

CHAPTER 13: IMPLEMENTATION

13.1. RECOMMENDED ACTIONS

To implement the vision for Bloor West Village, a number of actions are recommended. These recommendations aim to encourage the built form determined through this Study by creating as-of-right development permissions throughout the corridor. Elevating the heights and transition policies to Official Plan policy also makes the outcome of this Study more enforceable than the current Mid-rise Performance Standards.

City of Toronto Official Plan

In conducting the Avenue Study, the planning team reviewed all the land use designations within the Study Area. To implement the recommendations of the Study, the planning team recommends that all land use designations should remain the same with the following updates:

- IR1** Update Official Plan Map 2 Urban Structure to remove the *Avenues* overlay from the Humber Gateway character area
- IR2** Update Official Plan Map 2 Urban Structure to remove the *Avenues* overlay from the south side of Bloor Street West along High Park.
- IR3** These properties should be re-designated in the Official Plan from *Neighbourhoods* to *Mixed Use Areas*:
 - 121 Runnymede Road
 - 130 Kennedy Avenue

IR4 For these properties, as zoning boundary lines are updated, ensure that the entire lot is designated as Mixed Use:

- 361 Windermere Avenue (within a building that fronts on Bloor Street West)
- That portion of Bloor Street West between 2329 and 2301 Bloor Street West
- 120 Runnymede Road (within a building that fronts on Bloor Street West)
- 119-121 Kennedy Avenue (within a building that fronts on Bloor Street West)
- 2001 Bloor Street West

IR5 For these properties, as zoning boundary lines are updated, ensure that the entire lot is designated *Neighbourhoods*:

- 379 Ellis Park Road

A Site and Area-Specific Policy (SASP) should be established for the Study Area to implement land use policies resulting from the Avenue Study. SASP policies should include:

- IR6** An overall vision statement and urban design objectives for the Bloor West Village Study Area;
- IR7** A structure plan showing potential locations for new parks, open spaces, pedestrian and cycling amenities;

- IR8** A minimum building height requirement throughout the Study Area of 3 storeys;
- IR9** General guidelines for development consistent with the City’s performance standards for midrise development;
- IR10** Character Area and block specific development criteria reflecting the recommendations of this Study;
- IR11** Maximum heights, expressed in storeys, for each character area, based on the built form recommendations of this Study.
- IR12** Identification of Community Services and Facilities priorities to be monitored and addressed through development;
- IR13** Identification of actions and further Study requirements to protect the natural environment; and
- IR14** Identification of implementation tools to enable improvements to the public realm including parks and open spaces, and to community services and facilities such as:
 - Capital City funding
 - Parkland acquisition and/or cash-in-lieu of parkland pursuant to Section 42 of the Planning Act; and
 - Improvements to the public realm adjacent to private development secured through Site Plan Agreements.

IR15 Site-specific Official Plan Amendments can allow for increased non-residential GFA on sites where larger commercial uses may be appropriate within the Bloor Street Village Avenue Study Area designated *Apartment Neighbourhoods* fronting on Bloor Street West; such as near the High Park subway station.

Swansea Secondary Plan

The Swansea Secondary Plan applies to the neighbourhood to the south west of the Study Area. A small portion of Bloor Street West is included within the Swansea Secondary Plan. This portion of Bloor Street West is within the Humber Gateway Character Area where this Study recommends that the Avenues overlay be removed.

The Swansea Secondary Plan requires that any development will maintain and, where possible, enhance views of Lake Ontario from the lands at the rear of 2155 Bloor Street West. This directive is consistent with the recommendations of this Avenue Study.

A modification to Map 25-1, Swansea Secondary Plan Land Use Plan is required to exclude the properties at 121 Runnymede Road and 130 Kennedy Avenue as this Avenue Study recommends re-zoning those properties to CR and re-designating them to Mixed Use.

Zoning

Zoning is a planning tool used to implement the policies set by the Official Plan. Zoning by-laws regulate the use of land and provide standards for the height, density, and location of buildings. Three zoning by-laws currently apply to the BWV Avenue Study Area: city-wide Zoning By-law 569-2013, former City of Toronto Zoning By-law 438-86, and—for a small portion of the Study Area—former City of York Zoning By-law 1-83.

As an outcome of this Avenue Study, all applicable zoning by-laws should be amended to allow development compatible with the built form recommendations as-of-right. This would allow development projects compatible with the urban design vision established through this Study to move through the planning approvals process more easily, making them more economically viable and appealing to developers.

The consultant team has tested the densities from the proposed built form controls along the corridor (ranging from 3.0x FSI to 4.5x FSI) and has determined that the resulting growth would not negatively impact the servicing, community services & facilities, or transportation infrastructure of Bloor West Village and the surrounding community. However, the Study team recommends that density limits be removed from the zoning for all properties within the Study Area as building envelopes will be controlled by height, setback and angular plane regulations.

The zoning by-law recommendations are:

IR16 Bring all of the Study Area into by-law 569-2013. Several sites remain solely regulated by former City of Toronto by-law 438-86 and the former City of York by-law 1-83 and have not been brought forward into the new city-wide By-law 56-2013. These include:

- Portions of the West Village character area on the north side of Bloor Street West near the intersections of Bloor Street West and Riverview Gardens and Bloor and Old Mill Drive;
- A site in the East Village character area on the north side of Bloor Street West at the intersection of Bloor Street West and Kennedy Park Road; and
- Two sites in the High Park Frontage character area on the north side of Bloor Street West at the intersection of Bloor Street West and Parkview Gardens and between Pacific Ave and Oakmount Road.

IR17 Update the zoning map to re-zone the following properties from R to CR:

- 121 Runnymede Road
- 130 Kennedy Avenue

IR18 Update the zoning map so the entire lot is zoned CR for the following properties:

- 361 Windermere Avenue (within a building that fronts on Bloor Street West)
- That portion of Bloor Street West between 2329 and 2301 Bloor Street West
- 120 Runnymede Road (within a building that fronts on Bloor Street West)
- 119-121 Kennedy Avenue (within a building that fronts on Bloor Street West)
- 2001 Bloor Street West

IR19 Update the following zoning maps to the heights recommended in Figure 7.16 of Chapter 7:

- Height overlay map of Zoning By-law 569-2013; and
- Maps 47J-311, 47J-312, 47J-313 of City of Toronto Zoning By-law 438-86;
- The relevant sections of City of York By-law 1-83.

IR20 Remove density numbers from the zoning for all properties within the Study Area as building envelopes will be controlled by height, setback and angular plane regulations.

IR21 Create site specific development standards for the entire Avenue Study boundary that meet the built form criteria for height, setbacks, stepbacks, angular planes, retail unit sizes, and residential unit mixes set out in Chapter 7 of this report.

Unit Size Recommendations

To support housing choices for a range of household sizes including families with children, new developments of 20 or more residential units should provide a minimum of 25% large units: 10% of the units should be three bedroom units and 15% should be two bedroom units. These recommended unit size mixes follow the guidelines for mid-rise and tall buildings set in the City's report, *Growing Up: Planning for Children in Vertical Communities*.

Mid-Rise Performance Standards

Amend the 2016 Addendum to the Mid-rise Performance Standards to:

- IR22** set the permitted height to 0.75:1 (20.0m) of 27m ROW for Village Main Street Character Area only (previously 0.8:1); and
- IR23** re-define the Bloor West Village Character Area to match the boundary of Village Main Street (remove East Village from the reduced height area).

Table 13.1 on the following pages provides a summary of the recommended amendments to the performance standards.

Table 13.1
Recommended Amendments to Mid-rise Performance Standards

Performance Standard	Existing	Recommended
#1: Maximum Allowable Height	West Village: 30m (100% of ROW)	No Change
	East Village and High Park Frontage: 27m (100% of ROW)	No Change
	Village Main Street: 21.6m (80% of ROW)	20.0m (75% of ROW)
#3: Minimum Ground Floor Height	West Village, East Village, and High Park Frontage: 4.5m minimum	No Change
	Village Main Street: 4.5m minimum	4.5m maximum. In the Village Main Street character area, the first floor height should relate to adjacent existing buildings, approximately 4.0m.
#4A: Front Façade – Angular Plane	West Village, East Village, and High Park Frontage: 45 degree angular plane at 80% of ROW (achieves minimum 5hrs of sunlight on Avenues north side sidewalk from Mar 21st to Sept 21st).	West Village and East Village: No Change High Park Frontage: 45 degree angular plane at 17.5m (65% of the ROW)
	Village Main Street: 45 degree angular plane at 21.6m (80% of ROW) (achieves minimum 5hrs of sunlight on Avenues north side sidewalk from Mar 21st to Sept 21st).	Village Main Street: 45 degree angular plane at 16.0m (60% of ROW) (achieves minimum 7hrs of sunlight on Avenues north side sidewalk from Mar 21st to Sept 21st).
#4B: Pedestrian Perception Stepback/ Front Façade: Street Wall Stepback	Minimum: 1.5m	Minimum: 3.0m
	West Village: 24.0m (6-7 storeys)	West Village: 20m (5-6 storeys)
	Village Main Street: 13.5m (4 storeys)	Village Main Street: 13.5m (4 storeys)
	East Village: 21.5m (5-6 storeys)	East Village: 20m (6 storeys)
	High Park Frontage: 21.5 (5-6 storeys)	High Park Frontage: 20m (5-6 storeys)
	An additional stepback as part of the streetwall may be appropriate for buildings taller than 23m (7-8 storeys) as a means of mitigating the perception of height on the Avenue and to relate to adjacent properties.	An additional stepback as part of the streetwall may be appropriate for buildings taller than 20m (6 storeys) as a means of mitigating the perception of height on the Avenue and to relate to adjacent properties. Intermediate stepbacks may be required for buildings above 20m but are not prescribed. The minimum intermediate stepback dimension is 1.5m.
#5B: Rear Transition to Neighbourhoods: Shallow Properties	For Shallow Properties (below 41m in depth), the rear angular plane is taken from a height of 10.5 metres at a 7.5 metre setback from the rear property line.	North side Properties Adjacent to Neighbourhoods or Existing Parks: extending at a 45 degree angle, beginning at 10.5m above the ground: - at least 7.5m setback from the rear property line, or - where the rear lane abuts a lane, at least 7.5m from the lot line of the lot abutting the lane on the opposite side of the lane
		Southside: extending at a 45 degree angle, beginning at 13.5m above the ground: - at least 7.5m setback from the rear property line, or - where the rear lane abuts a lane, at least 7.5m from the lot line of the lot abutting the lane on the opposite side of the lane
		Adjacent to TTC Stations and Corridors, and City-owned parking lots: extending at a 45 degree angle, beginning at 13.5m above the ground: - at least 7.5m setback from the rear property line, or - where the rear lane abuts a lane, at least 7.5m from the lot line of the lot abutting the lane on the opposite side of the lane

Table 13.1
Recommended Amendments to Mid-rise Performance Standards

Performance Standard	Existing	Recommended
#7A: Minimum Sidewalk Zones	West Village: 6.0m from curb to building face on Bloor Street West frontage	No change
	Village Main Street and East Village: 4.8m from curb to building face on Bloor Street West frontage	Given the fine grained nature of the Village Main Street, the setback of a new building should also relate to the alignment of primary façades on adjacent properties.
	High Park Frontage: 4.8m from curb to building face on Bloor Street West frontage	A minimum 4.5m setback from the property line above and below grade is required for all Bloor Street West frontages in the High Park Frontage character area in addition to the sidewalk zone.
#8C: Side Property Line: Stepbacks at Upper Storeys	Side property step-backs of 5.5 metres should be provided above the 80% height to increase sky views and sunlight access to the sidewalk.	The upper storeys of buildings may require side stepbacks above the maximum streetwall defined for each character area to improve skyviews and increase sunlight to the street. Side stepback distances will vary depending on the characteristics of each building. Stepbacks no less than 5.5m may be required depending on the characteristics of each building.
	Where more “porous” street walls are desirable, side step-backs are encouraged above the minimum building height of 3 storeys.	Side stepbacks are required for upper storeys above the streetwall for new buildings with frontages equal to or greater than 30m wide.
	Buildings that are 20 metres or (6 storeys) in height or less, are not required to have upper storey side step-backs.	Buildings within the Village Main Street character area are encouraged to have upper storey side stepback above the streetwall height of 4 storeys.
#8E: Side Property Line: Side Street Setbacks	West Village, Village Main Street and East Village: Buildings should be set back along the side streets to provide transitions to adjacent residential properties with front yard setbacks, extending for 15% of the side street lot frontage (lot depth) and range from a minimum of 2.0 metres to a maximum of 5.0 metres.	A minimum setback is required on all flanking streets within the West Village, East Village, and Village Main Street character areas to achieve a flanking street sidewalk zone between 5 to 6 metres, measured from face of curb to building face.
	High Park Frontage	A minimum 3.0m setback is required on flanking streets in the High Park Frontage character area.
		A minimum 9.0m setback is required on the High Park Avenue properties in the High Park Frontage character area.
		A minimum side yard setback of 5.5m is required from the property line between buildings in the High Park Frontage character area to ensure a landscape areas or ‘green fingers’.
		Maintain and enhance views towards High Park along all streets from the High Park Frontage character area.

Parking Requirements

In Phase 2 of this Study, the Study team explored options for making mid-rise—specifically 6-storey buildings in the Village Main Street character area—more viable to developers. In the course of that exploration, the team examined factors which may drive developers to seek increased heights or densities above the built form standards that this Study recommends. Parking space provision was one such factor.

Currently, the majority of the Study Area corridor is within Zoning By-law 569-2013 Policy Area 3 (PA 3), which already offers a fairly significant reduction in parking rates requirements for residential and non-residential uses. This Study recommends that when individual applications are submitted, the City will consider reduced parking rates if studies provided by the applicant show that it is warranted.

Servicing Infrastructure

No specific improvements are required for the local municipal combined sewer system to accommodate the anticipated growth. However, the City should construct a dedicated storm sewer system within Bloor Street West between Clendenan Avenue and Keele Street as a part of future corridor improvements for this segment. Further, the future reconstruction of the Bloor Street West corridor would benefit from an informed assessment of deficiencies identified through the *Basement Flooding Protection Plan Environmental Assessment* processes.

Coordination with Parallel Studies

The Avenue Study recommendations should be coordinated with the recommendations and potential policies and guidelines that result from the *Bloor West Village Heritage Conservation District Study* and potential *Plan* and the *High Park Apartment Neighbourhood Area Character Study*.

13.2. DIRECTIONS FOR FUTURE STUDY

Main Street Retail Study

This Study recommends urban design guidelines and zoning measures to ensure that new retail development is compatible with the existing scale and rhythm of shops on Bloor Street West. These requirements, and perhaps additional standards, could be further elaborated and evaluated in terms of their business implications through additional Study of local retail conditions.

In November 2017, City of Toronto Economic Development and Culture initiated a Study to define and establish *“Potential Policies and Programs to Support Toronto Retail Areas”*. Part of the Study is to understand the current state and future of the City’s retail main streets, to more fully understand the threats to small, independent businesses and to explore program and policy responses that can assist them. The Study team recommends that this new initiative by the City should consider the Bloor West Village Study Area and recommendations from this report as part of their efforts.

Policies Regarding the Impact of Large Retail Development on Pedestrian Shopping Areas

The City has prepared *“Draft Official Plan and Zoning By-law Amendments for the Impact of Large Retail Development on Pedestrian Shopping Areas”*, dated August 2016, Planning and Growth Committee 14.2. These amendments support the role of pedestrian shopping areas as areas that support local shopping and service needs, and provide locations for small business and for social gathering and interaction. These amendments set out objectives and urban design policies for pedestrian shopping areas, provides for limits on the amount of new retail development and the size of individual stores and sets out assessment criteria for proposals to exceed such limits. The Study team recommends that the policies from this effort are also considered as part of the Implementation actions that follow this Avenue Study.