

Appendix B: CROSS-DIVISIONAL ASSESSMENT re: BLOOR/DUFFERIN TDSB REDEVELOPMENT SITE

Division: Economic Development and Culture Assessment

Date: July 27, 2015.

Site: Bloor-Dufferin

Location: South-West Corner of Bloor Street West and Dufferin Street.

Status: Redevelopment Site

Current Use: to be completed

Site Area: 7.3 acres

Facility Size: to completed

City Ward	Child Care	Non-Educational	Parkland	Future Growth	Heritage	N.I.A	Zoning	Designation
18	Yes	Yes	Yes	Yes	TBD	No	TBD	TBD

1. Provide Detail on Divisional Activities on Site:

Economic Development & Culture supported the development of FoodShare's Kitchen Incubator which is currently located on the site. The Kitchen Incubator was setup to provide shared kitchen space and business advisory services to small food businesses typically focused on community markets, catering, social entrepreneurship and /or small scale production.

The Kitchen Incubator is just one part of FoodShare's programming, which focuses on being a community Food Hub that provides access to fresh produce, provides education programming to schools, access to healthy cooking lessons, and provides urban agricultural space. When combined, these areas along with the Kitchen Incubator, provides a great

2. Divisional needs assessment, if any:

Economic Development & Culture has two interests in the site, which include:

- The continuation of FoodShare as a Community Food Hub, including an expanded Kitchen Incubator, on the site; and,
- Creation of a High School Student-Focused Business Incubator on the site.

FoodShare Community Food Hub & Kitchen Incubator

In regards to FoodShare, Economic Development & Culture has an interest in maintaining and expanding FoodShare's Kitchen Incubator and Community Food Hub at the Bloor and Dufferin location as part of any future development. The accessibility of the location makes it an ideal site to serve both local entrepreneurs and those from other parts of the City, as well as act as a broader food hub for the community.

Beyond the Kitchen Incubator itself, FoodShare would be a compelling anchor tenant attracting positive neighbourhood involvement in hosting community gardens and kitchens, fresh produce programs and tours for school aged children, their teachers and parents. Their use of the site would also attract other food related organizations and businesses.

As part of any future development FoodShare would require around 49,000 square feet – 20,000 square feet of indoor space, 4,000 square feet for the Kitchen Incubator, 7,500 square feet of warehousing space, 5,000 square feet of office space, 3,500 square feet of venue space, 4,000 square feet of garden space and 5,000 square feet of parking.

High School Student-Focused Business Incubator

In regards to a High School Student-Focused Business Incubator, Economic Development & Culture is interested in expanding its partnership with the local school boards to establish a business incubator focused on incorporating entrepreneurship into their curriculum, while assisting them in establishing and growing businesses.

The identified location provides easier accessibility for local students and those from other parts of the city, something that is currently missing from other entrepreneurship focused schools in Toronto. More importantly, its junction at a high-traffic corner in a community that has a mix of residential, commercial and industrial uses, as well as a mix of cultures, provides a great launching point for potential entrepreneurs.

As part of any future development, Economic Development & Culture would require 7,500 to 10,000 square feet of office and training space. The training space could be shared with other community hub users, while there would be an interest in dedicated office space that could be utilized by entrepreneurs as workspace.

3. Recent and relevant studies, survey, etc:

The expansion and support of business incubation programming is identified in the City of Toronto's Startup Eco-System Strategy as an important element in promoting job growth and business formation in Toronto. This Council approved report can be found here - <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.ED3.6.>). The Strategy identifies both the support of the food sector and young entrepreneurs as action items.

In addition, a youth entrepreneur high school student-focused incubator would support the work of Toronto Employment and Social Services to provide skill development and employment opportunities for young people as identified in their Work-Based Learning Works: An Action Plan for Youth Employment in Toronto (see - <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.ED3.1/>

4. Planned studies, assessment, survey, etc:

Other divisional comments:

Economic Development & Culture currently supports the Toronto Food Business Incubator – another food processing incubator that provides support for entrepreneurs looking to commercialize food products on a large-scale. FoodShare's Kitchen Incubator and the Toronto Food Business Incubator serve two very different markets – FoodShare's Kitchen Incubator mainly focuses on catering, social entrepreneurship and small production for farmers markets and local distribution; while the Toronto Food Business Incubator services a client that is looking to build a larger food business, has operational capital behind them, and is aiming to build a food business with a national or international reach.

Division: Children's Services

Date: July 29, 2015

Site: Bloor-Dufferin

Location: South-West Corner of Bloor Street West and Dufferin Street.

Status: Redevelopment Site

Current Use: to be completed

Site Area: 7.3 acres

Facility Size: to completed

City Ward	Child Care	Non-Educational	Parkland	Future Growth	Heritage	N.I.A .	Zoning	Designation
18	Yes	Yes	Yes	Yes	TBD	No	TBD	TBD

1. Provide Detail on Divisional Activities on Site:

- Kinder Grove Infant & Child Care Centre is located in Kent Sr. Public School.
- The centre has a licensed capacity of 10 infant, 15 toddler and 16 preschool spaces. This is one of only two child care centres that provide care for infants in Ward 18.
- Consistent with City Council's Direction on commercial child care expansion ([Report 9, Clause 18 of the Policy and Finance Committee, Nov. 23 2004](#)) the centre does not have a purchase of service agreement with the City of Toronto.

2. Divisional needs assessment, if any:

With demand for child care exceeding the supply of spaces in Toronto, improving licensed child care capacity is a priority for the Division over the course of the 2015-2019 Service Plan. In addition:

- Ward 18 is a priority for capital development (ranked 12th out of 22 priority wards);
 - There is currently a shortfall of infant spaces to meet the number of child care fee subsidies allocated to the ward. This means that children in receipt of a fee subsidy might not find a space in their own ward. This shortfall is expected to continue as current capital funding commitments will result in the addition of only 10 infant spaces.
 - There are currently 267 children on the waiting list for fee subsidy in ward 18, with the majority of children (91) waiting for an infant space;
 - The location is strategically located on the Bloor subway line and Dufferin Bus line, this location would be ideal for a child care centre that would serve the local community and also act as a magnet for commuting parents.
 - For further consideration is the possibility of including a space for a child and family centre.
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3. Recent and relevant studies, survey, etc:

Children's Service's Service Plan 2015-2019

The Service Plan is an important tool that guides the planning and management of services for children and families in Toronto. Children's Services develops a new Service Plan every five years. Each plan provides the opportunity to assess our accomplishments and challenges over the last five years, take stock of the landscape we're working within, and set ambitious new directions for the next five years.

Capital Strategy 2015-2018

The Capital Strategy was developed to guide the development of new child care spaces throughout the 5 years of the Service Plan. It quantifies the gap between the availability of licensed child care spaces and the growing demand for child care and identifies the tools and resources available to Children's Services to close this gap. The strategy highlights priority areas for investment, focusing on increasing access to child care in the areas of the City where there is a greater shortfall of licensed child care spaces.

4. Planned studies, assessment, survey, etc:

An RFP to develop a Demand Forecast Model for Child Care will be going to out in the fall. Such a model could further refine the child care needs of this ward.

5. Other divisional comments:

Children's Services is very interested in being a partner and further pursuing the concept of a Community Hub at the Bloor & Dufferin site. The provision of non-profit child care centre ranging in size from 41 to 62 spaces (or more) at this location would be consistent with our capital and service plan objectives of increasing licensed child care capacity in areas of the city that have a shortfall.

Children's Services also sees an opportunity for programmatic partnerships between other local services such as FoodShare, Dovercourt Library (on Bloor) and even Toronto School of Art (a current tenant of the building).

DIVISION: Parks Forestry and Recreation

Date: July 28, 2015

Site: Bloor-Dufferin

Location: South-West Corner of Bloor Street West and Dufferin Street.

Status: Redevelopment Site

Current Use: to be completed

Site Area: 7.3 acres

Facility Size: to completed

City Ward	Child Care	Non-Educational	Parkland	Future Growth	Heritage	N.I.A .	Zoning	Designation
18	Yes	Yes	Yes	Yes	TBD	No	TBD	TBD

1. Provide Detail on Divisional Activities on Site:

Parks, Forestry & Recreation Division does not provide recreation programming or have existing assets at this location.

2. Divisional needs assessment, if any:

Bloor Dufferin area falls within the lowest parkland provision (LPAC) quintile and is a Parkland Acquisition Priority Area under the Toronto Municipal Code. Recreational needs within this area have not been assessed.

3. Recent and relevant studies, survey, etc:

n/a

4. Planned studies, assessment, survey, etc:

Parks, Forestry & Recreation is undertaking a Facilities Master Plan and Parkland Acquisition Strategy to prioritize investment and guide development of new parks and facilities. There will be few new major capital commitments until these two studies are completed.

5. Other divisional comments:

After the O.Reg. 444/98 circulation in April 2014, PF&R had Real Estate Services submit a letter of interest in acquiring a portion of the existing open space. TLC responded that they were unwilling to sell portion of site. TCDSB expressed interest in acquiring the Bloor Dufferin site. PF&R discussions with TLC ceased. Parks, Forestry & Recreation remains interested in acquiring additional parkland in the Bloor Dufferin area. The size/area required and the available funding for acquisition and park development have not been determined. The opportunities for park development are dependent on the overall community hub proposal, the adjacent land uses and the community hub partners.

DIVISION: City Planning

Date: September 2, 2015

TLC Site: Bloor-Dufferin

Location: South-West Corner of Bloor Street West and Dufferin Street.

Status: Redevelopment Site

Current Use: to be completed

Site Area: 7.3 acres

Facility Size: to completed

City Ward	Child Care	Non-Educational	Parkland	Future Growth	Heritage	N.I.A .	Zoning	Designation
18	Yes	Yes	Yes	Yes	TBD	No	TBD	TBD

Divisional Comments:

The site is designated *Mixed Use Areas* along Bloor Street West while the balance of the site is *Neighbourhoods* in the Official Plan. Likewise, the existing zoning is also mixed with a Commercial Residential (MCR T3.0 C1.0 R2.5) permissions along Bloor Street West with a 16 metre height limit and a Residential (R4 1.0) permission with a 10 metre height limit on the balance of the site. The site is exempt from Comprehensive Zoning By-law 569-2013 and is only subject to former City By-Law 438-86.

It is imperative that any development contemplated for the site, including any private development, is compatible with the surrounding low-scale neighbourhood to the east, north and west. In this regard, a comprehensive Master Plan will be required for this site. The Master Plan will need to address the following: Bloor Street is a designated *Avenue* in the City's Official Plan and would require compliance with the Avenues and Midrise Guidelines

- This is not a tall building site and any development should reflect a midrise typology
 - Heights and building locations are to be planned within the context of the site and the policy framework.
 - Shadows cast by any new buildings would need to be carefully assessed particularly in terms of any impact on Bloor Street West as well as the surrounding neighbourhood and any existing/planned parks and open spaces
 - Kent School is a listed heritage building, as such, retention of the building in its entirety is expected and careful consideration of changes to the site would need to be assessed to ensure the heritage value of this building is not compromised. Bloor Collegiate, while not listed at this time, has some potential historical value and will require a heritage assessment. In light of this and Official Plan Amendment 199 requiring heritage assessment of any development adjacent to a heritage resource, a Heritage Impact Assessment would be required for the entire site.
 - Given the size of the site and mix of uses New road(s) may be required and will have to be designed to City Standards and conveyed to the City without any below-grade encroachments (i.e. parking).
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- New pedestrian connections are required throughout the site as well as to the Dufferin Subway Station and to Dufferin Mall.
- A new large City park would be desirable in this area. Any parkland dedication arising from new development will have to be provided as land and not as cash-in-lieu
- There may also be opportunities for some privately-owned publicly accessible open spaces (POPS) adjacent to any new private development
- Existing, large, mature trees on Croatia Street must be retained
- Any new development would require an Official Plan and Zoning Amendment and possibly a plan of subdivision.

Between January 2012 and May 2012 a local community design team comprised of 25 members including Foodshare and the Portuguese Sports Association met on six occasions to come up with a preliminary design for a community hub at this location. The group made the following recommendations:

- Brockton High School as the preferred school location with improved street presence along Bloor
- Good subway access to all development parcels and improved block permeability
- Improved connection between the stadium and the school
- Improved pedestrian experience along Croatia Street
- Extend Brock Crescent to a new north-south street
- Grade-related units along Croatia Street
- Some family-sized, three-bedroom units recommended for each development parcel
- Three tower sites located at the north-west, north-east and south-east corners of block with heights of 23, 30 and 25-storeys respectively.

City staff were not included as a member of this design group and while there were a number of very good points raised, this was an initial effort at designing the site and there are some concerns, most notably, with the suggested heights which Planning staff consider too high. Additionally, the recommendations of the design group did not address all possible matters. Moving forward, it will be necessary to look at the site more comprehensively and include the role of planning as the lead.

TDSB Bloor-Dufferin Comprehensive Master Plan

The TDSB's Bloor-Dufferin property is a large and complex site with a range of existing and proposed uses, built form typologies, heritage buildings and parks and open space. In order to support the development of a community hub on this site and balance the other existing and potential uses being considered by the TLC the site will require the preparation of a comprehensive master plan. City Planning would lead this exercise in partnership with the Toronto Lands Corporation and an interdivisional City team including, but not limited to: Economic Development and Culture, Parks, Forestry and Recreation, Transportation Services, Social Development, Finance and Administration and Children's Services. This team will work in conjunction with the Toronto Lands Corporation, relevant residents' associations, BIA(s), the Toronto District School Board, and any community or cultural use organizations.

A comprehensive planning exercise will allow the site to be planned carefully and thoughtfully, ensuring that the various components, including: a community hub for food and families, residential, educational and retail uses, park and open spaces, public roads and mid-block connections are designed and sited in a manner that ensures their compatibility and offers optimal utility. There is both an existing and planned context, including heritage resources, that requires careful consideration and any proposed built form including height, mass, scale and articulation has to fit within this context. It is recommended that the Chief Planner and Executive Director of City Planning initiate a comprehensive master plan for the Bathurst and Dufferin school site in consultation with other City divisions and the Toronto Lands Corporation including establishment of a multi-stakeholder advisory group.
