



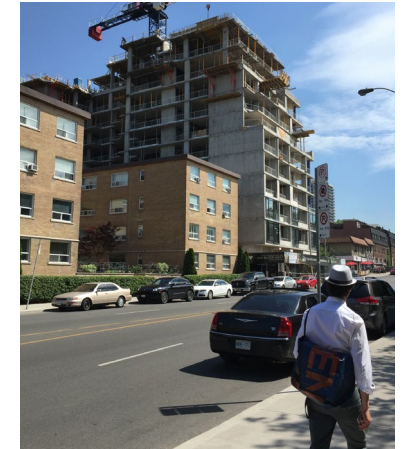
City of Toronto / June 06 2018 / Community Council Presentation

Bloor West Village Avenue Study

DTAH / R.E. Millward and Associates / WSP
Swerhun / Dougan and Associates
Taylor Hazell Architects / J.C. Williams Group

Why this Avenue Study?

- Bloor West Village is changing
- Parallel initiatives underway (eg: Heritage Conservation District Study)
- The area has redevelopment interest (High Park Area, Jane Area, corner sites, etc.)
- There is a need to establish a specific framework to guide change
- **Bloor West Village was identified by City Council and Staff as a priority for an Avenue Study in 2014**



Avenue Study Area

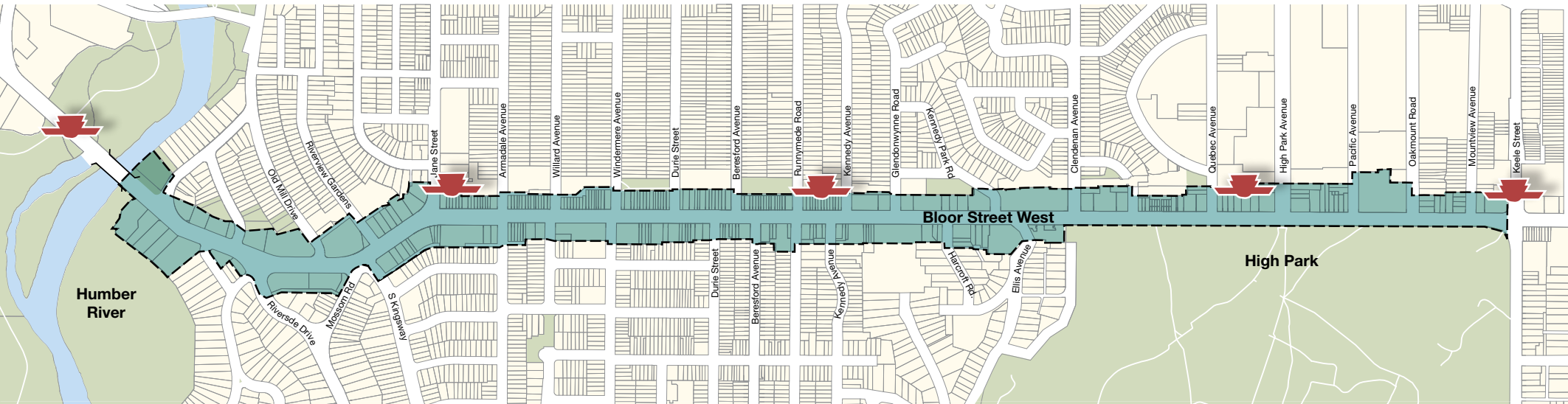
From Humber River to
Keele Street: 2.7 kilometres in length

Over 240 properties that
address Bloor Street West

BIA: Over 400 members

5 TTC Stations that serve Study Area
(Old Mill, Jane, Runnymede, High Park, Keele)

Study area slightly revised by City staff to more
comprehensively evaluate appropriate land
use along the corridor (20 properties added)



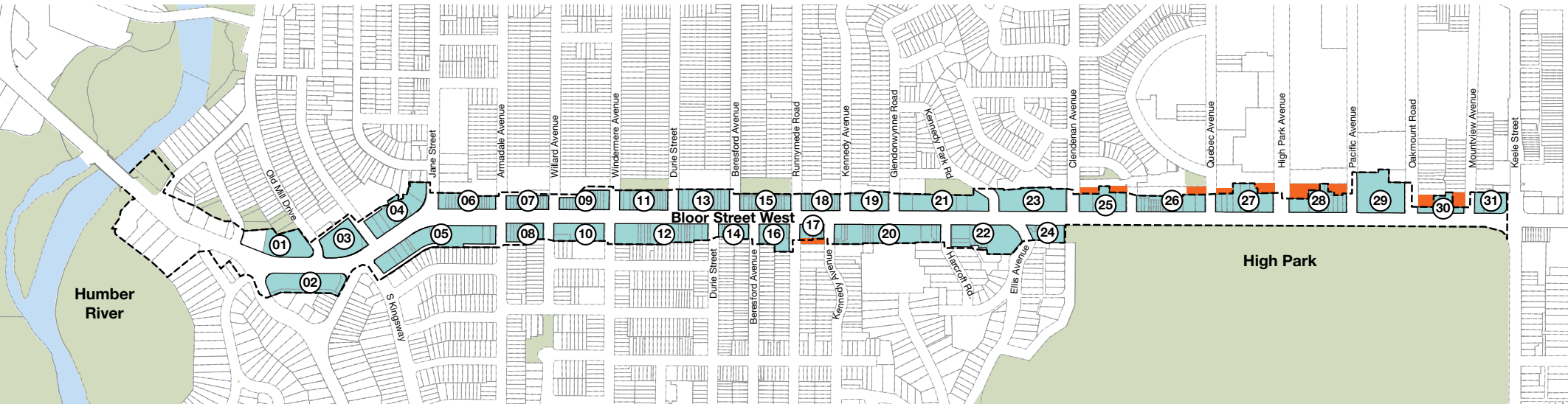
Avenue Study Area: Boundary Adjustments

Swansea Area

- 2 properties between Runnymede Road and Kennedy Avenue
- Both are narrow single storey buildings between *Avenue* sites and 4-storey apartment building

High Park Apartment Area

- 18 properties between Clendenan Avenue and Mountview Avenue
- Refine study area by southern edge of subway corridor and *Neighbourhoods* designation

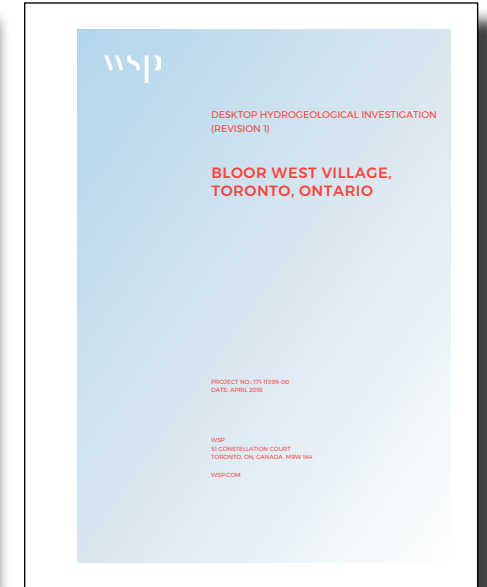
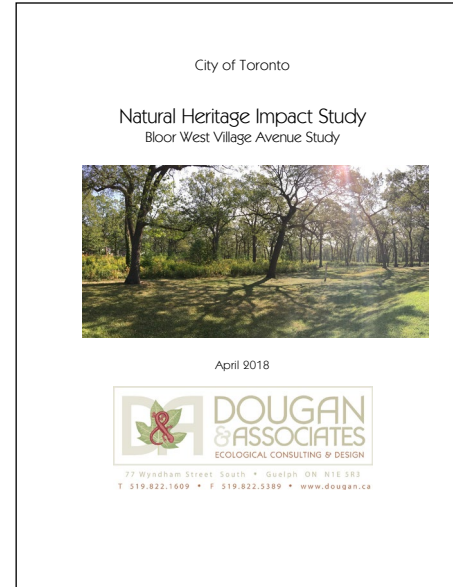


Natural Heritage

Concern in community that cumulative impact of intensification on the natural environment is not well enough understood—in particular around High Park.

In response to concerns, City Planning commissioned supplemental studies for Natural Heritage and Hydrogeology. City Environmental Planning, PF&R, Toronto Water, and TRCA collaborated to prepare Terms of Reference.

Staff report includes a recommendation for the review of current High Park Woodland and Savannah Management Plan.



Study Recommendations: Process and Summary

What We Have Heard

10 public engagement meetings

Stakeholder meetings

Communications

Discussions with Staff

Project website

Professional Expertise

Experience from similar projects in Toronto and Ontario

Understanding of local issues and context

Testing and evaluation of options

Understanding of Policy Context

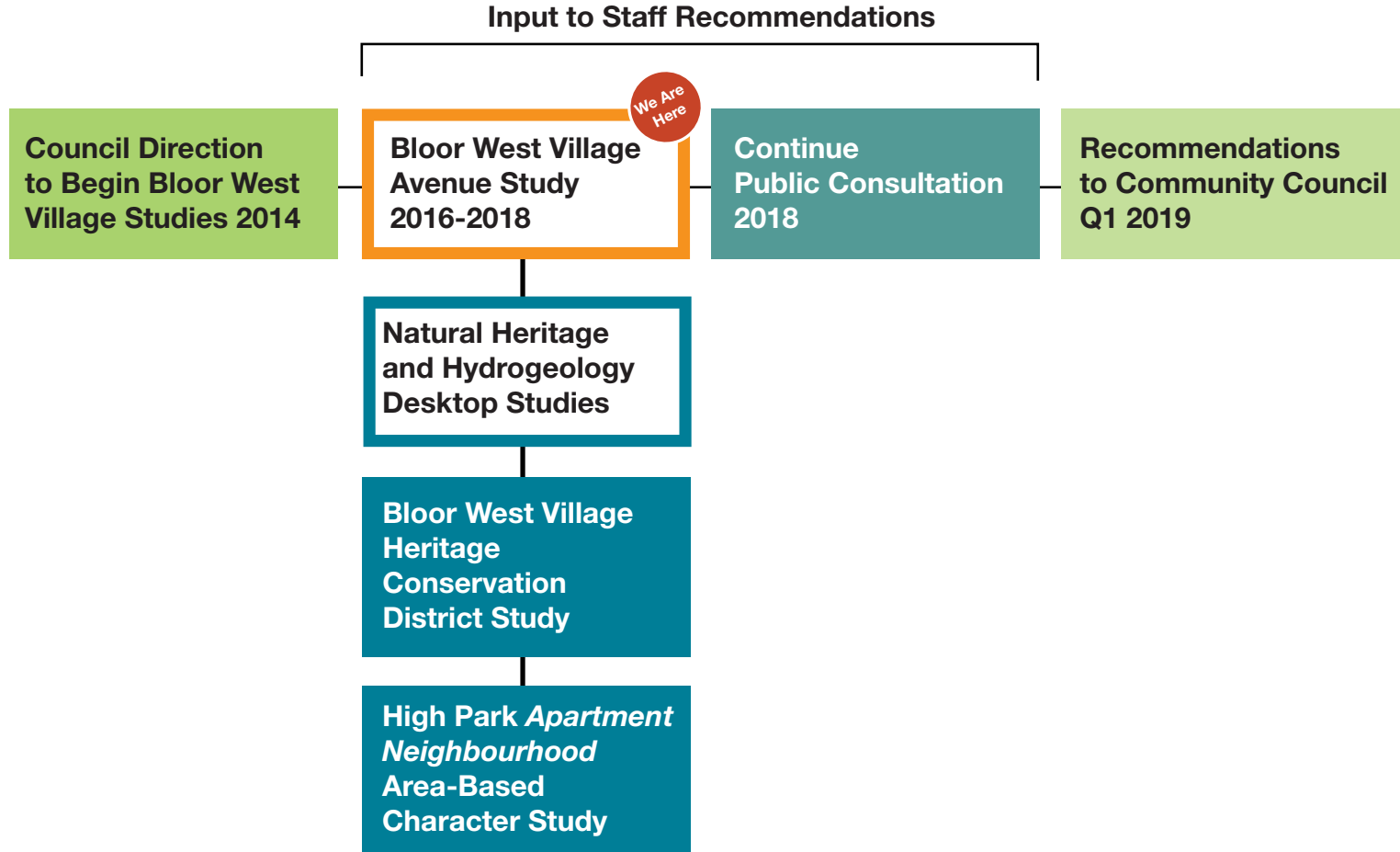
Provincial, Regional, and City of Toronto policies

Over 150 Study Recommendations

Highlighted in Staff Report

- Parks + Open Spaces
- Views and Vistas
- Land Use
- Built Form
- Building Design
- Community Services and Facilities
- Water + Natural Heritage
- Transportation
- Servicing Infrastructure
- Implementation

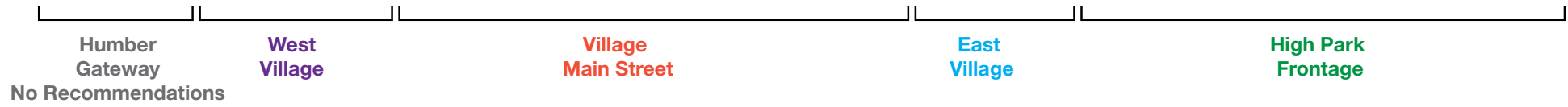
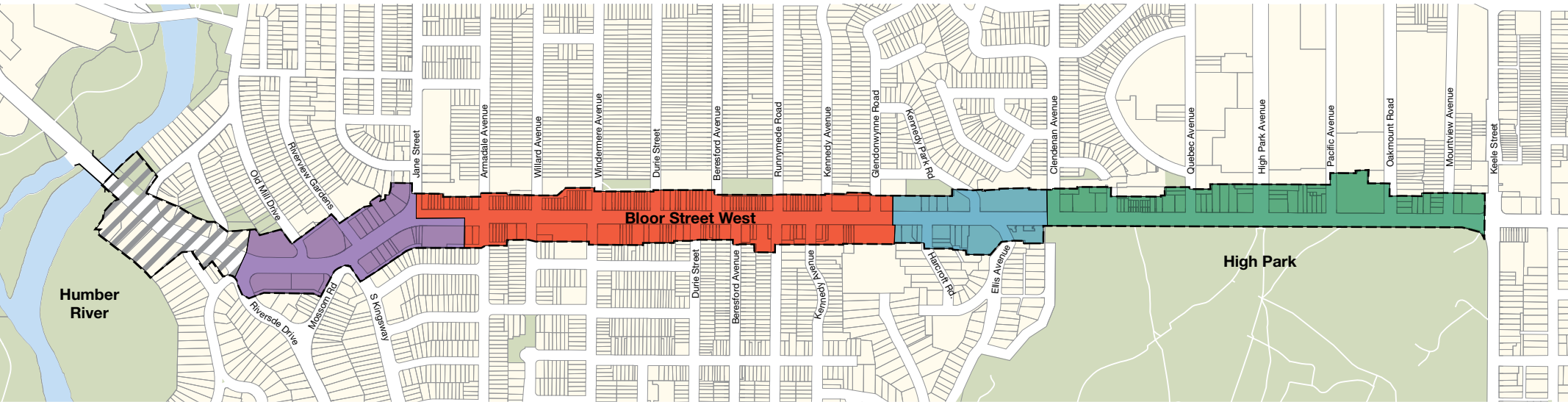
Parallel Initiatives + Next Steps



Avenue Study Character Areas

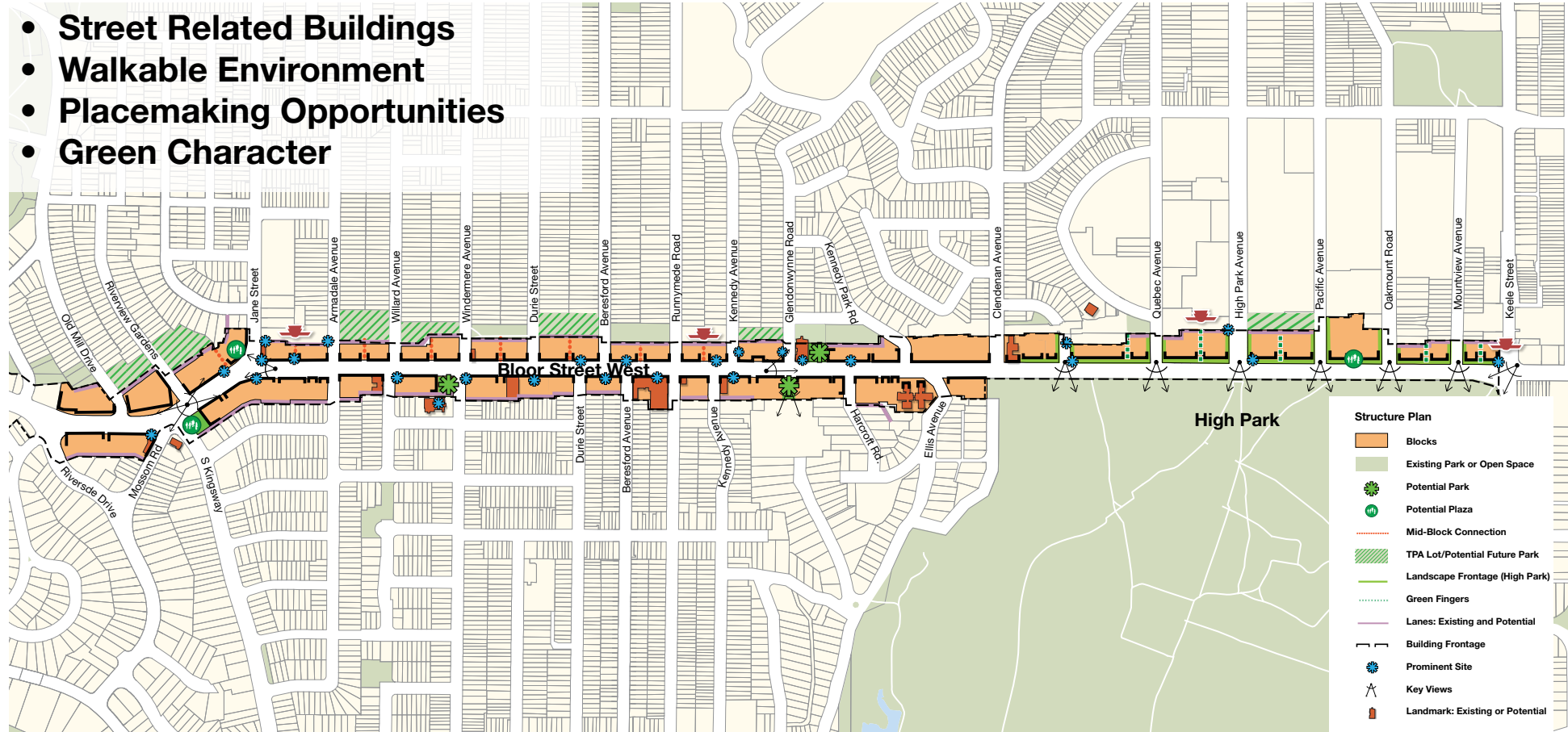
Humber Gateway Character Area removed due to *Neighbourhoods* designation with no anticipated change.

Recommendations for the other four Character Areas: West Village, Village Main Street, East Village, and High Park Frontage.



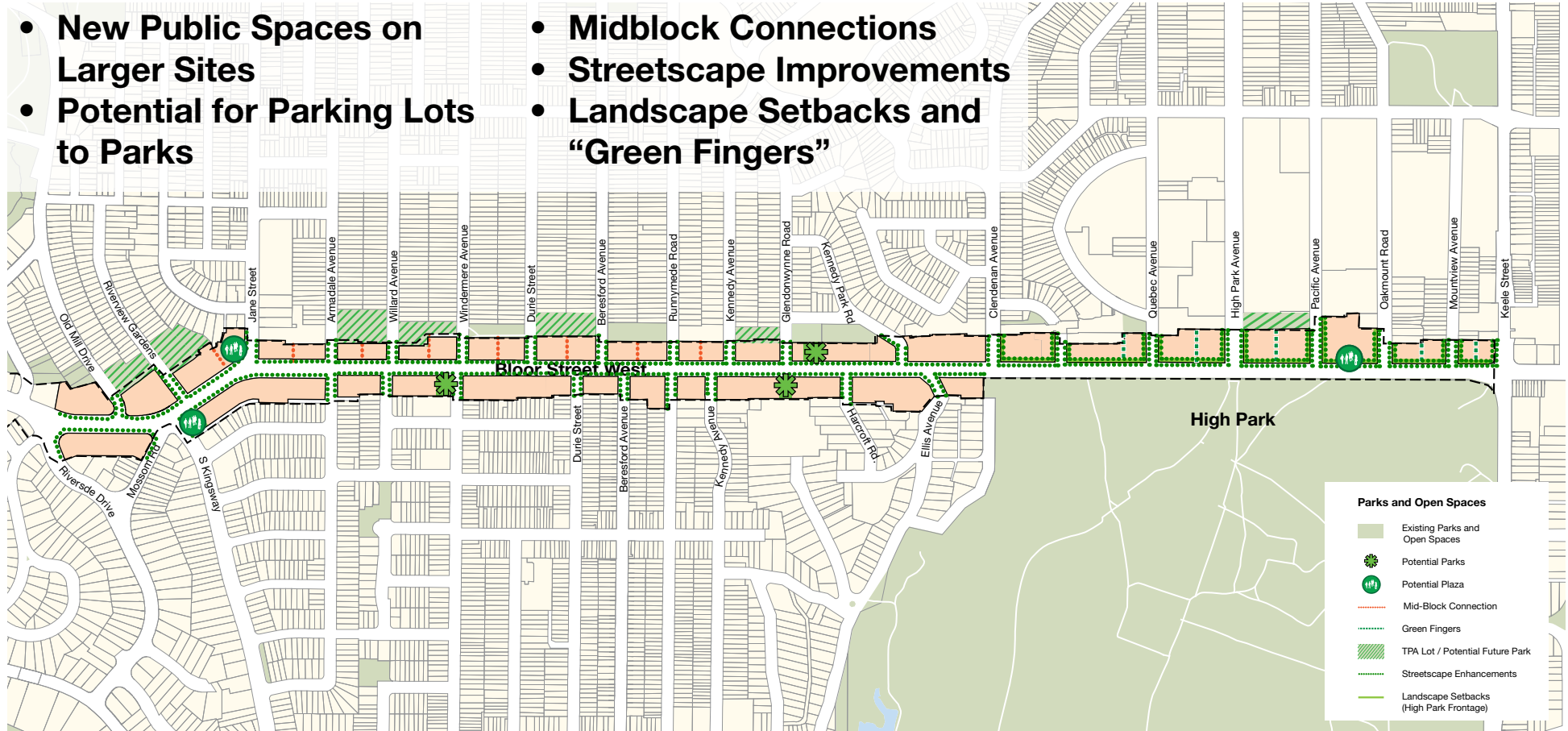
Framework: Urban Structure

- Street Related Buildings
- Walkable Environment
- Placemaking Opportunities
- Green Character



Framework: Public Realm

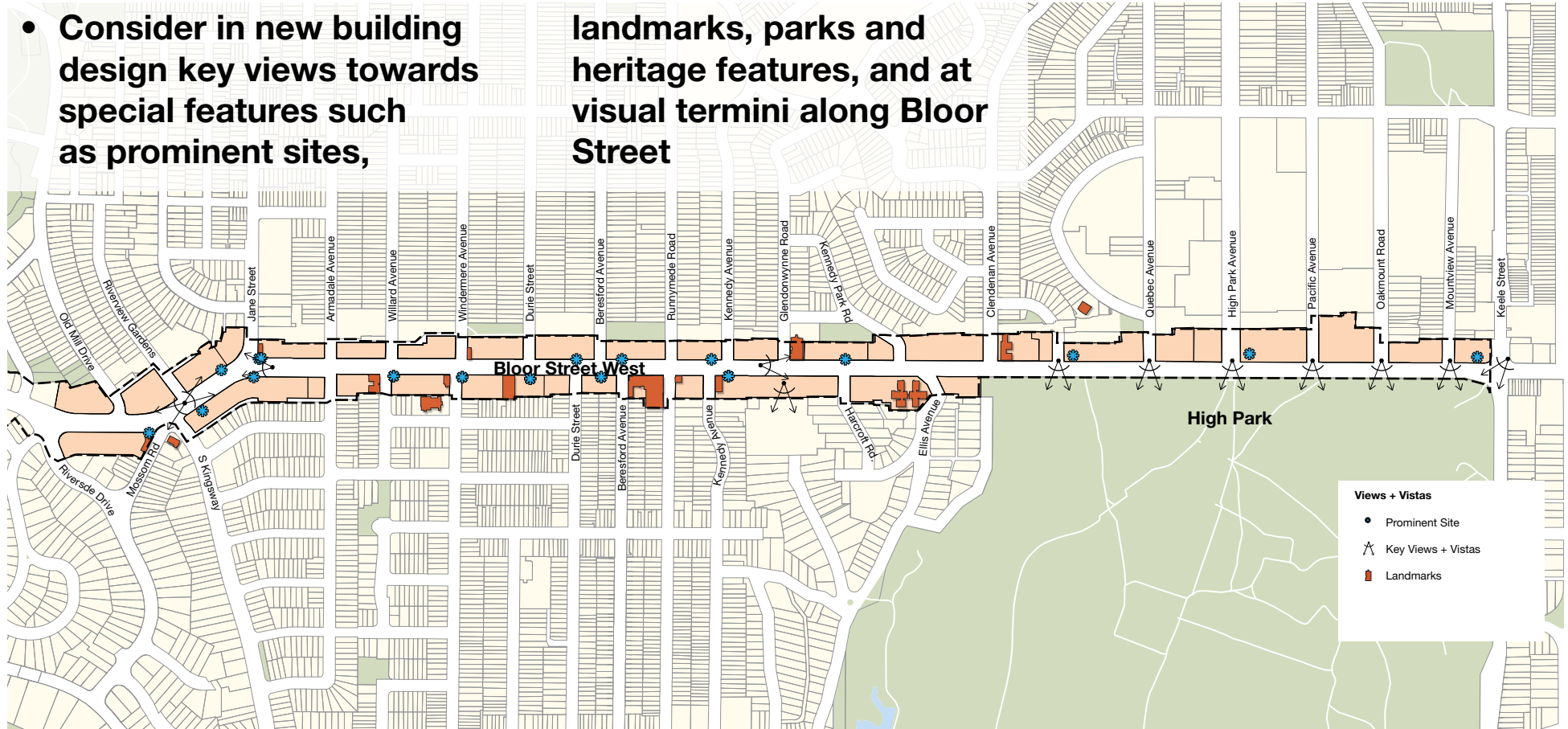
- New Public Spaces on Larger Sites
- Potential for Parking Lots to Parks
- Midblock Connections
- Streetscape Improvements
- Landscape Setbacks and “Green Fingers”



Framework: Views + Vistas

- Consider in new building design key views towards special features such as prominent sites,

landmarks, parks and heritage features, and at visual termini along Bloor Street



Views + Vistas

- Prominent Site
- Key Views + Vistas
- Landmarks

Built Form_Demonstrations

- Demonstrating guidelines on selected sites
- A demonstration on a particular property does not provide any greater permissions that those not tested
- Selected sites in each Character Area
 - » Remaining large sites
 - » Assume consolidation
- Have taken an aggressive approach to not underestimate potential change; not every site will redevelop
- This exercise provides input to assessments for Functional Servicing, Transportation, and Community Services & Facilities



Demonstration West Village



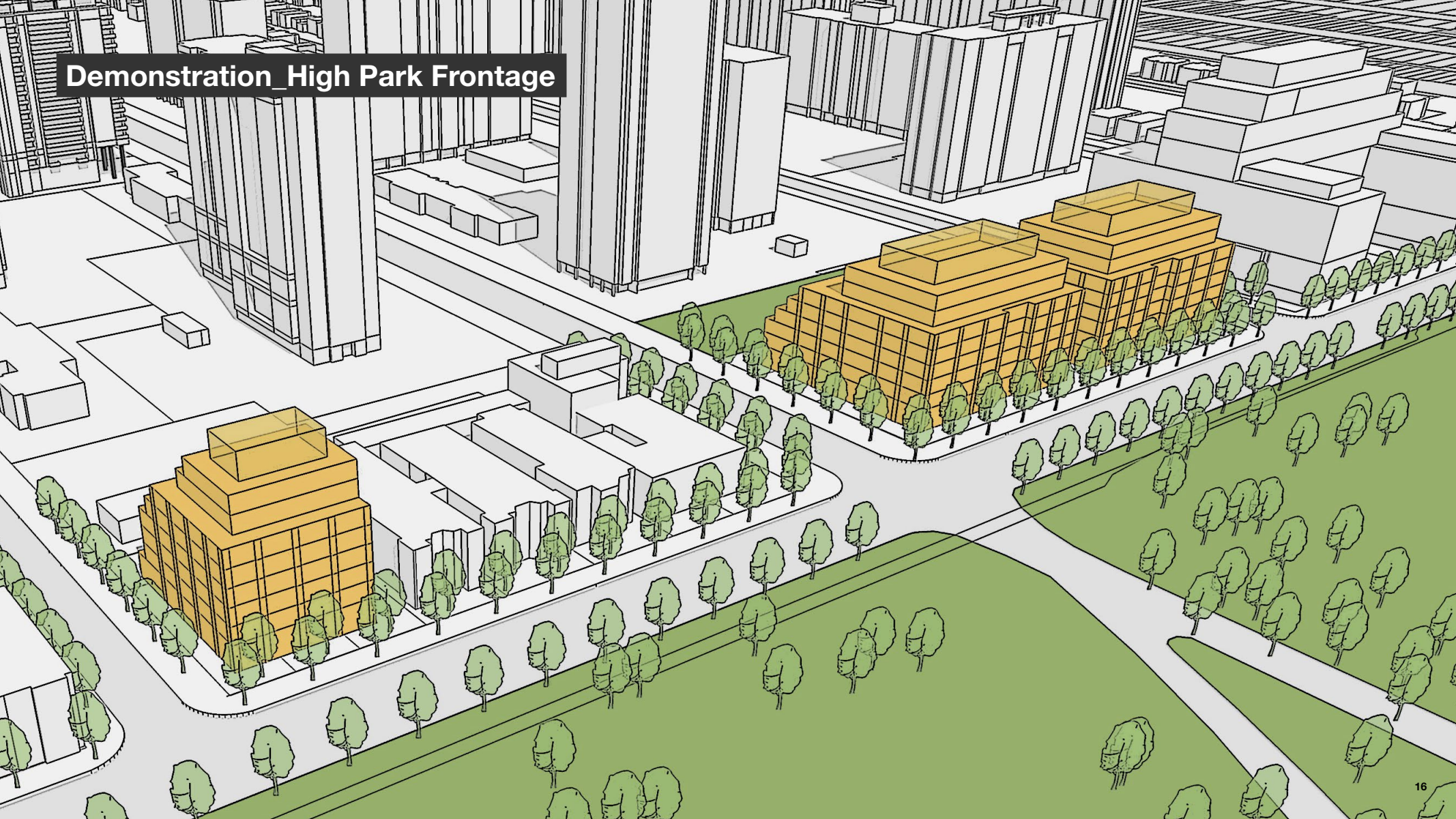
Demonstration_Village Main Street



Demonstration_Village Main Street / East Village



Demonstration_High Park Frontage



Demonstration_Village Square



Demonstration_Village Main Street



Implementation Recommendation Highlights

Official Plan

Update Map 2 Urban Structure

Redesignation of two properties from
Neighbourhoods to Mixed Use Areas

Resolve split zoning for several properties

Site and Specific Area Policy (SASP) for Study Area

Maximum heights expressed in storeys
for each character area based on Study
recommendations (metres in Zoning)

Identification of implementation tools
for public realm and community services
and facilities

Swansea Secondary Plan Update

Redesignation of two properties from
Neighbourhoods to Mixed Use Areas

Zoning Amendments

To permit as-of-right development consistent
with the Study recommendations

Unit Size Recommendations

Support range of units to support more
complete communities

Mid-rise Performance Standards Amendments

Consistent with Study recommendations

Coordination with Parallel Studies

Thank you.

