



CHAPTER 1: INTRODUCTION

The Bloor West Village Study Area (Figure 1.1, Bloor Street West from the Humber River to Keele Street) is home to an established and vibrant main street, the first Business Improvement Area in the world (1970), residential neighbourhoods of varied building types, and is defined by significant topography. Although not within the Study Area, Bloor West Village is bounded by two regionally significant natural features (High Park bordering the south-east segment & Humber River at the west end of the *Avenue*).

In recent years, the area has become the focus of redevelopment interest with the scale of individual projects increasing in size. The Study Area is also within the traditional territory of the Six Nations of the Grand River, the traditional territory of the Conseil de la Nation Huronne-Wendat and the traditional territory of the Mississaugas of the New Credit First Nation.

While some Avenue Studies seek to stimulate pedestrian life where it has yet to take hold, Bloor Street West already serves local needs with a variety of small-scale commercial businesses and services in traditional storefronts. Maintaining the character, quality and local scale of retail is vital to the success of this Avenue's future development.

Future change must further improve this special place in the city, not diminish what makes it great today.

1.1. AVENUE STUDY PURPOSE AND OUTCOME

There is a need to establish an area specific planning and design framework to guide change. The section of Bloor Street West from the Humber River to Keele Street was identified by City Council and staff as a priority for an Avenue Study.

This Avenue Study will direct and guide future development with clear standards that ensure a comfortable, convenient, safe and high quality public realm. It will also establish the quantitative requirements for the transportation, site servicing and community services infrastructure to support the existing and future population and employment.

The Avenue Study will result in a comprehensive planning and urban design framework that addresses:

- Land Use
- Community Infrastructure
- Built Form and Heritage
- Streetscape
- Parks, Open Spaces, and Natural Features
- Transportation
- Functional Servicing
- Natural Heritage and Water

1.2. OTHER AREA STUDIES AND PARALLEL INITIATIVES

The Bloor West Village Study Area was identified by City Council and staff for a Heritage Conservation District (HCD) Study. This Study is intended to undertake a more thorough investigation of the area's history and character, with the intention of determining the suitability of developing an HCD Plan. The Study has commenced and will report back to the City of Toronto Heritage Preservation Board upon completion.

North of the Bloor West Village Avenue Study boundary, the City of Toronto is undertaking an area based character study of the High Park

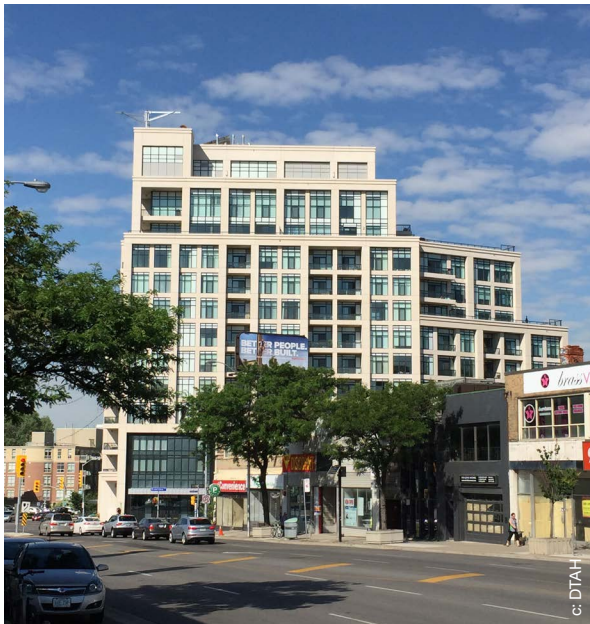
Apartment Neighbourhood. The study will evaluate existing physical characteristics of the *Apartment Neighbourhood* and identify appropriate principles, policies and guidelines that will direct and guide future change and compatible infill development in the area. The study began in October 2017 and is expected to be completed by mid-2018. It is anticipated that the study will result in a Site and Area-Specific Official Plan Policy.

1.3. RECENT DEVELOPMENT ACTIVITY

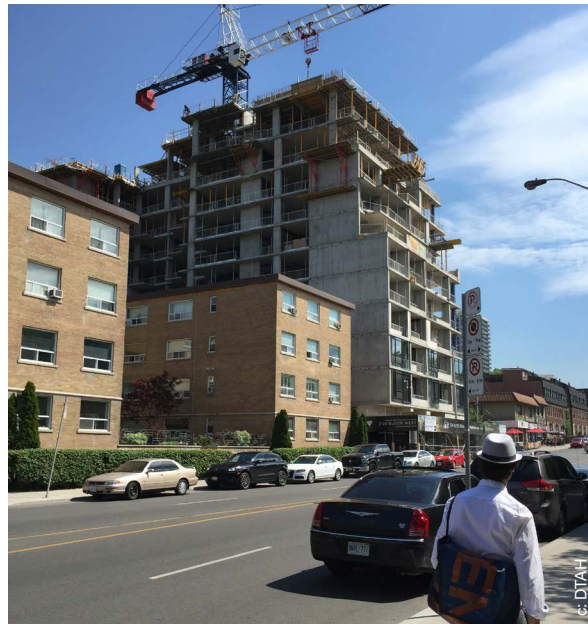
In recent years, the Avenue Study Area has become the focus of redevelopment interest with the scale of individual projects increasing in size. The figure below shows the location of recent and current

redevelopment projects, which have required an Official Plan Amendment and/or rezoning. Alterations and conversions of existing commercial and residential buildings are occurring throughout the Study Area.

There is strong redevelopment pressure within the *Apartment Neighbourhood Areas* north of High Park. Although *Apartment Neighbourhoods* are not envisioned in the Official Plan for significant change, development pressure has heightened in this area. This Study will consider the impact of these potential changes, however it does not make specific recommendations for properties outside of the Avenue Study Area boundary.



Recent Development Activity:
One and Two Old Mill (2490 & 2500 Bloor Street West)



Recent Development Activity:
The High Park (1990 Bloor Street West)



Recent Development Activity:
High Park Residences

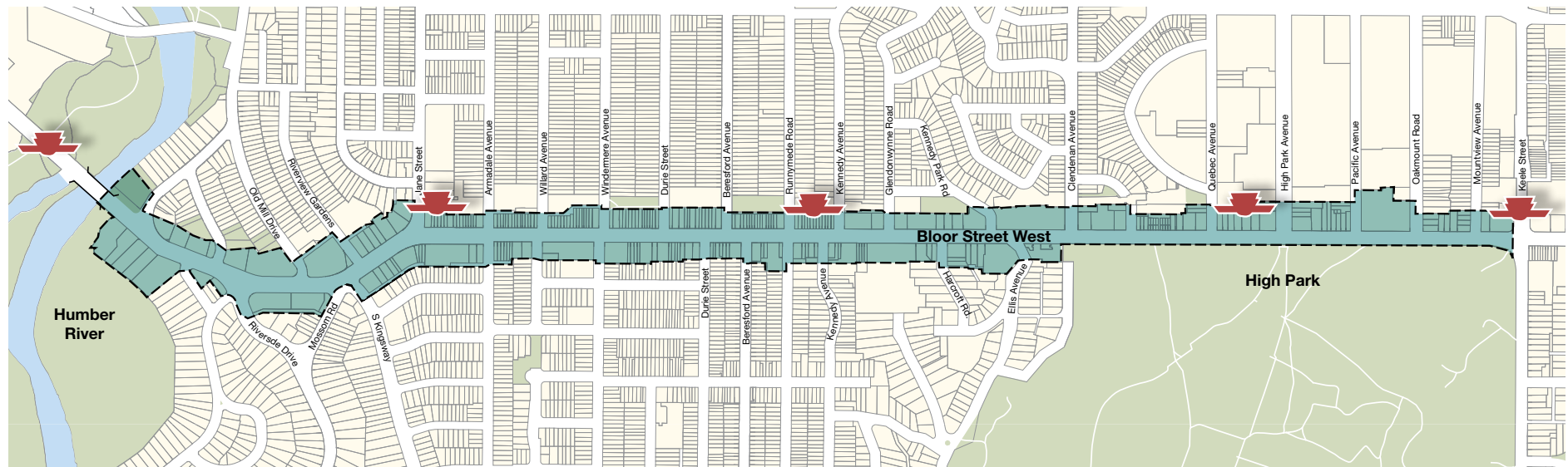


Figure 1.1 Bloor West Village Avenue Study: Study Area

1.4. STUDY AREA

The Study Area is approximately 2.7 kilometres in length, stretching from Keele Street in the east to the Humber River in the west. It includes over 260 properties that have frontage on Bloor Street West, but excludes the natural heritage features Humber River and High Park. The Bloor West Village BIA has 400 members. City staff adjusted the Study Area boundary in October 2017 to support a thorough review of property lines, zoning boundaries, existing building uses, and to rationalize the boundary between the *Apartment Neighbourhood* and *Neighbourhood* designations in the High Park Area. In total this added 20 properties to the previous 240 to be evaluated.

Bloor West Village is a long-established main street and one of the few Avenues identified in the City's Official Plan that is located along a subway line. There are five TTC Subway Stations within or directly adjacent to the Study Area.

1.5. AREAS OF INFLUENCE

The Avenue Study will consider (but not make recommendations for) Neighbourhoods or *Apartment Neighbourhoods* adjacent to the Study Area. Different from all previous Avenue Studies, it will also make recommendations for *Parks*, *Open Spaces*, and *Natural Systems* beyond the Study Area as part of the Natural Heritage and Hydrogeology supplemental desktop studies.

1.6. COMMUNITY INFRASTRUCTURE

The Avenue Study includes an analysis of what community services will be needed to meet future local needs. Recognizing that people travel a certain distance to access community services and facilities such as libraries, schools and day cares, the Study Area for the Community Services and Facilities (CS&F) Study is larger than the Avenue Study area.

The CS&F Study Area is bounded by the CPR rail line to the north, Lake Ontario to the south, the Humber River to the west and the CPR/CNR rail line and Roncesvalles Avenue to the east.