

Authority: Toronto and East York Community Council Item 29.4, adopted as amended,  
by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009  
Enacted by Council: December 7, 2009

**CITY OF TORONTO**

**BY-LAW No. 1260-2009**

**To adopt Amendment No. 98 to the Official Plan of the City of Toronto with respect to  
lands on Bloor Street West, between Avenue Road and Bathurst Street.**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13,  
as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and  
has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 98 to the Official Plan, consisting of the text and maps attached as  
Schedule "A", is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13,  
as amended.

ENACTED AND PASSED this 7th day of December, A.D. 2009.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”****Amendment No. 98 to the Official Plan respecting Bloor Street West between Avenue Road and Bathurst Street****The Official Plan of the City of Toronto is amended as follows:**

1. Chapter 7, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy 334 for the lands identified on the accompanying maps that form part of the policy as follows:

**“334. Bloor Street West, between Avenue Road and Bathurst Street**

- (a) Diversity of Land Use, Housing Types & Tenures

Bloor Street West, between Avenue Road and Bathurst Street, referred to as the “Bloor Corridor” for the purpose of these site and area specific policies, is composed of a variety of land uses including residential, commercial, retail, institutional, cultural, parks and open spaces which contribute to the vibrancy and stability of the neighbourhood.

To support the continued diversity of the Bloor Corridor population, a range of housing types and tenures will be encouraged. New residential development in the Bloor Corridor will be encouraged to include a mix of unit sizes to provide housing opportunities for a range of households, including those with children.

- (b) Heritage

Development will respect, conserve and reinforce heritage buildings and features throughout the Bloor Corridor. New buildings will provide appropriate transition through setbacks, stepbacks and stepping down of height in order to protect adjacent heritage elements, significant views and the distinctive characteristics of Heritage Conservation Districts.

- (c) Built Form

Throughout the Bloor Corridor, development will:

- generally provide for a transition in height, density and scale from higher building forms in the east to a low-rise, main street character in the west, with nodes of development concentrated at key intersections adjacent to transit hubs;
- provide appropriate transition in height, density and scale to Neighbourhoods and Apartment Neighbourhoods adjacent to the Bloor Corridor; and
- respect, protect and enhance significant views of key civic and/or historic buildings.

The Bloor Corridor includes various nodes and precincts of distinct identity, as depicted in Map 1, each of which has unique functions, scale and heights in a diversity of building forms. New development will respond to this function and character with built form that is appropriate to the district in which it is located, as described in the following sections.

(i) Institutional Precinct

The Institutional Precinct, between Madison Avenue and Avenue Road, includes a significant institutional presence on both the north and south sides, mixed among other uses. Development in the Institutional Precinct will:

- contribute towards the creation of a consistent street wall with active at-grade uses;
- fill gaps in the streetscape;
- provide visual cohesion through the use of massing and architectural elements including ground floor heights, podium heights, cornice lines and materials;
- contribute to a cohesive and pedestrian-oriented public realm; and
- respond to key views and locations, avoiding encroachment into the viewshed of significant buildings. In particular, no building will interrupt or rise above the silhouette of the Ontario Legislature building at Queen's Park, when viewed from University Avenue, subject to a view corridor analysis completed to the satisfaction of the City.

Development on the north side of Bloor Street will be built to the front property line. Development on the south side of Bloor Street will be generously set back from the right of way, consistent with applicable zoning, to align with existing buildings.

(ii) OISE Block

The OISE Block, bounded by Bloor Street, St. George Street, Prince Arthur Avenue and Bedford Road, is located immediately above the intersection of two subway lines and comprises institutional, office, residential, retail, transit and open space uses. Intensification can be accommodated in this area, and development should consider the block as a whole. Owners of sites located within the OISE Block are encouraged to collaborate in the creation of block or area development plans to allow transitions to be considered most meaningfully.

Proponents of development within the OISE Block shall prepare a study that considers adjacent lands and that, if necessary, can be phased in over time. Generally, such a study will address:

- the integration of TTC lands within new development, giving visual prominence to subway entrances on Bloor Street;
- maximizing the built street wall on Bloor Street for new buildings while maintaining and enhancing open space within the block;

- the creation of mid-block pedestrian connections north-south and east-west through the block; and
- the establishment of a comprehensive laneway system to provide vehicular service and transit access.

#### Bloor-Bedford Open Space

The Bloor-Bedford open space will be improved and maintained in the short term to enhance pedestrian safety and usability. New development that involves the relocation of the open space within the block will provide the same or a greater amount of publicly accessible open space as is existing. The design of the new open space will provide high visibility and accessibility, seek to integrate a new, landmark-quality TTC entrance and create a gateway feature to the adjacent Neighbourhood.

#### University of Toronto and TTC Sites

Development at 246-252 Bloor Street West and the TTC St. George Station – Bedford Entrance/Bus Loop will provide a transition in height from existing heights on Prince Arthur Avenue towards a peak on or near Bloor Street which does not exceed the height of the building at 1 Bedford Road. Development will seek to integrate access to TTC services within new buildings, and will seek to include highly transparent, active uses at grade.

#### York Club Site

Development on the York Club lands at 135 St. George Street will maintain and enhance the historic building and will not diminish or detract from its physical prominence. Accordingly, new buildings will step down in height from the University of Toronto lands to the east, and will be designed to frame views toward the heritage structure.

#### (iii) Spadina Node

Development in the Spadina Node, at the intersection of two major streets and a multi-modal transportation hub, will distinguish the Institutional Precinct to the east from the Main Street Precinct to the west. New buildings along the Bloor Street frontage will reflect the fine-grained retail character of the Main Street Precinct in the design of podium elements. New development should seek to integrate TTC lands and give prominence to subway entrances. The height peak of the Spadina Node will be focused at the corners of the intersection, with other buildings providing a downward transition in height from this peak.

Development in the Spadina Node will respect and contribute to the neighbourhood-focused qualities and characteristics of Spadina Road, north of Bloor Street.

The offset between Spadina Avenue and Spadina Road provides an important civic opportunity to create a dramatic view terminus on the northeast corner of Bloor Street and Spadina Road through landmark architecture and design. Any building at the northeast corner of the Bloor/Spadina intersection will adequately limit shadow impact on Ecology Park, in part by directing taller building elements toward the intersection and lower building heights toward Madison Avenue. No blank walls should face toward Ecology Park nor any adjacent Heritage Conservation District. New development will seek to provide a mid-block pedestrian linkage between Ecology Park and Spadina Road.

Matt Cohen Park will be maintained and enhanced as a neighbourhood focal point. Development in the Spadina Node will seek to create a corridor linking Ecology Park and Matt Cohen Park to provide visual connection between the two open spaces.

Development within the Bloor Corridor will be subject to a view corridor analysis completed to the satisfaction of the City, to preserve and enhance views of the Connaught Laboratories spire at 1 Spadina Crescent.

(iv) Main Street Precinct

Development in the Main Street Precinct will respect and reinforce the existing character of:

- a series of attached, low-rise buildings with narrow frontages at the street edge;
- a fine grain of retail at grade serving the surrounding neighbourhoods; and
- office and residential uses in units above grade.

Between Lippincott Street and Walmer Road the prevailing height permissions allowing up to 5 storeys should generally be maintained. Should the opportunity arise, up to 7 storeys in height may be considered:

- on lands, between Lippincott and Borden Streets, where the development will facilitate the dedication of adjacent land for the creation of a new public open space south of the public laneway and significant improvements to the public realm; and
- on lands at the northwest corner of Bloor Street West and Walmer Road, where the development will facilitate the dedication of adjacent land for the creation of a public plaza at the intersection,

New development will preserve and enhance sightlines to the tower of Trinity-St. Paul's Church at the southwest corner of Bloor and Robert Streets through the use of building setbacks and/or widened sidewalks.

(v) Bathurst Node

Development which significantly exceeds existing height and density permissions within the Bathurst Node, both east and west of Bathurst Street, will only proceed following submission of a planning rationale report, which addresses the issues outlined in Policy 2.2.3 (3b) of the Official Plan, to the satisfaction of the City.

Development in the Bathurst Node, located at the intersection of an arterial street and at a multi-modal transit hub, may be appropriate for higher densities than the Main Street Area and corresponding higher-quality public realm amenities. Development will provide appropriate transition in height, density and scale to Neighbourhoods adjacent to the Bloor Corridor. In order to reinforce the continuous main street character of Bloor Street, taller buildings should incorporate a podium element respecting existing cornice lines, with a fine grain of commercial and retail uses at grade.

(d) Culture

The Bloor Corridor is home to a range of cultural institutions and activities of both local and regional significance including the Royal Ontario Museum, Royal Conservatory of Music, the Bata Shoe Museum, the Al Green Theatre, Trinity St. Paul's Church and the Bloor Cinema. Existing and new uses that support and expand the vitality of cultural activity in the Bloor Corridor will be encouraged.

(e) Public Realm

Streetscape improvements that promote a healthy and vibrant pedestrian environment will be encouraged in the public rights-of-way and adjacent privately-owned lands. At the time of any future reconstruction of Bloor Street West between Avenue Road and Bathurst Street, consideration will be given to initiatives including, but not limited to:

- the redesign of the street cross-section, including examining the possibility of lane reductions to allow for widened sidewalks and additional street tree planting;
- accommodation of cyclists; and
- the provision of integrated lay-bys for drop-offs and delivery, as necessary.

The network of parks and open spaces will be expanded and improved. A series of "green fingers" extending from Bloor Street along its north-south connecting streets will be provided as opportunities arise to provide parks, plazas, forecourts, additional street tree plantings, hard and soft landscaping, and seating areas throughout the Bloor Corridor. A continuous pedestrian circuit will be implemented with wayfinding elements such as public art, signage and/or a unified landscaping treatment. Existing and potential parks, open spaces and "greening" opportunities are identified on Map 2.

The creation of a new public open space on City-owned lands south of Bloor Street between Borden and Lippincott Streets, as shown on Map 2, may be considered through new development on adjacent properties and the relocation of the existing parking spaces underground.

(f) Sustainability

Development in the Bloor Corridor will exhibit leadership in environmentally sustainable planning and design within an urbanized setting. Advanced performance measures toward environmental sustainability will be encouraged for all new development.

(g) Active Transportation

The design of rights-of-way in the Bloor Corridor will recognize and enhance the primacy of pedestrian safety and movement, and will reinforce and support transit use and cycling. Opportunities to provide widened sidewalks, consolidated bicycle parking areas and enhanced pedestrian access to subway stations within the Bloor Corridor will be pursued. Cycling infrastructure will be considered in the Bloor Corridor in the context of a City-wide study as directed by Council.

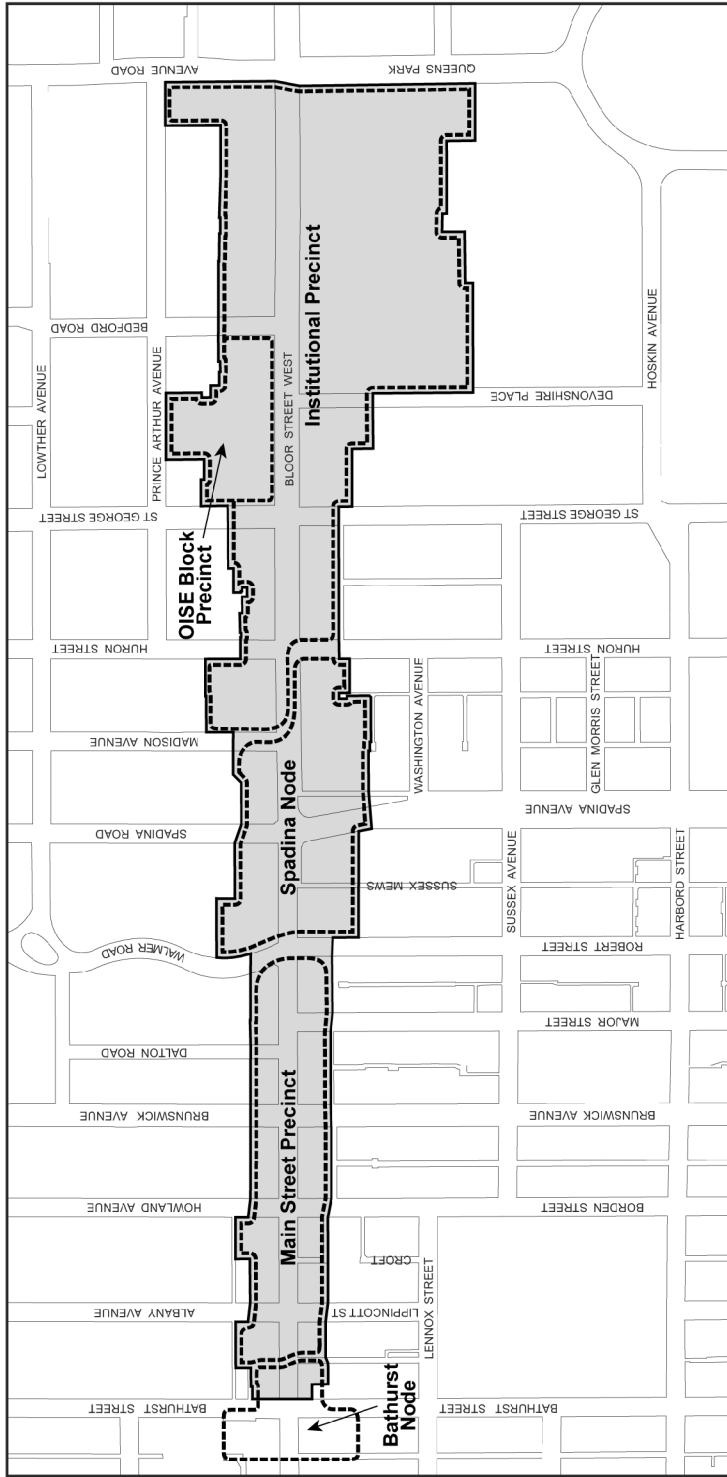
(h) Bloor Corridor Urban Design Guidelines

In order to assist in meeting the objectives of this Plan and area specific policies, Council may adopt urban design guidelines to provide direction for reviewing development applications in this area. These guidelines, as may be amended from time to time, will be read in conjunction with the urban design policies in the Official Plan and the prevailing guidelines for the University of Toronto Secondary Plan.

(i) University of Toronto Lands

These policies will be considered in conjunction with the prevailing University of Toronto Secondary Plan.”

2. Maps 28 and 29, Site and Area Specific Policies, are amended by adding the lands shown in Appendix 1 to the identified “Areas affected by the Site and Area Specific Policies” as Policy No. 334.
3. Maps 17 and 18, Land Use Plan, are amended by designating the lands shown in Appendix 2 as Parks and Open Space Areas – Parks.



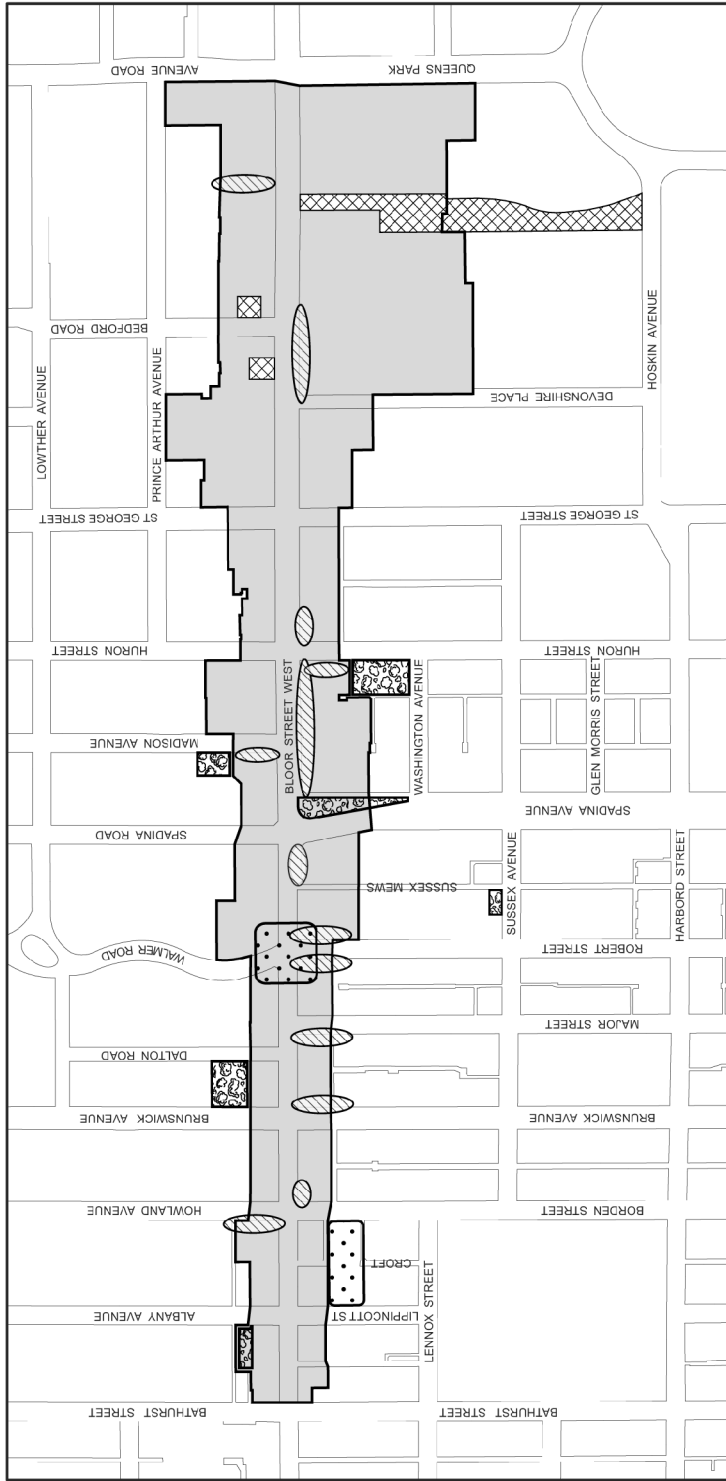
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**Toronto** City Planning  
**Map 1 - Nodes and Precincts**

File # 05\_193137










City Planning

## Map 2 - Parks, Open Spaces and Greening Opportunities

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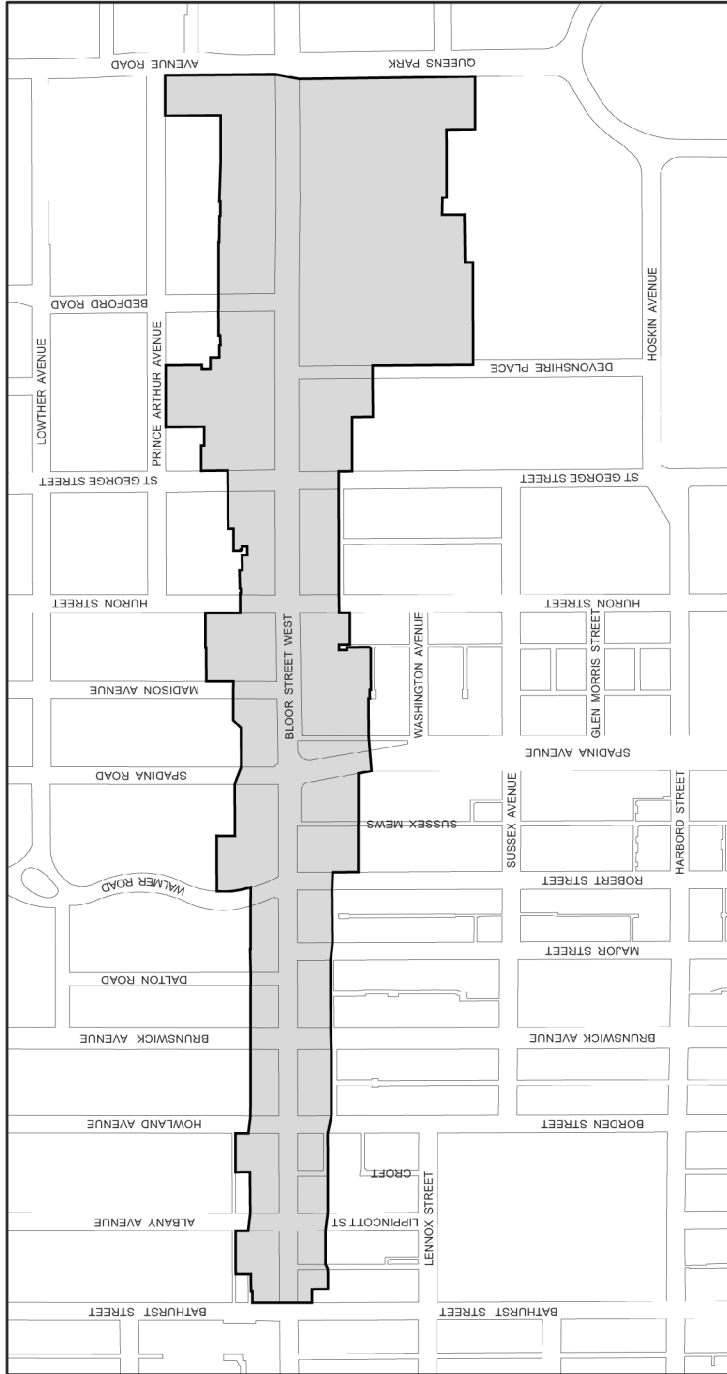
-  Existing Parks & Open Spaces
-  Potential 'Greening' Opportunity
-  Potential Open Space Opportunity

-  Existing Publicly Accessible Private Open Spaces



Note to Scale  
11/27/2009

APPENDIX 1



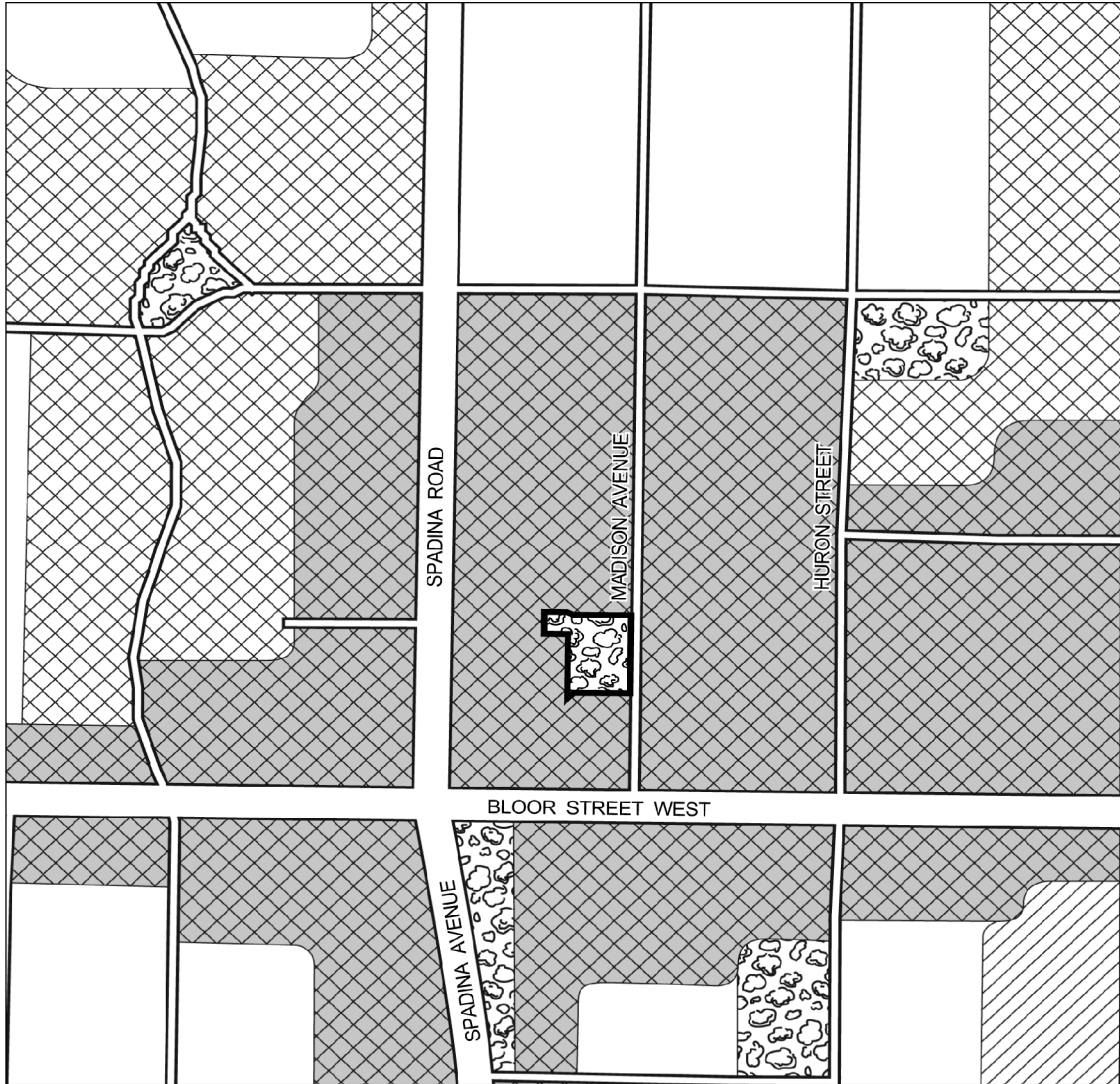
**Toronto** City Planning  
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Revisions to Maps 28 and 29 Site and Area Specific Policies to add Bloor Corridor Visioning Study area boundary as Site and Area Specific Policy #334

File # 05\_193137

↑  
None to Scale  
11/27/2009








APPENDIX 2



**Official Plan Amendment #98**

Revisions to Land Use Maps 17 and 18 to Redesignate lands from Mixed Use Areas to Parks & Open Spaces Areas - Parks

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|--|--|
|  Site Location            |  Parks & Open Space Areas |
|  Neighbourhoods           |  Parks                    |
|  Apartment Neighbourhoods |  Institutional Areas      |
|  Mixed Use Areas          |  |

↑  
 Not to Scale  
 11/27/2009