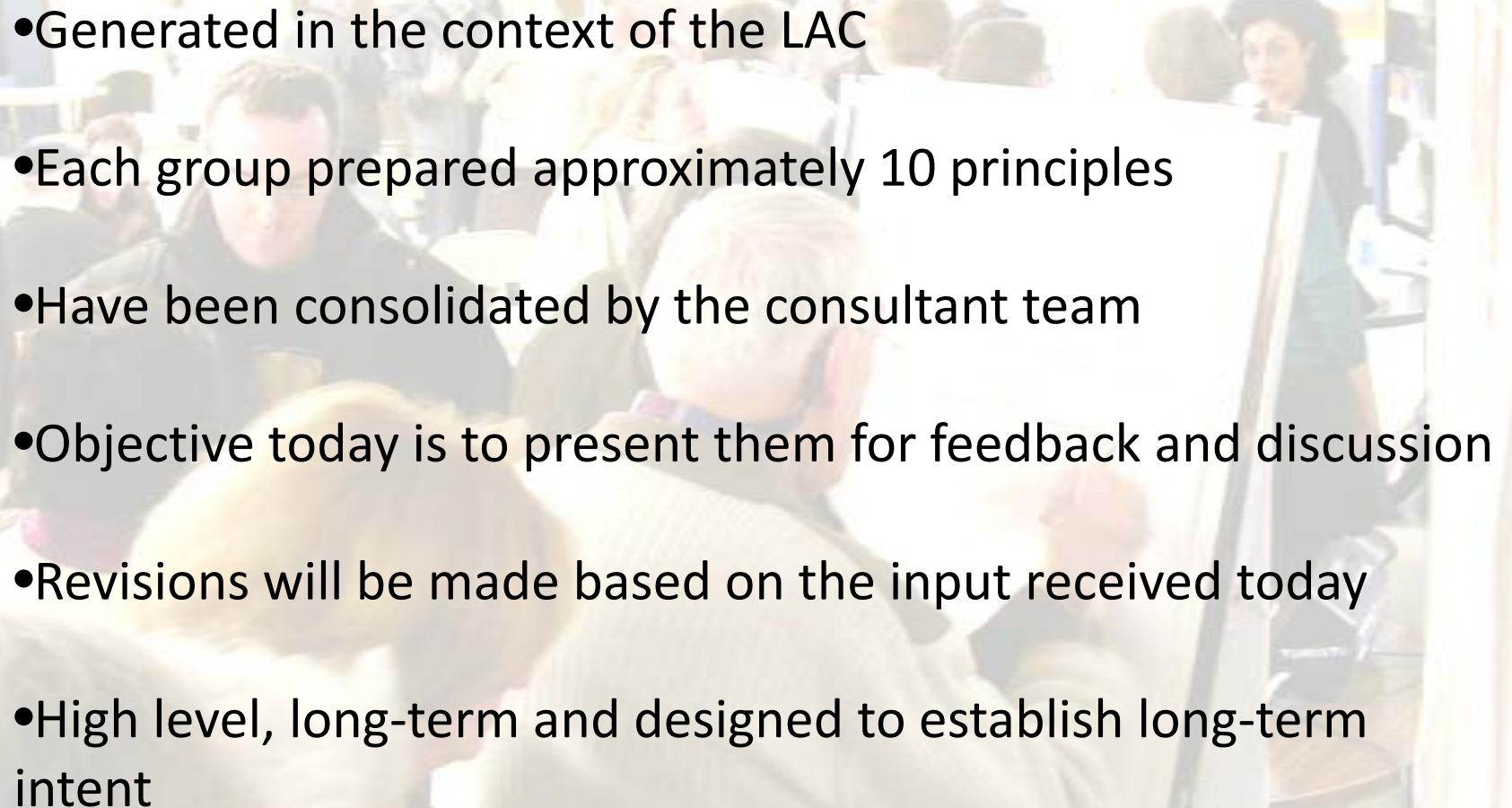


Bloor Corridor Visioning Study

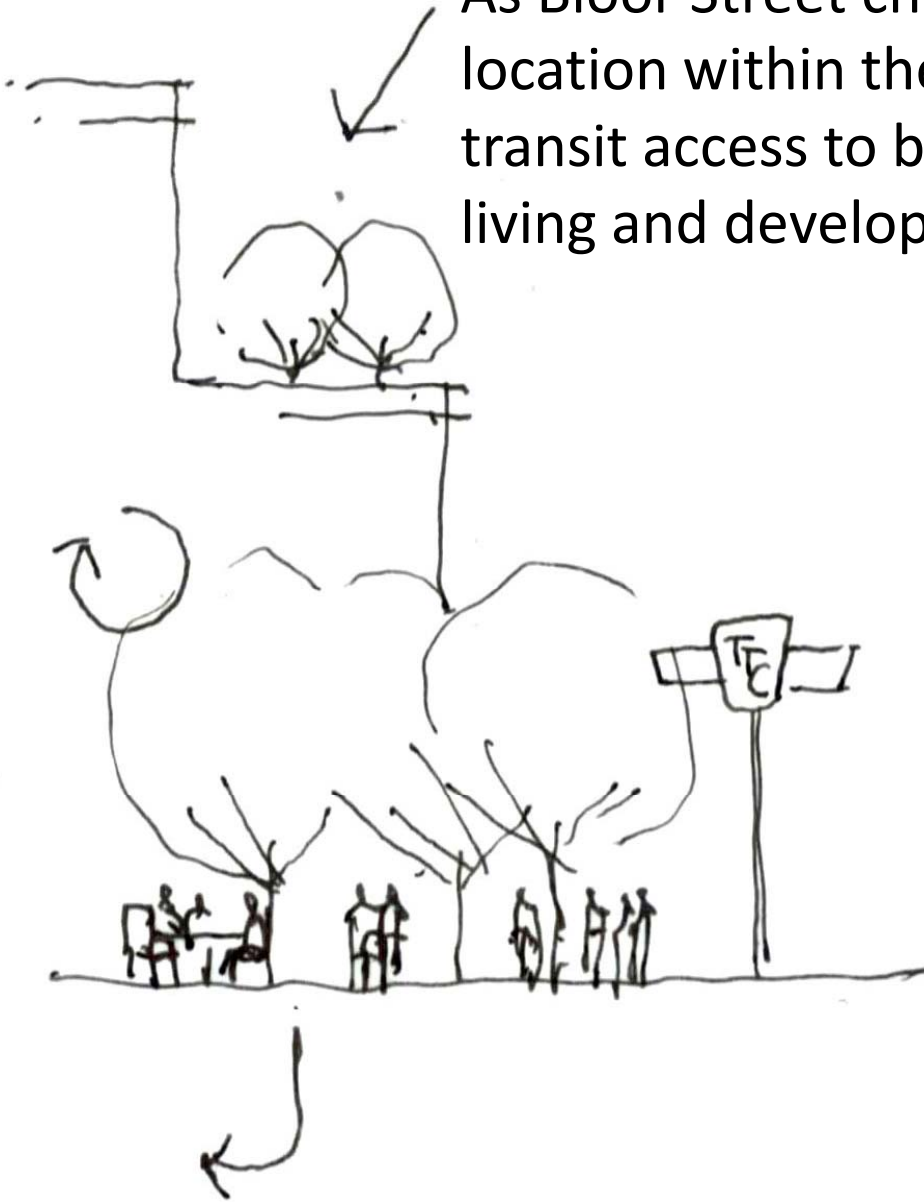
June 18, 2007

# Draft Principles

- Generated in the context of the LAC
  - Each group prepared approximately 10 principles
  - Have been consolidated by the consultant team
  - Objective today is to present them for feedback and discussion
  - Revisions will be made based on the input received today
  - High level, long-term and designed to establish long-term intent
- 

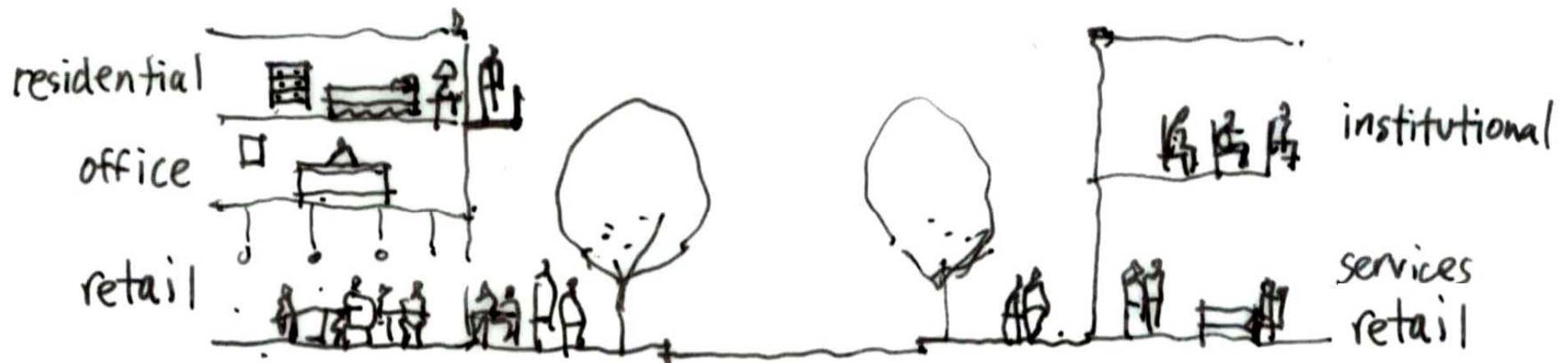
As Bloor Street changes, it should build on its prime location within the City and its exceptional public transit access to become a model for sustainable living and development.

- Promote sustainability in all aspects of living, including movement, energy use, building technology, and “green” infrastructure
- Creative solutions to challenges of tree planting, and greening in general



Bloor Street will continue to support a wide variety of retail, residential, employment, institutional and open space land uses, and will integrate them to ensure an active, well-used street at all times of the day and all seasons.

- Mix retail at grade wherever possible, including in institutional buildings
- Retain office and employment uses
- Encourage a variety of housing types, sizes and tenures



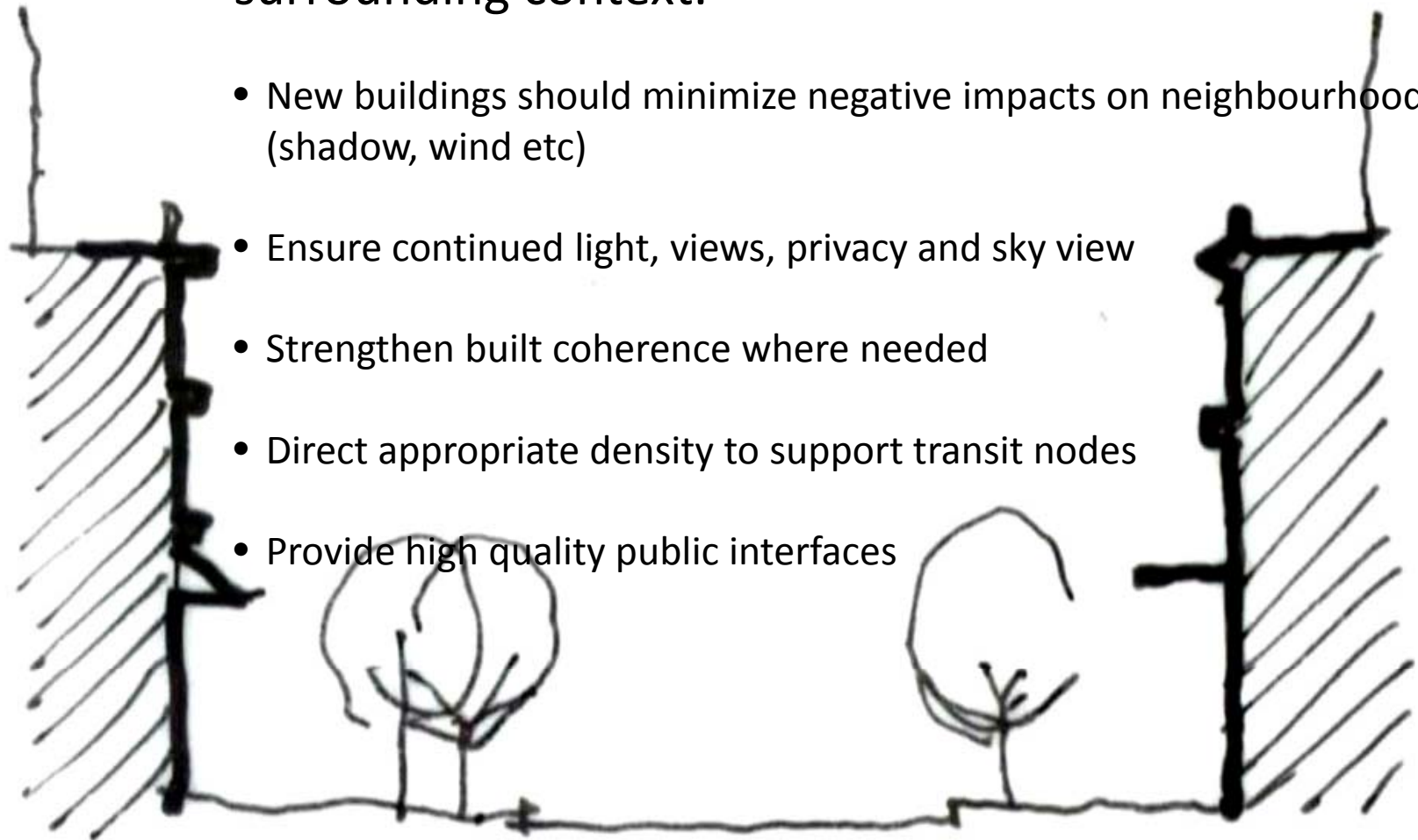
Bloor Street will be an active, inviting and beautiful street for all users, providing a cohesive public environment while linking the distinct identities that exist along it. It should protect, enhance and expand parkettes and places to sit.

- Provide active at-grade uses: expanded, interconnected & accessible
- Support continuous activity, day and night, and year round
- Well designed & coordinated street furniture should define the street
- Improve pedestrian safety
- Good street proportion



Buildings will contribute to the coherence of the streetscape through high quality design, appropriate transitions between buildings and to their surrounding context.

- New buildings should minimize negative impacts on neighbourhoods (shadow, wind etc)
- Ensure continued light, views, privacy and sky view
- Strengthen built coherence where needed
- Direct appropriate density to support transit nodes
- Provide high quality public interfaces



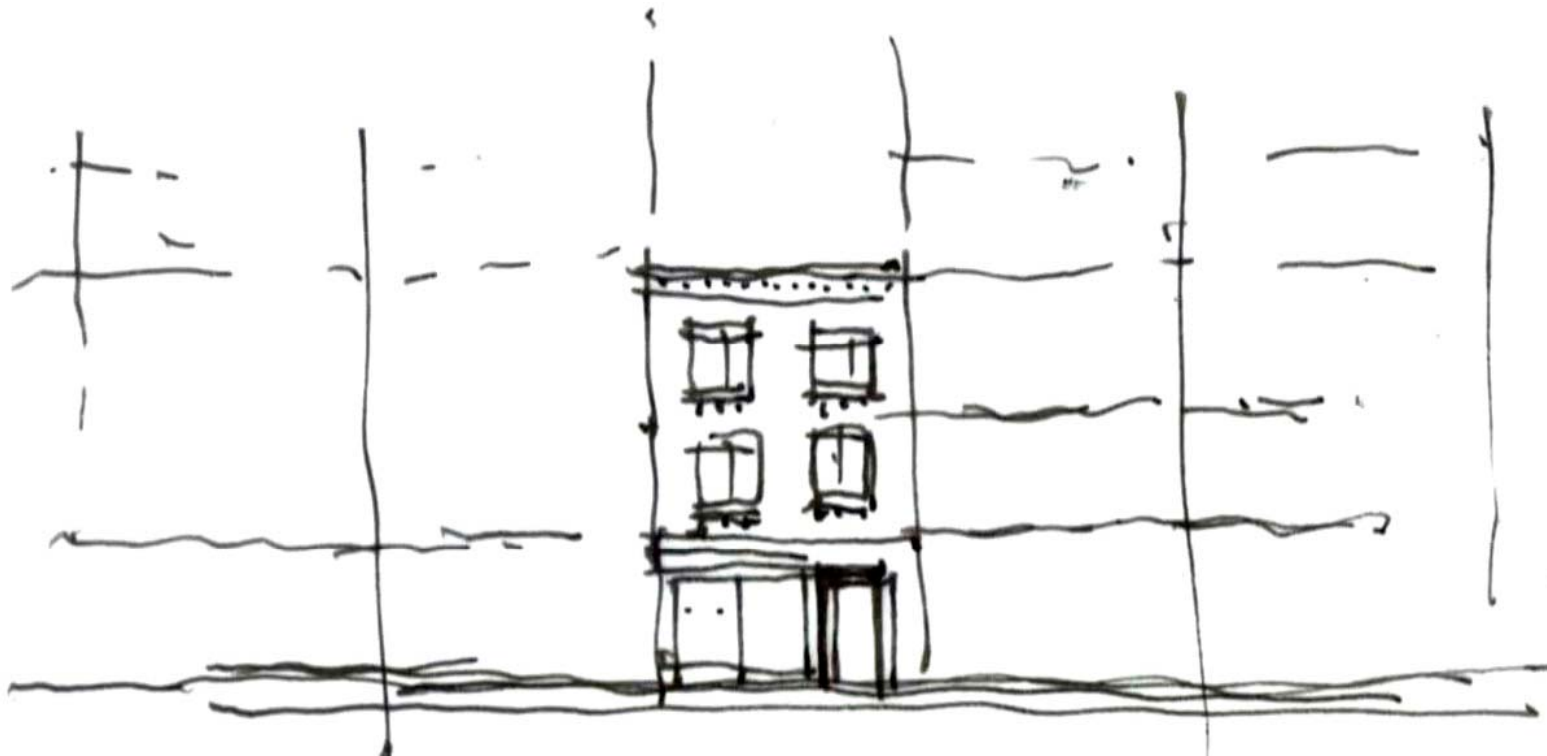
As a destination, Bloor Street will accommodate all modes of travel. As a corridor, Bloor Street will balance its vehicular capacity with a high quality, continuous pedestrian realm.

- Manage and discourage additional vehicular traffic
- Discourage vehicular traffic infiltration on neighborhood streets
- Bloor Street should provide practical and creative solutions to increased needs for parking
- Promote high quality open space and built form redevelopment of existing surface parking



Heritage patterns of block structure, built form and street character, as well as cultural heritage, should be maintained and enhanced in as much as they enhance the overarching vision for Bloor Street.

- Maintain and enhance 'H'eritage (listed and designated resources) and 'h'eritage(fabric/character of street) elements



Bloor Street should evolve in a manner that allows for all stakeholders to participate in its evolution.

- Capture partnerships that exist to ensure a continuing dialogue between all stakeholders
- Provide incentives to inspire development that responds to Bloor Street's sustainability imperative

