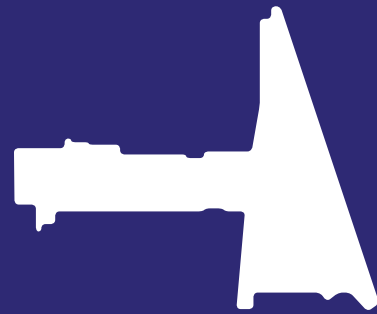


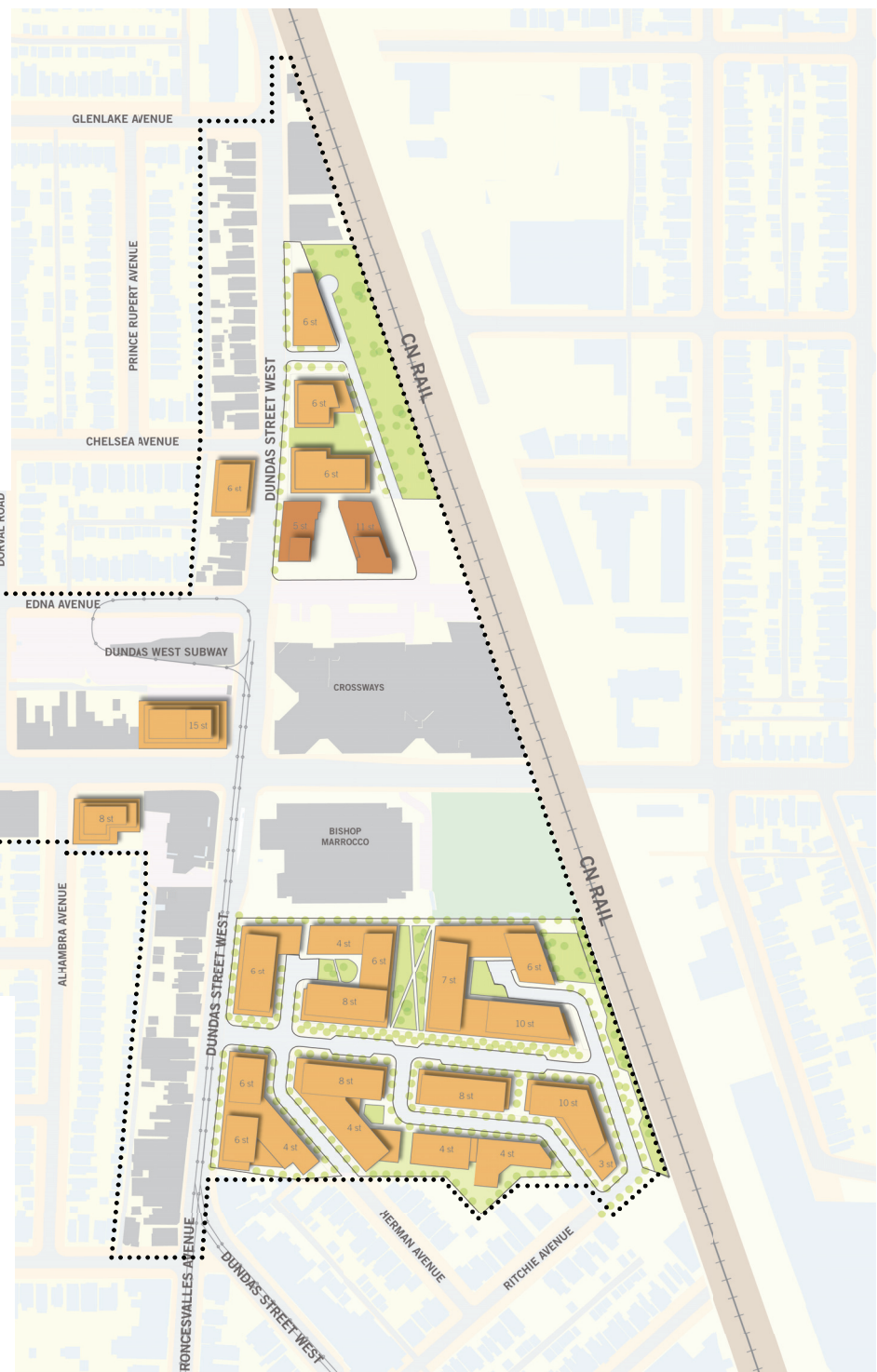
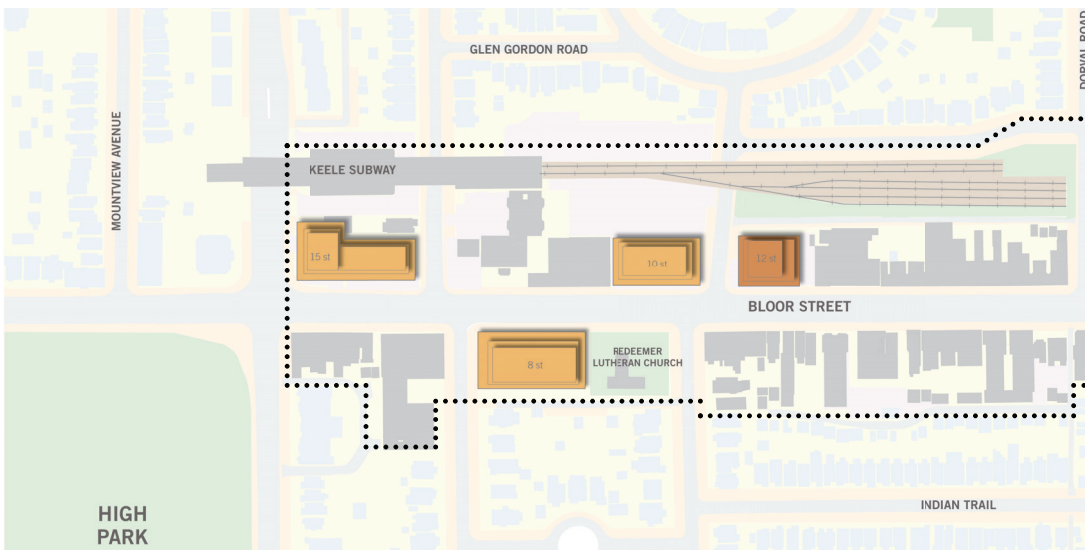
Welcome



Welcome

This is the fourth public meeting for the Bloor Dundas Avenue Study (see map below). The Avenue Study is being prepared over the next several months & is scheduled to be completed in 2009. Your input today will help shape the study recommendations.

A Local Advisory Committee (LAC) has been formed through local stakeholders including residents, business owners & property owners. The role of the LAC is to advise City Planning staff & the consulting team of issues & opportunities within the area & to provide feedback throughout the study process. The City & consultant team meet with the LAC for regularly scheduled meetings throughout the study.



Study Team

This Study is a joint effort by the City's Planning Division & the consulting team of Brook McIlroy Planning + Urban Design / Pace Architects & Poulos + Chung Limited who have been retained by the City to prepare the study. Upon completion of the Avenue Study, & in consultation with the local community, City Planning staff will prepare area-specific zoning to guide development. The new zoning by-law will set out the mix of uses, heights, densities, setbacks & other zoning standards. The report will also identify key community objectives such as new & improved green & open space, community facilities & improvements to the right-of-way. These will be supplemented with urban design guidelines.

Brook McIlroy Planning + Urban Design & Pace Architects
(Planning & Urban Design)

Poulos & Chung Limited
(Traffic & Transportation)

For further information please contact:
Corwin Cambra, City of Toronto
tel: 416-397-0244
email: ccambra@toronto.ca

Official Plan Policies & Avenue Studies

Areas designated as 'Avenues' are identified at a broad scale in the Official Plan - Bloor St. W. & Dundas St. W. within this Study Area have been designated as 'Avenues'.

Planning Framework - The Avenues

- Official Plan Policies aim to create amenities for adjacent residential areas by promoting ground floor retail along arterials, incorporating urban design & public safety improvements, while protecting the Avenues from inappropriate change.
- Each Avenue is different & change doesn't automatically mean significant intensification.
- The characteristics of the Avenue & transportation infrastructure will provide direction that will be considered to determine if growth is appropriate &, if so, the appropriate scale and form.
- Avenue Studies seek to anticipate the future growth of the Avenue & to create an updated & defensible policy & urban design framework for making decisions on future development applications.

Planning Framework - Mixed Use Designation

- Mixed Use Areas are to accommodate increased development with a mix of uses.
- Development criteria in Mixed Use Areas include the following:
 - provide a transition to areas of different development intensity & scale
 - limit shadow impacts, frame the street & have good street proportion
 - provide sunlight & comfortable wind conditions for pedestrians
 - provide access to community facilities
 - maximize transit opportunities

You Can Participate Today by:

- 1 Reviewing the display panels & making comments using the Post-it Notes provided;
- 2 Asking questions & discussing your ideas with staff from the City & from the study team;
- 3 Visiting the project website, reviewing study materials & sharing your ideas with City staff via email.

What Happens Next?

- On-going meetings with the LAC & other stakeholders
- Updated materials on City's website:
www.toronto.ca/planning/bloordundas.htm
- Study team further refines preliminary recommendations using input from tonight's session.
- Coordination with the study team's transportation sub-consultant
- Preparation of the Draft Avenue Study Report

Please visit the City's **Bloor-Dundas Avenue Study** website:
www.toronto.ca/planning/bloordundas.htm