Why this Avenue Study?

- Bloor West Village is changing
- Parallel initiatives underway
  (eg: Heritage Conservation District Study)
- The area has redevelopment interest
  (High Park Area, Jane Area, corner sites, etc.)
- There is a need to establish a specific
  framework to guide change
- Bloor West Village was identified by
  City Council and Staff as a priority for an
  Avenue Study in 2014
Avenue Study Area

From Humber River to Keele Street: 2.7 kilometres in length

Over 240 properties that address Bloor Street West

5 TTC Stations that serve Study Area (Old Mill, Jane, Runnymede, High Park, Keele)

Study area slightly revised by City staff to more comprehensively evaluate appropriate land use along the corridor (20 properties added)

BIA: Over 400 members
Avenue Study Area: Boundary Adjustments

Swansea Area
- 2 properties between Runnymede Road and Kennedy Avenue
- Both are narrow single storey buildings between Avenue sites and 4-storey apartment building

High Park Apartment Area
- 18 properties between Clendenan Avenue and Mountview Avenue
- Refine study area by southern edge of subway corridor and Neighbourhoods designation
Natural Heritage

Concern in community that cumulative impact of intensification on the natural environment is not well enough understood—in particular around High Park.

In response to concerns, City Planning commissioned supplemental studies for Natural Heritage and Hydrogeology. City Environmental Planning, PF&R, Toronto Water, and TRCA collaborated to prepare Terms of Reference.

Staff report includes a recommendation for the review of current High Park Woodland and Savannah Management Plan.
<table>
<thead>
<tr>
<th>What We Have Heard</th>
<th>Professional Expertise</th>
<th>Understanding of Policy Context</th>
<th>Over 150 Study Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 public engagement meetings</td>
<td>Experience from similar projects in Toronto and Ontario</td>
<td>Provincial, Regional, and City of Toronto policies</td>
<td>Highlighted in Staff Report</td>
</tr>
<tr>
<td>Stakeholder meetings</td>
<td>Understanding of local issues and context</td>
<td>Testing and evaluation of options</td>
<td>• Parks + Open Spaces</td>
</tr>
<tr>
<td>Communications</td>
<td></td>
<td></td>
<td>• Views and Vistas</td>
</tr>
<tr>
<td>Discussions with Staff</td>
<td></td>
<td></td>
<td>• Land Use</td>
</tr>
<tr>
<td>Project website</td>
<td></td>
<td></td>
<td>• Built Form</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Building Design</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Community Services and Facilities</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>• Water + Natural Heritage</td>
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<td></td>
<td></td>
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<td>• Transportation</td>
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<td>• Implementation</td>
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Parallel Initiatives + Next Steps

- Council Direction to Begin Bloor West Village Studies 2014
- Bloor West Village Avenue Study 2016-2018
- Continue Public Consultation 2018
- Recommendations to Community Council Q1 2019
- Natural Heritage and Hydrogeology Desktop Studies
- Bloor West Village Heritage Conservation District Study
- High Park Apartment Neighbourhood Area-Based Character Study
- Input to Staff Recommendations

We Are Here
Avenue Study Character Areas

Humber Gateway Character Area removed due to *Neighbourhoods* designation with no anticipated change.

Recommendations for the other four Character Areas: West Village, Village Main Street, East Village, and High Park Frontage.
Framework: Urban Structure

- Street Related Buildings
- Walkable Environment
- Placemaking Opportunities
- Green Character
Framework: Public Realm

- New Public Spaces on Larger Sites
- Potential for Parking Lots to Parks
- Midblock Connections
- Streetscape Improvements
- Landscape Setbacks and “Green Fingers”
Framework: Views + Vistas

- Consider in new building design key views towards special features such as prominent sites, landmarks, parks and heritage features, and at visual termini along Bloor Street
Built Form_Demonstrations

- Demonstrating guidelines on selected sites
- A demonstration on a particular property does not provide any greater permissions than those not tested
- Selected sites in each Character Area
  - Remaining large sites
  - Assume consolidation
- Have taken an aggressive approach to not underestimate potential change; not every site will redevelop
- This exercise provides input to assessments for Functional Servicing, Transportation, and Community Services & Facilities
Demonstration Village Main Street / East Village
Implementation Recommendation Highlights

**Official Plan**
Update Map 2 Urban Structure

**Redesignation of two properties from Neighbourhoods to Mixed Use Areas**

Resolve split zoning for several properties

**Site and Specific Area Policy (SASP) for Study Area**
Maximum heights expressed in storeys for each character area based on Study recommendations (metres in Zoning)

Identification of implementation tools for public realm and community services and facilities

**Swansea Secondary Plan Update**
Redesignation of two properties from Neighbourhoods to Mixed Use Areas

**Zoning Amendments**
To permit as-of-right development consistent with the Study recommendations

**Unit Size Recommendations**
Support range of units to support more complete communities

**Mid-rise Performance Standards Amendments**
Consistent with Study recommendations

**Coordination with Parallel Studies**
Thank you.