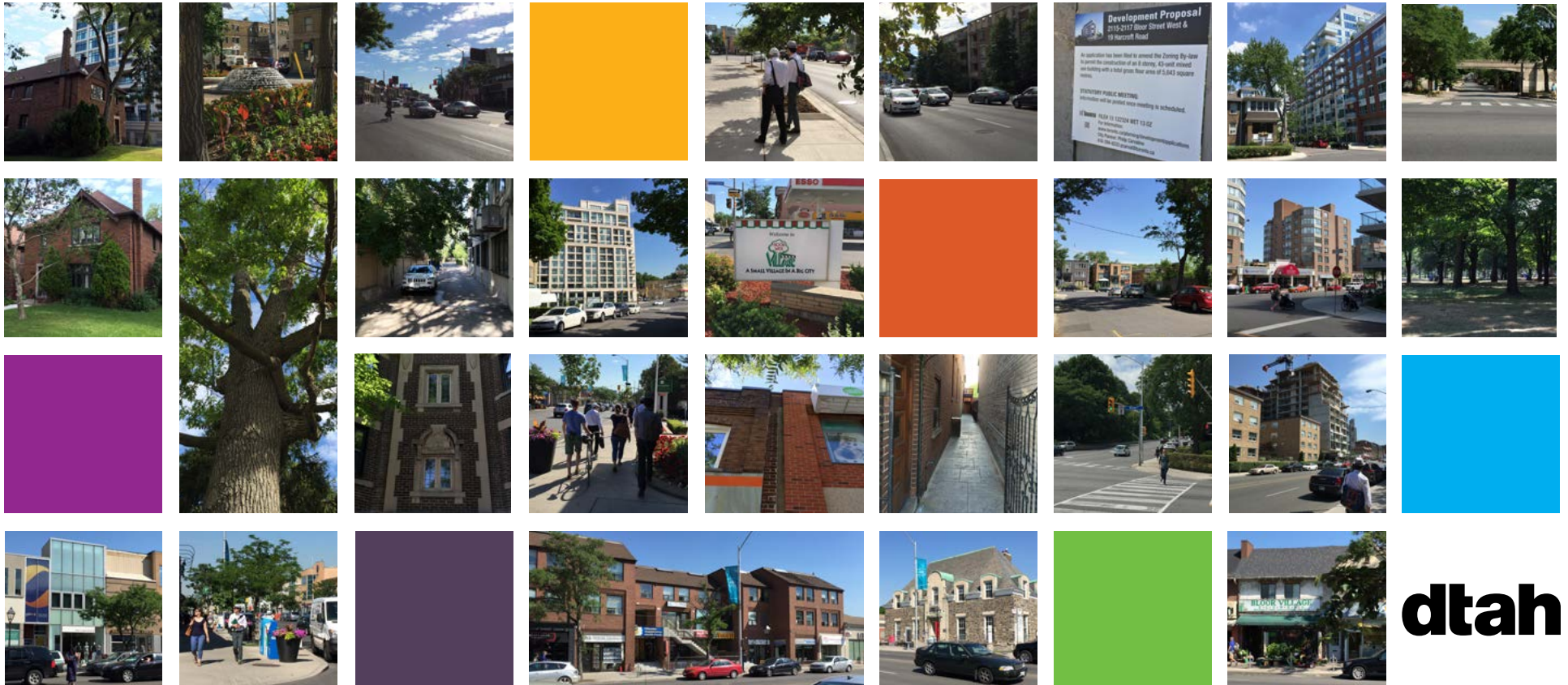


Bloor West Village Avenue Study

Local Advisory Committee Meeting #1
Phase 2: Explore Ideas

Monday April 24, 2017

DTAH | RE Millward Associates | WSP/MMM Group
Swerhun | Taylor Hazell Architects | JC Williams Group



Agenda: LAC_01

- | | |
|---------------|---|
| 7:00pm | Welcome & Introductions |
| 7:10pm | Review Agenda & Terms of Reference |
| 7:15pm | Natural Heritage Update |
| 7:25pm | Presentation + Discussion:
Coordination with Parallel Initiatives
Key Messages to Date
Draft Guiding Principles |
| 7:55pm | Presentation + Discussion:
Options for Testing |
| 8:55pm | Wrap Up & Next Steps |

Study Schedule



Understand Context and Existing Conditions

City Project Team Meeting (CPMT #2)
(Feb 2, 2017)

Councillor Briefing #1
(Feb 6, 2017)

Property Owners Meeting #1
(Feb 8, 2017)

Community Stakeholder Meeting
(Feb 9, 2017)

Public Meeting #1
(Feb 27, 2017)

Design Charrette (April 8, 2017)

Design Review Panel #1
(April 21, 2017)

Evaluate and Test Design Alternatives (April/May 2017)

CPMT #3
(April 2017)

Local Advisory (LAC) #1
(April 24, 2017)

CPMT #4
(May 2017)

Identify Preferred Alternative (June 2017)

Councillor Briefing #2
(June 2017)

LAC #2
(June 2017)

Public Meeting #2
(June 2017)

Design Review Panel #2 (September 2017)

Avenue Study
Draft

CPMT #5
(September 2017)

Avenue Study
Final

Councillor Briefing #3
(September 2017)

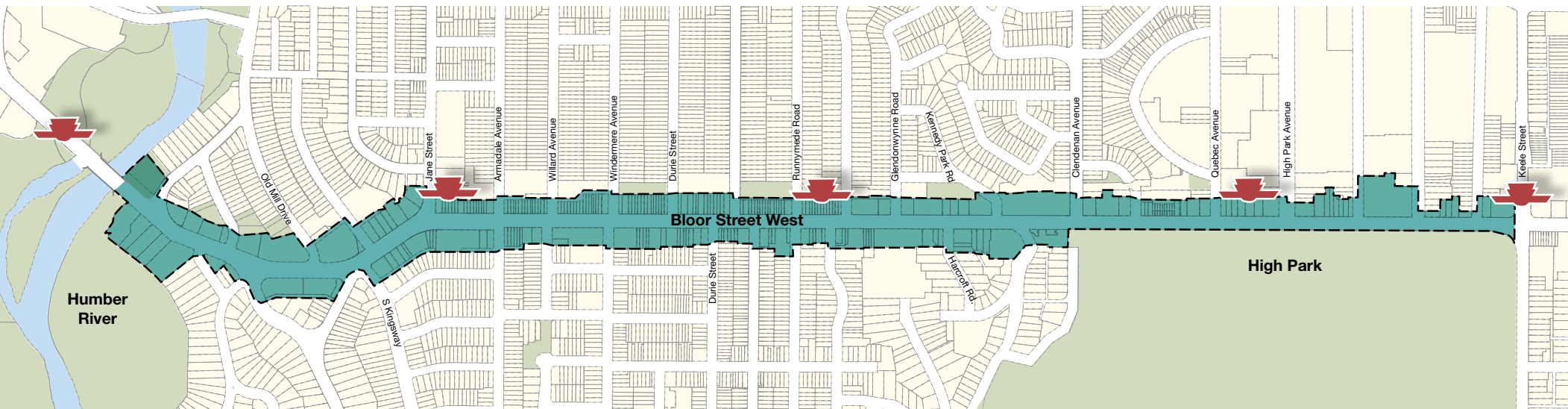
LAC #3
(September 2017)

Public Meeting #3
(September 2017)

Community Council Presentation
(Oct 17, 2017)

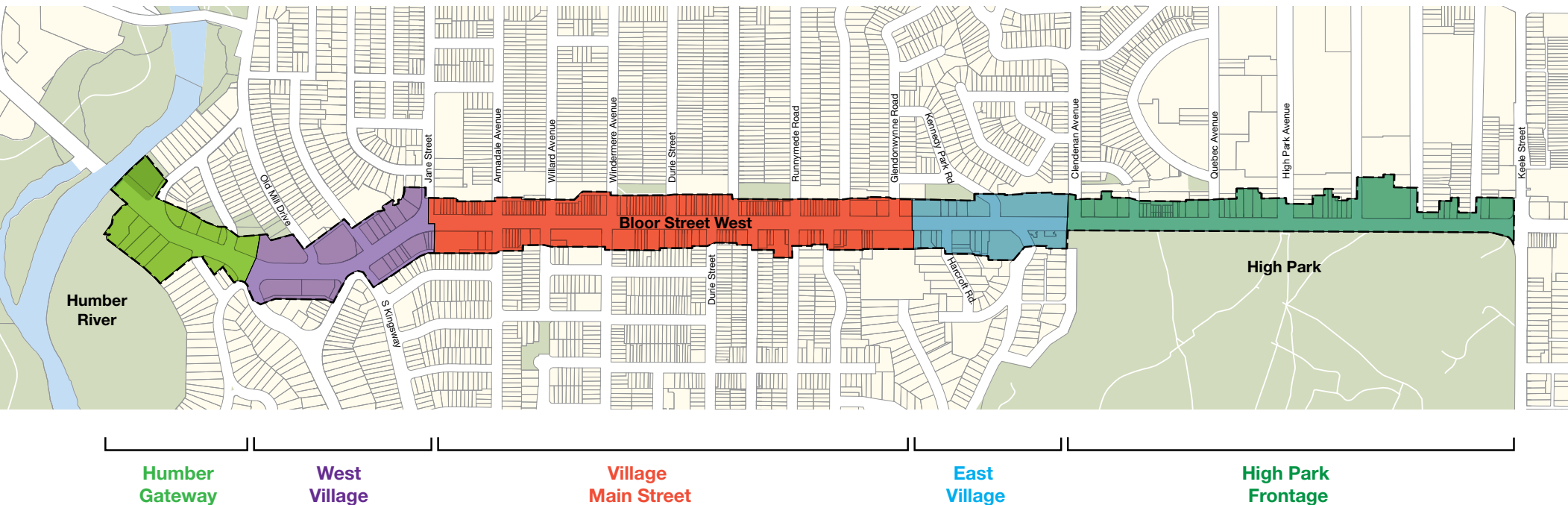
Study Area

- From Humber River to Keele Street: 2.7 kilometres in length
- Over 240 properties that address Bloor Street West
- BIA: Over 400 members
- 5 TTC Stations (Old Mill, Jane, Runnymede, High Park, & Keele)
- Study will consider (but not make recommendations for) adjacent *Neighbourhoods, Apartment Neighbourhoods, Parks, Open Spaces, and Natural Systems*



Avenue Study Character Areas

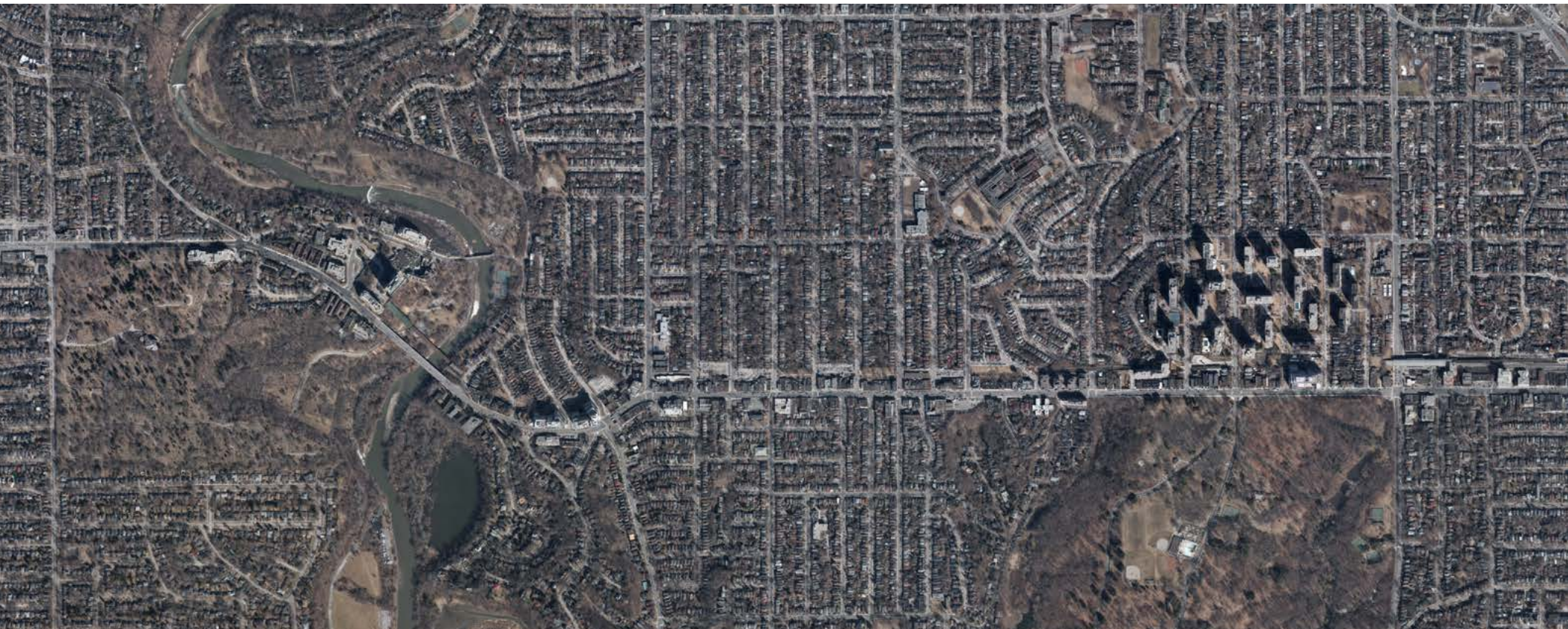
- Five character areas have been identified on the basis of prominent uses/activity, built form, heritage and public realm
- Helpful to structure discussion and future Avenue Study recommendations



Bloor West Village Avenue Study / Phase 2
Natural Heritage Update

Natural Heritage

- **Bloor Street West links two of the City's largest, most prominent and environmentally significant green spaces - Humber River Valley and High Park**
- **Concern in community that cumulative impact of intensification on the natural environment is not well enough understood—in particular around High Park**



Natural Heritage_Actions

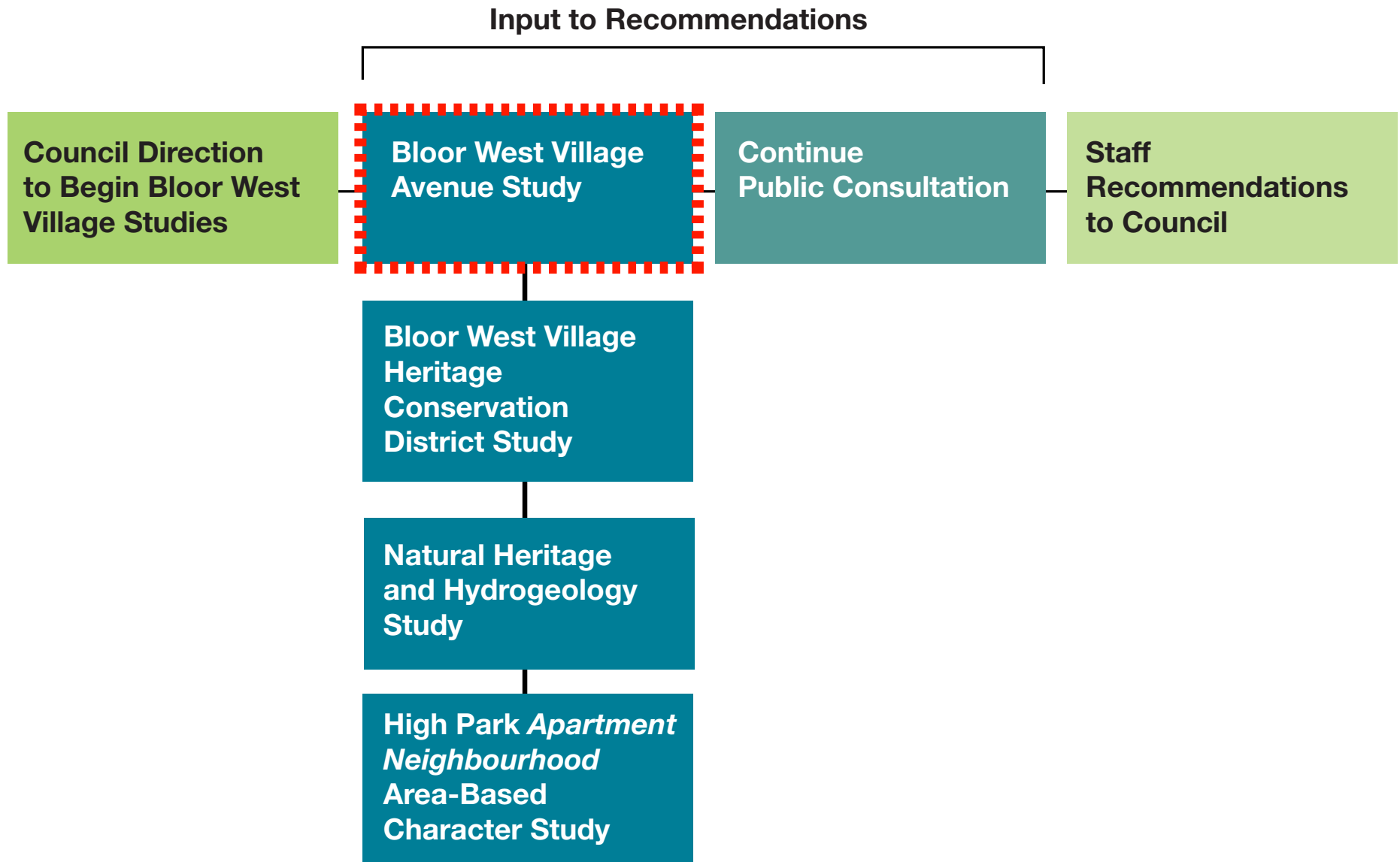
- **City Planning are currently discussing issues with staff from Toronto Water, Parks and Recreation, Urban Forestry, Ravine and Natural Feature Protection and TRCA.**
- **City Staff is developing a Terms of Reference to assess Natural Heritage and Hydrogeology (timing, relationship to Avenue Study is to be determined).**



Bloor West Village Avenue Study / Phase 2 Charrette

Coordination with Parallel Initiatives

Parallel Initiatives



Heritage Conservation District Study

- **City of Toronto to begin Heritage Conservation Study for Bloor West Village. RFP anticipated in Q2 2017**
- **Preliminary heritage investigation completed to inform character area development in Avenue Study**



High Park *Apartment Neighbourhood* Area- Based Character Study

- Two active rezoning application in the *Apartment Neighbourhood* Area. Preliminary Reports considered at the April 4, 2017 Etobicoke York Community Council.
- Etobicoke Community Council recommended that Community Planning undertake an area-based character study for the *Apartment Neighbourhood*.
- Study anticipated to result in a Site and Area Specific Policy (SASP) that will identify existing area characteristics, and provide guidance on appropriate infill opportunities and constraints.
- The study is not to include any lands fronting on Bloor Street West or any lands included in the Bloor West Village Avenue study, which is currently underway.



High Park *Apartment Neighbourhood* Active Applications

35, 41-63, 65 and 95 High Park Ave.
66 and 102-116 Pacific Ave

- Four new apartment buildings
- 1,031 new rental dwelling units
- building heights: 39 34, 29 and 8 storeys

111 Pacific Avenue, 255 Glenlake
Avenue and 66 Oakmount Road

- Two blocks
- 3 storey townhouses
- Two apartment buildings:
 - » 33 storeys with 3 storey base
 - » 29 storeys with 8 storey base
 - » 768 new rental units



Bloor West Village Avenue Study / Phase 2

What We've Heard to Date + Guiding Principles

What We've Heard So Far (Feb/March)

- **Questions and concerns about balancing growth with the area's Village feel**
 - » Redevelopment Potential
 - » Future of Independent Retailers
- **Concern about High Park**
 - » Cumulative impact of future development of High Park (especially hydrogeology)
- **Questions about the Avenue Study scope/influence**
 - » Demonstrate the influence the Avenue Study will have
 - » Define the role of heritage in the Avenue Study/upcoming HCD Study
- **Support for Main Street Retail**
 - » Anchor tenant desired (another grocery store)
 - » Parking supply and demand
 - » Excellent pedestrian environment
- **Study the Impacts of Intensification**
 - » Built Form
 - » Public Realm Quality
 - » Transportation
 - » Site Access
 - » Servicing
 - » Community Services
 - » Natural Heritage
 - » Subsurface Hydrogeology

Design Charrette April 08, 2017

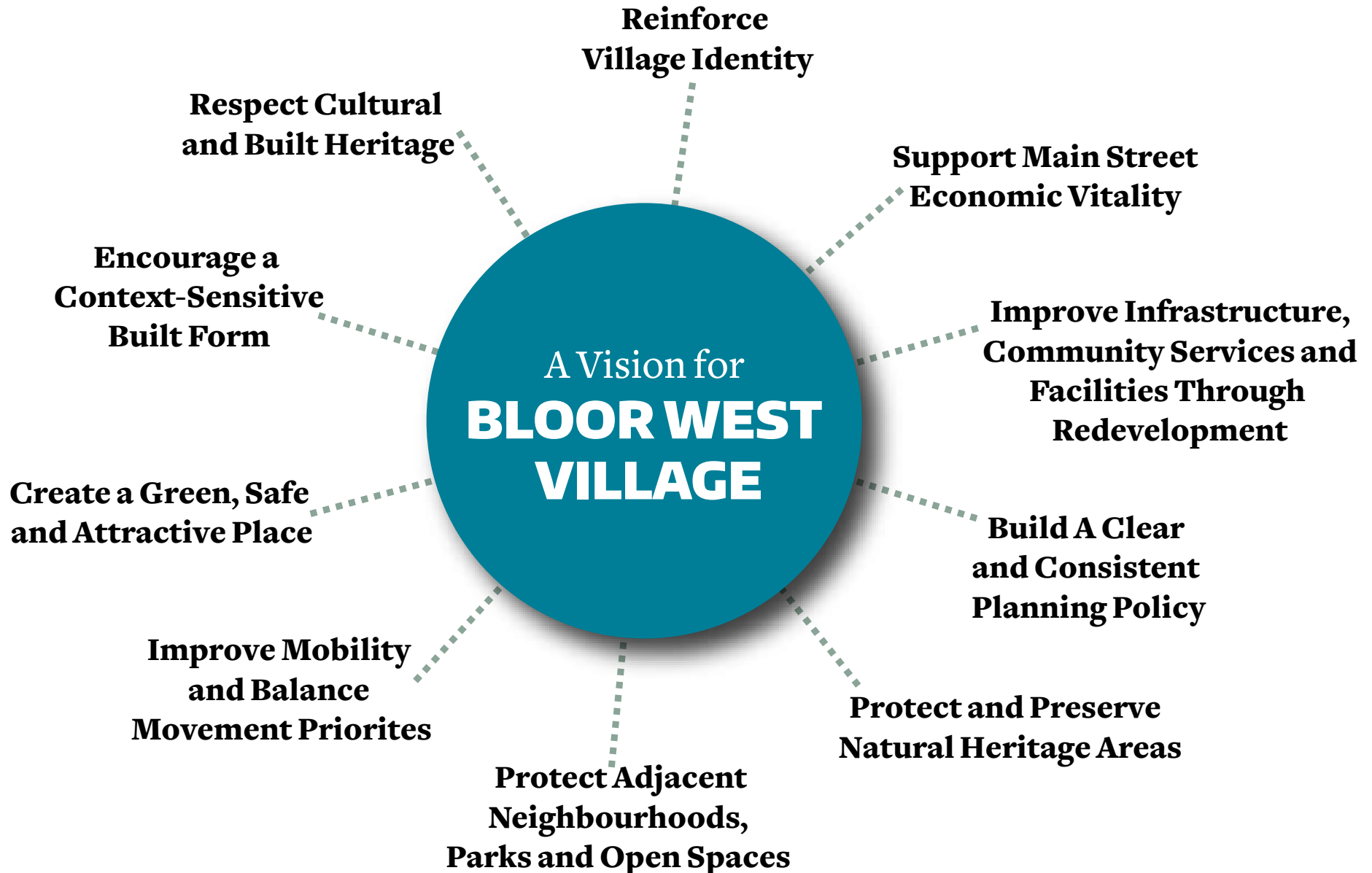
- **Protect and respect the lower scale and fine grain nature of the Village Main Street**
- **Opportunities on larger sites**
- **Improve connections to existing and future open spaces**
- **Greater height is possible outside of the Village Main Street**
 - » adjust density on site for better form
- **Respect the unique qualities of the High Park area**
- **Street re-design generally supported**
- **Remove the *Avenues* overlay from non- *Mixed Use Areas*.**



Design Review Panel April 21, 2017

- Define what is meant by “Village”
- Skyview and sunlight access is part of the Village character
- Figure out the what to do with the typical yet challenging Main Street built form found through Toronto
- Support for range of intensification approaches
- Intrigued by “soft density”—demonstrate where it can happen
- Site conditions (lot depth in particular) will influence what is possible
- Learn from other *Avenues* and Main Streets
- “Arrival and departure”, sequence of movement throughout
- Scale and evolution without loss
- Rethinking Bloor West as a Complete Street holds great promise

Guiding Principles_DRAFT



Reinforce Village Identity

Principle: With every project seek to improve and reinforce the identity and character of Bloor Street West as a “Village”.



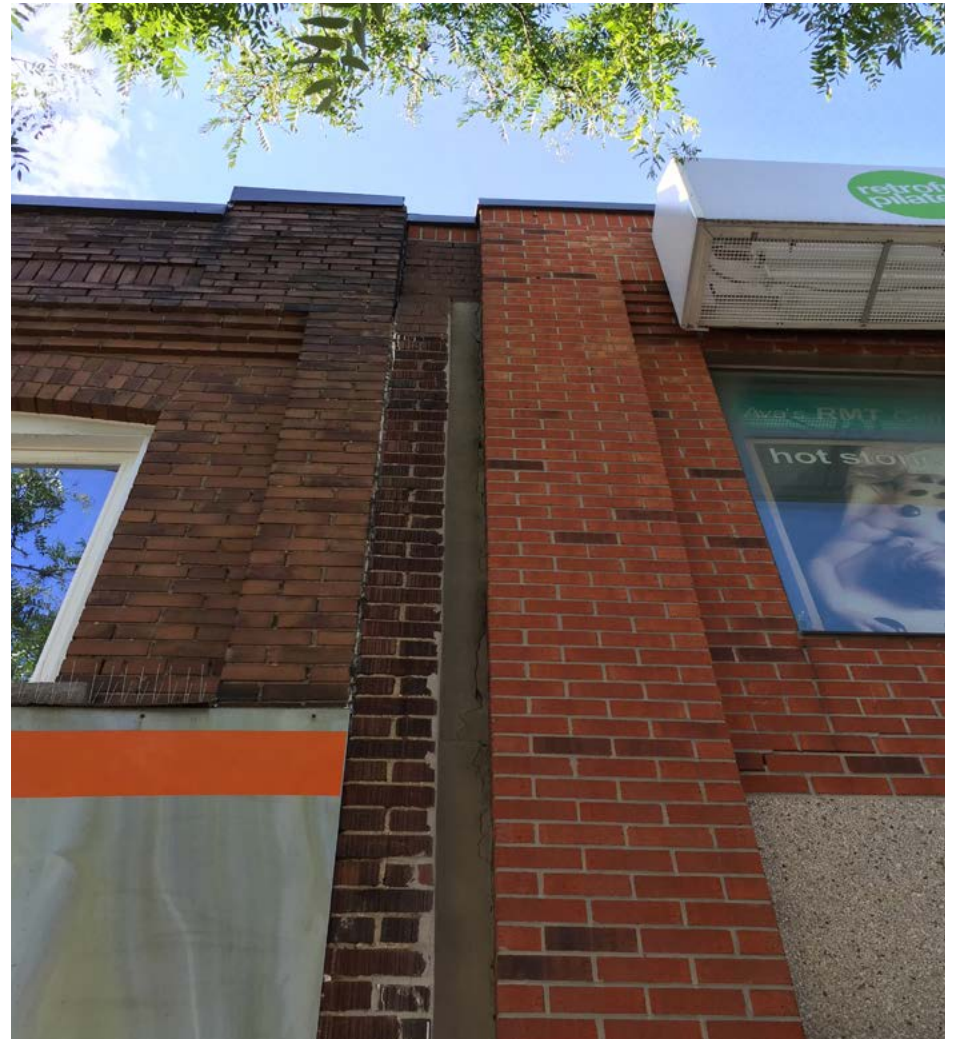
Reinforce Cultural and Built Heritage

Principle: Important parts of the City's heritage—pre-European contact, late-nineteenth to mid-twentieth century built form, and community cultural activities—should be preserved, protected and interpreted.



Encourage a Context Sensitive Built Form

Principle: New development should be appropriate to its immediate context along Bloor Street West, which contains a number of distinct character areas or segments.



Support Main Street Economic Vitality

Principle: Support activity and intensification that enhances the economic health of the Village Main Street.



Protect Adjacent *Neighbourhoods*, Parks and Open Spaces

Principle: All new development should be sensitive in scale and impacts to the surrounding established *Neighbourhoods*, Parks and Open Spaces.



Preserve and Protect the Natural Heritage Areas

Principle: The Natural Heritage areas in and adjacent to Bloor West Village are unique and important ecological resources and should be preserved and protected from the impacts of intensification.



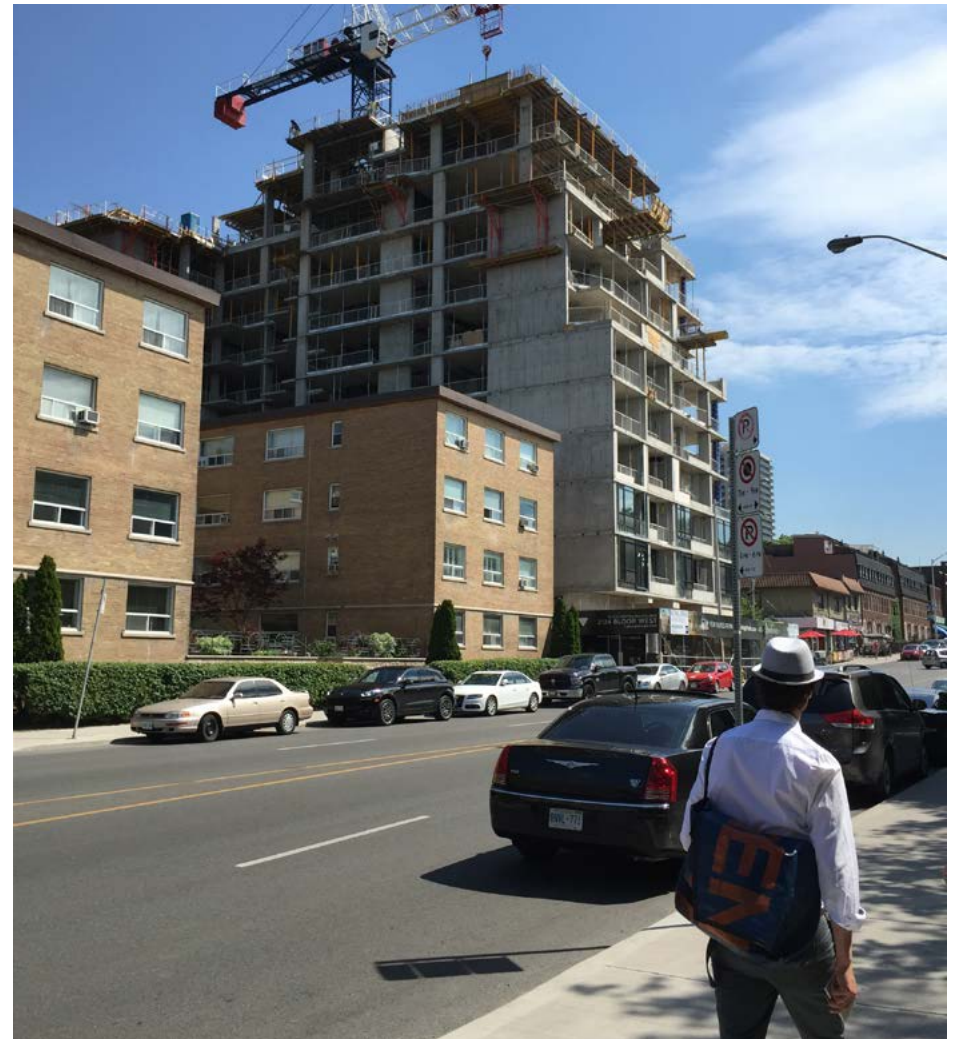
Build a Clear and Consistent Planning Policy

Principle: Land use and built form permissions should be consistent for the same use from one side of the street to the other, except where clear reasons exist for difference.



Improve Infrastructure, Community Services and Facilities Through Redevelopment

Principle: Coordinate the introduction of new development in the study area with the provision of community services and facilities, ensure that adequate water and sewage services exist to accommodate new development, and that stormwater is managed in a sustainable way.



Improve Mobility and Balance Movement Priorities

Principle: Enhance safe and convenient movement through Bloor West Village and surrounding areas by providing greater opportunities for walking, cycling and public transit use, addressing traffic and congestion issues, and creating connections as redevelopment occurs.



Create a Green, Safe and Attractive Place

Principle: The pedestrian experience along Bloor Street West should be improved through new amenities, plantings, wide sidewalks and other placemaking enhancements.



Discussion

- 1. What do you like about the draft guiding principles?**
- 2. Is there anything you would change about the draft guiding principles? If so, what would you change and why?**

Bloor West Village Avenue Study / Phase 2 Charrette

Options for Testing

Testing of Options_Purpose

- **Develop alternatives informed by:**
 - » Public input received to date
 - » An understanding of the planning and physical context
 - » Professional opinion
- **Test potential built form within each Character Area**
- **Demonstrate on a range of site types:**
 - » Building arrangements
 - » Heights
 - » Massing
 - » Articulation and expression
 - » Differing rear transition conditions
 - » Relatively flat sites / Sloped sites
 - » Note: site conditions will inform overall built form

Options for Testing_Inputs

1. Site Typology

- » Residential Scale
- » Upper Storey Addition
- » Corner Site
- » Mid-block Infill
- » Larger Sites/Consolidation

2. Site Organization

- » Landscape Setback
- » Street Related
- » Public Space

3. Height

- » No change (Humber Gateway *Neighbourhood*)
- » Current Zoning
- » Anticipated *Avenues*
- » Different heights if better massing?

4. Massing

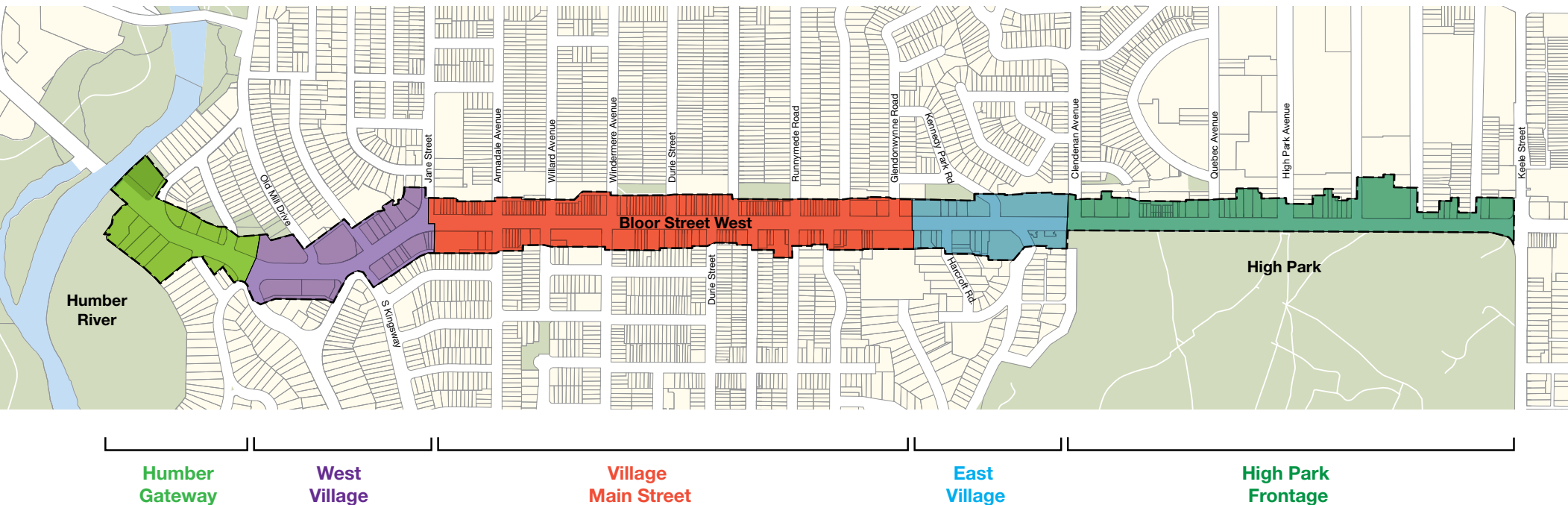
- » stepbacks at different heights and angles from streetwall and upper storeys
- » expressions/cornice lines
- » Sunlight and shadow
- » Skyview

5. Transitions

- » Typical Performance Standards
- » Variations if by transit on north side
- » Sunlight and shadow
- » Skyview

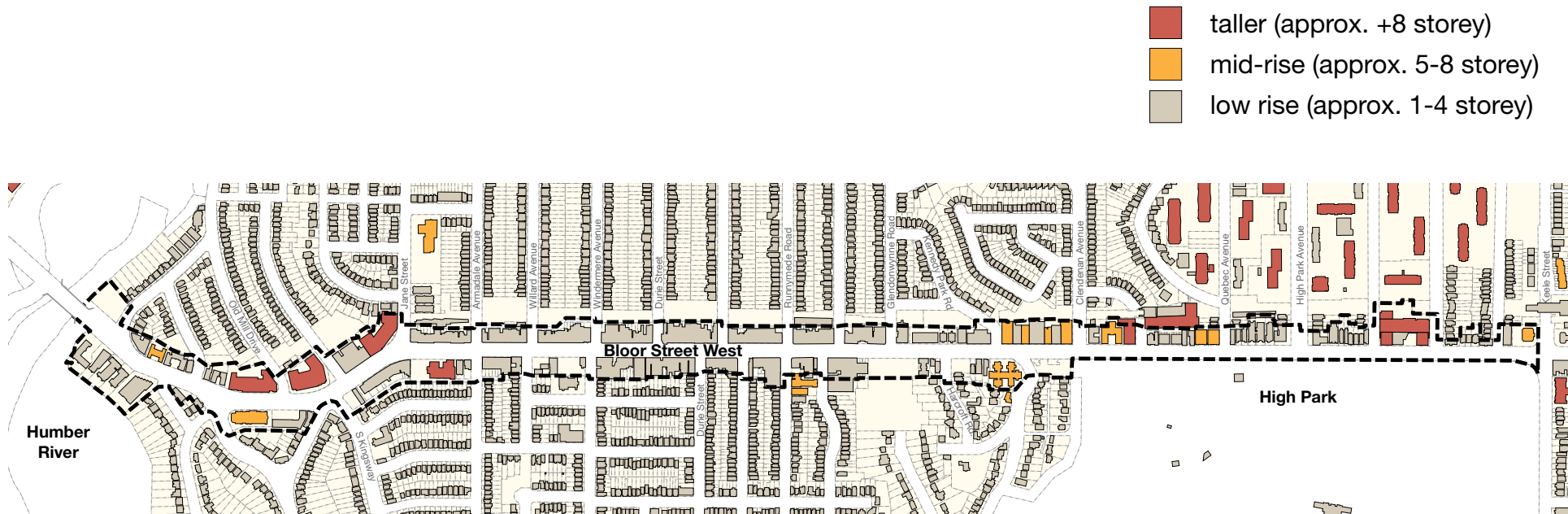
Options for Testing Character Areas

- **Test and Demonstrate Built Form Options in each Character Area**
- **Range of Demonstration Sites Throughout**
 - » Upper Storey Addition
 - » Mid-block Infill
 - » Corner Sites
 - » Larger Sites/Consolidation



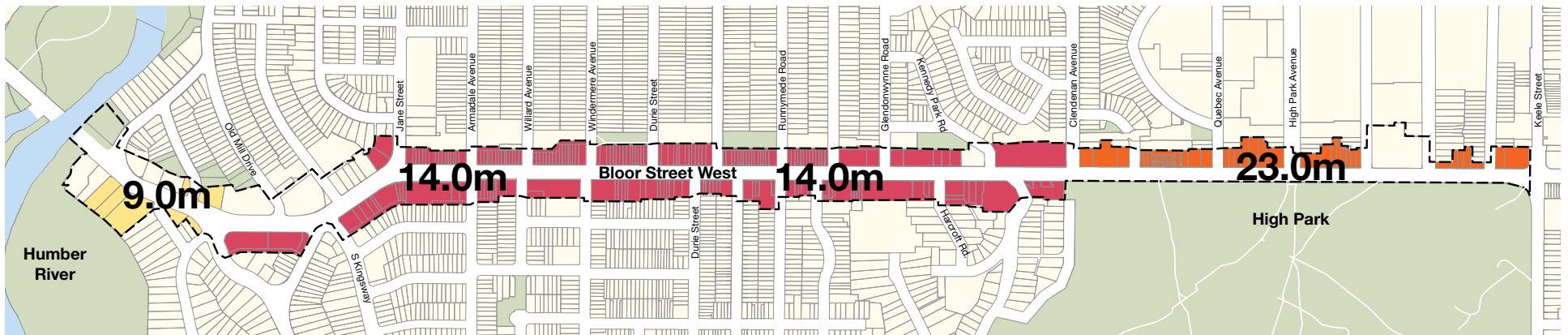
Building Height_Existing

- Predominantly low rise buildings throughout (1-4 storeys)
- Mid-rise buildings concentrated in area just northwest of High Park (5-8 storeys)
- Taller buildings located west of Jane and across from High Park (+8 storeys)



Building Height_Current Maximum (Zoning)

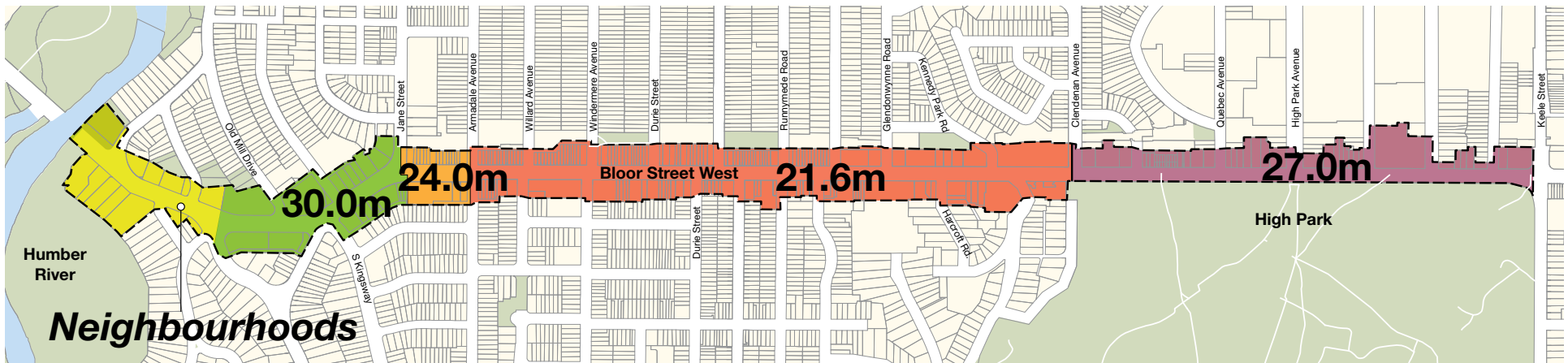
- **Humber Gateway: 9.0m**
- **Village Main Street, East and West Villages: 14.0m**
- **High Park Frontage: 23.0m**
- **Several parcels have site specific zoning that defines height (i.e, recent approved developments)**



Building Height_Midrise Building Performance Standards_Addendum 2016

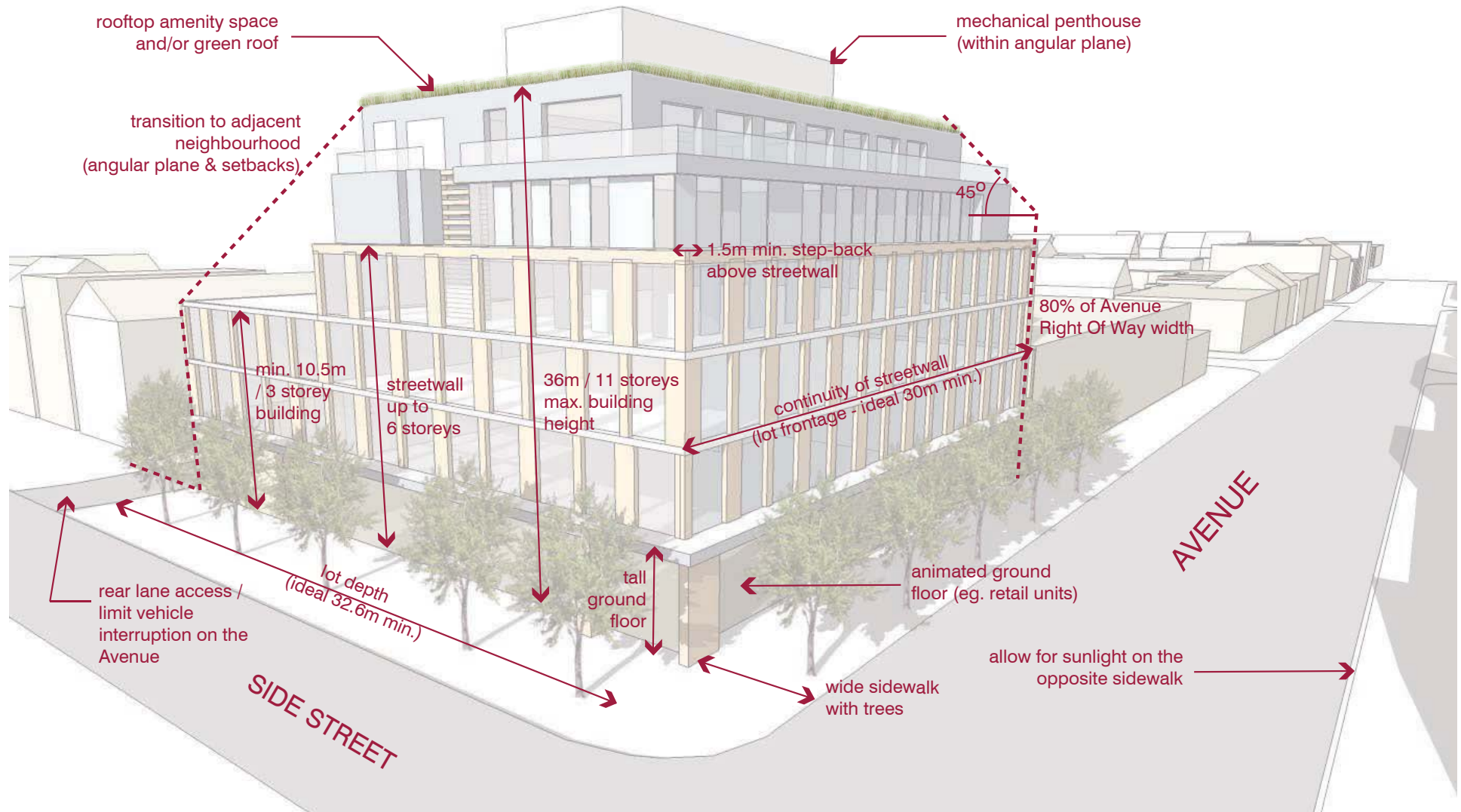
- **Anticipated Maximum Heights**

- » Humber to Riverside: *Neighbourhoods* (low rise)
- » Riverside to Jane: 30m ROW=30.0m (8-10 storeys)
- » Jane to Armadale: 30m ROW at 80%=24.0m (6-8 storeys)
- » Armadale to Clendenan: 27m ROW at 80%=21.6m (5-7 storeys)
- » Clendenan to Keele: 27.0m ROW=27.0m (7-9 storeys)



Midrise Buildings

Key Performance Standards



Existing Building Types



Main Street Mixed Use



Heritage



Mid-Rise Apartments



Taller Buildings



Townhouses



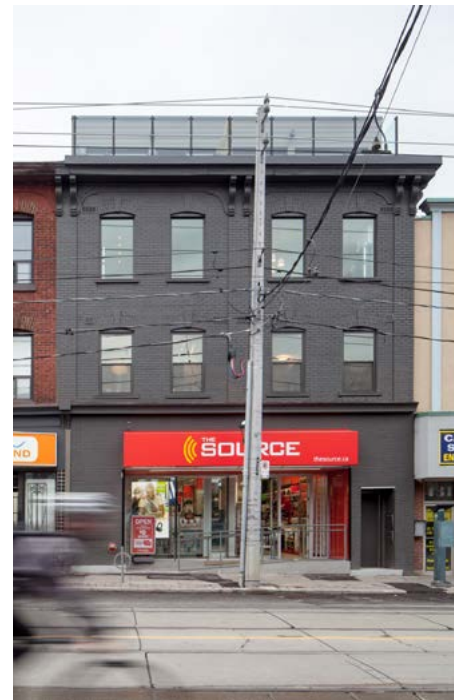
Mixed Use Commercial Office



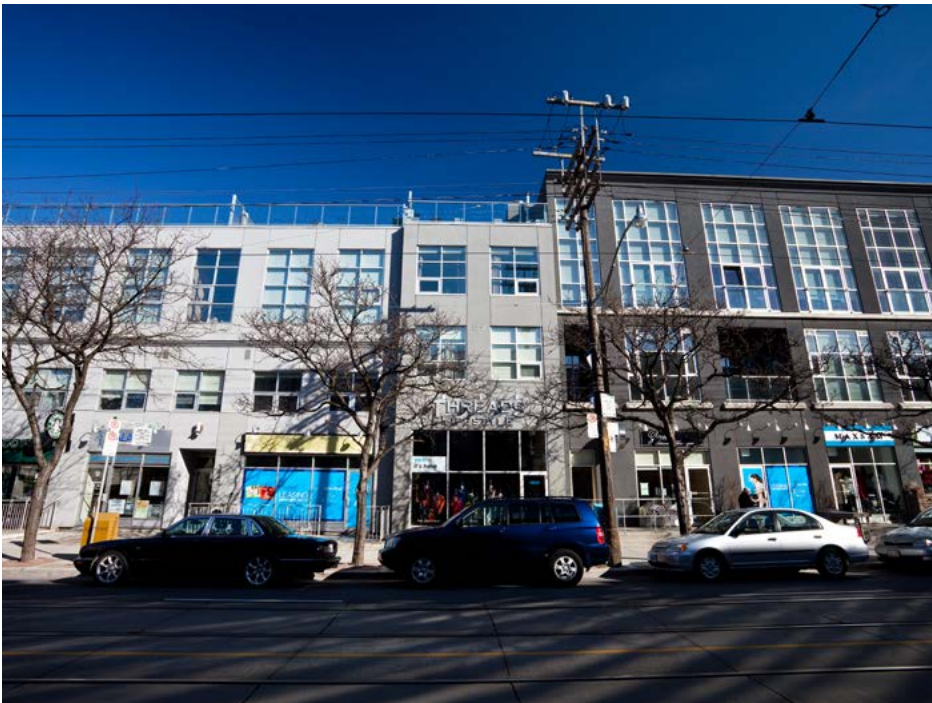
House Forms



Low-Rise Apartments



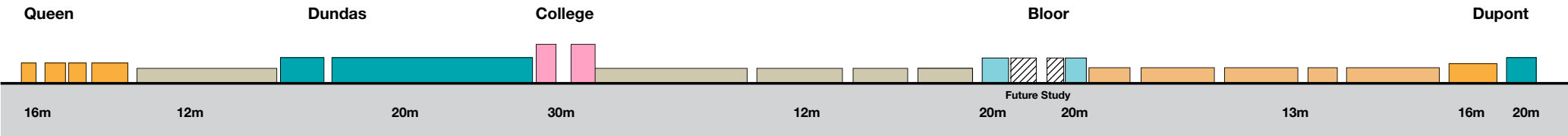






Sample Recommendations From Bathurst Street Study

Proposed Heights Along Bathurst

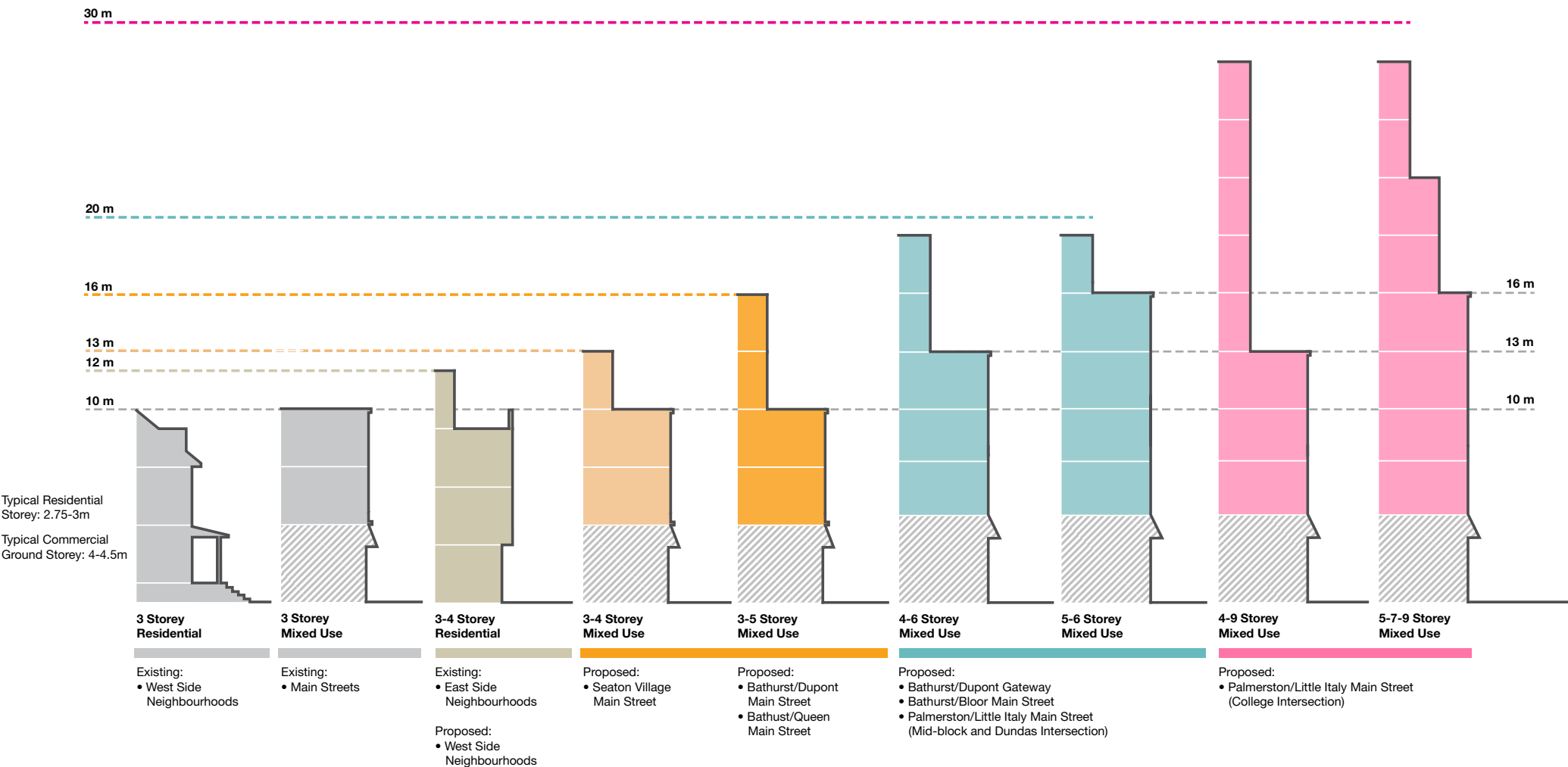


**Greater Height at the East-West Main Streets
and the larger sites between College and Dundas**

West Side Elevation: 2.5x Vertical Exaggeration

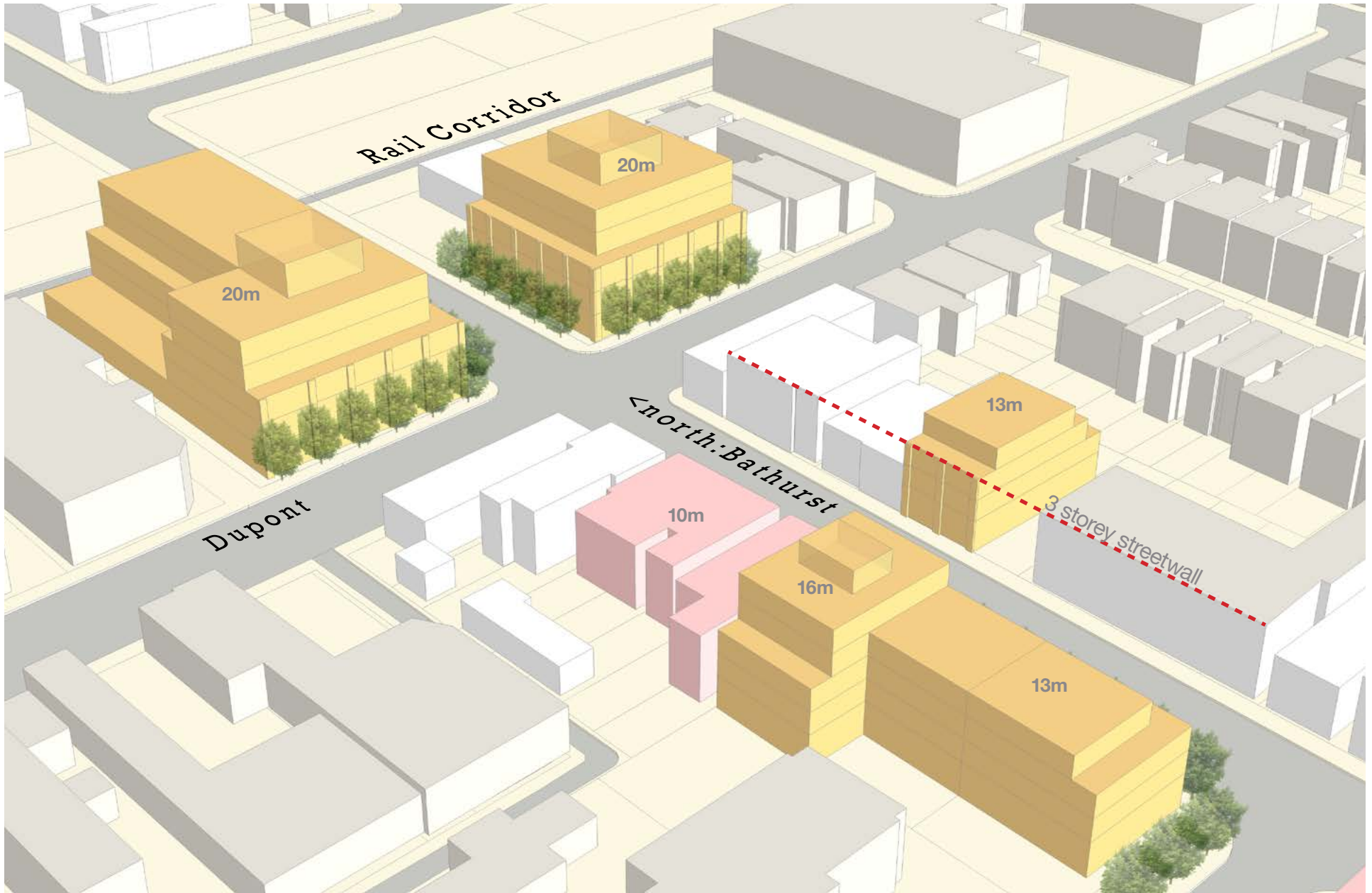
Sample Recommendations From Bathurst Street Study

Proposed Heights Along Bathurst



Sample Recommendations From Bathurst Street Study

Built Form Demonstration



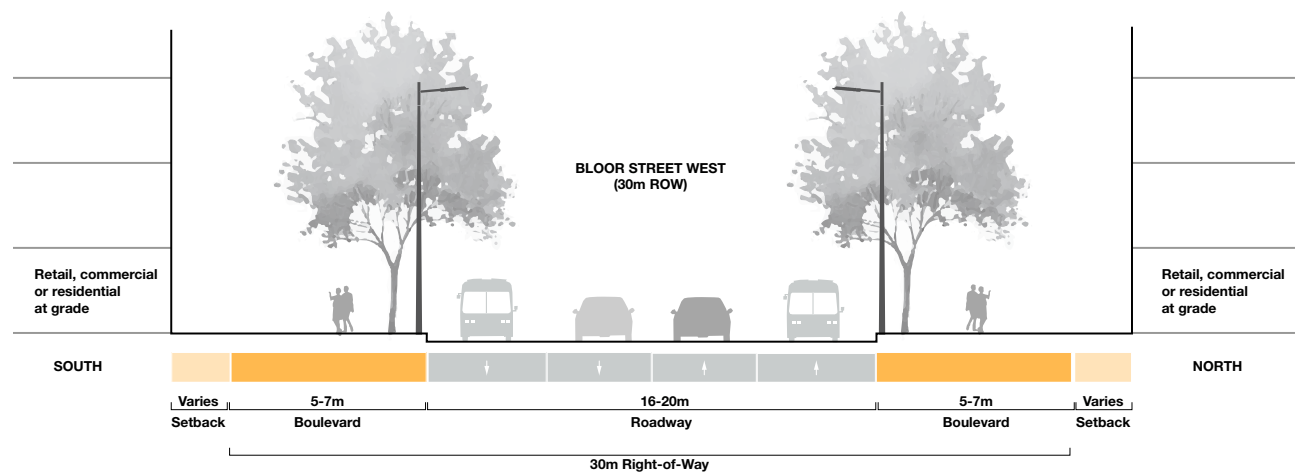
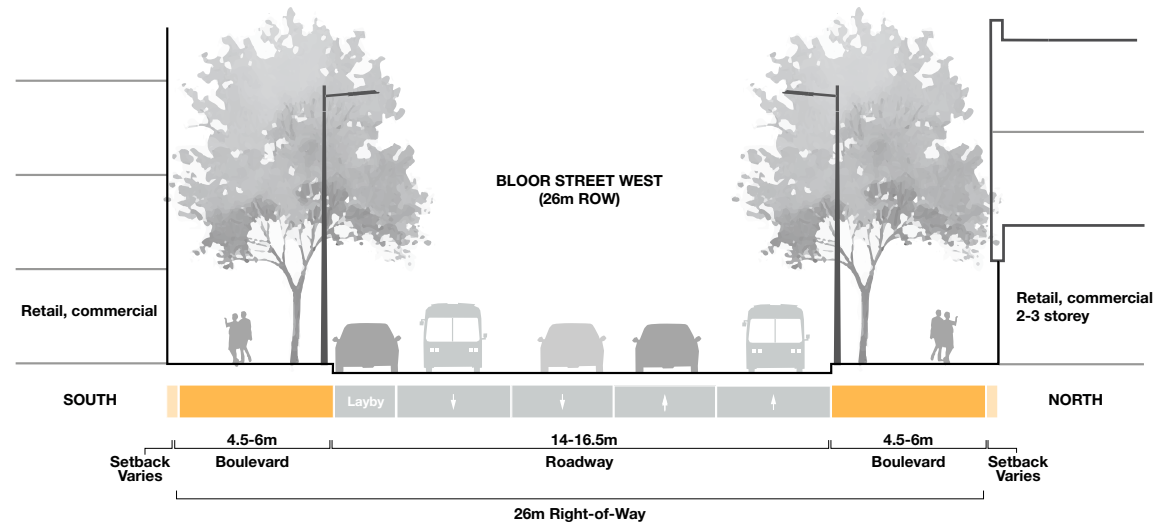
Sample Recommendations From Bathurst Street Study

Built Form Demonstration



Street Design_Existing

- **Public Right-of-way**
 - » Armadale to Humber: 30m
 - » Keele to Armadale: 26.2m (OP 27m)
- **Streetscape character varies along the length of the Study Area**
- **Different pedestrian experiences on north and south side of street**
- **Long blocks north of Bloor Street West**



Options for Testing_Street Design

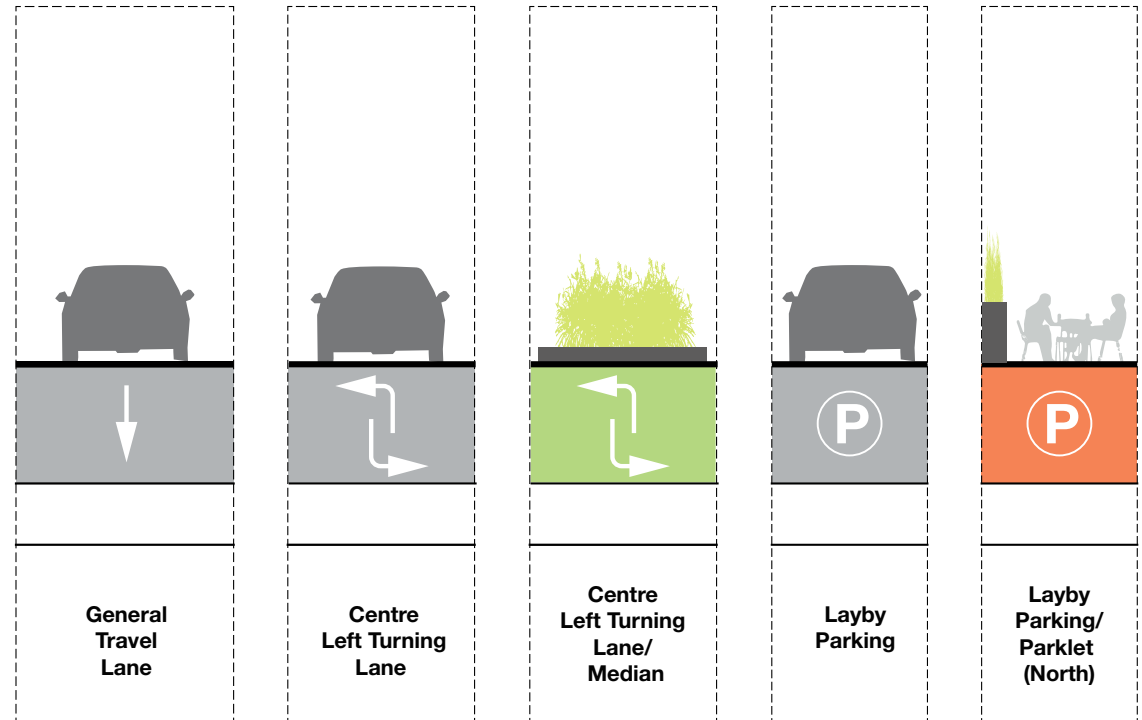
- **Develop alternatives informed by:**
 - » Public input received to date
 - » An understanding of the planning, transportation and physical context
 - » Complete Streets approach
 - » Professional opinion



Options for Testing_Street Design

Roadway Zone

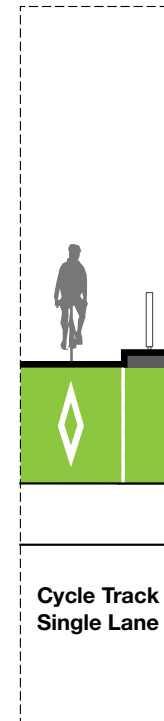
- through lanes: 2 or 4
- centre median/turning lanes
- off-peak parking
- full time/layby parking



Options for Testing_Street Design

Bike Lanes

- conventional
- buffered
- protected (cycle track)



Bicycle Lanes



Buffered Bicycle Lanes

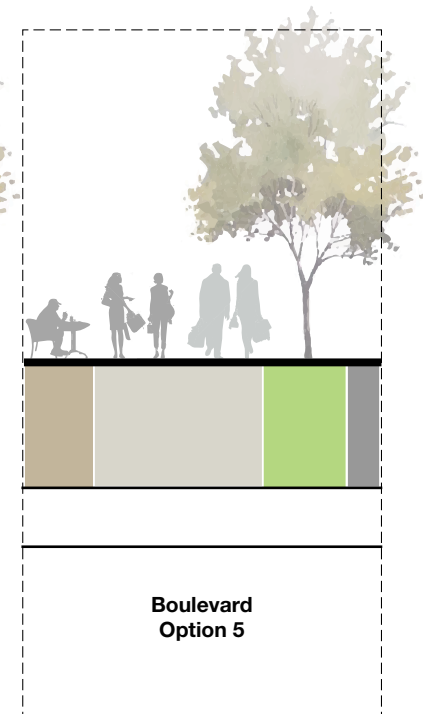
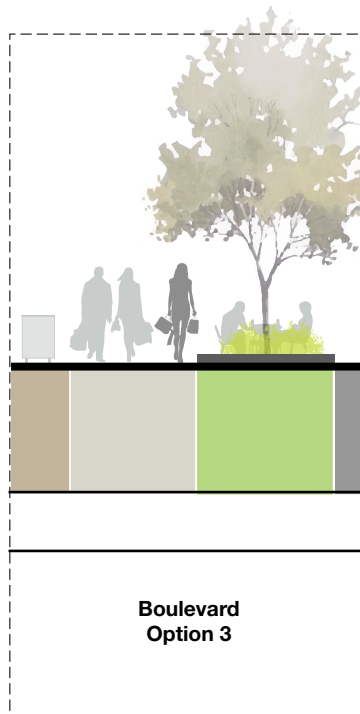
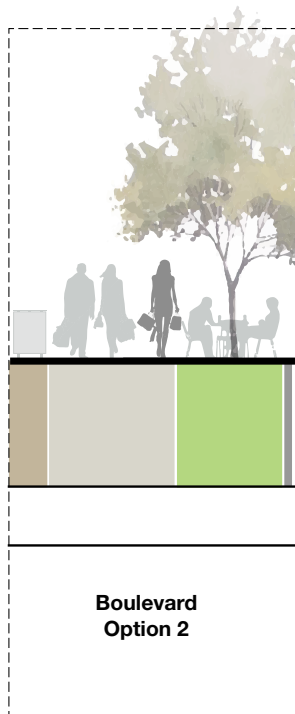
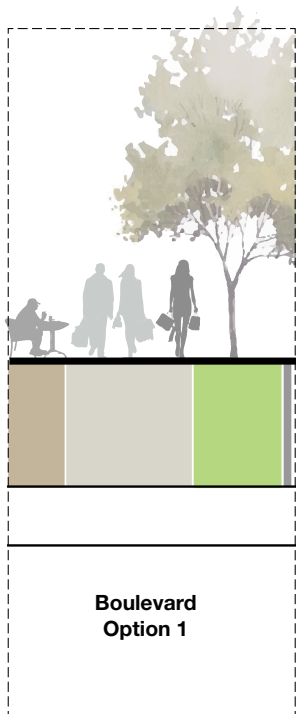


Cycle Tracks

Options for Testing_Street Design

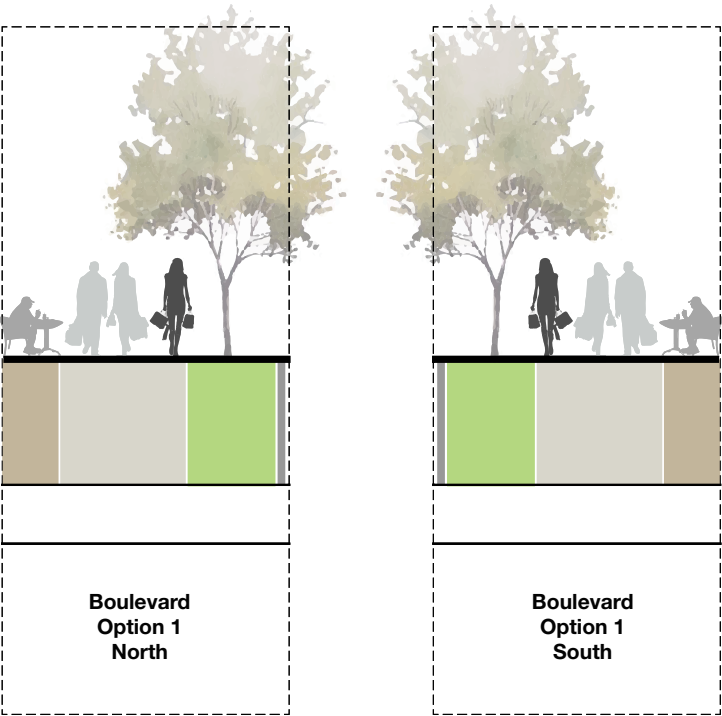
Sidewalk Zone

- wide pedestrian clearways
- furnishing and marketing zones
- outdoor seating/parklets
- tree and other plantings

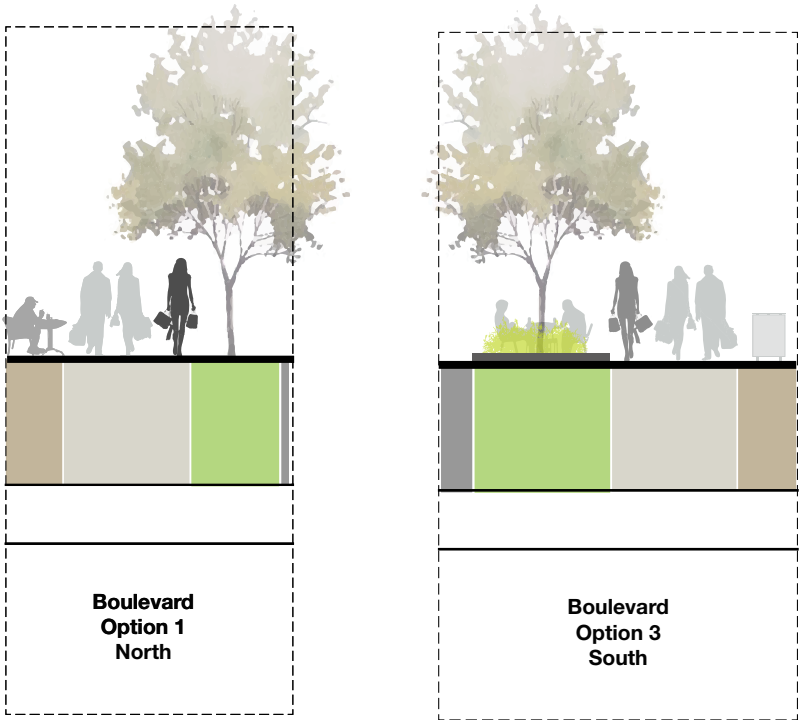


Options for Testing_Street Design

Balanced



Asymmetrical



Discussion

- 1. What do you like about the built form options being tested?**
- 2. Are there any other built form options you would like to see tested?**
- 3. What do you like about the street design options being tested?**
- 4. Are there any other street design options you would like to see tested?**

Next Steps

- **Testing of Options**
May 2017
- **Local Advisory Committee Meeting #2:**
Draft Preferred Design Alternative
Early June (TBD)
- **Public Meeting #2:**
Draft Preferred Design Alternative
Mid-late June (TBD)

Further Information and Contacts

Greg Byrne
Senior Planner
416-394-8238
Greg.Byrne@toronto.ca

Allison Reid
Senior Urban Designer
416-392-1295
Allison.Reid@toronto.ca

Councillor Sarah Doucette
416-392-4072
councillor_doucette@toronto.ca

www.toronto.ca/bwv-avenuestudy

The screenshot shows the City of Toronto website for the Bloor West Village Avenue Study. The header includes the City of Toronto logo and navigation links for Living In Toronto, Doing Business, Visiting Toronto, and Accessing City Hall. The main content area is titled "Bloor West Village Avenue Study" and features a grid of images showing various street scenes and buildings. Below the grid, there are tabs for Introduction, Study Background, Development Activity, Information & Reports, and Get Involved. The "Introduction" tab is selected, displaying the "Bloor West Village Avenue Study Overview". The overview text states that the City of Toronto is undertaking an Avenue Study to assess land uses, transportation and servicing infrastructure, community services and facilities, built form character and redevelopment potential for Bloor Street West between Keele Street and the Humber River. It also mentions that the study is being conducted by a consulting team led by UAH and includes R.E. Milward + Associates Ltd., WSP | MMM Group Limited, Sverhun, Taylor Hazel Architects, and J.C. Williams Group. The study began in December 2016 and is expected to be completed by late fall 2017. The overview also mentions that through extensive community consultation and technical review, the Bloor West Village Avenue Study will evaluate existing conditions, develop a vision for the study area and establish recommendations for an area-specific planning framework to guide future development and infrastructure improvements. The "Study Area" section states that the Bloor West Village Avenue Study Area covers approximately 2.75 km of Bloor Street West between Keele Street and the Humber River and includes all properties fronting on Bloor Street. The study area may be further subdivided through the study process to address changes in land use designations, local character and Official Plan policy directions related to growth, stability and transition. The "What's New" section includes "Community Consultation" and "Bloor West Village HCD Study". The "Community Consultation" section states that the first Community Consultation Meeting and Public Open House will be held from 6:30 p.m. to 9:30 p.m. on Monday, February 27, 2017, in the gymnasium at St. Pius X Catholic School, 71 Jane Street. The "Bloor West Village HCD Study" section states that the City will be conducting a separate, yet coordinated Bloor West Village Heritage Conservation District (HCD) Study in 2017. Further details will be available soon. A map of the study area is shown at the bottom, with the title "Bloor West Village Avenue Study Boundary (Bloor Street West from Keele Street to the Humber River)". The map is dated December 2016. The footer includes links for Translate, Contact us, Connect, 311, Accessibility, and Privacy, and the copyright notice "© City of Toronto, 1996-2017".

[FINI]