

# 7

# Implementation Recommendations

## 7.1 Implementation Recommendations

### 7.1.1 Zoning By-law Amendments

The development potential for the Bloor-Dundas Study Area is strong given the number of underdeveloped sites, increased demand for city living, existing neighbourhood amenities and services, excellent public transit and proximity to the downtown. Recent development applications for the area applied for heights and densities that far exceed than what is currently allowed. Therefore, it is essential that an up-to-date framework, that has been prepared with significant community input for the area, is implemented.

This Study recommends updates to the City's zoning by-law to reflect a more appropriate, and therefore defensible, framework for the Study Area. Appropriate, context-sensitive built form that also reflects feasible development will improve conditions for property owners and provide the community with a level of certainty as to what their community will look like in the future. The recommended Zoning By-law Amendments for Bloor Street West and Dundas Street West are as follows:

***Increase maximum allowable height to 20 metres (approximately six-storeys) for properties fronting onto Bloor Street West and Dundas Street West. (Section 5.2)***

All sites may be developed to a maximum height 20 metres, provided they meet all other built form recommendations outlined in Section 5.2 (Note: not all properties may be able to achieve the built form criteria set out, and therefore will not be able to achieve the maximum height).

***Incorporate Built Form Criteria to regulate building mass (Section 5.2)***

In addition to the maximum height permissions, sites must comply with requirements for building setbacks, upper level building step-backs and angular planes, which work together to define a zoning building envelope.

***Require a minimum building height of 10.5 metres (up to three-storeys) on Bloor Street West and Dundas Street West. (Section 5.2.1)***

At a minimum, all sites should be developed to 10.5 metres to create an efficient model of development for this Avenue.

***Require a minimum ground floor height of 4.5 metres and active non-residential ground floor uses for buildings on Bloor Street and Dundas Street West (Section 5.2.5)***

Ground floor uses such as retail, commercial, office or for community use, will help create vibrant, pedestrian main streets in the community. A minimum ground floor height will accommodate a variety of uses.

***Secure Minimum Building Setbacks along Dundas Street West (Section 5.2.8)***

Require new development to be setback from the Dundas Street frontage in order to secure a minimum 4.8 metre wide sidewalk.

***Increase allowable height for certain Opportunity Sites (Section 5.3.3)***

The maximum allowable heights for Opportunity Sites 1,2,3 and 4 should be included in an updated Zoning By-law.

## 7.1.2 Official Plan Amendment

Redevelopment of Opportunity Site 8 requires a comprehensive planning process given its potential to provide a wide range of uses, built form, a public street network, a public park and open spaces, and contribute to the wider community. This potential also applies to the Loblaws lands on their own, which form the majority of Opportunity Site 8 (i.e. without consolidation of some additional properties on the Dundas frontage).

To guide the site's redevelopment, the Avenue Study process identified a number of principles for development. An amendment to the Official Plan should incorporate these principles thereby requiring any future proposal to address these principles as part of a comprehensive planning application.

### ***Prepare a Site and Area Specific Official Plan Policy for Opportunity Site 8 (Section 5.3.4)***

Incorporate the principles for development identified for Opportunity Site 8 into a site and area specific policy in the Official Plan to guide the future redevelopment of these lands through a comprehensive planning process.

## 7.1.3 Other Recommendations

### ***Playing Field at Bishop Marrocco (Section 5.5.2)***

Investigate the possibility to enter into an agreement with the Toronto Catholic School Board for greater public recreational use of the playing field.

### ***Improved Access to Transit (Section 5.4.1)***

Request the Toronto Transit Commission to investigate the feasibility of an additional entrance/exit to the Dundas West station on the east side of Dundas Street West. Immediate measures to improve pedestrian

access including widening of sidewalks and intersection crosswalks, and enhanced signage for both the Dundas Street West and Keele Street stations.

### ***Bloor Street Right-of-Way (Section 5.4.2)***

Provide the preferred short-term and preferred long-term options for the Bloor Street West R.O.W. to Transportation Services for incorporation and further analysis as part of its work program.

### ***Dundas – Roncesvalles Intersection (Section 5.4.3)***

Provide the two recommendations to improve the pedestrian environment at the intersection's northwest corner, north of Boustead Avenue, to Transportation Services for incorporation into the on-going work on the Roncesvalles streetscape renewal.

### ***Pedestrian Crossing near Dorval Road (Section 5.4.4)***

Provide the pedestrian crossing recommendation on Bloor Street West towards Dorval Road to Transportation Services for analysis.

### ***Improvements to existing Public Realm Open Space (Section 5.5.2)***

Consult with the Church of the Redeemer and appropriate City Divisions regarding opportunities to provide publicly-accessible green space at the southwest corner of Bloor Street West and Indian Road.

### ***Community Services and Facilities (Section 5.6)***

Secure space in new developments for non-profit daycare facilities, multi-purpose / recreation facilities and additional public parkland.

### ***Adopt the Urban Design Guidelines (Section 6.0)***

To ensure the character and built form of new development is in keeping with the community's vision, the City should adopt Urban Design Guidelines for the Bloor-Dundas Study Area.

## 7.2 Community Involvement

The Bloor Street Visioning Initiative and Bloor-Dundas 'Avenue' Study have involved extensive community consultation. During the Avenue Study process, community meetings and workshops were conducted to solicit feedback from stakeholders and provide updates on the Study's progress along with postings on the Study's website. Public participation and feedback indicates strong interest and commitment in determining how the community will grow. Moving forward, community involvement and awareness should continue to be a key part of any review process. Regular communications, community meetings and partnerships with local community groups will be useful tools for maintaining community engagement.

## 7.3 Ongoing Monitoring & Evaluation

This document will be made available to the LAC and the public in an effort to continue to make this process transparent. This report will be forwarded to the Community Council with the staff implementation report.

It is essential that a monitoring process be established to review the success of each new development project upon its completion. This review should inform the implementation of the next project to ensure that new buildings respond to changing conditions in the area.

