

CHAPTER 6: OPTION DEVELOPMENT AND EVALUATION

6.1. OPTION DEVELOPMENT

Planning and Design Framework

Informed by an understanding of the existing policy context, public input during Phase 1, and the community design charrette, the Study Team developed a planning and design framework to assist with the development of options. The framework identified a pattern of built form, parks and open spaces, views and vistas, and special places within each of the Character Areas.

Land Use and Built Form Options

Following from the Planning and Design Framework, the Study Team explored a range of potential options for the different Character Areas. The options compared the existing condition to as-of-right zoning permissions, a typical Avenues approach applying the Mid-rise Performance Standards, the 2016 Mid-rise Addendum and context-sensitive options specific to Bloor West Village. For discussions purposes, options were further tested for a typical average block in the Village Main Street. All of the options were tested and demonstrated in a 3-D digital model.

What We Have Heard	Professional Expertise	Understanding of Policy Context
Public Meetings	Experience from similar projects in other parts of Toronto and Ontario and an understanding of the local issues and context	Provincial and Regional Policies
Design Review Panel		City of Toronto Official Plan
Design Charrette	Testing and Evaluation of Options	Built Form Policies
Local Advisory Committee		Transportation and Street Design Policies
Communications		Green Design Policies
Discussions with Staff		Natural Heritage and Water Policies

Figure 6.1 How The Study Team Made Recommendations

6.2. EVALUATION

Refining and Defining the Preferred Option

Each of the initial options was presented to City Staff, the Local Advisory Committee and public for their review and comments. Based on feedback received, the Study Team considered and refined the options to better reflect the community informed vision and guiding principles.

Key factors in defining the preferred option in the Village Main Street Character Area were related to the width of individual parcels, depth of the blocks, and the different rear transition conditions. The predominance of narrow lots, shallow blocks, and the difficulty many of the properties experience to achieve the current as-of-right zoning of 14m informed the recommendations for the maximum streetwall height, overall height, and modifications to the rear angular plane performance standards.

For the High Park Frontage Character Area, recommendations for broader landscape setbacks and space between buildings responds to community interest in enhancing a green character better suited for a predominantly residential neighbourhood across from High Park. In both the East and West Villages, the preferred options considered the emerging context where most of the blocks in both Character Areas have already redeveloped.

The Study Team gained considerable insight through this iterative process of identifying and evaluating options. The preferred option described in the Recommended Guidelines and Standards represents a more detailed and advanced understanding and context sensitive design thinking for the Study Area than had been previously considered.

It is important to note that an Avenue Study process is not meant to be exhaustive; it provides recommendations for and refines key performance standards but does not replace or eliminate the City of Toronto Mid-Rise Performance Standards. Through the site development and review process, greater detail about building and public realm design will be determined.

Arriving at Recommendations

The Recommended Guidelines and Standards reflect the following:

- An analysis of existing conditions and policies;
- Suggestions and feedback obtained during the public and stakeholder consultations including public open houses, Technical Advisory Committee meetings, Local Advisory Committee meetings, landowner meetings, City of Toronto Design Review Panel meetings, and discussions with staff;
- Ongoing reference to the Guiding Principles, and;
- The testing, evaluation and iterative development of the options as outlined in this chapter.