent within the study area, tell us about the apartment building amenities that you use (e.g. resident only swimming pools, BBQ areas, tennis courts, child or pet-friendly areas, benches and outdoor seating, lobbies, laundry rooms, fitness facilities, party rooms, etc.). Tell us how often you use these amenities, what you enjoy, what could be improved and what additional amenities you would use if available.

Comments Posted (Purple Dots):

2. I use the BBQ area a few times per month. It is a great, sunny space, overlooking trees and greenspace. The seating is excellent at the moment, clean, plentiful tables and Muskoka chairs. The area is cleaned well by Vertica staff. I also love how sunny and warm the space is during the day, lots of sun shines down onto the space and the trees surrounding it attract a lot of blue jays. I use the space weekly spring-fall to just sit and warm up in the sun and listen to the blue jays.
3. I use the outdoor pool 2-3 times a week and it is my absolute favourite thing to do in the summer, something I look forward to all year. I love being able to swim out in the sunshine and then sit out in the sun on the pool deck. I like that the pool area overlooks trees and greenspace. Improvement would be new, more plentiful lounge chairs (as opposed to just upright chairs), more adult only hours/longer hours in general.
4. We used to use the tennis courts 2-3 times a week in the spring, summer and fall and were very sad when they were closed. I still hope that they will be re-opened.
5. Our balcony is priceless to us. One of my favourite things to do in the spring, summer and fall is to sit on the balcony, drenched in warm sunlight. Right now, without taller buildings shadowing over our balcony, we can sit out until 8 pm on summer evenings, and 6 pm on spring and fall evenings and be totally drenched in sun even after the ground level has shade coming in. I am amazed at how warm it stays in the fall months due to the sun, I can still sit out comfortable on late fall evenings.
6. This the outdoor pool that we use as a tenant of 65 High Park. We use it nearly daily during the summer period. It was one of the main reasons why we chose to

live in the complex. Tenants need a community room to organize personal events. There is no party room in the Minto complex. Tenants need seating areas that are shaded to be used in the summer. We now have 2 benches only. With the building of two new towers on Oakmount, Minto tenants will lose the only outdoor seating and barbecue area available. A viewing/screening room is needed for Minto to hold its Movie event. The noise carries through the suites until 10:15 pm and is a nuisance to non-participating tenants.

7. We live in HPV for 2+ years, enjoy the pool, BBQ area & outdoor green spaces. Over the past 5 years the area has become increasingly busy both foot and car traffic. We accept and welcome visitors to our community to enjoy High Park / Bloor / Dundas shopping areas. But fear the construction + introduction of more buildings & increased population density is unsustainable.
8. I moved away from Toronto because the rental prices and the home buying prices are for the rich (Mayor Tory once said that that is the norm in big cities like NY and Toronto). Now, I live far away from my friends of 20+ years in a community that is not mine and I starting from scratch at 47...High Park is now for the wealthy.
9. The butterfly garden - now the barbecue area on the east side of 111 Pacific Avenue - is a delightful space for tenants who want to relax in the sunshine surrounded by flowers and trees. Within a few moments, this area provides stress-relief for tenants and their guests. Its accessibility and calming atmosphere is important. This area is also used for community celebrations - encouraging interaction among residents in the adjacent buildings.
10. My daughter rents in this complex and I often pay to go with her as a guest to pool and gym. Nice option to have in neighbourhood. Anyone can pay to join gym which is a good benefit to area residents. Keele St and Annette community centre don't really accommodate working people and big gyms are blocks away.
11. We have no life now because the municipal board authorized construction of 2 huge buildings right in front of our windows. We cannot hide anywhere from the devastating noise, dust, and vibration. This study must be a shameless cover-up for another commercial project planned by the city to get millions in revenue at the expense of the local residents' life style.

12. The Little Free Library here appears to be highly used and valued by residents from the towers and surrounding houses.
13. Underground parking appears to be significantly underused at 35/65 High Park Ave., whereas there is a major need for more secure bike parking.
14. The athletic club is excellent. Indoor pool is great. This facility should be left as it is. The outdoor pool is used daily by children and adults in the area. Excellent pool. The BBQ areas are also well used and important.
15. The outdoor swimming pool is (was?) very popular and well used.
16. In any of the public meetings to discuss this horrible plan, there was never any mention of the disruption that years of construction will impose on people in the surrounding area. Our streets will be torn up by heavy vehicles, there will be constant noise and dust, and what was once a pleasant view will become like looking at a war-zone. Are Minto/Great West offering any compensation? Even to their own tenants? They wouldn't even understand the question.
17. I really like the building, but they blast the heat in the winter and it can be quite hot. The same temperature when it's -30 as when it's +5. The High Park area is amazing though.
18. Bicycle parking indoors is great. Nice amenities in the building such as dog bath area, BBQ, social rooms, gym.
19. I use most of the amenities on a regular basis. Laundry, gym, pools, pet friendly area. Would be great if the tennis courts were functional. Never have been since I have lived here, 10 yrs. Windows are garbage. Single pane and let in a lot of cold air. I have made formal complaints to the city and High Park Tenants Association.
20. The construction in neighboring lots is noisy and dusty - appreciating that construction is a necessity – I'd ask that the construction company offer to clean windows/balcony's and or offer a token of recognition for the substantive inconvenience.
21. We understand that new development is a key factor in enhancing neighbourhoods, however, the non-stop noise that radiates from 7am to 7pm is

having a very negative effect on our wellbeing. We can't open our windows or enjoy our balcony anymore. There are also huge trucks always parked along Quebec Ave that block crosswalks and stop signs.

22. I am up at 6:15am daily and the construction crews regularly start working before 7am, as per the bi-law.
23. Outdoor pool that my family uses during the summer for sunbathing and relaxation. It also represents a visual attraction when looking from balconies, as a pool of blue water surrounded by greenery.
24. Tennis courts that we use occasionally. Nicely placed within surrounding greenery.
25. Tennis courts that we use occasionally, when invited by our friends from condominiums on Quebec Avenue.
26. We love living in this quiet 12-floor apartment building. From our balcony we can see the large outdoor swimming pool which we use every day in the summer. It's one of the main reasons we chose to live here aside from being close to the Park and the subway. The proposed plan to infill the land here with extra high glass towers is a travesty. Our view of the area will be gone along with the pool, the beautiful trees, and the blue jays that live there. Keep the character as it is! Benches, outdoor seating, outdoor swimming pool one per week. We do not use the indoor pool... too much time indoor already. We need to breathe from fresh air and open space. The buildings are missing updated party rooms. Whatever they have is not conducive to have a real party. Space is constraining and depressing.
27. The swimming pool is well located to have sun most of the time. Additional buildings would block out the sun. It is a huge addition to the neighbourhood
28. There was this beautiful tennis court on land leased from the City, but the landlord has let it degrade to an unusable state, I assume from the time they made plans to try to put up a new building in the area. Part of the charm of the neighbourhood are the lush green spaces between buildings.

29. The construction noise is horrible! Just last night (01/18/18) the construction site was using loud machinery well past 9PM (this is not the first time). There is constant humming and vibration. Constructions lights on the cranes are on all night and all day. I have called 311 many times but nothing gets done about this - as usual.
30. Use convenience store once every few months.
31. The pool at 40 High Park was used in the summer on a weekly basis. It was removed to make way for a new development. The pool area could have been improved by adding a shaded area on the deck.
32. This parking lot was very useful for guests. It has since been removed to make way for a new development. It would be helpful to make sure the new development has reasonable and accessible guest parking.
33. The Athletic Club is a great idea but requires an update. The facility and assets are old. The layout could be improved or simply replaced with a public community centre.

4. Valued Places & Events

Tell us about local places or events that you feel add value to the community (e.g. local landmarks, public views, buildings or open spaces with character, mature trees and plantings, natural features, wildlife and habitats, past or present events).

Comments Posted (Pink Dots):

2. High Park Athletic Club: I have been a paying member here for ten years and use it almost every day. I use it for running, swimming, fitness classes, and I especially love the sauna. In the winter especially I make great use of the pool and the sauna to warm up on cold days and nights. It is especially important in the months when it is dark early in the morning or by the time I get home from work and I want to work out in safety. Improvements: longer hours!!!
3. Pacific Ave becomes a very popular destination in the neighbourhood at Halloween. This year the residents of the street arranged to have Pacific close to vehicular traffic to improve the safety for the hundreds of children + parents that trick or treat on the street.
4. Often communal yard sales on this corner in the green space for residents of all high rises in the area...enjoyed by all neighbourhood residents. The green space integrates these buildings in the neighbourhood...trees and wildlife added benefit for residents in these high rises.
5. This park is so valuable to our community! It is full in all four seasons and we are blessed to have it so close to our home!
6. The current proposal envisions tearing down the few townhouse style homes in the area. Experts seem to agree that Toronto is in desperate need of the 'missing middle' (townhouses and low rise apartments). This proposal destroys those types of homes.
7. It's great having good food nearby. More small retail and restaurants along Bloor would be valued.
8. Now completely destroyed by construction, this used to be the site of one of my favourite neighbourhood landmarks, the stone outcropping shown in the

accompanying picture. It was like a small bit of the Canadian Shield poked through to remind us that all this has been here a lot longer than any glass and steel buildings will be.

9. I used to live in this building, with a view to the south. Of course my once spectacular view will be completely disrupted by noisy, dirty construction for years, followed by a wall of glass less than twenty-five feet away. The view shown in the accompanying picture will simply not be available anymore, yet I doubt whether this thought even figures in the thinking of the developers, who in all likelihood will offer no compensation to the existing tenants for the disruption they'll have to endure
10. The old pathway down to the schoolyard, now lost to construction necessitated by population pressure. Adults used to pick berries; kids used to explore. Now it's a building. Where are kids supposed to play? What happens when there are two groups of kids, those who can attend the local school, and those bused out? Intense development of the surrounding area will divide the community.
11. 70 High Park Avenue is my home. I am increasingly feeling unsafe with the exploding population straining infrastructure and not have confidence that infrastructure such as sewers, water pressure and roads are adequate. I am concerned that in an emergency situation fire trucks will not have sufficient water pressure to fight fires or that they will have access obstructed by vehicles. Can hospital emergency rooms handle this increased population?
12. The splash pad area has the most comfortable seating in the park, complete with umbrellas! It would be nice to have a few more chair sets like this in other areas too.
13. Community maintained native planting - there should be more of this.
14. The long ago history of preserving the houses (even if without backyards) really helped maintain the character of Gothic Avenue.
15. I enjoy the visual break/change that these (and other) low rise building provide.

16. Minto held a farmers' market here in 2017. There was room for improvement but what a great idea. For such a large population, there really isn't very convenient shopping if you don't have a car, especially for quality produce.
17. I have been a tenant for over 20 years. Watch my video to get a sense of what I value about this neighbourhood.
18. Many elderly residents that cannot walk to High Park sit outside the apartment buildings and enjoy the sunshine, trees, birds, squirrels and grass. They cannot do this if this area is paved over and trees removed. As a city, we cannot be proud of High Park, but destroy any other little area of grass left.
19. All the green areas and open space between buildings is the great feature of the area. Having the open space that gives you room to keep the continuity of opened from High Park is the main feature for which we choose to leave here. Love having the garage sales or the book sale which make use of the open green areas. It mixes that nice charm of a small village.
20. I am very concerned about the future of our area and High Park. The City was talking about "compatible infill" before building two 25-storey towers at 51 Quebec Ave. In one of their documents, the City Planners noted that the proposed development was "over-development" for the site. We ended up with significant intensification, not compatible development, and approx. 1300 more residents. Aren't there any policies to protect natural heritage in High Park from a massive development nearby?
21. When the new residents move into 51 Quebec, our Study Area (0.24 sq km) will end up with well over 10,000 total population just within this small area, before any new development. The area infrastructure and High Park already cannot handle existing development and density. The situation will get much worse with Grenadier Square completion! Why are we now even talking about more "compatible infill" and more development?! Is this proactive planning and building a sustainable city??
22. Generally, the open green spaces in the area is its greatest draw. I commute into downtown for work and when I get home at the end of the day it's such a joy to see open green spaces between buildings where I can greet my neighbours who are walking their dogs, playing with their kids, or are also on their commute route

going home. It's a tall building heavy area already, but the distances between them from the excellent planning prevent them from feeling like it's just a concrete jungle.

23. Given our proximity to High Park, we should be careful that any increased density in the adjacent neighbourhood does not have any negative impact to the Park's plants, birds, insects, and animals.
24. Green. Green buffer. Green space. A thousand years ago in grade ten geography I learned a city is supposed to have so much green park land for a set amount of people...so they don't go crazy or get sick. Even High Park isn't going to accommodate all this. In Japan the park is mud. No grass left. Trodden by millions of feet. Those of us who cannot afford the time or money to go to our "country homes" NEED park space. It's essential.
25. A monumental Swedish study of over four million Swedes examined whether a high level of urbanisation (which correlates with density) is associated with an increased risk of developing psychosis and depression. Adjustments were made to cater for individual demographic and socio-economic characteristics. It was found that the rates for psychosis (such as the major brain disorder schizophrenia) were 70% greater for the denser areas. There was also a 16% greater risk of developing depression.

5. Community Services & Facilities

Tell us what local community services and facilities you use (e.g. parks, schools, child care centres, libraries, community centres and recreation facilities, places of worship, seniors support, employment and social services). What is missing from the area or could be improved to help meet your needs?

Comments Posted (yellow dots):

2. Tuck shop.
3. The offer of recreation services has not kept up with the population growth in this neighbourhood. Keele Community Recreation Centre does not offer enough recreation services. The hours are not geared for adults (both for working people and for retired folks). It also lacks the social activities present in other centres (cards, games, drawing, etc.). There is a significant portion of tenants who are retirees in this neighbourhood. Their needs could be better met by the Keele CRC. The Annette R
4. A ramp was built to the subway station years ago but still no elevator for disabled or elderly. What was the ramp for?
5. Keele Community Centre will not be able to service the increased population.
6. Pool.
7. Wading pool.
8. Play structures.
9. Tobogganing Hill. Very popular.
10. According to statistics Canada for high park neighbourhood there are 15% school age children. If you take 1700 units or over 5 thousand people coming to the area, the number of school age children would be at least 750. It's hard to imagine this amount of kids coming mostly to Keele public school. How many portables are coming to Keele school yard in near future? 6? 8? 10?

11. Keele Street P.S. is over filled as it is. Kids sit in classes of 23, classes that are supposed to have 20 students by the regulation. The developers always say, the condos are for young professionals, as if they never marry and have children. City should learn from what happened at the Sheppard corridor and not repeat the same mistakes
12. Humberside Collegiate is bursting at the seams. No room for new students.
13. Given the density of the area and the popularity and attraction of the park I find it very disappointing that the subway station is not accessible to those with mobility limitations. This should be paramount for a city that prides its self on diversity and inclusivity.
14. The schools are full. The community centers are full. The Park is packed on weekends. Are the new people that would fill these vertical mail boxes not be allowed to have children. The water pipes and sewers are old, we are told. What happens if you add the load on the system from 100's more condos? And who pays for upgrades just so the developers can make their profits and run?
15. This is a great and convenient pool and workout facility. It should be saved. I think a condo gets put in it's place.
16. The school extension took two years to finish construction, and was immediately filled to capacity. When the population of the area more than doubles in the next few years, the "new kids" will have to be bused out. This will divide the community, between the "long-timers" and the "newcomers". The kids will form into two sides - us and them - this is never good. Minto/Great West are placing a huge burden on the community, the city, the school system and the taxpayer in their pursuit of profit.
17. High Park Subway station is not accessible. I have watched countless people including the disabled, mothers with baby strollers and people with bundle buggies struggle going up and down the steps. With the volume of people using this station increasing it needs to be made accessible.
18. Most convenient Autoshare parking spot, and it includes one spot for an Autoshare Cargo van.

19. With all the extra buildings going up in the area I would hope they'd improve High Park Station. There's no accessibility option for anyone with mobility issues. The station is often very crowded during morning rush hour and later into the evening.
20. For such a large number of people living in a relatively small area, there is no decent close-by grocery shopping options - the main grocery stores are all about 1km away. No Frills at Runnymede is horrible (jammed with people and cramped), Pacific is better, Loblaws at Dundas West is the worst Loblaws in Canada...we have some great smaller stores around but they aren't sufficient for a proper shop, and are often more expensive. Try shopping in -30C with no car...
21. Here's AutoShare (Enterprise Car Share) location for two cars, a convenient service that we use occasionally.
22. Here is AutoShare (Enterprise Car Share) location with 2 cars available, which is a convenient service that we use occasionally.
23. Here is AutoShare (Enterprise Car Share) location with 2 cars available, which is a convenient service that we use occasionally.
24. Here is AutoShare (Enterprise Car Share) location with 2 cars available, which is a convenient service that we use occasionally.
25. Tennis courts that we use occasionally, when invited by friends from Oakmount/Mountview buildings.
26. The impact on transportation infrastructure needs to be considered with increased density. I worry that the already full rush hour subway is just feeding an at capacity line 1. The developers argument of development because of low ridership could be used to justify developing in High Park directly, of course there are less riders there are no people living to the south of the stop! Increased density must be managed so as not to impact commuters negatively either TTC, Cycling or Driving.
27. These old low rises typify the original character of the neighbourhood, dating back about a century. They do not seem to be included in the study area. Some have already been demolished to make way for high rise condos. Is anything being done to protect these beautiful buildings?

28. High Park Athletic Club - this fitness centre and pool are a vital community facility and social hub. The club programming is responsive to the needs of the members. The programs and pool provide an essential fitness facility, especially in the winter months when ice and frigid temperatures limit the length of time and the safety of outdoor activities.
29. A bike share station was installed here, which is great, but it was installed in an inconvenient location. It blocks a well-travelled sidewalk path, which links High Park Ave and Pacific Ave. RESULT: Most pedestrians walk "through" the empty docks of the bike share station because it's more "natural" than walking AROUND it. PLACEMENT is very important and should be a major consideration...even something as small as a bike share station has huge potential to inhibit mobility.
30. There is a covered bike rack here that is very useful for commuters biking to the subway station, bikers visiting in the area, or bikers looking for a temporary place to lock-up after biking around High Park. We could use more covered bike racks and stand alone bike racks. It would be helpful to monitor long-term lock-ups more regularly.
31. The community recently got two bike share stations in the area: one here and one at the entrance to High Park. They are well-used and it might be handy to add another more centrally within the neighbourhood/study area.

6. Local Shopping & Services

Tell us what local shops and services you visit (e.g. where do you buy food and groceries, pick up convenience items, grab a coffee, do your banking, eat out, get a haircut, visit a doctor, dentist or pharmacist, etc.). What is missing from the area or could be improved to help meet your needs?

Comments Posted (black dots):

2. I use the High Park Pharmacy on Bloor Street usually once a week. I use the pharmacy and I also use the post office very frequently. It's very convenient and an important community amenity.
3. High Park Grocery/Garden Foods is our preferred go to grocery store in the neighbourhood. It has everything we need and is very convenient for us when we get off the subway before heading home.
4. Rabba has been a nice addition to the neighbourhood for shopping. It's 24 hour access is nice and it is convenient for us to use right across the street. Now with Rabba and High Park Grocery we have plentiful supply of groceries very convenient to everyone in these buildings.
5. Dundas in general, and this No Frills in particular, is popular shopping destination for residents in and around the apartment neighbourhood. Pacific Ave is a popular route for pedestrians walking to Dundas, especially if you don't have access to a vehicle.
6. We love to use the small stores along Bloor.
7. While not in the Study area, this area in front of the Daniels building is typical of the kind of thinking employed by those motivated by profit only, and is likely going to serve as the model for all retail/public space in the new development. Instead of green space, you have an empty concrete desert, usually devoid of any people, and worst of all, a PICTURE of nature, as though that's compensation for this eyesore. We certainly do not need more artificial and alienating zones like this.

8. We visit the post office/pharmacy and pick up groceries and other conveniences from the businesses along here every week.
9. We enjoy going for coffee at the cafe and pick up convenience items from the businesses here, several times a week. Our dentist is also in this area.
10. Raba is good BUT signs are horrible. It does not fit with quality of building. Should be minimized and not neon lights.
11. What's missing are extra roads, subway services, schools for all new people. City does not seem to realize implications of adding cars etc. We are not expending infrastructure enough to support additional population.
12. We are seeing many of the mom and pop stores close down. What impact will fancy new condos have on what little small businesses remain? Will this push property taxes/rent costs up for everyone?
13. Rabba's is very expensive. A neighbour once joked to me that you would have to take out a second mortgage to shop at Rabba's all the time. A wealthy young professional could shop here. But there isn't enough at Rabba's to be convenient for a whole family. I wish there was a grocery store that had more selection and better prices that didn't require us to get on the subway to another grocery store and then haul our grocery bags back on the subway to our apartment building.
14. I go to the store and get coffee here weekly, if not more.
15. Some nice high end upscale joints going in like Rabba. But only one No Frills. How can you even feed that many people going in there, let alone not take the food out of the hands of the locals already there. Really. They already took out the grocery store down at the bottom of the South Kingsway AFTER putting in stacks of condos. Outrageous.
16. Daniels Condos is an example of how development, not consistent with the City Plan's Environmental Policies, can quickly affect neighbouring High Park's Natural Heritage and wildlife habitat. Around 900 residents, 200 dogs, commercial use along the front area (Rabba, open 24/7), neons and lights penetrating about 150 m into designated natural area at night, fragmentation of

wildlife habitat due to disturbance, increased traffic and noise. Less biodiversity and safety issue for local residents.