

**Bloor Corridor Visioning Study – Draft Official Plan Amendment and Urban Design Guidelines – Supplementary Report**

<b>Date:</b>	November 30, 2009
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward No. 20 – Trinity-Spadina
<b>Reference Number:</b>	File No. 05 193137 (p:\2009\Cluster B\pln\cc31232530076)

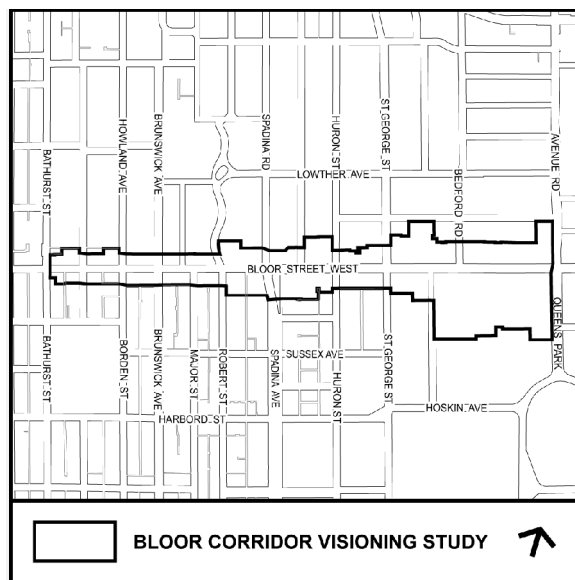
**SUMMARY**

This supplementary report responds to requests from Toronto and East York Community Council from its meeting of November 10, 2009, with respect to Item TE29.4 regarding a Draft Official Plan Amendment and Urban Design Guidelines for the Bloor Corridor (Avenue Road to Bathurst Street). Further information is provided regarding: approaches to developing a framework to prioritize affordable housing as a requirement of Section 37 benefits; further revisions to the draft documents resulting, in part, from further discussions with the University of Toronto; and the financial implications of redesignating Ecology Park to a Parks designation in the Official Plan.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan substantially in accordance with the revised draft Official Plan Amendment No. 98 included as Attachment No. 1 in the report of the Chief Planner and Executive Director, City Planning Division dated November 30, 2009;



2. City Council adopt the revised Urban Design Guidelines entitled “Bloor Corridor Visioning Study: Avenue Road to Bathurst Street”, dated November 2009, included as Attachment No. 2 in the report of the Chief Planner and Executive Director , City Planning Division, dated November 30, 2009;
3. City Council receive for information the options for prioritizing affordable housing in the Bloor Corridor under Section 37 of the Planning Act as detailed in this report; and
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the revised draft Official Plan Amendment as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

In his report dated October 22, 2009, the Director, Community Planning, Toronto and East York District indicated there may be a financial impact in redesignating the lands known as Ecology Park (on Madison Avenue north of Bloor Street West) from *Mixed Use Areas* to *Parks and Open Spaces – Parks*. Planning staff have consulted with Facilities and Real Estate staff who advise that there is no financial impact in changing the Official Plan designation on these lands. Any change in the value of the lands would only occur should the lands be rezoned from a mixed use to a parks zone. Staff are not recommending zoning changes at this time. Facilities and Real Estate staff are currently pursuing the official transfer of the operational management of these surface lands from the TTC to the Parks, Forestry and Recreation Division.

### **DECISION HISTORY**

At its meeting of November 10, 2009, Toronto and East York Community Council considered a City Planning Staff report recommending adoption of draft area-specific Official Plan policies and draft Urban Design Guidelines resulting from the four-year initiative known as the Bloor Corridor Visioning Study. This study and community consultation process examined priorities and established development principles for the area of Bloor Street West between Avenue Road and Bathurst Street.

Toronto and East York Community Council also:

- requested the Director, Community Planning, Toronto and East York District, to report directly to City Council for its meeting on November 30, 2009, on approaches to develop a framework to prioritize affordable housing as a requirement of Section 37 benefits resulting from rezoning in the area; and
- referred letters from Cassels Brock & Blackwell LLP on behalf of the University of Toronto to the Director, Community Planning, Toronto and East York District, with a request that comments thereon be included in the report to be submitted to City Council for its meeting on November 30, 2009.

## COMMENTS

### Affordable Housing and Section 37

During the consultation process, members of the public expressed a desire for diversity in housing types, tenure and income level to encourage an inclusive community in the Bloor Corridor. The draft Official Plan Amendment for the Bloor Corridor currently contains policies encouraging such diversity within the context of current legislation. At this time the City of Toronto cannot require affordable housing through means known as “inclusionary zoning”. However, there are several options for prioritizing affordable housing through the use of Section 37 of the *Planning Act* and other existing controls.

### Current Policy Context

Rezoning of properties in the Bloor Corridor may create opportunities to achieve affordable housing in some redevelopment proposals. The primary planning tool for achieving affordable housing objectives in the Bloor Corridor is the use of Section 37 community benefits, and the application of the appropriate Official Plan policies. The guidelines approved by City Council for implementation of Section 37 point out the opportunity to target priority community benefits when considering increases in height and density for specific development applications.

New affordable housing that is rental housing is one of the ‘optional’ community benefits using Section 37 that is identified in Section 5.1.1 of the Official Plan. The housing policies in Section 3.2.1 of the Official Plan also include definitions for affordable rental housing and affordable ownership, as well as policies that protect existing rental housing, including affordable rental housing, and ensure replacement if redevelopment results in demolition of 6 or more rental units. Particularly relevant for this discussion is policy 3.2.1.4:

“Investment in new rental housing, particularly affordable rental housing, will be encouraged by a co-ordinated effort from all levels of government through implementation of a range of strategies, including effective taxation, regulatory, administrative policies and incentives.”

Prioritizing affordable rental housing for Section 37 community benefits is one of the key strategies available to the City to implement this policy, other than direct funding programs.

As noted in the Community Council’s recommendation to City Council, the City does not currently have sufficient planning tools to achieve inclusionary housing outcomes in new residential developments. Changes to provincial legislation would be required to do so, and in recent years on a number of occasions, the City has asked the province of Ontario for such improvements to the planning tools available to achieve affordable housing.

The City’s ‘large site policy’, Official Plan policy 3.2.1.9, does provide for 20% of the additional units resulting from new planning approvals to be affordable housing on sites of 5 or more hectares. Section 37 is the tool to achieve this objective, and the policy states that affordable housing should be given first priority when considering community benefits. However, this

policy will not be applicable to redevelopment applications in the Bloor Corridor as it is not expected that any parcels of land proposed for redevelopment will be as large as 5 hectares.

### **Existing Affordable Rental Housing**

It is possible to achieve some inclusionary objectives by protecting, or ensuring the replacement of existing rental housing, and especially affordable rental housing. The City's Official Plan policies and the Bloor Corridor OPA set policy goals to achieve a full range of housing in terms of types, tenure and affordability and to create diverse, healthy communities.

By consistently applying the City's Official Plan policies and the by-law on rental housing demolition and conversion (Municipal Code Chapter 667), rental housing, and especially affordable rental housing, can be retained in the Bloor Corridor. The Bloor Corridor and surrounding neighbourhoods are in demand as places to reside. Redevelopment, and economic pressures for conversion to condominium, could result in the loss of affordable rental housing in the Bloor Corridor without policy intervention. For more than a decade, almost all new residential housing built in Toronto has been for the ownership market (95%).

Much of the rental housing in the Bloor Corridor is in the form of apartments over stores and older rental apartment buildings. One limitation on the City's ability to protect rental housing is that applications to redevelop or convert existing housing stock involving 5 or fewer rental units are not required to maintain or replace rental housing units. Smaller scale redevelopment in the Bloor Corridor, especially involving apartments over stores, may only involve 5 or fewer rental units.

### **Achieving Affordable Housing Through Use of Section 37**

The opportunity to achieve 'optional' affordable housing community benefits through Section 37 is limited to new developments that meet specific size thresholds. Developments with floor areas of less than 10,000 square metres, and where the increase in height or density results in increased floor area of less than 1,500 square metres (or the equivalent in units where density is measured in units per hectare) are not required to provide Section 37 community benefits.

New affordable housing (other than in cases where the City's large site policy applies) can be achieved in three ways:

1. The direct provision by the development of new, purpose-built rental housing with affordable rents, secured as affordable housing for a specified period of time through a Section 37 Agreement;
2. The provision of land to the City for the purposes of affordable housing, although achievement is dependent on the appropriate funding programs being available for the development; and
3. Cash-in-lieu provided to the City for affordable rental housing, directed to the City's Capital Revolving Fund for Affordable Housing.

A recent example of the direct provision of new affordable rental housing as an 'optional' community benefit is City Council's approval of a hotel and condominium development at 56

Blue Jays Way, where one of the Section 37 benefits is the provision of a floor of the building for affordable rental housing, with at least 7 rental units. The direct provision of rental units by a development is the only way to ensure that the affordable rental housing is provided in the Bloor Corridor.

Making land available to the City in the Bloor Corridor would increase the opportunity to achieve affordable housing in the area, but would still be dependent on allocations from funding programs for affordable housing, or earmarked funds from the Capital Revolving Fund for Affordable Housing in for design and construction costs.

If cash-in-lieu, or a contribution for affordable housing is to be provided, the City would have to determine if it was appropriate to earmark such funding from the Capital Revolving Fund solely for new affordable rental housing in the Bloor Corridor area. Any opportunities to apply the funding in the Bloor Corridor would be dependent on the willingness of land owners who are applying for new development to build and maintain affordable rental housing, even if funding were to be offered by the City.

It should be noted that the direct provision of affordable ownership housing or cash-in-lieu contributions for affordable ownership are not permitted under the City's Official Plan policies for 'optional' community benefits. Affordable ownership as a community benefit is linked to the achievement of the 20% affordable housing requirement on large sites of at least 5 hectares. Affordable rental housing is the City's key housing priority, and its achievement does result in purpose-built rental housing, and a guaranteed period of affordability, with both objectives contributing to a mix of tenures and affordability in a community. Currently, there is no way for the City to ensure the ongoing affordability of an ownership unit after the first re-sale.

### **Options for Prioritizing Affordable Housing Through Section 37 in the Bloor Corridor**

#### 1. Achievement through individual leadership: status quo

Currently, anyone involved in the consultations or negotiations for Section 37 community benefits can take a leadership position in the process by championing the need for affordable housing. No action is required from City Council to implement this approach. The following is from Council's approved Section 37 Guidelines:

“The specific community benefits secured in a development are the result of public consultation, discussion among City Planning staff, the owner/developer, the local Councillor and other City or City agency staff as necessary, and consideration of intensification issues in the area, the nature of the development application, and the strategic objectives and policies of the Official Plan.”

The City's Affordable Housing Action Plan approved by City Council earlier this year contains recommendation 46 d.:

“Support the development of 1,000 new affordable rental homes annually over the next 10 years in co-operation with private, non-profit and co-operative partners by (among other methods):...

d. Encouraging the provision of affordable housing opportunities through the planning approvals process.”

2. Council motion recommending that affordable housing be given consideration as a priority community benefit for the Bloor Corridor

City Council could approve a recommendation that would name affordable housing as a priority community benefit under Section 37 when considering individual development applications in the Bloor Corridor. This approach would not pre-determine the outcome of individual Section 37 negotiations, but would provide general leadership to all participants, without depending on any one of the participants to take the initiative to champion affordable housing. By giving this Official Plan objective specific weight in the Bloor Corridor, it would serve notice to any application coming forward that City Council may consider affordable housing objectives when making decisions on proposed community benefits.

Council could direct Planning staff to incorporate in their staff reports an analysis of the appropriateness of requiring affordable housing as a community benefit for applications in the Bloor Corridor involving Section 37 benefits.

3. Area Specific Policy for Bloor Corridor

City Council could direct Planning staff to undertake a study on the appropriateness of bringing forward an Official Plan Amendment (OPA) for an area specific policy, under Section 7 (Site and Area Specific Policies) of the Official Plan, to prioritize affordable rental housing for community benefits proposed under Section 37 for individual development applications in the Bloor Corridor. Such a study, done in consultation with the Affordable Housing Office, would include an analysis of current conditions to examine the need for affordable housing in this district, and, if appropriate, may determine a minimum threshold for development involving affordable housing and targets for its implementation. Pursuant to Section 5.1.1.8, affordable rental housing could be identified as specific capital facilities needed to achieve important housing policy objectives, or cash contributions toward developing these capital facilities.

This approach would require the same kind of public consultation process and Council decision process as the current OPA on the Bloor Corridor that is before City Council, and is subject to appeal to the OMB. The benefit of this approach, if approved, would be to place great weight on achieving affordable housing. The effect of an area specific policy would be to assume that affordable housing should be the first priority objective for community benefits, potentially requiring an OPA on individual applications if affordable housing were not to be prioritized.

## **University of Toronto Comments**

Following the November 10, 2009 Community Council meeting, Planning staff met with representatives of the University of Toronto (U of T) to discuss outstanding concerns as detailed in their submission to the City Clerk. In response to those concerns, staff are recommending the following changes:

## **Draft Official Plan Amendment**

### **1. Policy 334 (a) (ii) re: OISE Block**

The U of T had expressed a concern that given the multiple ownership of lands within the OISE block, a comprehensive plan may not be possible and should not be used to prevent otherwise appropriate development on the remainder of the lands. It is staff's opinion that an integrated approach to this block is crucial due to its redevelopment potential, together with the location of an entrance to the St. George TTC interchange and other open space considerations. To this end, staff recommend that prior to the redevelopment of any site on the OISE block, proponents of such proposals will also address the larger context and examine the implications for the further redevelopment of the OISE Block. Accordingly, staff recommend that the policy be revised to read:

“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 U of T also requested a wording change in this section that development “should seek” to integrate access to the TTC station, rather than “will seek”. It is the opinion of staff that the current wording is flexible enough to consider different scenarios for this initiative and do not recommend this change.

### **2. Policy 334 (c) (iii) re: Spadina Node and 1 Spadina Crescent**

The U of T expressed a concern that the requirement for a view corridor analysis to preserve and enhance the view of the Connaught Laboratories spire at 1 Spadina Crescent is onerous and may prevent suitable development from occurring in the Bloor Corridor. Though staff maintain that such an analysis will be needed to properly assess the impacts of proposed development in the Spadina Node, through further discussions staff agreed that this particular policy can only govern the properties within the Bloor Corridor. Therefore staff recommend that the policy be revised to:

“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.”

### **3. Policy 334 (h) re: Bloor Corridor Urban Design Guidelines**

To acknowledge sites within the Bloor Corridor that are currently also within the University of Toronto Secondary Plan with site-specific development guidelines, staff recommend that the policy be revised to:

“These guidelines 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.”

For sites within the Bloor Corridor that are not currently within the University of Toronto Secondary Plan, the U of T has requested a policy to recognize the need for a flexible interpretation of policies for the University to meet its demands, as currently provided in the U of T Secondary Plan. In the opinion of staff, the proposed Bloor Corridor policies maintain basic urban design principles developed through the consultation process that would continue to be important considerations in the review of any U of T application, and that an additional policy as proposed by the U of T is unnecessary.

### **Draft Urban Design Guidelines**

#### 1. Varsity Stadium, pages 14 and 28

In its letter, the U of T requested deletion of guidelines respecting the Varsity Stadium lands. Further discussions revealed that in particular, references to removing the existing brick wall are inappropriate as the maintenance of this wall had previously been agreed to. Staff recommend that the text and images that refer to this idea be deleted.

#### 2. Figure 15: Schematic Massing Study for the Bloor Corridor

Staff recommend that Figure 15, though intended to be a hypothetical illustration of potential massing, be deleted to avoid preconceptions of approved building form and heights. Remaining figures in the Guidelines would be re-numbered accordingly.

#### 3. Sec. 5.2.3 re: Orientation and Placement

The U of T objected to the use of the word “substantially” to describe the extent of the building setback to be sought on the south side of Bloor, east of Spadina Avenue. It is staff’s opinion that using the word “substantially”, rather than assigning a specific distance, provides the U of T with enough flexibility in this regard while underscoring the principle of encouraging a generous and comfortable setback wherever possible. Staff do not recommend any changes in this section.

### **Technical Changes to Draft Zoning By-law**

The Official Plan Amendment also incorporates some technical changes to clarify references and mapping notations, in consultation with the City Solicitor, without altering the intent of the policies. Following further review and staff consultation, it is recommended that Policy 334 (h) regarding sustainability be simplified to delete references to specific Council initiatives regarding the Toronto Green Standard and Green Roof By-law, which are already being addressed through other Official Plan policies, by-laws or Council action. It is staff’s opinion that deletion of these particular references does not alter the intent of the policy to encourage leadership and advanced performance measures for environmentally sustainable development in the Bloor Corridor.

The draft documents appended to this report reflect the recommended changes discussed above.



## **CONTACT**

Melanie Melnyk, Planner  
Midtown Section, Toronto & East York District  
Tel. No. 416-392-7554  
Fax No. 416-392-1330  
E-mail: [mmelnyk@toronto.ca](mailto:mmelnyk@toronto.ca)

Noreen Dunphy, Senior Planner  
Policy & Research Section  
Tel. No. 416-392-1255  
Fax. No. 416-397-4080  
Email: [ndunphy@toronto.ca](mailto:ndunphy@toronto.ca)

## **SIGNATURE**

---

Gary Wright, Chief Planner and Executive Director  
City Planning Division

(p:\2009\Cluster B\pln\cc31232530076) - es

## **ATTACHMENTS**

Attachment 1: Revised Draft Official Plan Amendment  
Attachment 2: Revised Draft Urban Design Guidelines

**Attachment 1: Revised Draft Official Plan Amendment**

Authority: Toronto and East York Community Council Item No. ~, as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To adopt Amendment No. 98 to the Official Plan of the City of Toronto respecting 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 ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

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

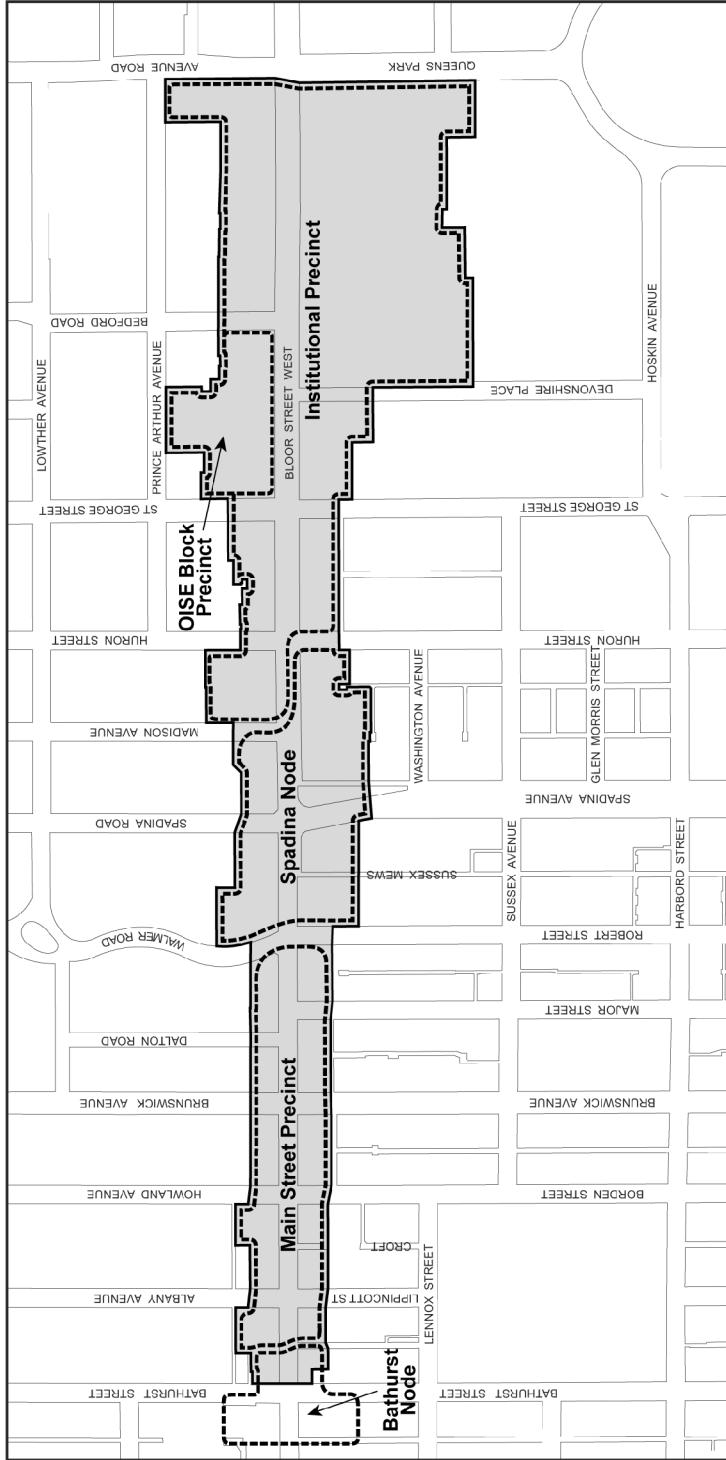
In order to assist in meeting the objectives of this Plan and area specific policies, Council may adopt urban design guidelines to provide direction for reviewing development applications in this area. These guidelines, as may be amended from time to time, will be read in conjunction with the urban design 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 & 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 & 18, Land Use Plan, are amended by designating the lands shown in Appendix 2 as *Parks and Open Space Areas – Parks*.



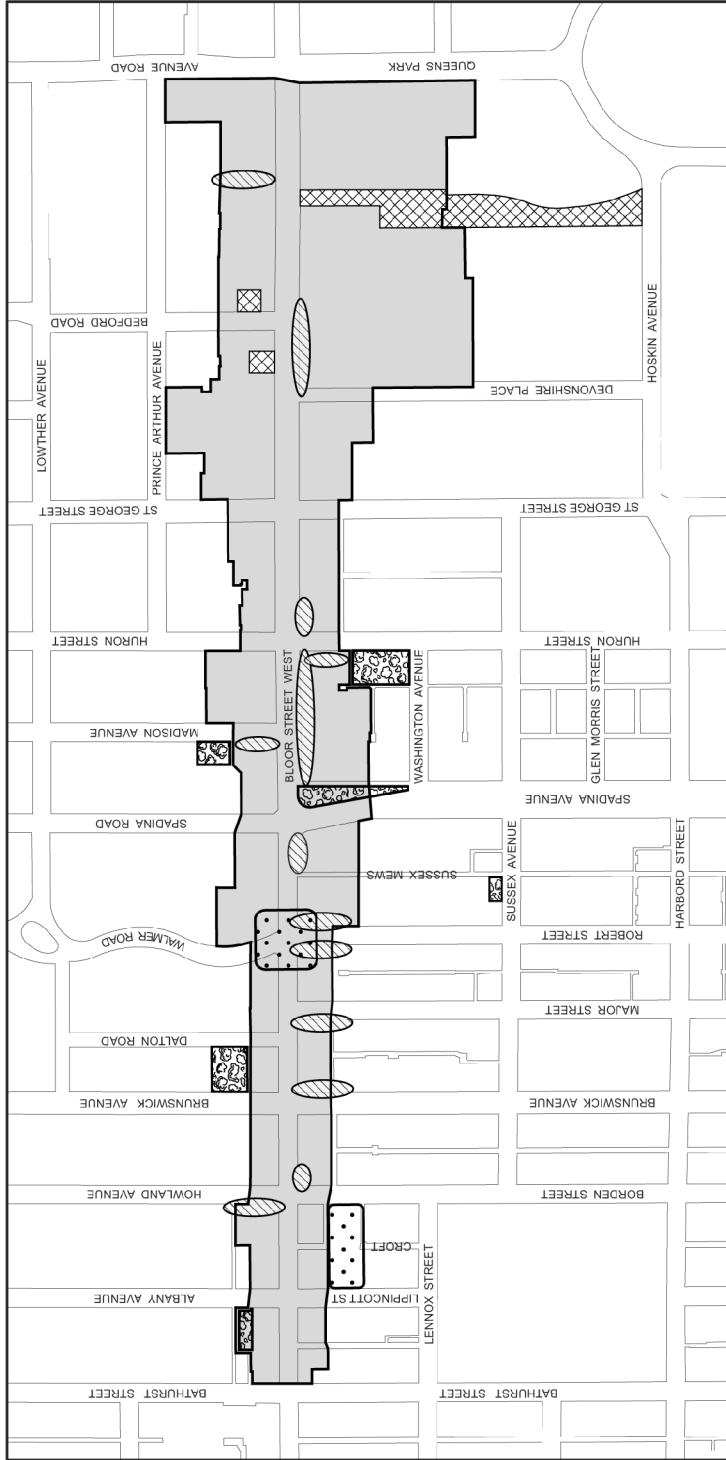


**Official Plan Amendment #98**

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

File # 05\_193137





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

## Official Plan Amendment #98

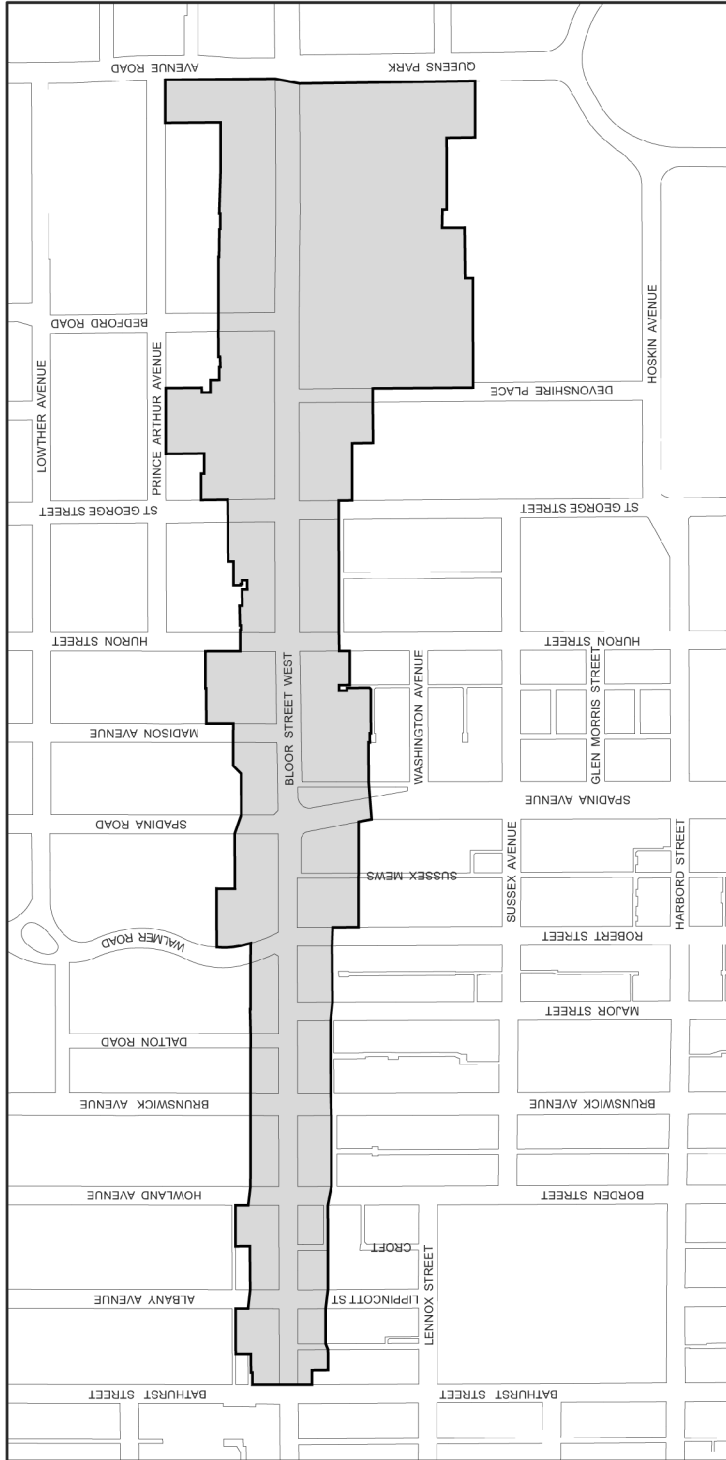
File # 05\_193137

-  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



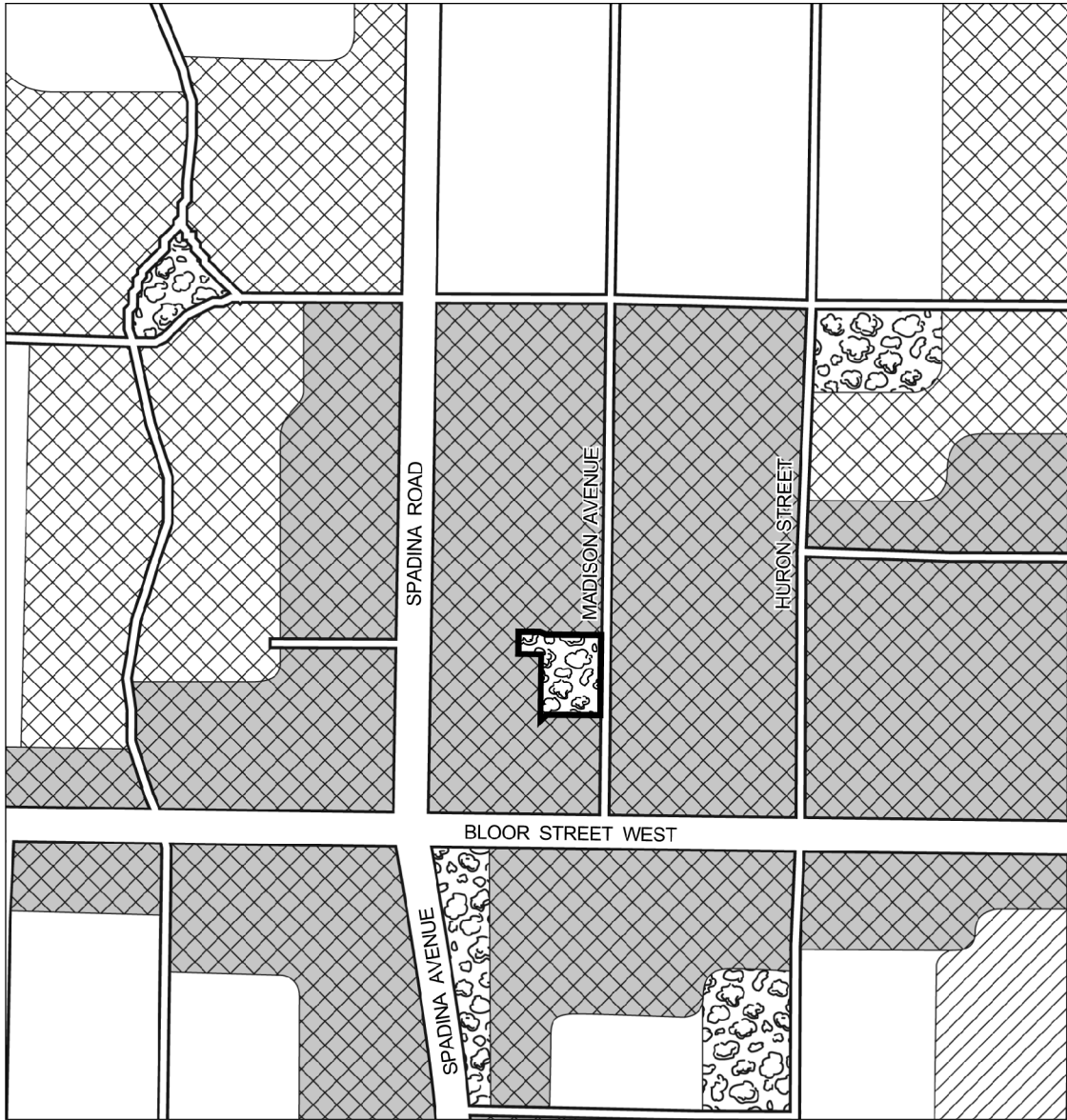
**Toronto** City Planning  
**Official Plan Amendment #98**

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

↑  
Note 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

File # 05\_193137

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

↑  
Not to Scale  
11/27/2009

## **Attachment 2: Revised Draft Urban Design Guidelines**

[to be appended]