

City Council**Notice of Motion**

MM54.16	ACTION			Ward:13
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Planning Study for Bloor Street West between Keele Street and the Humber River - Councillor Sarah Doucette, seconded by Councillor Paula Fletcher

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Planning and Growth Management Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Sarah Doucette, seconded by Councillor Paula Fletcher, recommends that:

1. City Council request the Chief Planner and Executive Director, City Planning to
 - a. undertake a review of the current built-form, density, height, and heritage value of the properties on Bloor Street West between Keele Street and the Humber River;
 - b. consult with the community, including landowners and other stakeholder groups, together with the Ward Councillor, to understand the community's concerns and develop a vision for future development in the study area; and
 - c. report back on the findings of the review and to provide recommendations for changes, if necessary, to the planning framework for the study area.

Summary

In 2005, the Bloor West Village Business Improvement Area, in collaboration with a number of neighbourhood organizations and resident groups participated in the Bloor West Village Urban Design Study, to discuss the future directions for growth in the village. That study has since been accompanied by the 2013 Bloor West Village Way Heritage Design Nomination which further examined the heritage aspects of the neighbourhood. While these studies provide valuable information regarding the Bloor West Village area, neither have been approved by City Council. While the Urban Design Study has been consulted and used as a tool when reviewing development proposals in the area, Planning Staff have applied Official Plan Policies and the more recent Avenues and Mid Rise Buildings Study, and performance guidelines completed in 2010 and approved by City Council when reviewing development proposals on "Avenue" areas such as Bloor Street in the vicinity of the Bloor West Village. City Council in October 2012 requested "City Council request the Chief Planner and Executive Director, City

Planning to undertake an Avenue Study along Bloor Street West between Runnymede Road and Keele Street". In light of the Avenue Study prioritization and city budget allocations for such studies and a recently initiated review of the avenue and mid-rise building study and performance guidelines, the requested avenue study has not been initiated.

A portion of Bloor Street West between Keele Street and the Humber River, is facing increasing pressure for re-development with recent planning applications and pre-application consultations.

This stretch of Bloor Street West currently has a diverse mix of commercial and residential uses in low-rise buildings. The surrounding established residential neighbourhood is comprised mainly of two and three-storey detached houses. In this context, community associations are increasingly voicing concerns that these new development proposals are not respecting the physical character of the main street and adding further impact to city services and infrastructure.

A timely review is required to help determine appropriate built-form, height and heritage value in order to provide an updated planning framework, if necessary, for the street.

(Submitted to City Council on July 8 and 9, 2014 as MM54.16)

Background Information (City Council)

Member Motion MM54.16