

Public Open House_03: Draft Recommendations

City of Toronto

DTAH

R.E. Millward and Associates

WSP

Dougan and Associates

Swerhun

Taylor Hazell Architects

JC Williams Group

Bloor West Village Avenue Study_December 04, 2017

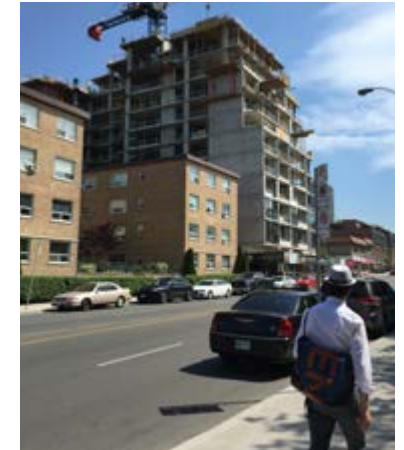
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Public Open House_03: Draft Recommendations_Agenda

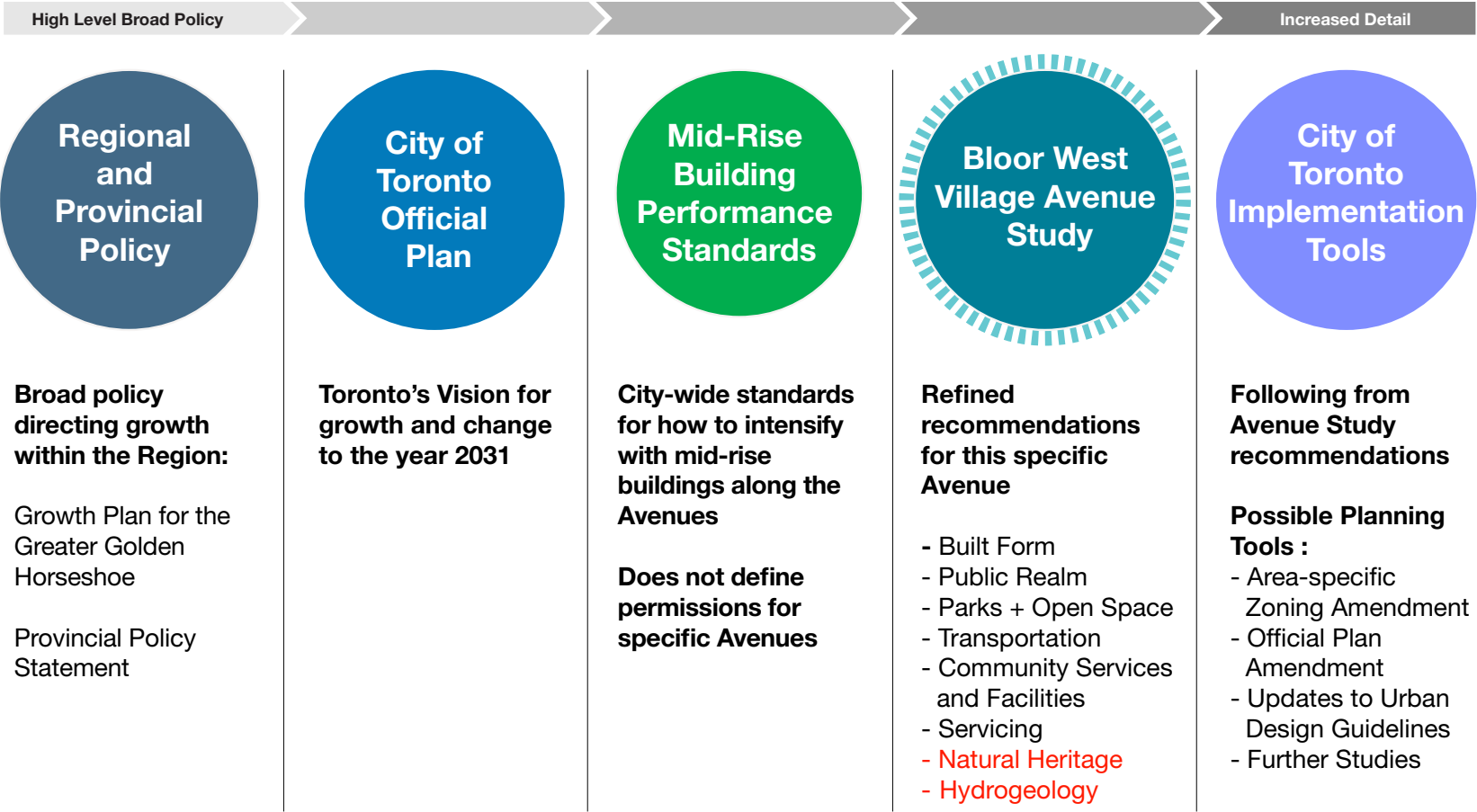
- 1. Introduction and Process Updates**
- 2. Station Exercises:
Draft Recommendations by Subject**
- 3. Plenary Discussion**
- 4. Next Steps**

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.)
- The scale of individual re-development projects is increasing
- 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



Avenue Study in Policy Context



Project Purpose

To Develop a Comprehensive Planning and Urban Design Framework that Addresses:

- » **Land Use**
- » **Community Services + Facilities**
- » **Built Form + Heritage**
- » **Streetscape**
- » **Parks, Open Spaces, and Natural Features**
- » **Transportation**
- » **Servicing**

Ensure a Clear Direction for the Corridor:

- » **to implement a community and stakeholder supported vision**
- » **provide guidance to property owners and city staff for evaluating development applications**
- » **to guide the City with public realm improvement projects**
- » **to guide servicing infrastructure improvements**
- » **to support transportation choice and network improvements in this part of the City**

Avenue Study Area

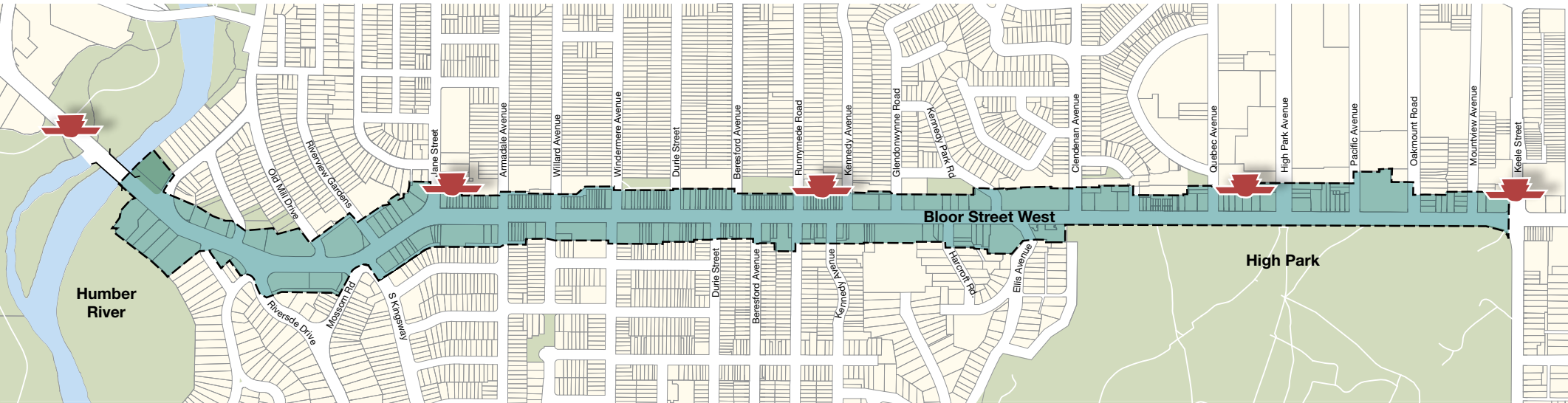
From Humber River to
Keele Street: 2.7 kilometres in length

Over 240 properties that
address Bloor Street West

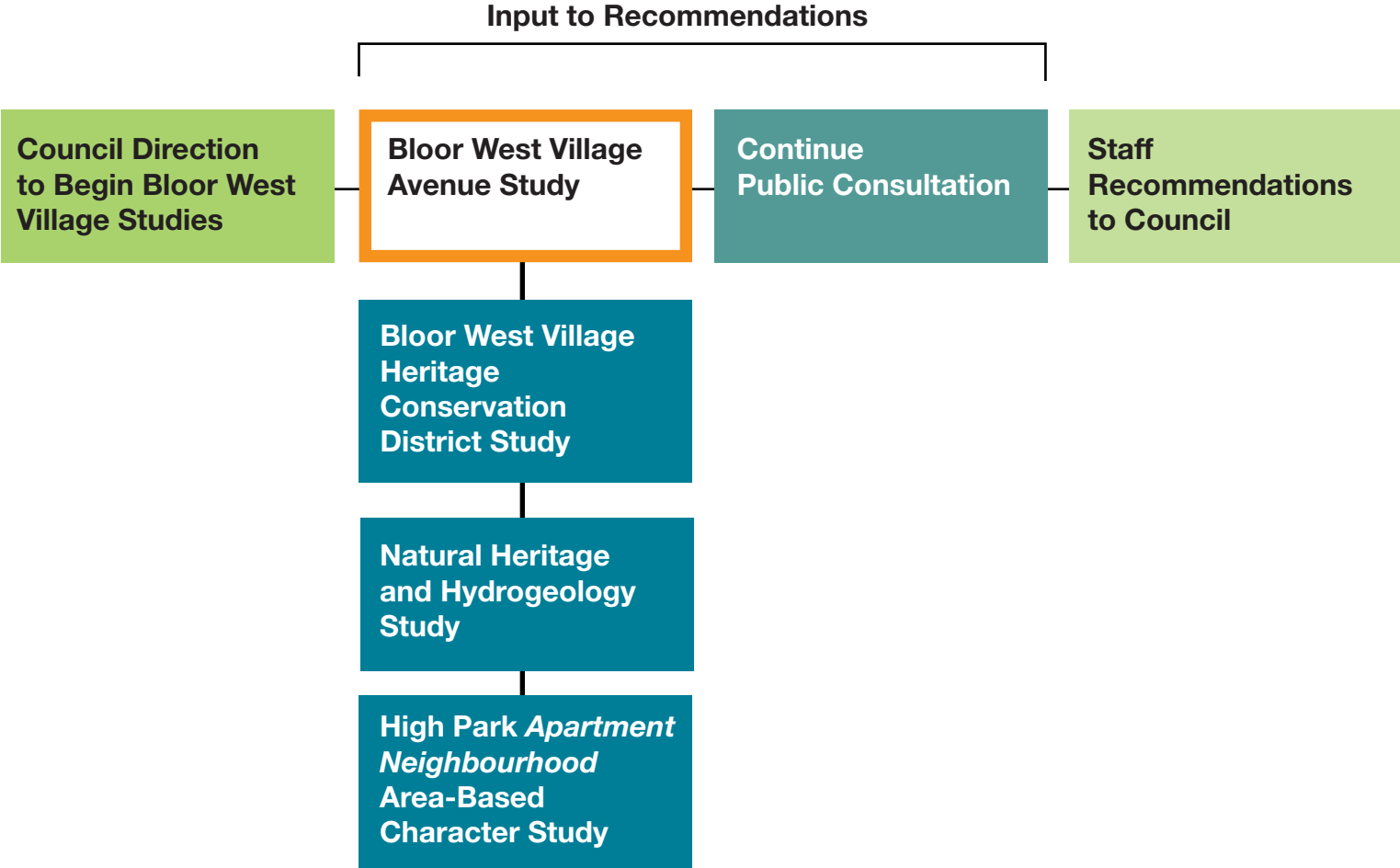
BIA: Over 400 members

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

Study Area slightly revised by City Staff
to resolve minor inconsistencies. 20 new
properties added.



Parallel Initiatives



Project Schedule

Background Opportunities + Constraints

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)

Future Conditions + Design Alternatives

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)

Supplemental Studies: TOR
(July 2017)

**Natural Heritage/
Hydrogeology Studies**
(August 2017)

CPMT #5
(October 2017)

**Supplemental
Local Advisory (LAC) #3**
(October 2017)

Refine Preferred Alternative
(October-November 2017)

Synthesis + Avenue Study Final Report

Avenue Study Recommendations
Draft (November 2017)

CPMT #6
(November 21 2017)

Councillor Briefing #3
(November 24 2017)

Local Advisory (LAC) #4
(November 27 2017)

Public Meeting #3
(December 04 2017)

Design Review Panel #2
(December 12 2017)

Avenue Study Recommendations
Final (December 2017/January 2018)

Community Council Presentation
(Q1, 2018)



How We Have Made Recommendations

What We Have Heard

Public Meetings

Design Review Panel

Design Charrette

Local Advisory Committee

Communications

Discussions with Staff

Professional Expertise

Experience from similar projects in other parts of Toronto and Ontario and an understanding of the local issues and context

Testing and Evaluation of Options

Understanding of Policy Context

Provincial and Regional Policies

City of Toronto Official Plan

Built Form Policies

Transportation and Street Design Policies

Green Design Policies

Natural Heritage and Water Policies

Context Sensitive Design

Existing Context

Higher Order Transit
with Five Subway Stations

Village Main Street:
Mostly 2- 3 Storeys

East and West of Main
Street: Taller Buildings

Road Classification:
Arterial

Planned Context

Transit Supportive
Intensification

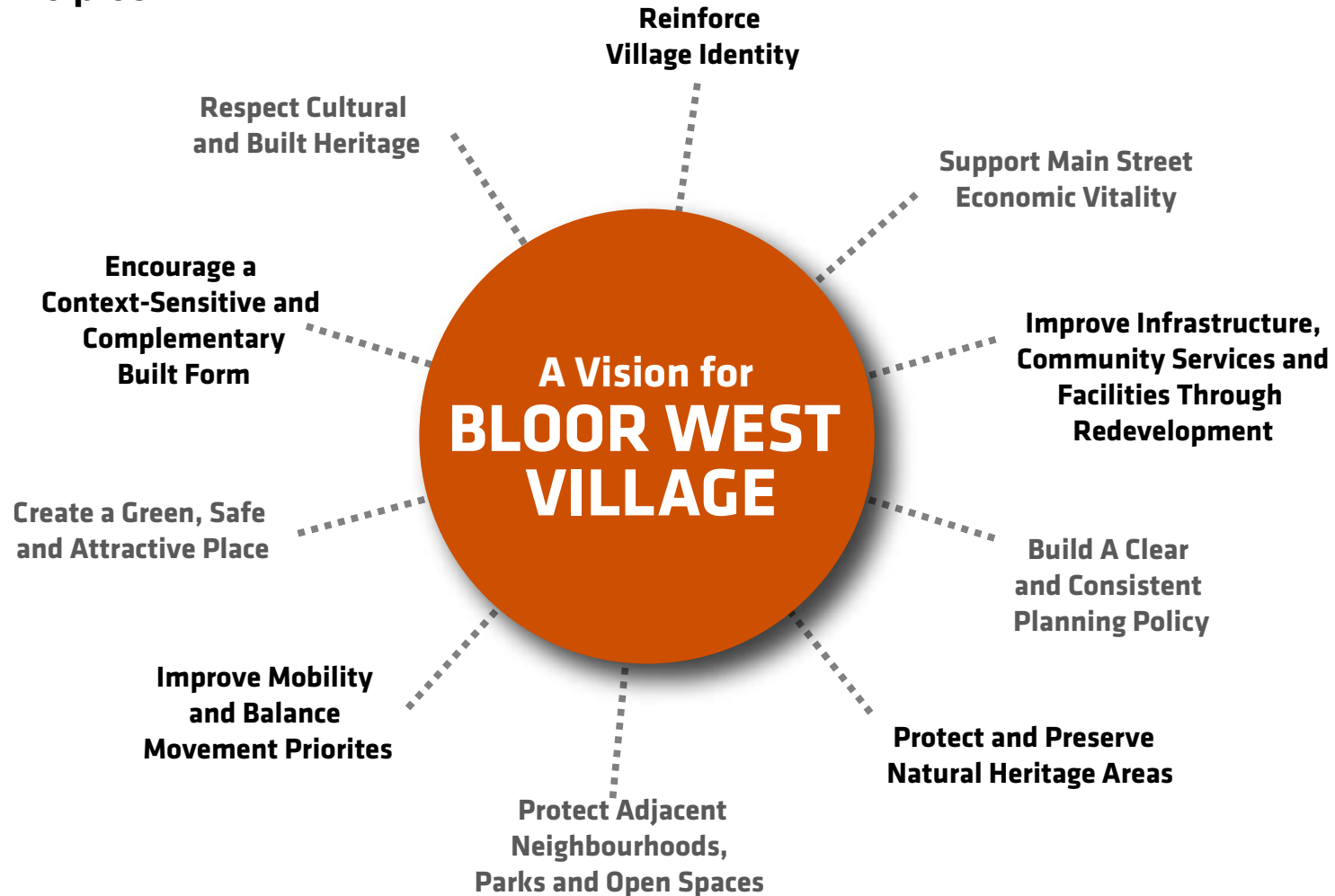
Midrise Buildings and Other
Forms of Intensification --
Informed by Avenue Study

Complete Street Type:
Neighbourhood Main Street

What We Have Heard So Far



Guiding Principles



Avenue Study Character Areas_Revised

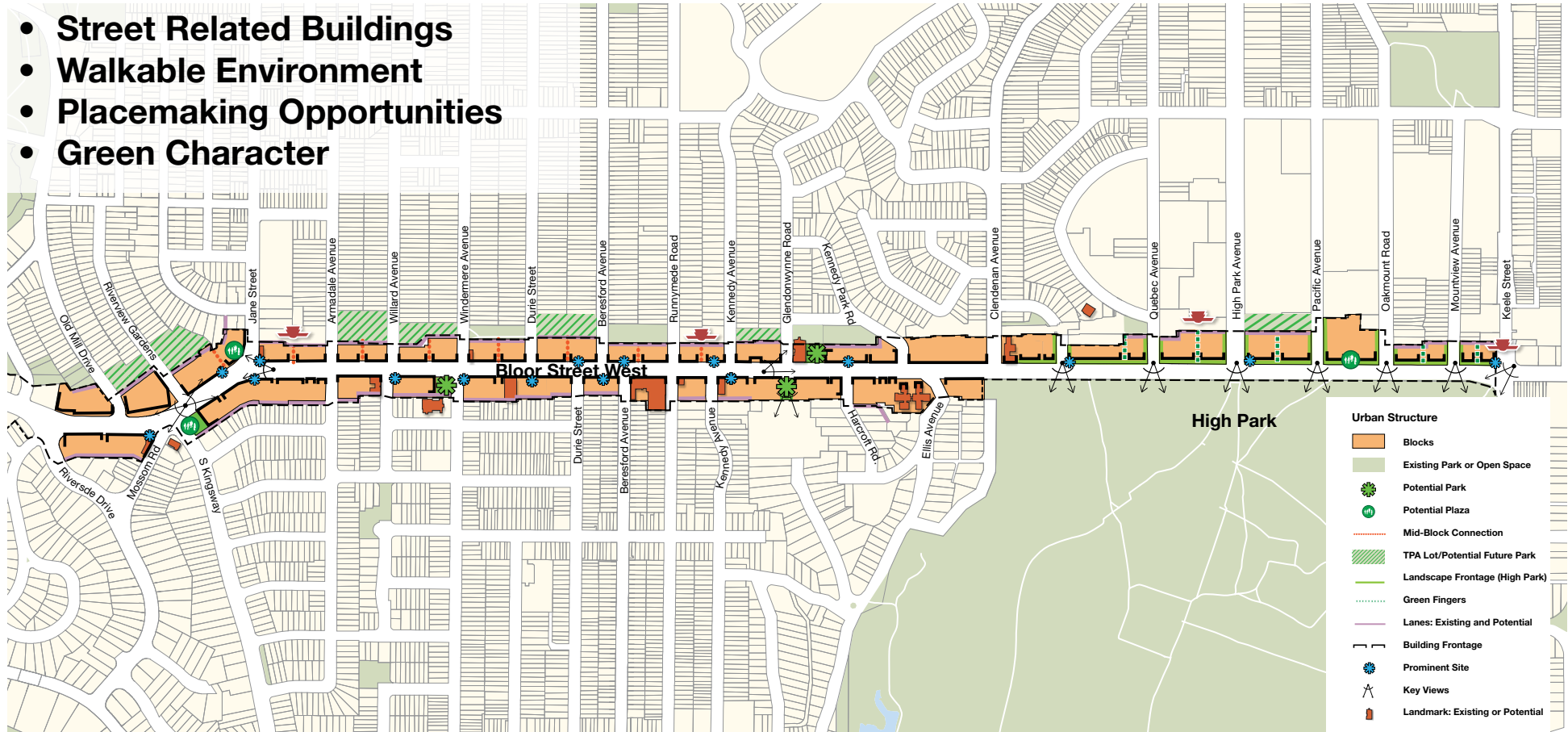
Humber Gateway Character Area removed due to *Neighbourhoods* designation with no anticipated change.

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



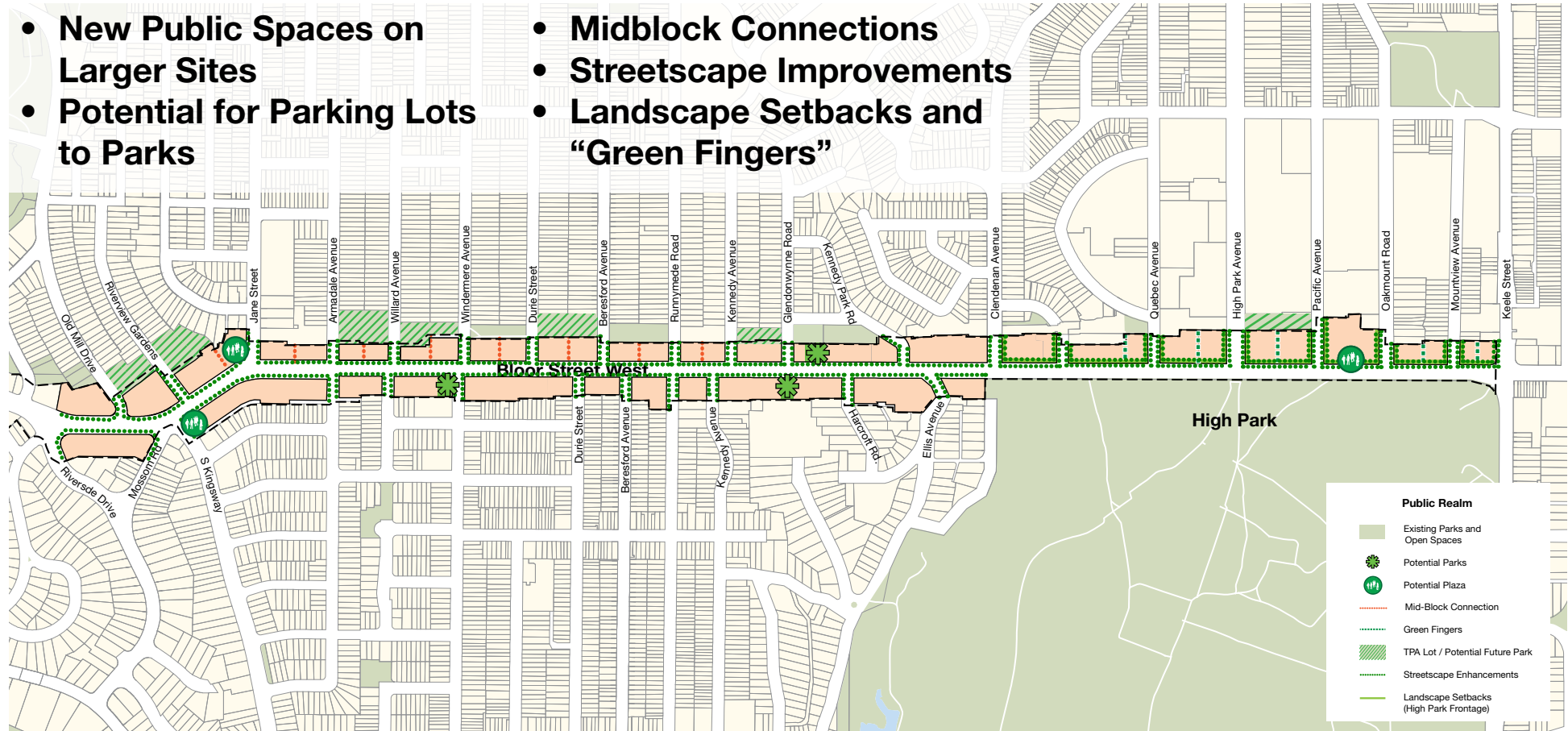
Framework: Urban Structure

- Street Related Buildings
- Walkable Environment
- Placemaking Opportunities
- Green Character



Framework: Public Realm

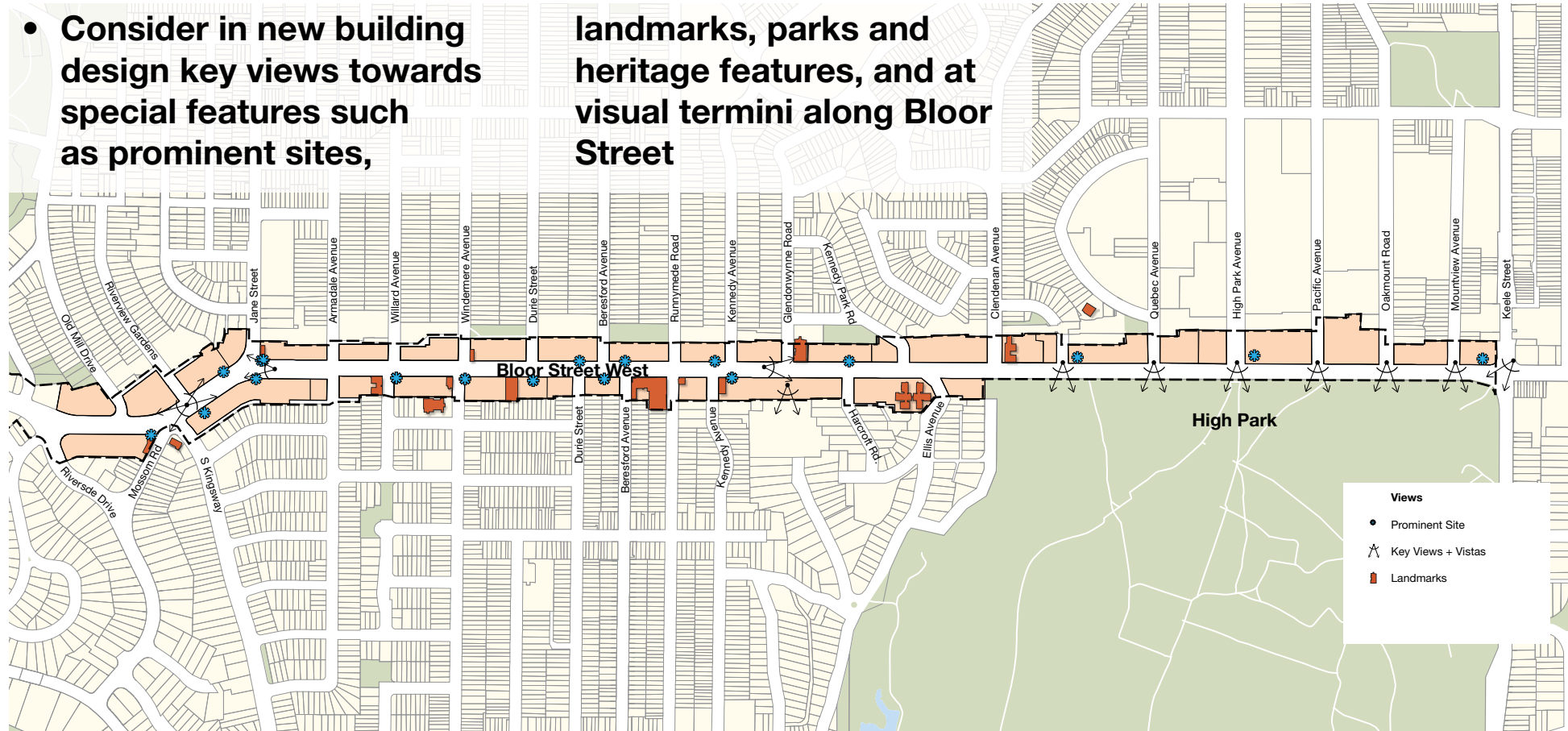
- New Public Spaces on Larger Sites
- Potential for Parking Lots to Parks
- Midblock Connections
- Streetscape Improvements
- Landscape Setbacks and “Green Fingers”



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



Development in Study Area: Significant Period of Change

Last 10 Years

8 Projects (including
Humber Cinema Site)

1300+ Units
2500+ People

Next 20+ Years

Estimated Population Increase
based on Demonstrations

400 to 840+ Units
750 to 1600+ People

Recommendations

Draft Recommendations for Four Subjects

- » Built Form
- » Land Use / Community Services + Facilities
- » Street Design + Transportation
- » Natural Heritage + Water

Approach to Recommendations

- » Make a decision if change was appropriate
- » If changing, then by how much
- » Provide a rationale for why

Summary: Recommendations_DRAFT

Built Form	Land Use / CS+F	Street Design + Transportation	Natural Heritage + Water
Change in most of the Study Area	Minor adjustments to reflect current conditions	Suggestions to introduce cycling infrastructure when reconstruction takes place	Suggestions to develop a natural heritage planning and management framework
Consistent with or refinement of existing policy	Suggestions to support Main Street retail and office employment	Suggestions to support safer environment for all users	Suggestions for enhanced site specific requirements for sensitive areas
Different guidelines informed by understanding of local context and testing of options	Suggestions to support soft intensification alongside midrise development	Suggestions for strategies to improve traffic flow and reduce congestion	Suggestions to ensure no impedance on flow of groundwater in aquifer
Modest change in East and West Villages; More direction for High Park Frontage and Village Main Street	Suggestions for process to allow small scale retail along High Park	Suggestions for parking study to inform future conditions	Suggestions to limit the depth of below grade structures

Station Presentations

One Station for Each Subject: 25 minutes Each

Presentation: 5-10 minutes

- » Overview of Existing Conditions
- » Rationale for Making Decisions
- » Highlight Specific Sites

Facilitated Discussion: 15-20 minutes

Move to Next Station

Report Back in a Plenary Session Format

Natural Heritage + Water

Purpose_Supplemental Studies

Strong interest and concern about future redevelopment and the potential adverse impact on sensitive natural systems, specifically High Park

City of Toronto expanded the scope for this Avenue Study to include a desktop study of the Hydrogeology and Natural Heritage features

Supplemental study recommendations to inform the Avenue Study:

- » **Recommendations in Final Report**
- » **Recommendations for further work following the Avenue Study**

Supplemental Studies

Generalized Scope of Work July 2017

- » **Background Review**
- » **Impact Identification and Assessment**
- » **Mitigation**
- » **Recommendations**

Selected Consultants August 2017

- » **WSP: Hydrogeology**
- » **Dougan and Associates: Natural Heritage**

Preliminary Findings and Recommendations

LAC 03 October 18 2017

- » **Specific to Supplemental Studies**

Surface Water Review by Toronto Water Staff October/November 2017

Natural Heritage + Water_What We've Heard

General support for the recommendations and need to see more, including:

- » Support for integration of Natural Heritage, Water and Functional Servicing Studies
- » Balance of responsibility between public and private
- » Need strong policies (not guidelines)

Natural Heritage

- » Importance of High Park and concern about degradation
- » Need to ensure prescribed burns continue
- » Protection for Chimney Swifts and other threatened species

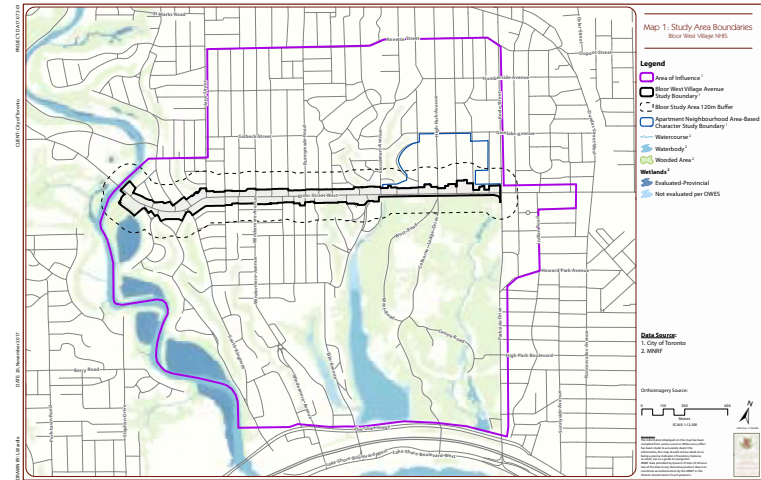
Water

- » Concerns about impact of underground development and dewatering on water table and features
- » Impacts of intensification on water courses in High Park
- » Need to protect and enhance water courses and Grenadier Pond

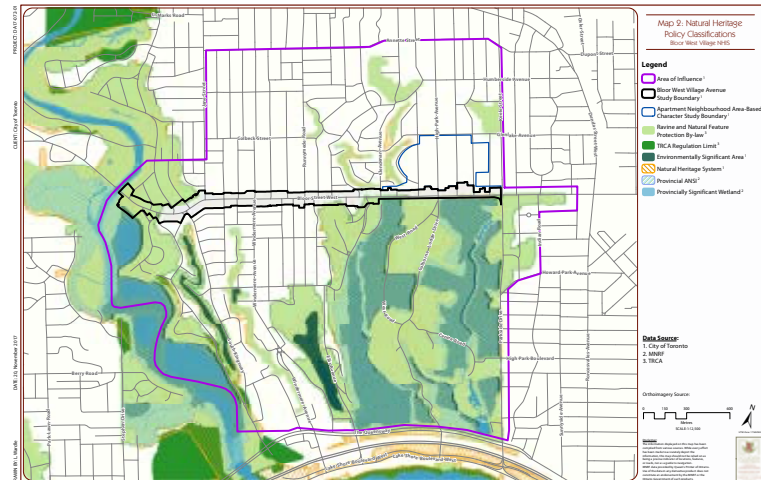
Natural Heritage

Characterization_Overview

- Significant natural heritage resources exist within High Park and the Humber River valley
- Neighbourhood contains additional ESAs and extensive mature urban forest.
- Recorded species of conservation concern likely breed within the High Park and Humber River Valley natural habitats.
- Many other urban tolerant species breed in generalist habitat (i.e. northern end of High Park, treed neighbourhoods, parks/parkettes, and backyards).
- 100+ years of anthropogenic use / disturbance have led to high degree of fragmentation and disturbance



Study Area Boundaries



Natural Heritage Policy Classifications

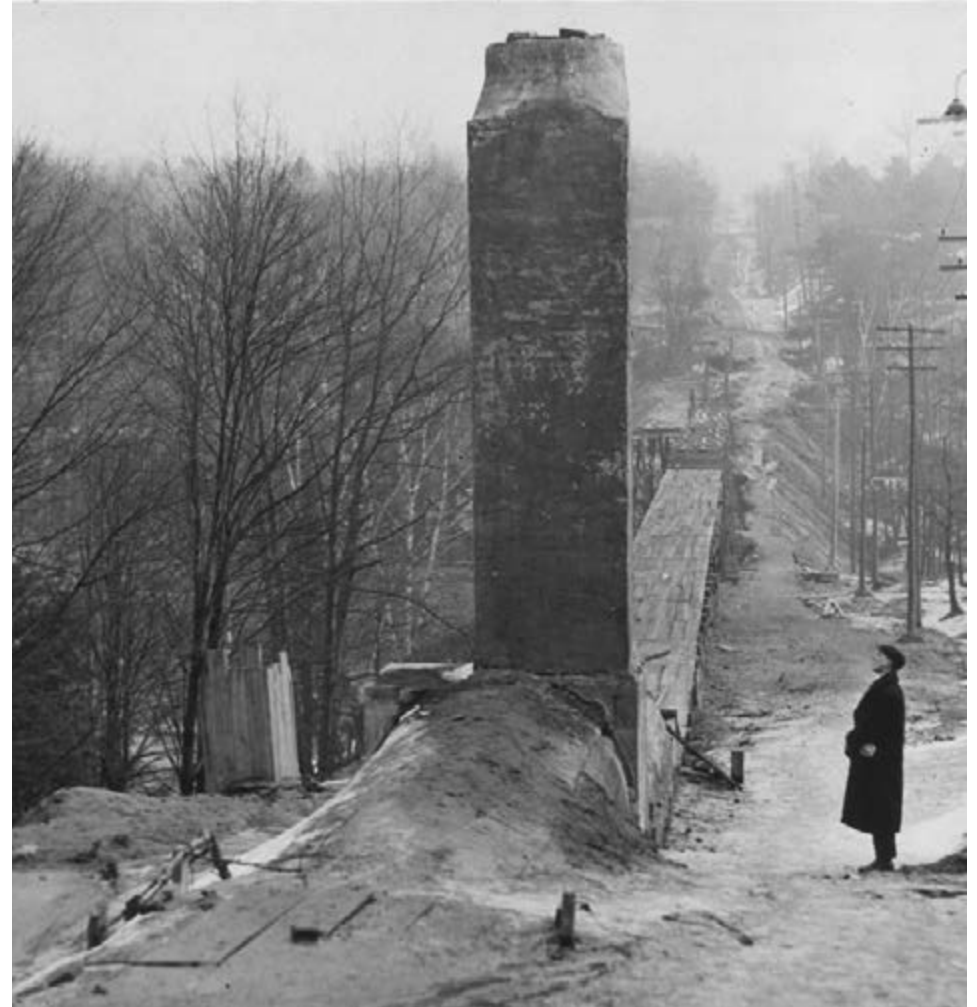
Characterization_High Park

- Rare habitats (prairie/savannah) are present within the parkland matrix.
- The park provides habitat for Species-at-Risk (SAR), primarily in prairie/savannah and wetland/aquatic habitats and for urban-tolerant species:
 - » 64 species of breeding birds recorded in park (includes SAR); highly attractive stopover site for migratory birds
 - » Urban tolerant mammals are present; bats studied on limited basis but SAR bats not likely breeding in High Park
 - » Diversity of amphibians and reptiles low, confined to wetlands, ponds, and surrounding terrestrial interface



Characterization_High Park (cont'd)

- Restoration measures per High Park Woodland & Savannah Management Plan (2002) are implemented to improve resilience of natural heritage features and functions.
- Existing policy protection at Provincial and Municipal level.



Characterization_Humber Valley

- Steep forested valley slopes with Provincially Significant Wetland complex in bottomlands
- Wetland communities provide important habitat for flora, fauna
 - » 56 species breeding within the Humber River Valley (includes SAR); forested and open water habitats are highly attractive stopover site for migratory birds (along with High Park)
 - » Similar mammal, amphibian, and reptile diversity as High Park in available data, but higher likelihood of some species due to connectivity (i.e. White-tailed deer) and wetland extent (i.e. amphibians)



Wetland Complex

Characterization_Humber Valley (cont'd)

- Ecological connectivity to Lake Ontario waterfront, through City to Oak Ridges Moraine, although fragmented by roads/bridges
- Additional prairie/savannah habitats present adjacent to Humber corridor (Lambton Shores, Sassafras Woods)
- Existing policy protection at Provincial and Municipal level



Characterization_Area of Influence

- Existing established neighbourhoods with mature urban forest canopy corresponding to complex topography.
- Several ESAs (South Kingsway West Flank, South Kingsway East Flank, Rennie Park).
- Ravine fragment at end of Dacre Crescent/ No Frills Parking Lot overlooks steep slopes, deciduous swamp, and seepage.
- Ravine fragments north and south of Bloor St., and wetlands provide breeding / migratory habitat for diverse avifauna.
- Municipal policy protection in force, primarily focused on ESAs & ravine features.



Dacre Crescent



Rennie Park

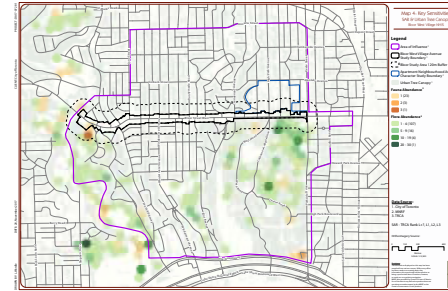


Bloor West Corridor

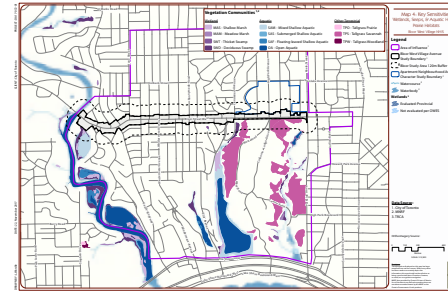
Potential Development Impacts

Impacts due to built form are limited within the Bloor West Village Avenue Study area. The potential impacts depend on location and nature of development, and could include:

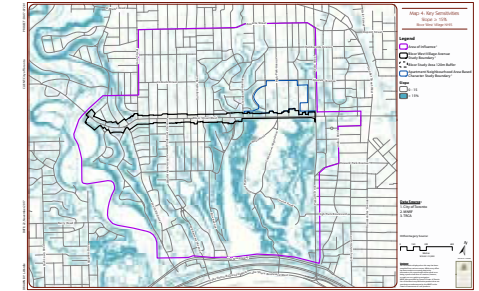
- » Tree canopy loss
- » Slope impacts
- » Increased hazard of buildings to migratory & breeding birds
- » Removal of habitat for Species at Risk
- » Construction impacts to wildlife (i.e. nest removal, mortality)
- » Changes in downstream water quality and quantity
- » Increased impacts on High Park



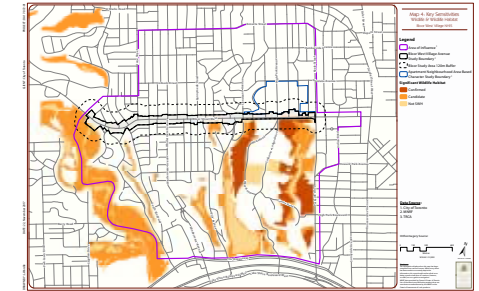
Species at Risk



Wetland Prairie



Slope



Wildlife

Impact Mitigation

Potential Impact	Recommended Mitigation	Existing Policies / Guidelines	Recommended New Policies / Guidelines
Tree canopy loss	Require arborist studies for development sites with trees, minimize tree loss and injury, replant removals with native, site-appropriate trees	Private tree by-law, City tree by-law, Ravine and Natural Features Protection By-law	Consider area-specific “high-value trees” guideline to enhance retention of mature canopy, increasing arborist studies to all trees 10cm DBH and larger
Slope impacts	Require scoped, site specific to determine long-term stable top of slope location for sites including or adjacent to steep slopes	10 m setback from long-term stable top of slope	No additional policies / guidelines required
Increased hazard of buildings to migratory & breeding birds	Require buildings facing High Park to have bird friendly design for entire façade	Toronto Green Standard	Consider enhancing TGS to extend bird friendly treatment to entire façade of any buildings facing High Park
Removal of habitat for Species at Risk	Require scoped studies for SAR that use urban structures (i.e. Chimney Swift, Bats) where buildings proposed for removal to determine presence/absence	Endangered Species Act	No additional policies / guidelines required

Impact Mitigation (cont'd)

Potential Impact	Recommended Mitigation	Existing Policies / Guidelines	Recommended New Policies / Guidelines
Construction impacts to wildlife	Trees to be removed outside migratory and breeding bird windows; construction sites to be contained with silt fence to minimize accidental mortality	Migratory Birds Convention Act, Erosion and Sediment Control Bylaw	No additional policies / guidelines required
Changes in downstream water quality and quantity**	Improve water quality and reduce “flashiness” of flows through at-source measures	Existing City WWFMG (Wet Weather Flow Management Guidelines)	Consider site specific study SWM requirements, SWM enhancements in Avenues north of High Park (see Water presentation for details)
Increased use on High Park**	Mitigate impacts of increased use through effective park management	High Park Woodland & Savannah Management Plan	City to identify opportunities to improve habitat and increase resilience of High Park, including continuation of High Park Oak Savannah burn and restoration work Consider developing building HVAC standards to prevent smoke intake from burn
Conventional development practises	Create habitat opportunities through biodiverse green roofs and green streets	Green Streets Technical Guidelines Biodiverse Green Roof Guidelines	Require biodiverse green roofs and introduction of green streets

**indirect impacts

Mitigation and Enhancement Opportunities outside of BWV Avenue Study

New Development

- » To be bird friendly
- » Incorporate at source measures to improve water quality and reduce peak storm flows
- » No discharge of groundwater
- » Greater protection for high value trees
- » Biodiverse Green Roofs, local species and pollinator friendly landscaping

City/TRCA

- » Green Streets technology
- » Further study of flora and fauna resources
- » Information/education about values of High Park

Water: Groundwater + Surface Water

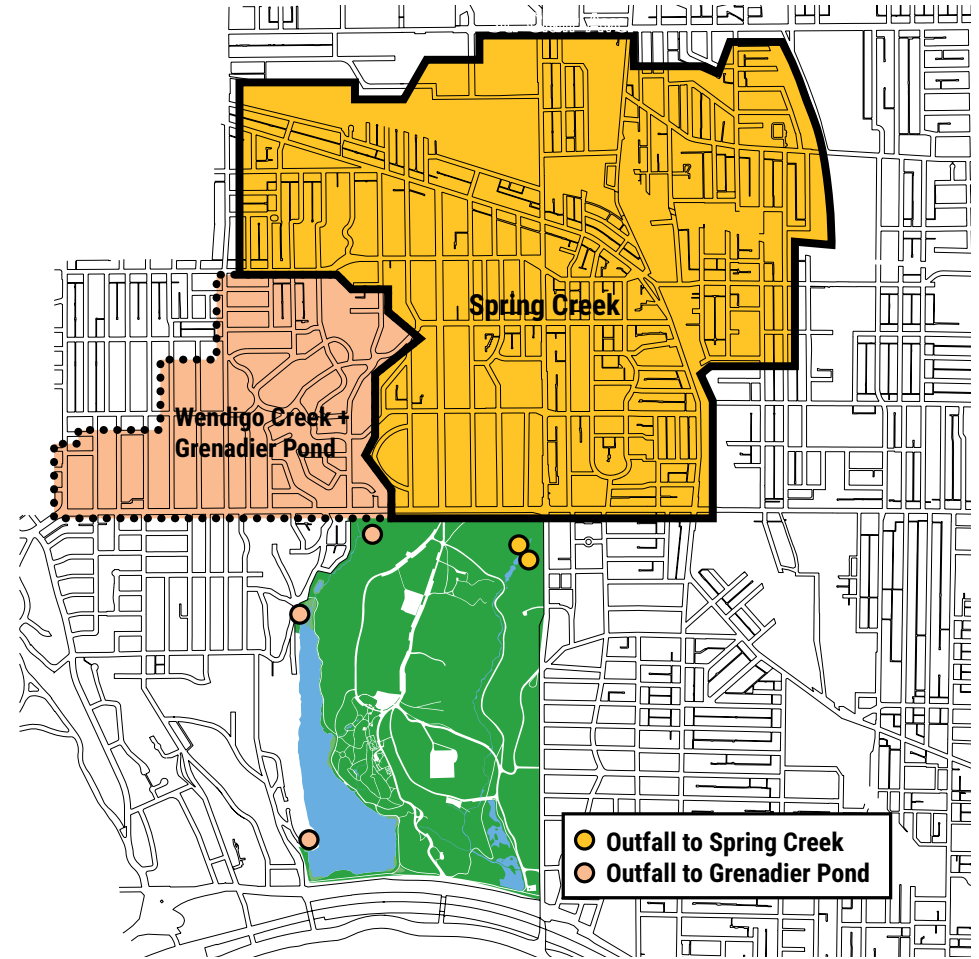
Impacted Sensitive Areas_Characterization

Wendigo Creek (upstream portion of Grenadier Pond)

- » Storm Sewer outfall discharges from Total Catchment Area of 120 ha with 56% Impervious cover.
- » Bloor St W Village Study area constitutes 8% of total contributing catchment.

Spring Creek

- » Outfalls from 2 catchments serviced by SCSO sewers and storm sewers, respectively
- » Total Contributing Catchment ~305 ha (out of which only 5 ha resides in the BMV study area)
- » Total Catchment Imperviousness ~68%



Stormwater Catchment Areas feeding High Park

Impacted Sensitive Areas_Conditions Review

Wendigo Creek

85% of the Grenadier Pond basin has been developed since 1940.

Increased imperviousness likely decreased groundwater contributions to 50%, with 50% contributed from surface water (i.e., stormwater runoff).

Spring Creek

Surface water contributions significantly less than artesian based groundwater flow from buried Laurentian Channel aquifer (driven by groundwater regimes from Georgian Bay and the Oak Ridges Moraine)

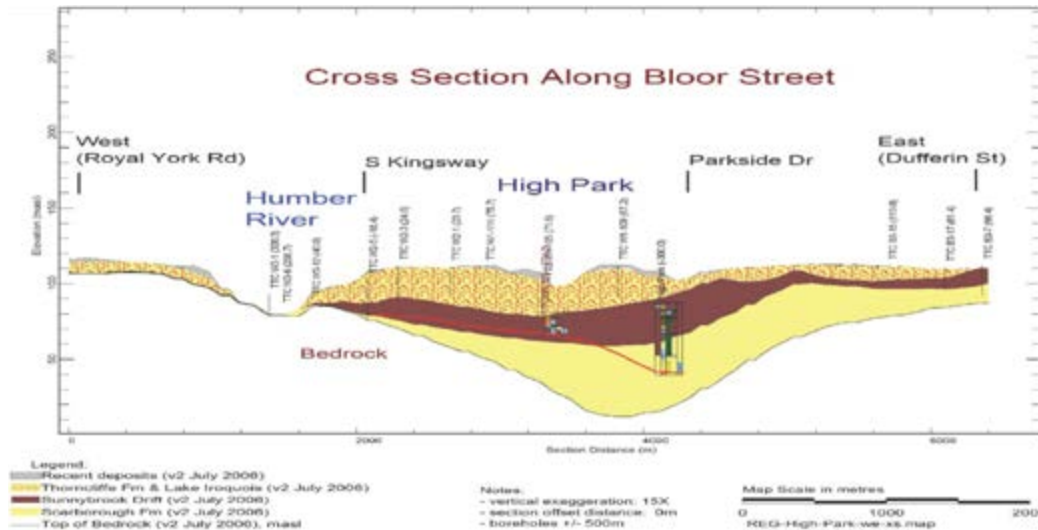
Groundwater and Surface Water_ Key Water Sources

Groundwater

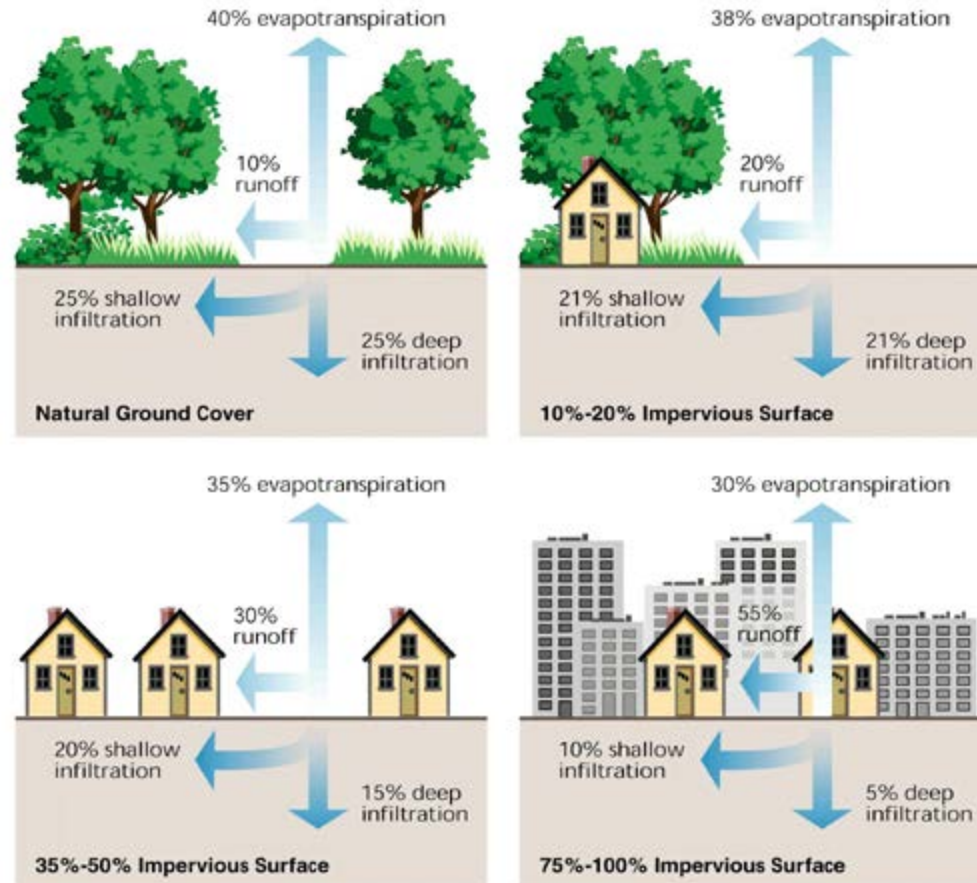
Groundwater sources include shallow groundwater flow regime and perched aquifers and deep aquifers (i.e., buried Laurentian Channel).

Surface Water

Surface Water sources stormwater runoff from upstream catchment areas flowing overland or captured, conveyed and discharged through City's sewer infrastructure.



Groundwater and Surface Water_ Development Impact



Groundwater and Surface Water_ Recent City Actions

1998-2008:

Stormwater management projects to improve storm water quality:

- » Spring Creek Ponds
- » Wendigo Pond
- » Catfish Pond
- » Lower Duck Pond

Past 2-3 Years:

Cleaning out of:

- » Spring Creek Ponds
- » Wendigo Pond
- » Lower Duck Pond

City has now implemented mandatory downspout disconnection in the High Park catchments

Additional stormwater mitigation will occur as defined in the Wet Weather Flow Management Guidelines for the Bloor West Village study area and surrounding neighbourhoods



Sensitive High Park Water Features

Impacted Sensitive Features	Wendigo Creek (upstream portion of Grenadier Pond)	Spring Creek
Existing Characterization	<p>Storm Sewer outfall discharges from Total Catchment Area of 120 ha with 56% Impervious cover.</p> <p>Bloor St W Village Study area constitutes 8% of total contributing catchment.</p>	<p>2 Sewer outfalls (1 SCSO + 1 Storm) discharges from Total Catchment Area of 305 ha with 68% Impervious cover.</p> <p>Bloor St W Village Study area constitutes <2% of total contributing catchment.</p>
Conditions Review [Gartner Lee 1995] [WSP 2017]	<p>85% of the Grenadier Pond basin had been developed since 1940.</p> <p>Increased imperviousness likely decreased groundwater contributions to 50%, with 50% contributed from surface water (i.e., stormwater runoff).</p>	<p>Surface water contributions significantly less than artesian based groundwater flow from buried Laurentian Channel aquifer (driven by groundwater regimes from Georgian Bay and the Oak Ridges Moraine)</p>

Development Impacts on Groundwater and Surface Water

	Groundwater	Surface Water
Key Water Sources	Groundwater sources include shallow groundwater flow regime and perched aquifers and deep acquifers (i.e., buried Laurentian Channel)	Surface Water sources stormwater runoff from upstream catchment areas flowing overland or captured, conveyed and discharged through City's sewer infrastructure.
Development Impact	<p>Increases in imperviousness may inhibit groundwater recharge.</p> <p>Sub-surface structures (e.g., parking garages) may require the extraction and discharge of groundwater to sewers impacting groundwater flow regimes, sewer capacity and potential for water quality degradation.</p> <p>Deep sub-surface structures may impede aquitards could cause release of pressurized aquifers.</p>	<p>Increases in imperviousness may result in rapid and increased release of stormwater increasing the risk of water quality degradation and watercourse erosion, as well as raise urban flooding concerns.</p>

Development Impacts on Groundwater and Surface Water (cont'd)

	Groundwater	Surface Water
Opportunities & City Requirements	<p>Improve groundwater recharge, through on-site prioritization of Green Infrastructure/Low Impact Development features as per City's WWFMG, Green Streets Technical Guidelines and upcoming MOECC direction.</p> <p>Provide site-specific hydrogeological investigation to understand impacts to groundwater and discharge, and meet City requirements for Groundwater Management (upcoming Policy) and By-Laws.</p>	<p>Improve overall stormwater management from existing impervious & uncontrolled conditions using Green Infrastructure/Low Impact Development features to ensure adequate controls for water balance, quality and quantity as per City's WWFMG, Green Streets Technical Guidelines and upcoming MOECC direction.</p>
Recommendations	<p>Investigate enhanced area-specific recharge requirements for sensitive areas.</p> <p>Limit the maximum depth of sub-surface structures in order to ensure no net impact to the groundwater regime.</p> <p>Confirm no impedance of aquifer or hydrogeological/geotechnical impact through monitoring well.</p>	<p>Investigate enhanced area-specific SWM control requirements for sensitive areas.</p>

Built Form

Existing Building Types



Main Street Mixed Use



Heritage / Landmarks



Mid-Rise Apartments



Taller Buildings



Townhouses



Mixed Use Commercial Office



House Forms



Low-Rise Apartments

Built Form_What We've Heard

Encourage context sensitive built form that respects and complements the existing street, adjacent areas and neighbourhoods

Building design and heights should maintain a human scale and the “village” feel in BWV

Protect sunlight and sky view

Clear rationale for height and different transitions

Consider emerging context alongside existing context

Midblock connections and laneways should be safe and comfortable

Strong concern with 60° rear angular plane on southside

Built Form_Key Variables Considered

1. Character Area

2. Streetwall Height/Overall Height

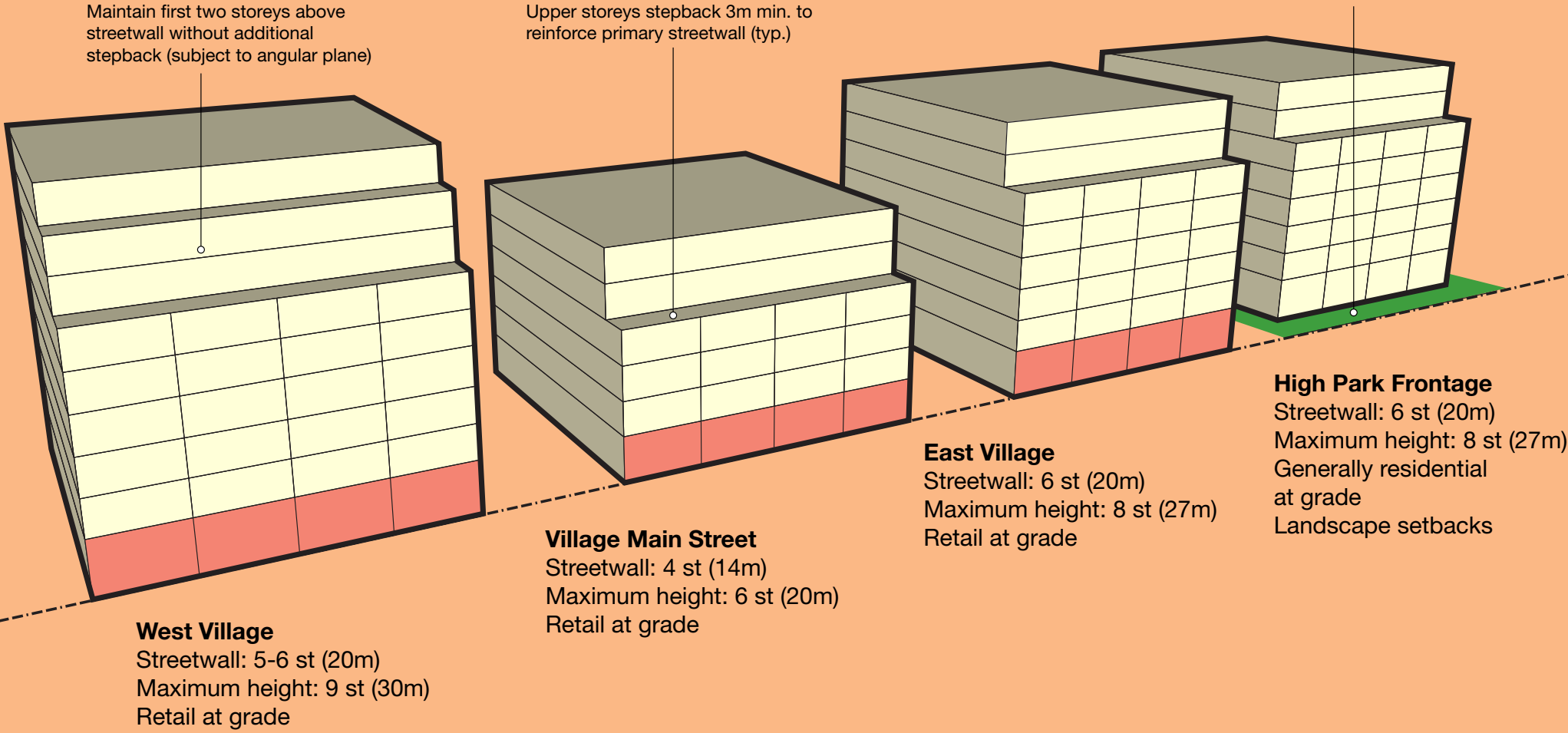
3. Transition to Upper Stories

4. Different Rear Transition Conditions

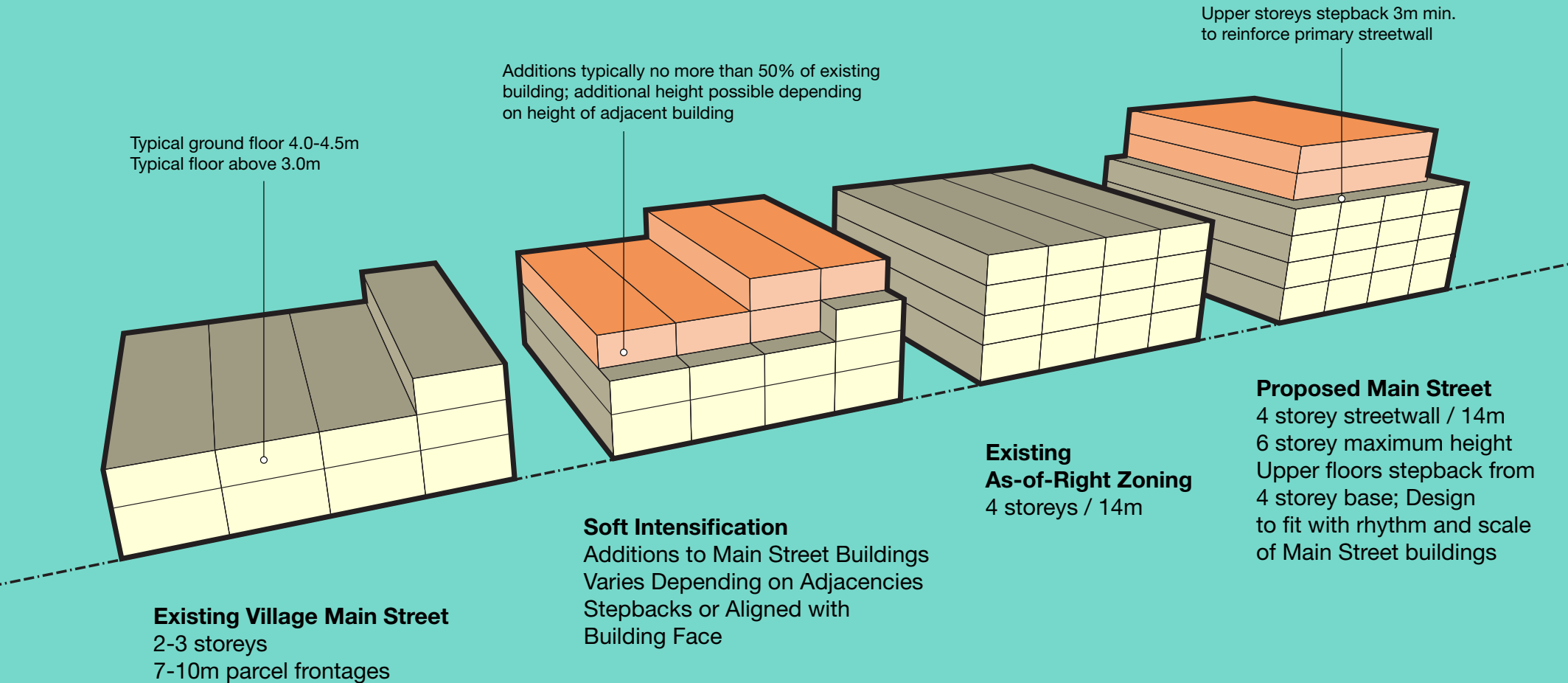
- Typical Neighbourhood/Park/Parking Lot
- Transit Station
- Parking Lot to Park
- Southside

5. Between

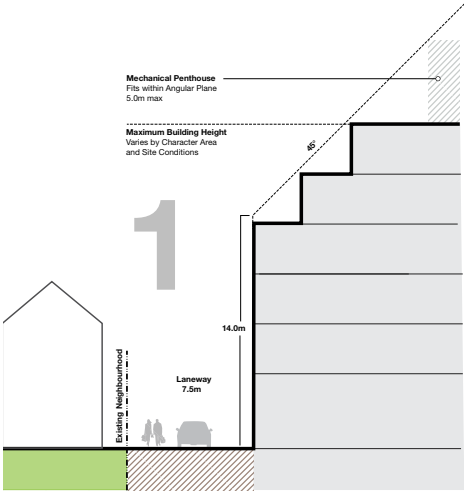
Built Form_ Streetwall + Height: Summary



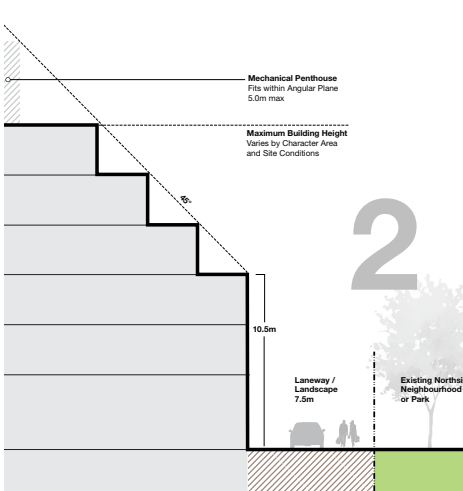
Built Form_Village Main Street Concept



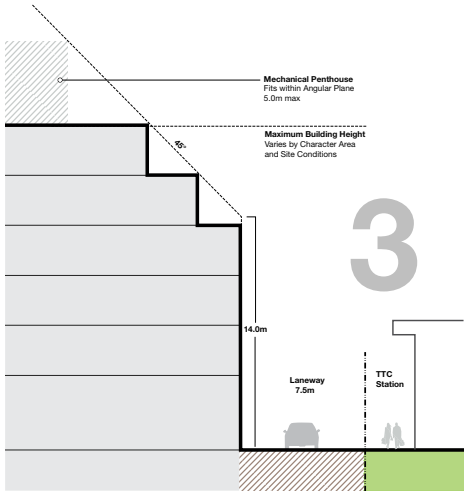
Rear_Transitions: Summary



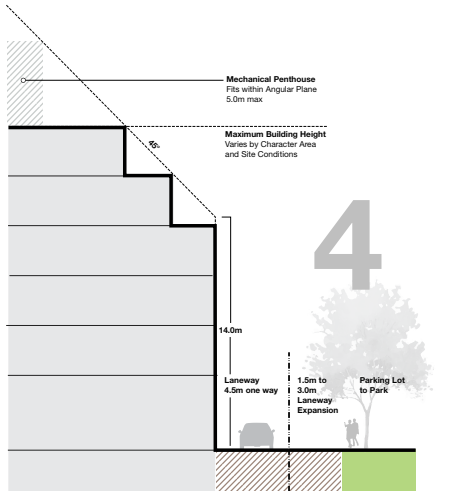
Southside: All Character Areas



Northside: Neighbourhoods or Parks



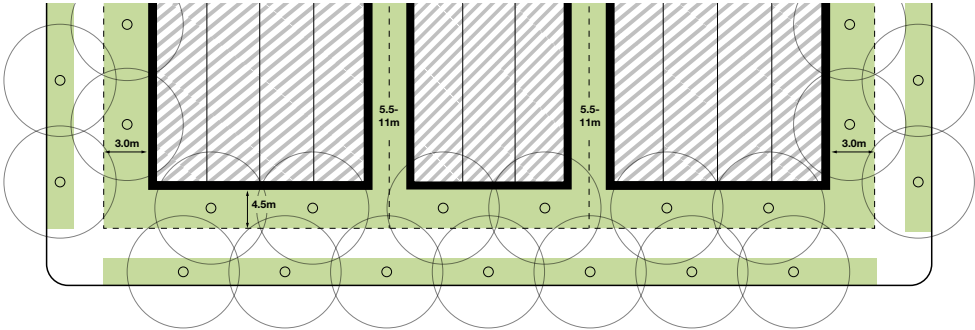
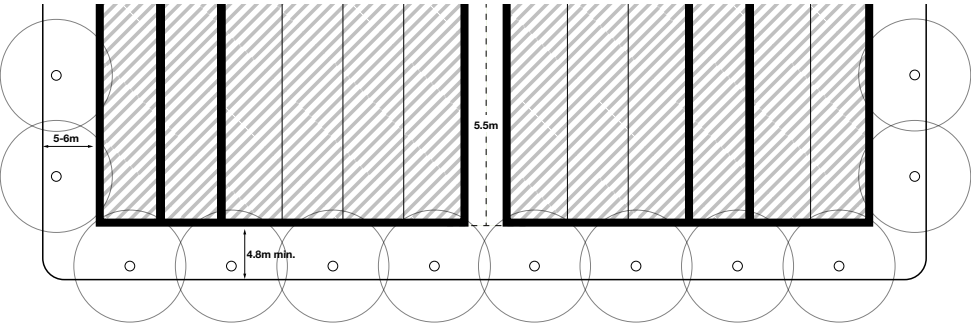
Adjacent to TTC Stations + Corridor



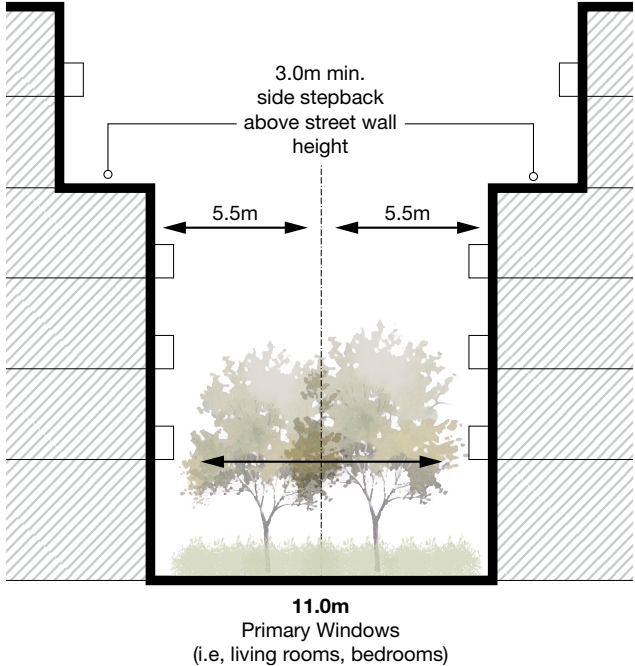
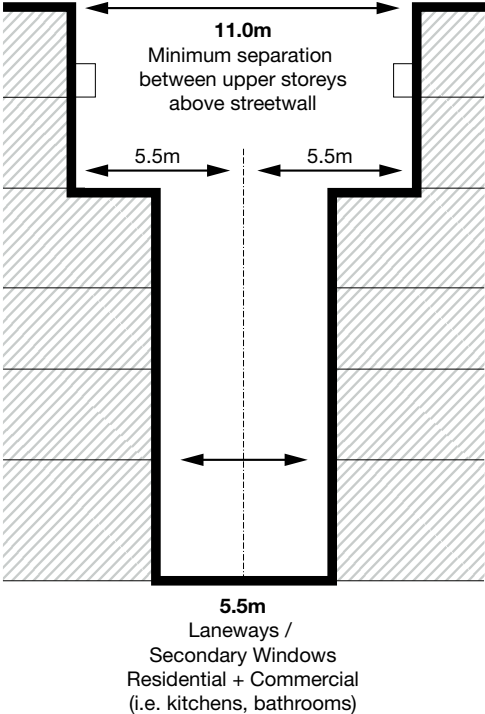
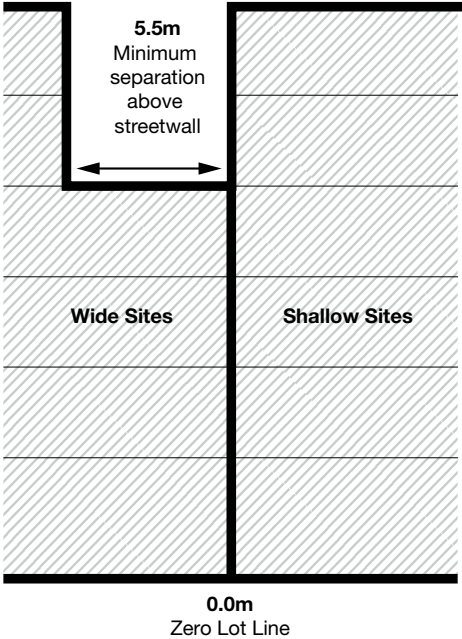
Adjacent to Parking Lot



Between_Setbacks + “Green Fingers”



Between_Separation



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



Sample_West Village

5 st streetwall
8 st max height

5 st streetwall
8 st max height

5 st streetwall
6 st max height

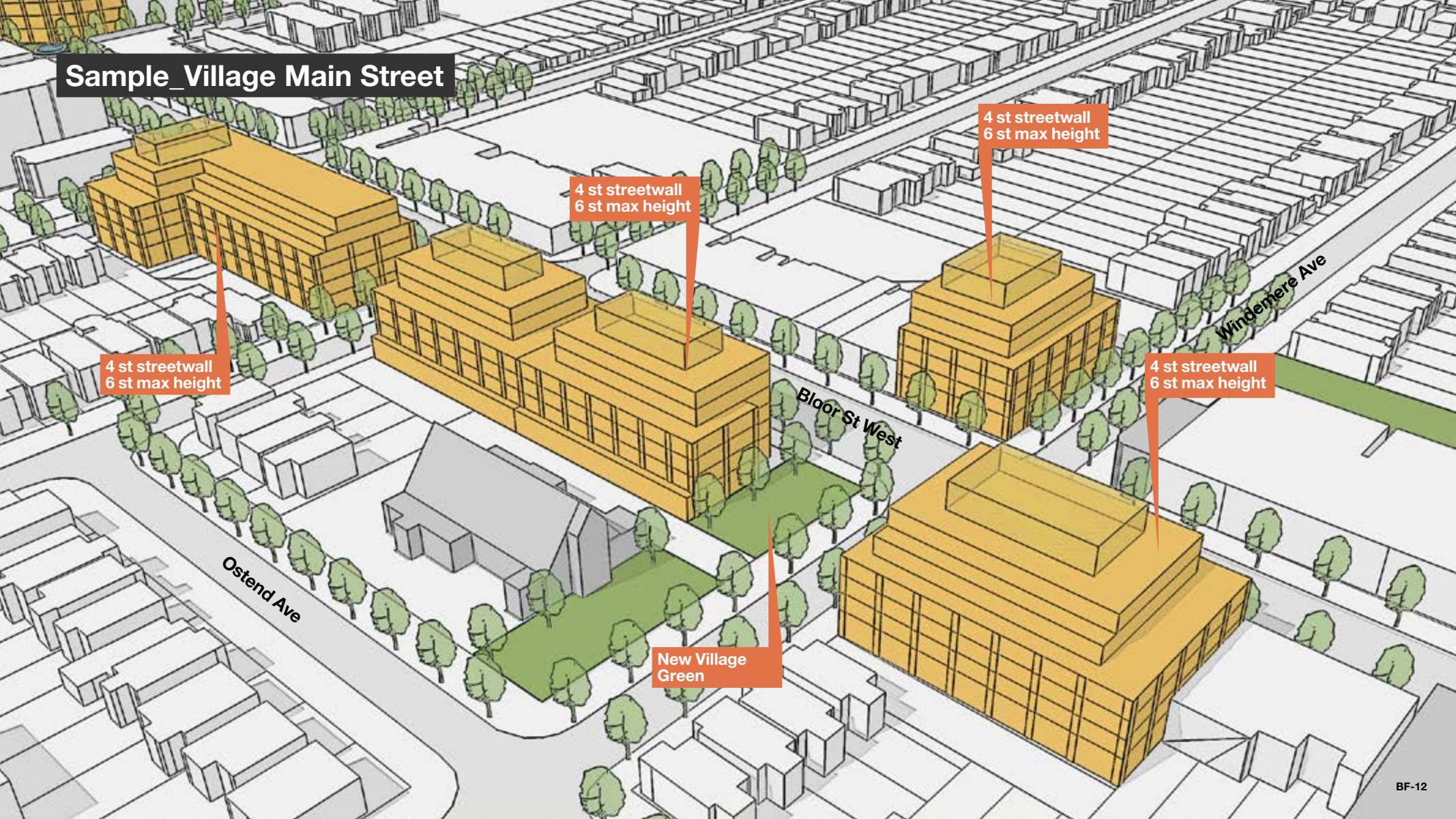
5 st streetwall
7 st max height

5 st streetwall
7 st max height

Bloor St West

Jane St

Sample_Village Main Street



4 st streetwall
6 st max height

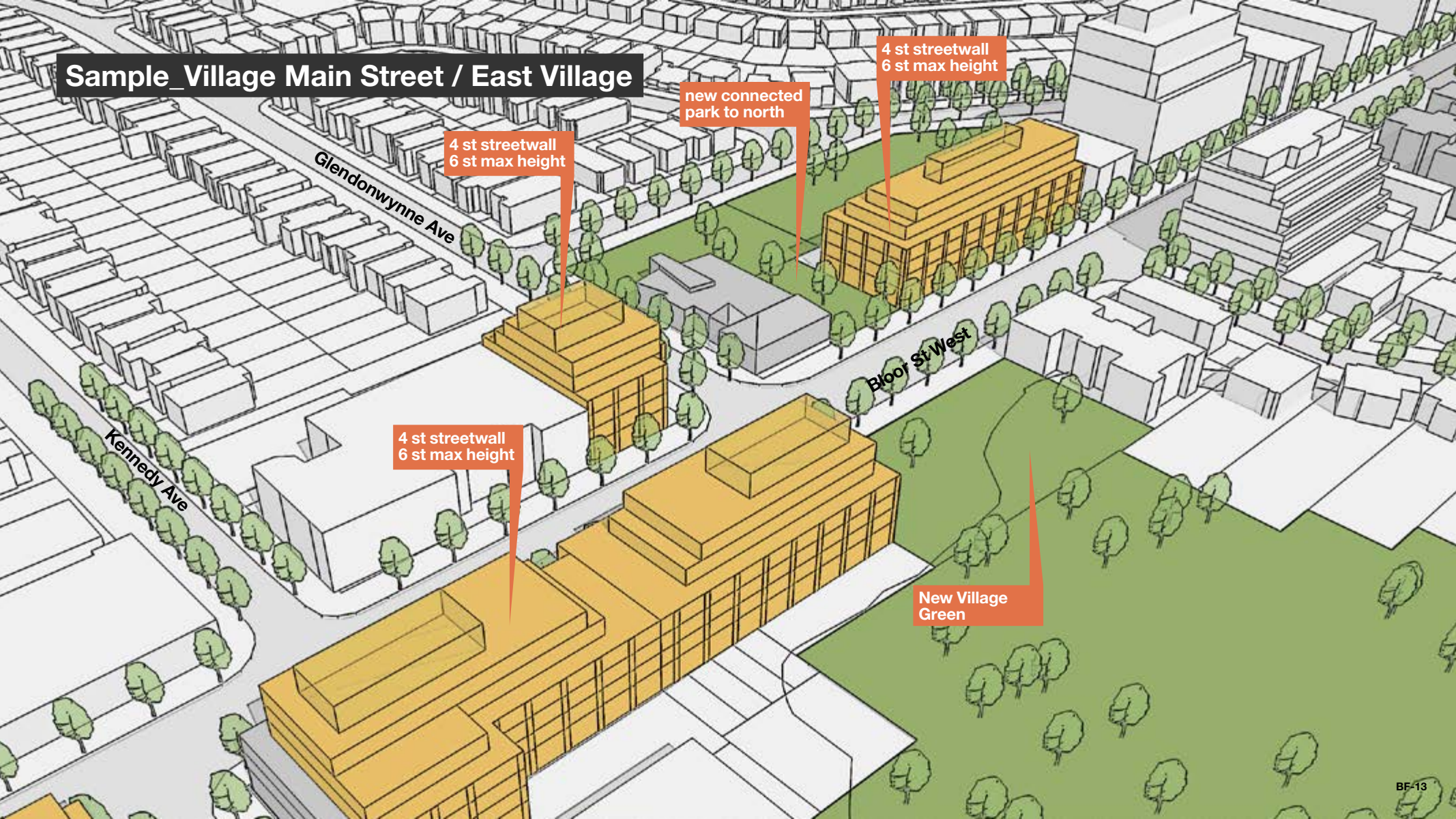
4 st streetwall
6 st max height

4 st streetwall
6 st max height

4 st streetwall
6 st max height

New Village
Green

Sample_Village Main Street / East Village



4 st streetwall
6 st max height

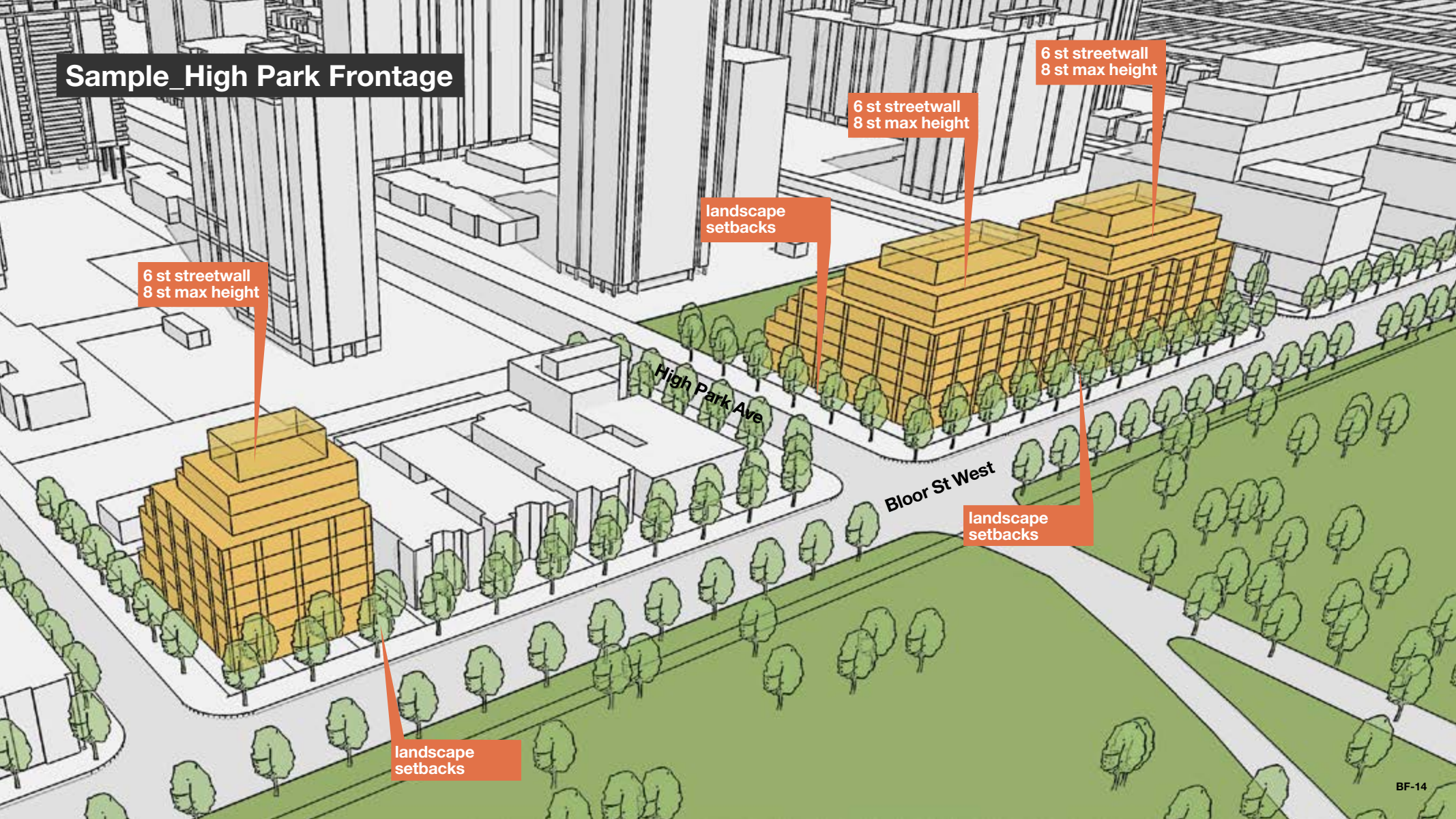
new connected
park to north

4 st streetwall
6 st max height

4 st streetwall
6 st max height

New Village
Green

Sample_High Park Frontage



6 st streetwall
8 st max height

landscape
setbacks

6 st streetwall
8 st max height

6 st streetwall
8 st max height

High Park Ave

Bloor St West

landscape
setbacks

landscape
setbacks

Sunlight and Skyview_Shadow Studies in Village Main Street

7 Hours of Sunlight on North Sidewalk Spring and Autumnal Equinox (March + September 21)



Built Form_Summary Table

Character Area	Recommendations	Effect
Village Main Street	Maximum streetwall: 14.0m (4 storeys) Maximum height: 20.0m (6 storeys) Setbacks: to achieve 4.8m min boulevard and 5.0m on side streets	Allows for 4 storey base buildings; aligned with current permissions. Additional floors above 4 storeys stepback to reinforce streetwall. Not all sites can accomodate maximum height.
West Village	Maximum streetwall: 20.0m (6 storeys) Maximum height: 30.0m (9 storeys) Setbacks: to achieve 6.0m min boulevard on Bloor Street and 5.0m min on side streets	Allows for 4 to 9 storey buildings. Additional floors above 6 storeys stepback to reinforce streetwall. Relates to emerging context and existing policy. Not all sites can accomodate maximum height.
East Village	Maximum streetwall: 20.0m (5-6 storeys) Maximum height: 27.0m (8 storeys) Setbacks: to achieve 4.8m min boulevard and min 5.0m on side streets	Allows for 5 to 9 storey buildings. Additional floors above 6 storeys stepback to reinforce streetwall. Relates to emerging context and existing policy. Not all sites can accomodate maximum height.
High Park Frontage	Maximum streetwall: 20.0m (6 storeys) Maximum height: 27.0m (8 storeys) Setbacks from property line: 4.5m min for landscape frontage and 3.0m on side streets Separation between buildings	Allows for 6 to 9 storey buildings Relates to both existing and emerging context, and existing policy. Landscape setback and 'green fingers' separating relates to <i>Apartment Neighbourhood</i> and High Park context. Not all sites can accomodate maximum height.

Land Use

Land Use_What We've Heard

Remove *Avenues* designation for areas not appropriate for intensification

Protect the character of Village Main Street by restricting densities and establishing maximum lot sizes, while encouraging the retention of small scale independent retail

Allow larger format retail outside in the West and East Villages

Protect High Park

Decision Making Approach

Are the existing Official Plan policies and zoning appropriate for each character area?

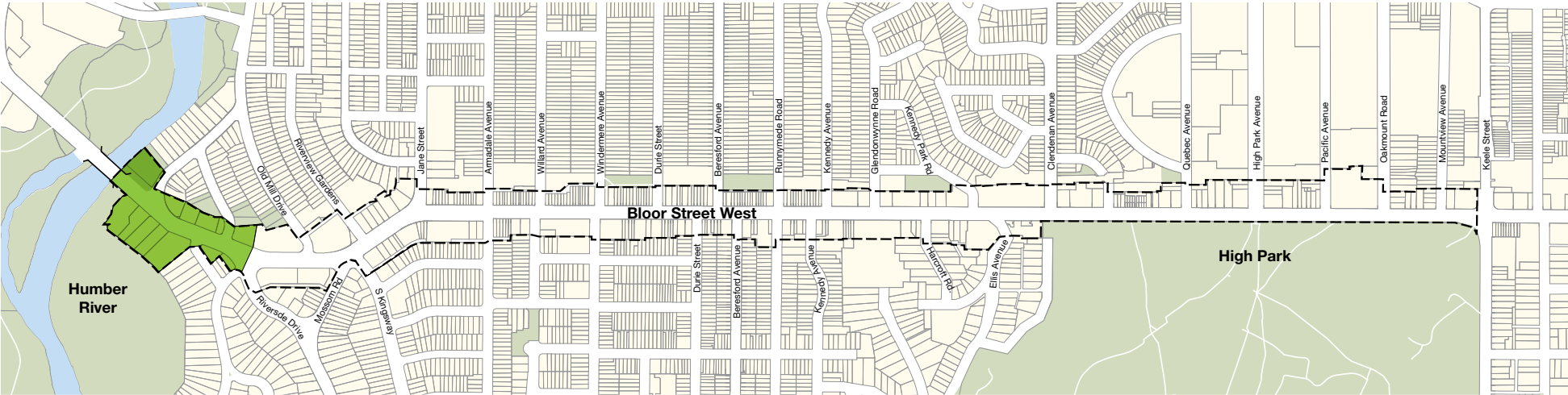
What policy changes are needed to implement the built form recommendations?

How can the policies be simplified to provide a more clear direction for Bloor West Village?

How can the City respond better to future development applications?

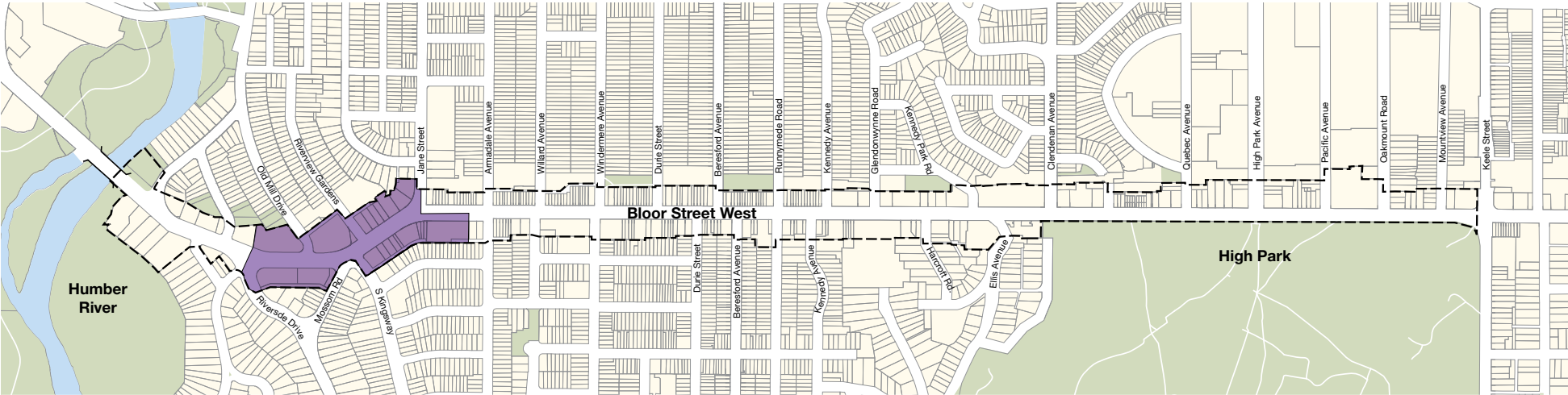
Land Use Recommendations_Humber Gateway

Character Area	Recommendations	Effect
Humber Gateway	Remove <i>Avenues</i> overlay Keep current <i>Neighbourhoods</i> designation	Signal that intensification is not appropriate



Land Use Recommendations_West Village

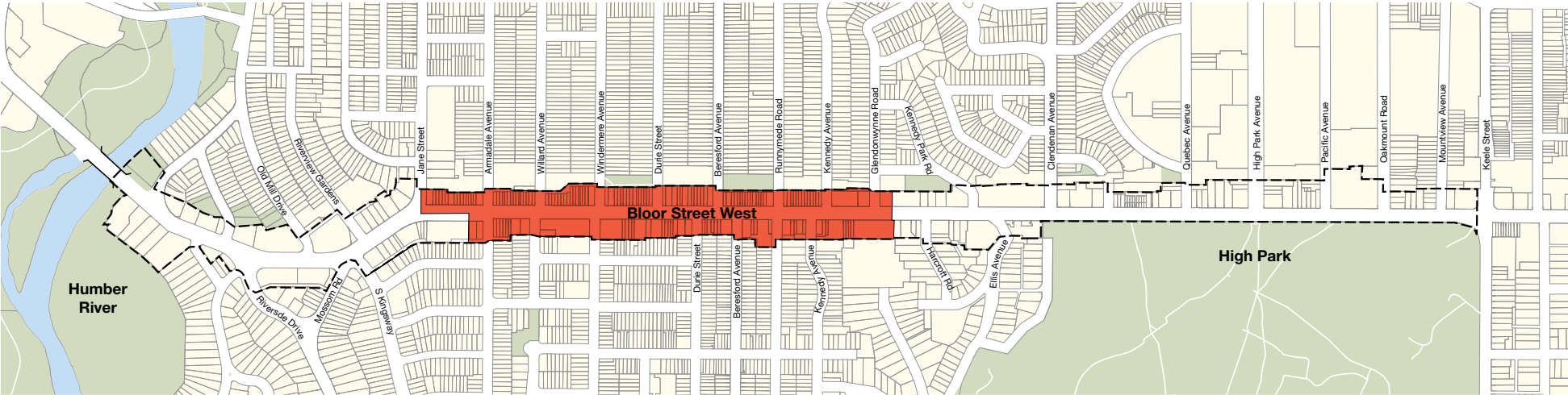
Character Area	Recommendations	Effect
West Village	<p>Allow buildings up to 9 storeys with 5-6 storey streetwall</p> <p>Restrict the conversion of office uses</p>	<p>Buildings may be redeveloped to relate to existing built form</p> <p>Office uses would be protected</p>



West Village

Land Use Recommendations_Village Main Street

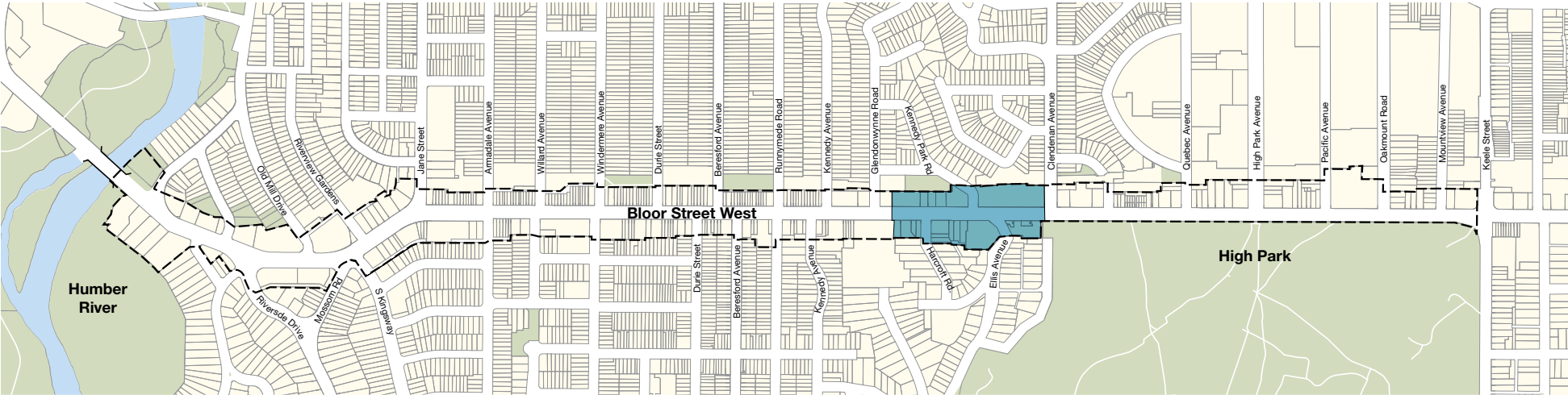
Character Area	Recommendations	Effect
Village Main Street	<p>Restrict retail shop sizes</p> <p>Allow up to 6 storeys with 50% addition rule</p> <p>Restrict the conversion of office uses</p>	<p>Retain character of small shops</p> <p>New buildings would be limited to 6 storeys; existing buildings could grow incrementally</p>



Village
Main Street

Land Use Recommendations_East Village

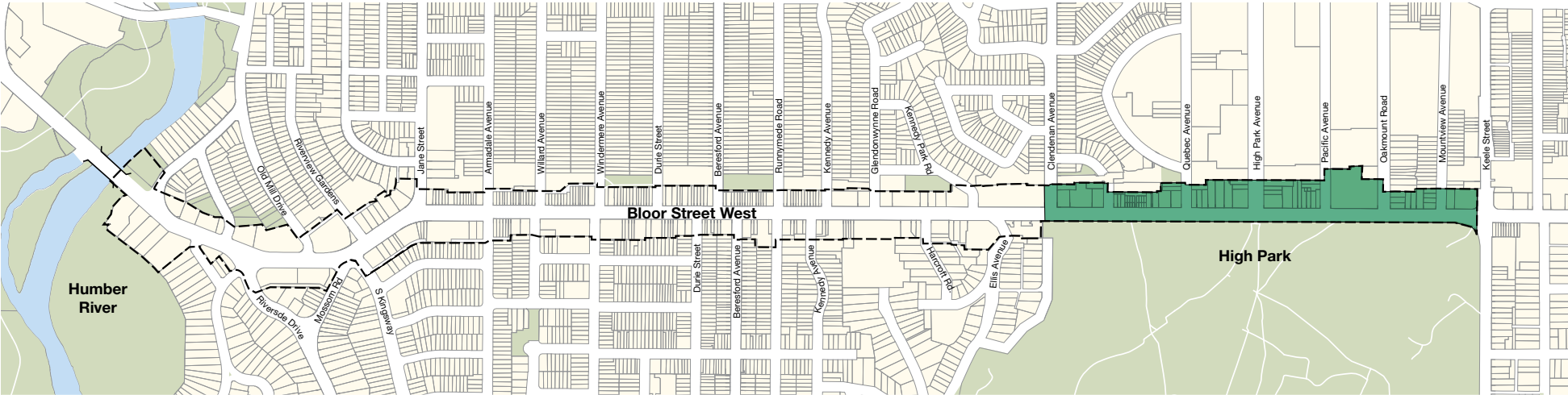
Character Area	Recommendations	Effect
East Village	Allow buildings up to 8 storeys with 5-6 storey streetwall Restrict the conversion of office uses	Buildings may be redeveloped to related to existing built form



East Village

Land Use Recommendations_High Park Frontage

Character Area	Recommendations	Effect
High Park Frontage	<p>Remove <i>Avenues</i> overlay from south side (High Park)</p> <p>Allow buildings up to 8 storeys with 6 storey streetwall and landscape setbacks</p> <p>Consider allowing some commercial uses on key sites framing the entrance to High Park</p>	<p>Signal that development will not take place in High Park</p> <p>Buildings may be redeveloped but at a scale smaller than recent developments (e.g. Daniel's building)</p>



High Park Frontage

Land Use Recommendations_Proposed Changes Corridor Wide

Character Area	Recommendations	Rationale
All: Corridor Wide	Make the built form rules Official Plan policy - not just guidelines	Official Plan policy are more enforceable than guidelines
	Update the zoning to reflect the final recommended built form	Allowing desired development to proceed as-of-right speeds up the development approvals process making the kind of development we want more economically viable and appealing to developers.
	Conduct a parking study to see how much parking people actually use (in new and old buildings). Explore the potential for reducing or eliminating minimum parking requirements in new buildings	If current parking spaces are underused the City may be able to reduce or eliminate the required number of parking spaces in new buildings. This makes mid-rise buildings more financially viable to build. The area is rich in public transit and provincial policy direction supports reduced parking standards on transit corridors.

Community Services + Facilities

Community Services + Facilities

What They Are

Building blocks of vibrant, strong, and complete communities.

Non-profit, publicly-accessible places such as libraries, child care, and recreation centres where City divisions, schools boards, and community agencies deliver their programs and services.

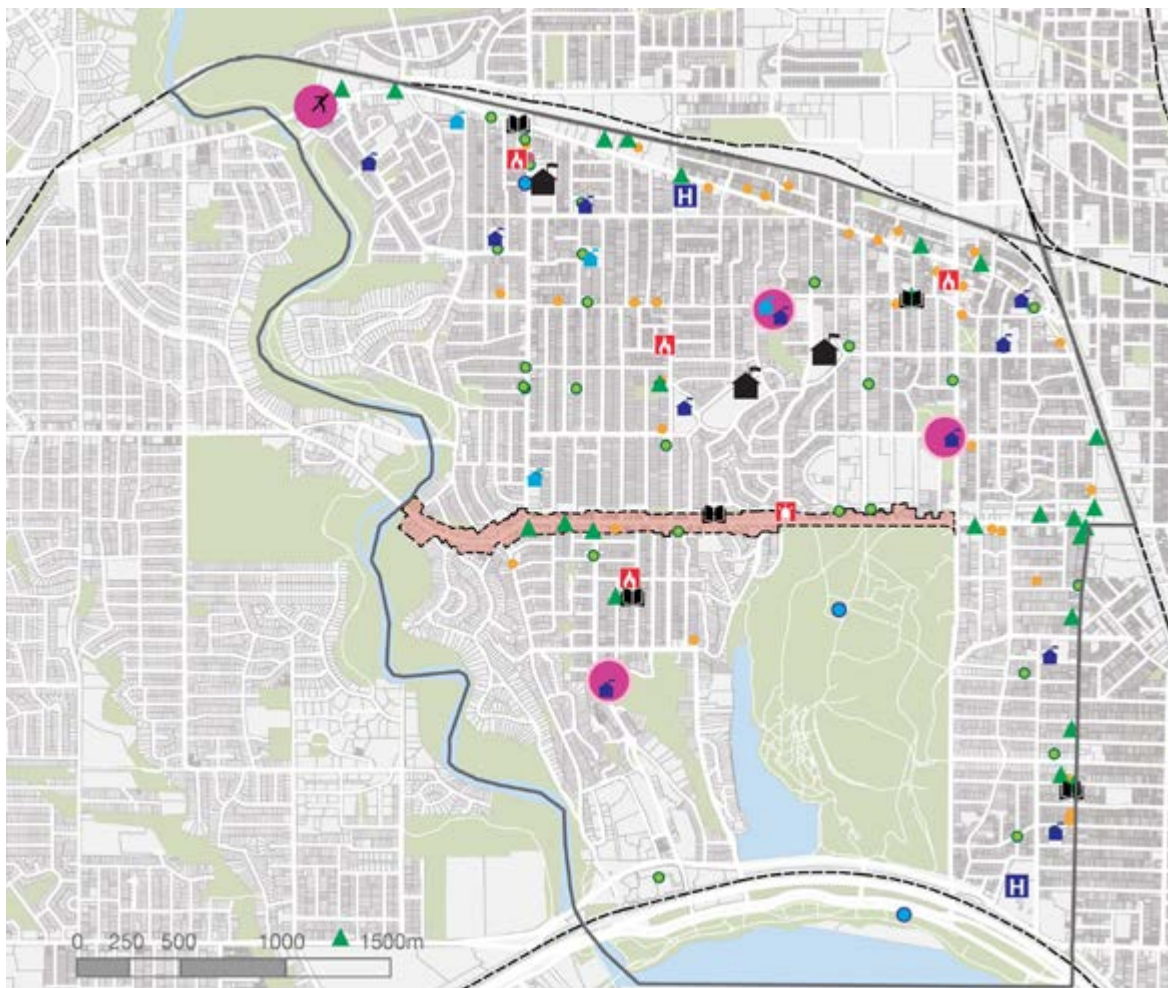
Community facilities act as focal points in neighbourhoods where people can play, learn, work, and socialize.

CS+F Study

Review of services and facilities currently serving the area.

Considers community demographics, proposed developments, and the potential for growth within the study area.

Help to identify emerging priorities for service improvements and facilities needed to support a growing population.



Community Services and Facilities Inventory

	5 Public Libraries
	4 Community Centres
	1 Arena
	41 Child Care Centres
	17 TDSB Schools
	4 TCDSB Schools
	31 Human Services Agencies

Demographic Drivers

Source: 2016 Census, 2011 National Household Survey

DEMOGRAPHICS

- **74,484** people live in the CS&F study area, a **5.7%** increase from 2011-2016
- **Older adults (65+)** and **Children (0-14)** are the fastest-growing age groups
- **59%** of families have children
- **34%** of area seniors live alone
- Majority of housing is in **apartment buildings**, with **25%** of dwellings in apartments under 5 storeys and **35%** in apartments 5+ storeys
- **52.7%** of homes are owned, **47.3%** are rented
- Average household income **(\$102,121)** above City of Toronto average **(\$87,038)**
- **13.5 %** of households considered low-income, versus **19.3%** City-wide
- **Three of every ten** residents are immigrants. UK, Poland, Ukraine, Europe and the U.S are top countries of origin.

Community Services + Facilities_ Plans and Priorities

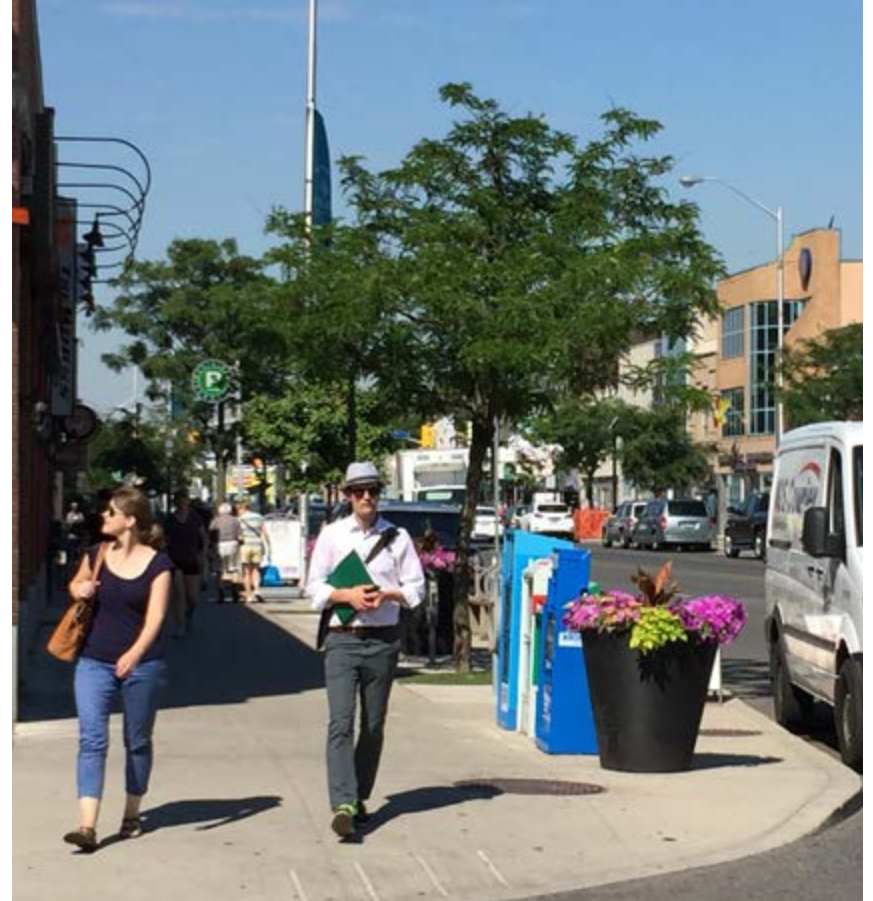
Main areas of concern:

- child care space availability, particularly for infants
 - schools with limited capacity to grow
-

On-site parkland dedication a priority on large sites and where opportunities exist to link or enlarge existing parks

City's Facilities Master Plan recommends funding to maintain and improve existing facilities and playgrounds, as well as for new outdoor basketball and multi-purpose courts as opportunities arise.

Service providers are currently working to provide further input to the Avenue Study.



Street Design & Transportation

Street Design and Transportation_What We Heard

- **Maintain / protect for midblock connections, including access through laneways**
- **General support for cycling infrastructure**
- **Study the economic impacts, especially on local businesses, of cycling infrastructure**
- **Develop policies / strategies to enhance pedestrian safety**
- **Identify strategies to help traffic flow on Bloor St and reduce congestion**
- **Require new developments to provide adequate on-site parking**

Purpose

“...to test the **feasibility**
for introducing **safe**
cycling infrastructure...”

Bloor West Village Avenue Study
Terms of Reference

No planned or upcoming
improvements to Bloor
Street West.

No change is anticipated
until reconstruction.

Cycling Network
Existing



Street Design_Decision Making Framework

Policy and Planning Framework

Official Plan

Overlays

- Avenues
- Character Area
- Business Improvement Area

Toronto Complete Streets Guidelines

- Streets for People
- Streets for Places
- Streets for Prosperity

BWV Project Objectives

Improve Safety

Improve Overall Mobility

Increase Choice

Optimize Operations

Support Businesses

Street Context

Avenues + Neighbourhood Main Street

- Wide sidewalks
- High quality design
- Lingering + activity
- Safe pedestrian + cycling movement
- Frequent pedestrian crossings
- Minimize conflicts
- Healthy trees

Transportation Need

Major East West Route for All Modes

Network Connectivity

Future Trips + Modal Split

Surface Transit Connections to Subway Stations

Curbside Activities

- Dropoff/Pickup
- Servicing
- Waste Management
- Accessibility

What We've Heard

Public Meetings

Design Charrette

Design Review Panel

Communications

Explorations



Redesign: 01

Two Lanes Peak Hour Each Direction
Off Peak Parking Both Sides
Cycle Tracks
Boulevards: 5.0m+ both sides



Redesign: 02

One Lane Each Direction
Centre Turn Lane
Southside Layby
Northside Midblock Parking
Cycle Track North
Buffered Bike Lane South
Boulevards: 5.0m+ both sides



Redesign: 03

Two Lanes Westbound
One Lane Eastbound
Turn Lane at Key Intersections
Southside Layby
Off-Peak Northside
Cycle Tracks
Boulevards: 5.0m+ both sides

Street Design and Transportation_Recommendations

- **When reconstruction takes place, consider the opportunity to introduce cycling infrastructure**
- **Further study the economic impacts, especially on local businesses, of cycling infrastructure. Build upon methods applied to Bloor Annex Pilot**
- **Consider policies / strategies to enhance pedestrian safety (e.g., curb radii, lanes widths, improved crossings)**
- **Adopt strategies to help traffic flow on Bloor St and reduce congestion (e.g., smart signals, TDM, turn restrictions)**
- **Coordinate with recommended parking study to better understand utilization in buildings and area parking to see if alternative parking rates are possible for new development**

Plenary Discussion

Next Steps

Public Comments due Monday December 18, 2017

Design Review Panel #2 (December 12 2017)

Final Report (December 2017-January 2018)

Community Council (February 2018-anticipated)

Further Information and Contacts

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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: 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 representing different aspects of the study. Below the grid, there is a section titled "Bloor West Village Avenue Study Overview" which provides a summary of the study's purpose and goals. To the right of the overview, there is a "What's New" section with two items: "Community Consultation" and "Bloor West Village HCD Study". At the bottom of the page, there is a map of the study area and a footer with contact information and a copyright notice.

Bloor West Village Avenue Study Overview

The City of Toronto is undertaking an Avenue Study to assess the 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.

The Study is being conducted by a consulting team led by [CJAGG](#) and includes R.E. Milward + Associates Ltd., WSP | MCM Group Limited, Toronto, Taylor Huest Architects, and J.C. Williams Group. The Study began in December 2016 and is expected to be completed by late fall 2017.

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.

Study Area

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 sectors related to growth, stability and transition.

Community Consultation

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. Paul X Catholic School](#) # 71 Jane Street.

Bloor West Village HCD Study

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. [Learn More About HCDs](#).

Bloor West Village Avenue Study Boundary
(Bloor Street West from Keele Street to the Humber River)

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Thank you.

