

MEETING MINUTES – Property Owners 1

Project:	Bloor West Village Avenue Study	Project No:	16055
Meeting Date:	2017-02-08	Meeting Site:	Swansea Town Hall, Rouseau Room
Report Date:	2017-05-01	Prepared By:	Chris Veres
Attachments:	Agenda Link to Presentation		

1.0	Meeting Purpose	
1.1	<p>On Wednesday February 08, the City of Toronto hosted a consultation meeting with a group of property owners from within the Bloor West Village Study Area. The purpose of the meeting was to introduce the Bloor West Village Avenue Study project and process, review the team’s preliminary analysis and seek feedback on issues to be considered through the study.</p> <p>All property owners within the Study Area received an invitation by mail and approximately 14 property owners or their representatives attended the meeting. City of Toronto staff, members of the consulting team (including DTAH, REM, MMM/WSP), and Councillor Sarah Doucette also attended and participated in the meeting.</p> <p>The meeting began with a welcome from Councillor Doucette and an overview of the overall objectives of the Bloor West Village Study from Allison Reid and Greg Byrne from City Planning. After the welcome and overview, Brent Raymond from DTAH and Jim Gough from MMM/WSP gave presentations on the different focus areas of the Avenue Study, including the historic context, planning and design, transportation and servicing. After each focus area presentation, participants asked questions and shared issues they would like to see considered through the Study.</p> <p>This summary is intended to capture the key themes and feedback from the meeting; it is not intended to be a verbatim transcript.</p>	Info
2.0	Draft Key Messages	
	The following key messages emerged from the discussion and are meant to be read along with the more detailed summary of feedback that follows.	
2.1	<p>Questions about the Avenue Study scope/influence. Clarity is needed on the purpose and potential outcomes of this Study.</p> <p>Concerns about increasing building heights and potential impacts of intensification. Participants have observed an increase in the height of new buildings being constructed over the past 20 years. There are concerns that development intensity will continue to grow and have potential impacts on the 'village' feel of the area.</p> <p>Questions about how the upcoming Heritage Conservation District Study (HCD) will affect the potential for redevelopment within the area? The HCD is one of many planning tools to help guide and frame development in the future. The HCD is a separate Study, but will be coordinated with this Avenue Study to the greatest extent possible.</p>	

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	<p>Balancing servicing and access considerations with pedestrian accommodation. Participants acknowledged that there are currently servicing and access challenges on Bloor Street and want to know how servicing and access can be accommodated within new development.</p> <p>Balance growth with the village feel of the area. Participants felt that new development should maintain and enhance the existing character of Bloor West Village. I.e. small scale retail / individual stores.</p>	
2.2	<p>DRAFT DETAILED SUMMARY OF QUESTIONS AND ANSWERS</p> <p>Over the course of the meeting, participants asked questions of clarification and shared feedback about the Study, the historic context, planning and design, transportation and servicing. The detailed summary below organizes participants’ feedback within these different topics.</p> <p>Study Overview & Historic Context</p> <p>Q. What is the purpose of this Study and how will it affect property owners?</p> <p><i>A. This study will identify a framework to inform change within Bloor West Village. It will describe what can be accommodated in terms of transportation, servicing and built form and what community services and public realm improvements are needed to support that growth. This study will create a common understanding about how this place can evolve and what is needed to support people and communities.</i></p> <p><i>The number and scale of developments is increasing in the Village and this study is needed to help guide growth and change. Local residents and property owners have and are continually involved in the development review process and residents and property owners will continue to have their say within this process.</i></p> <p>Planning and Design</p> <p>Q. How are current anticipated building heights along Bloor West determined, and how will this study determine what contributes to the character of the area?</p> <p><i>A. Existing permitted building heights are determined through zoning. Anticipated building heights are coming from City of Toronto’s most recent Mid-Rise Guidelines. The rationale for Mid-Rise Guidelines maximum building height along an Avenue is based on a relationship to right-of-way width to permit sunlight onto the opposite sidewalk. The Mid-Rise Guidelines identify ‘Character Areas’, which have their own potential maximum building height. Through this study process, the public and property owners will have an opportunity to provide their input onto potential building height within Bloor West Village. This Study will establish a development vision for the area and it is possible that the recommended maximum building height will be specific to Bloor West Village.</i></p> <p>Q. What is the anticipated timeline for the build out of Bloor West Village considered in this Avenue Study?</p> <p><i>Avenue Studies typically consider a +/- 20-25 year projection for build-out.</i></p>	Info

	<p>Q. Are the green P parking lots part of this study?</p> <p><i>A. This study is focusing on the properties along Bloor Street and will consider adjacent context. The Green P parking lots are outside the study boundary and will be considered.</i></p> <p>Q. Why is existing maximum zoning building height different than anticipated building heights as per the Mid-Rise Guidelines?</p> <p><i>A. One of the potential outcomes of this Study might be a new zoning bylaw for Bloor Street. Another outcome might be to harmonize various policies for the area. Not every Avenue is rezoned following an Avenue Study. Avenue Studies provide clarity on maximum building height.</i></p> <p>Q. Buildings recently constructed are taller than permitted by zoning and there are 'holes' in the current zoning for Bloor West Village. How will this study address this?</p> <p><i>A. Potential outcomes of this study likely include a recommendation for updated zoning and unification of city policy (zoning and Official Plan). A recent Avenue Study on Queen Street East is an example of how an Avenue Study can result in an OP amendment to provide more clarity about maximum building height.</i></p> <p>Q. What happens if this area becomes an HCD? Will this put a moratorium on development?</p> <p><i>A. No, an HCD is another tool to help guide development and frame development. A Heritage Conservation District designation does not place a hold on development. The HCD study will be working in concert with this Avenue Study.</i></p> <p>Comment: LAC members noted that commercial property tax is high and this is having an impact on small business owners.</p> <p>Transportation and Servicing</p> <p>Comment: There are congestion issues at some of the intersections within the Village.</p> <p><i>A. It is noted that Councillor Doucette has initiated studies of some intersections within the Study Area. This Avenue Study will review and consider concurrent studies.</i></p> <p>Q. How could servicing/ access and drop-off for new mixed use developments be accommodated? Can additional drop-offs be considered on Bloor Street?</p> <p><i>A. There are currently challenges on with service access and drop-off along Bloor Street. New development will need to balance future servicing, access and curbside activities with pedestrian accommodation. The City typically likes to see servicing and access from side streets.</i></p>	
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END OF MEETING MINUTES

The above meeting notes are believed to be an accurate record of the discussions held and will be formally adopted at the next meeting. Errors or omissions should be submitted in writing within 10 days of the date of the meeting as the minutes are the basis for feedback into the design.

Next Meeting TBD