

# Community Consultation Meeting

## Bloor Study: Perth Avenue to St. Helens Avenue



Diane Silver, Senior Planner, MCIP RPP

Ran Chen, Senior Urban Designer

November 5, 2020



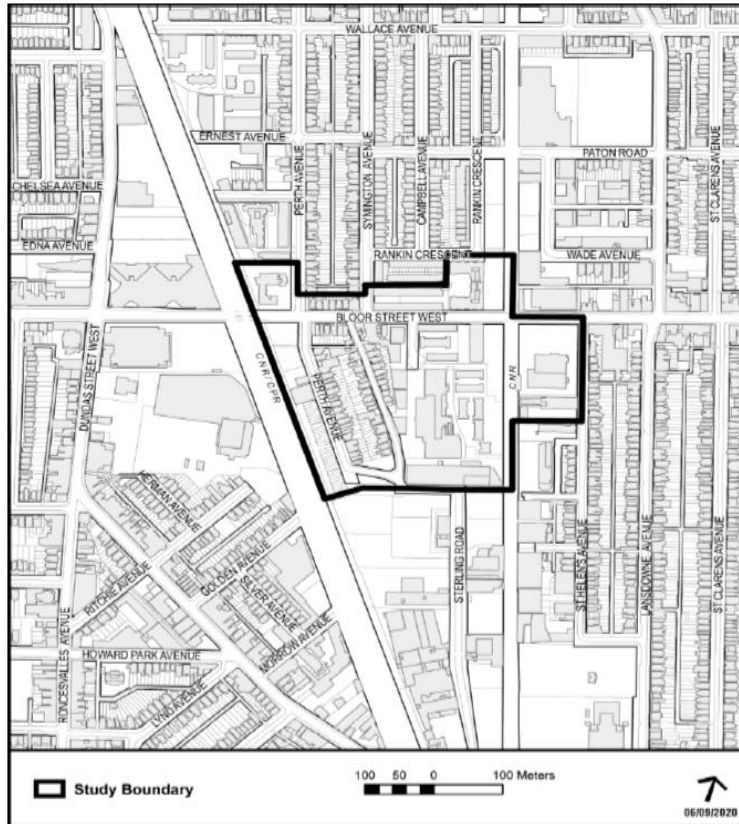


# Agenda

- |                  |   |
|------------------|---|
| 6:30 - 6:40 p.m. | Land Acknowledgement & Introductions - Diane Silver |
| 6:40 - 6:50 p.m. | Opening Remarks - Councillor Ana Bailão             |
| 6:50 - 7:20 p.m. | Planning and Urban Design Presentation              |
| 7:20 - 8:20 p.m. | Facilitated Discussion and Community Feedback       |
| 8:20 - 8:25 p.m. | Closing Remarks - Councillor Ana Bailão             |
| 8:25 - 8:30 p.m. | Next Steps - Diane Silver                           |

# City Council Motion

adopted July 28, 2020



- City Council instructed the Chief Planner and Executive Director, City Planning to undertake an area study generally bounded by;
  - the north side of Bloor Street West;
  - St. Helen's Avenue to the east;
  - the Kitchener GO Rail corridor to the west; and
  - Sterling Road to the south.
- To develop a planning framework, including an evaluation of **appropriate built form, transportation and pedestrian networks**, an overall **public realm strategy** including parks and open spaces and **potential heritage sites**.
- An Official Plan Amendment and/or a Site and Area Specific Policy to implement the findings of the planning framework in Phase 2 of the study.

# Objectives

- Create a new **Vision** for the area and develop a new Planning Framework by:
- Identifying and defining future **street networks and character areas** within the Study Area;
- Determining the **appropriate built form** criteria;
- Identifying opportunities for **public realm improvements** including pedestrian and cyclist networks and open spaces; and
- Evaluating and identifying **potential heritage assets**.

# Outcomes

## Phase 1: Deliverables

- Vision Statement
- Street and Character Areas
- Public Realm Network Plan
- General Built Form Objectives
- Final Staff Report on Planning Framework

## Phase 2: Potential Deliverables

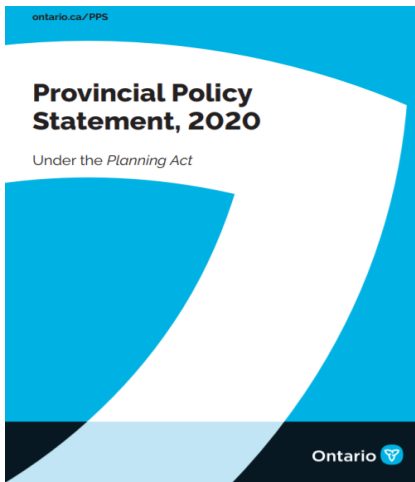
- Official Plan Amendment, Site & Area Specific Policies
- Cultural Heritage Resource Assessment
- Urban Design Guidelines

# Community Consultation Schedule

## Phase 1:

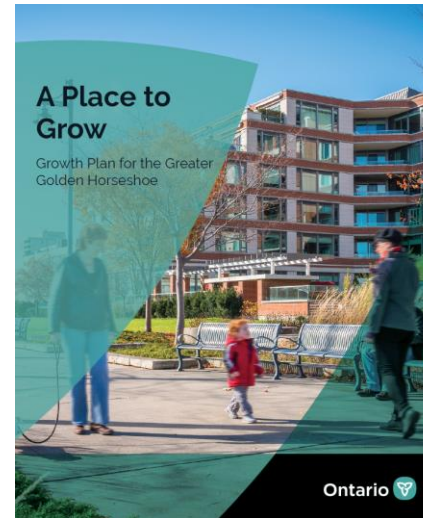
- November 5, 2020: Community Meeting #1
- December 7, 2020: Stakeholder Meeting #1
- Q1 2021: Stakeholder Meeting #2  
Community Meeting #2
- Q1 or Q2 2021: Final Staff Report on Planning Framework: TEYCC

# Provincial Policy Framework



## PPS 2020

- Provides policy direction for comprehensive, integrated and long-term approach to planning and recognizes linkages among policy areas
- Municipal plans are most important vehicle for implementation of PPS

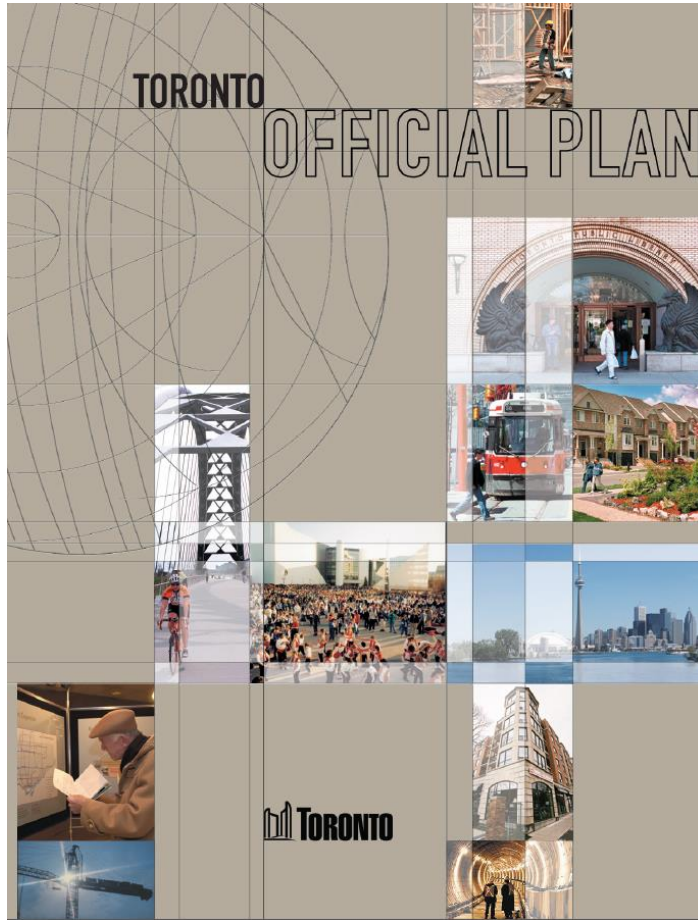


## Growth Plan 2020

- Policies build upon PPS policy foundation
- Contains policies pertaining to population and employment densities that should be planned for in Major Transit Station Areas (MTSAs)
- MTSAs defined: approximately 500-800 metre radius of transit station, ^10 minute walk
- Local Area Studies will inform MTSAs
- City's MCR work to delineate MTSA boundaries



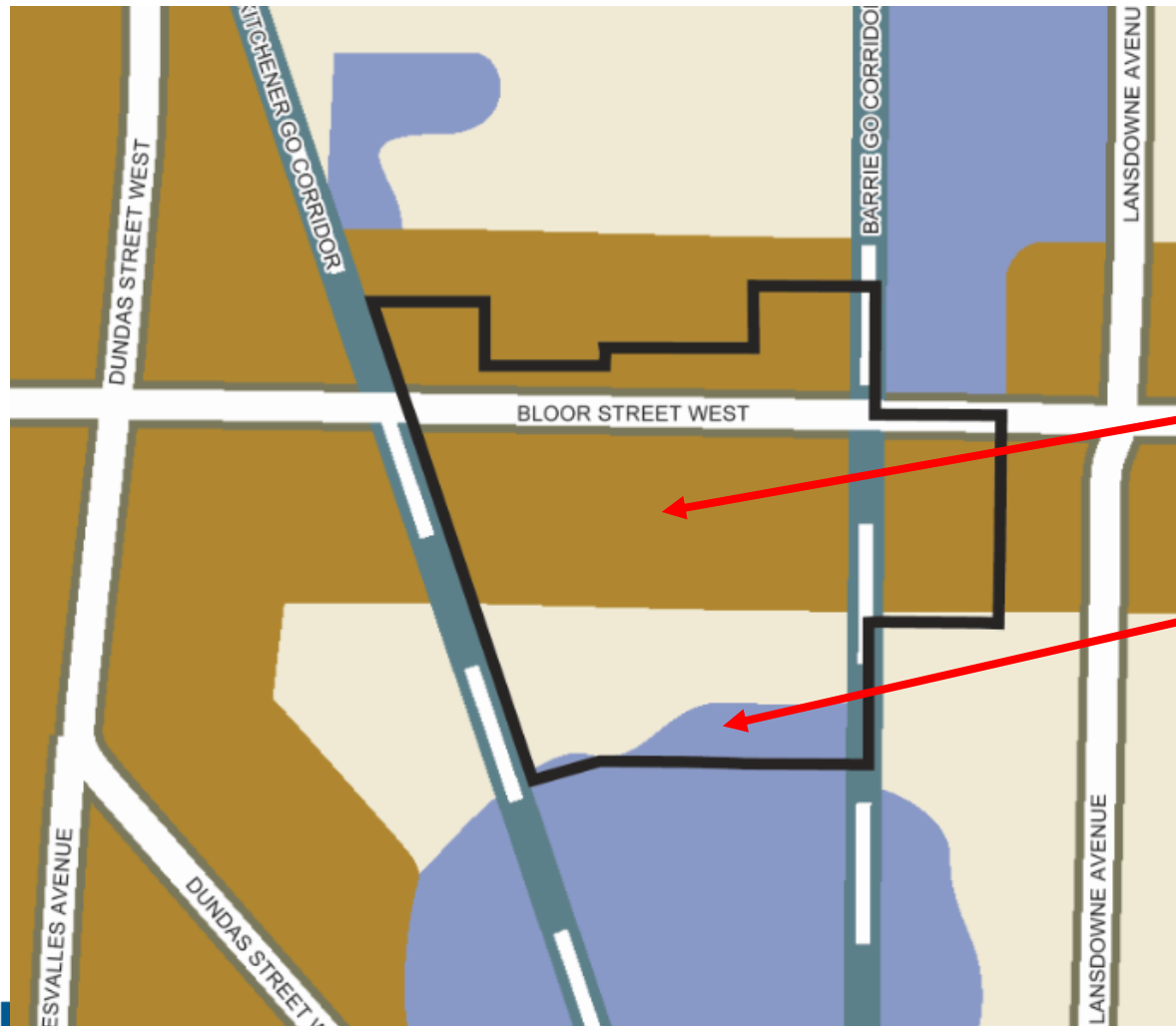
# City of Toronto Official Plan



- Contains the vision and goals for Toronto.
- Guides short-term and long-term development and growth.
- Encourages sustainable choices about how and where we grow.
- Integrates environmental, economic and social perspectives.
- About meeting the needs of today without compromising ability of future generations to meet their needs.



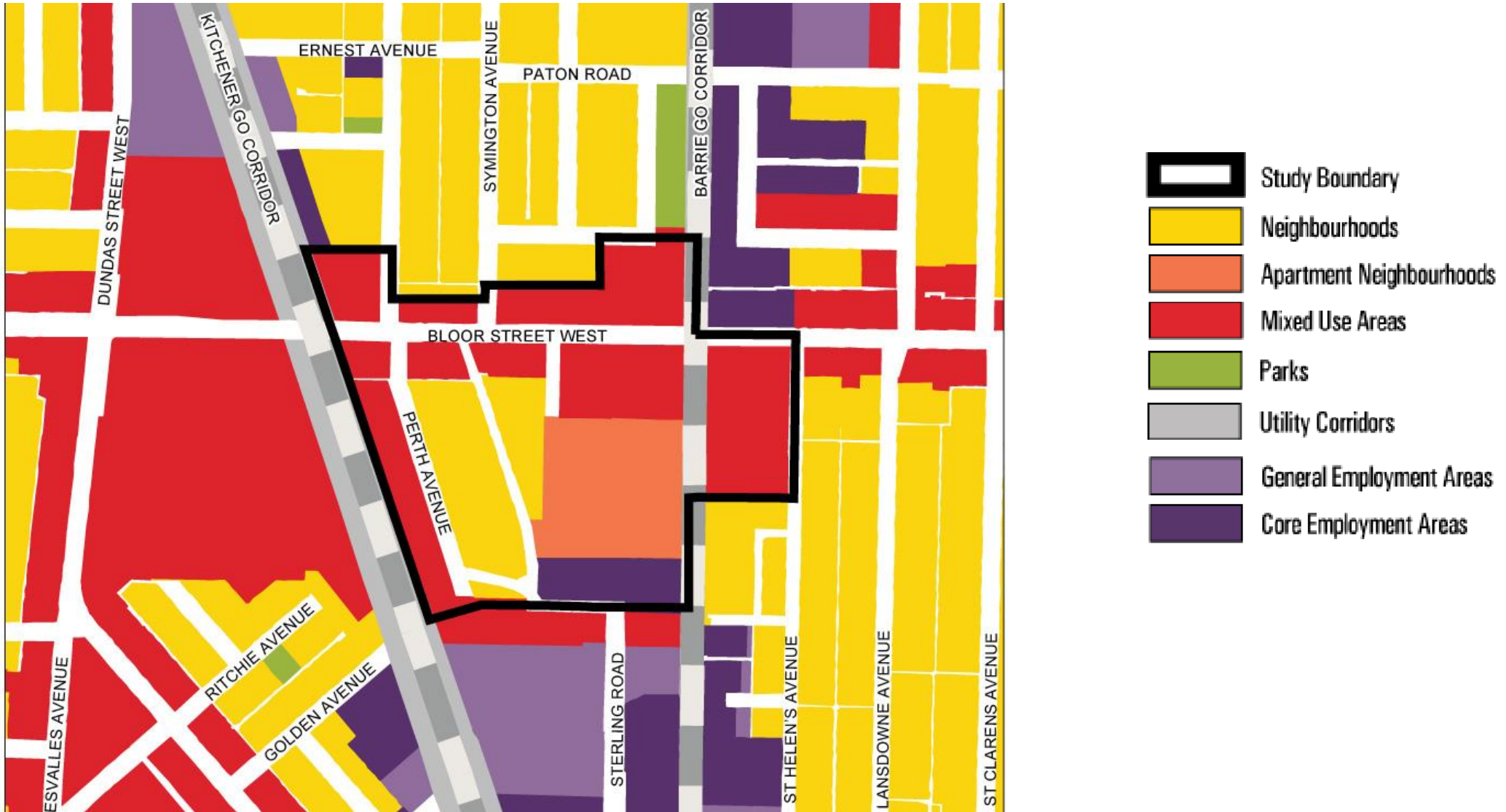
# Official Plan: Urban Structure - Map 2



Official Plan – Map 2  
Urban Structure

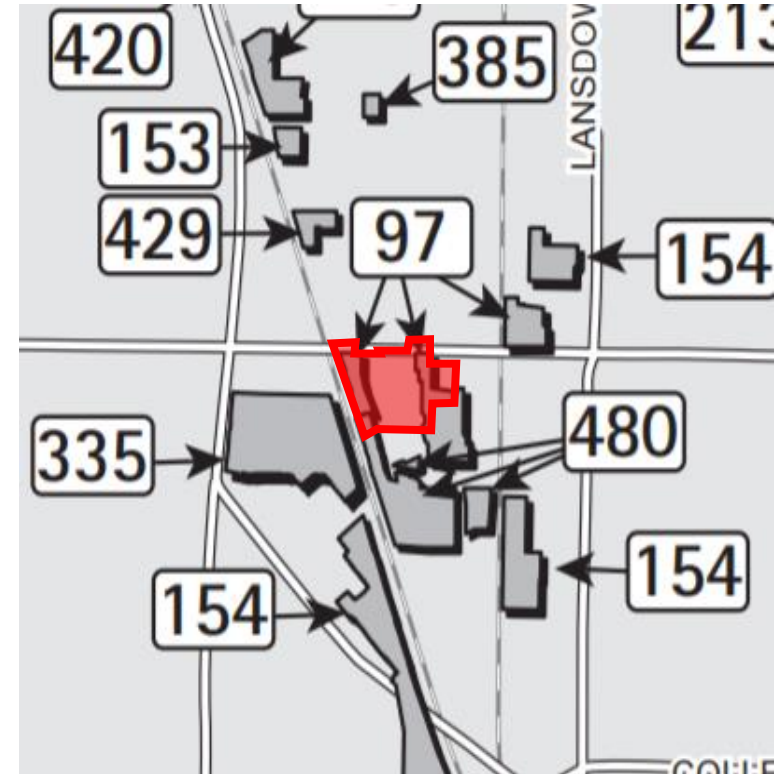
- Avenues
- Centres
- Employment Districts
- Downtown and Central Waterfront
- Green Space System

# Official Plan: Land Use Map



# Site and Area Specific Policies (SASP)

- Sites and Area Specific Policies that require policies that vary from one or more provisions of Official Plan;
- Provide a further layer of local policy direction for an area; and
- Study team will review the existing SASPs: 97 and 480.



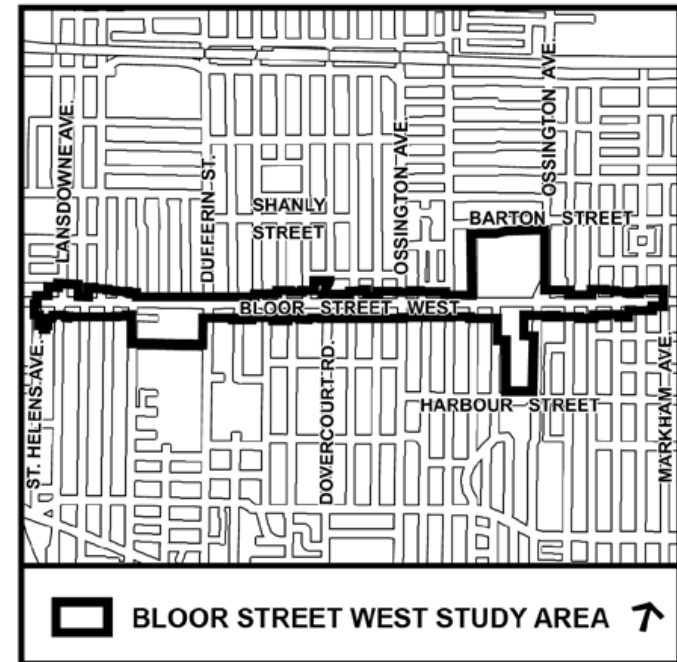
# Bloor Street West Planning Study

October 6, 2015 TEYCC request staff:

- Review of land use policy framework of Bloor Street West from Christie Street to Lansdowne Avenue; and
- To develop urban design and built form guidelines.

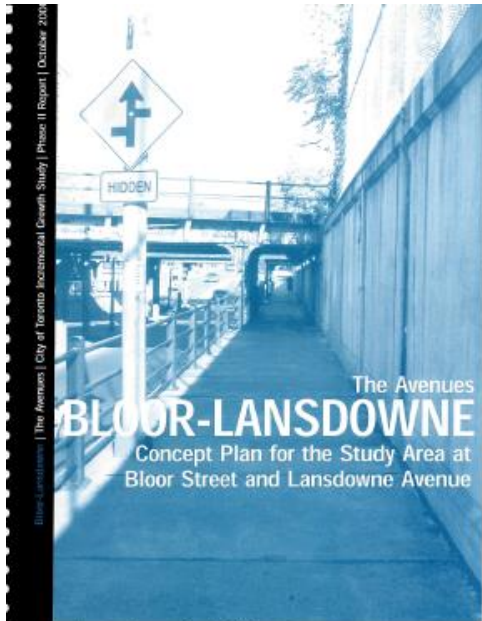
**December 5-8, 2017 City Council adopted recommendations:**

- Endorse Guiding Principles related to: form and scale of development, heritage, street character, public spaces, connections and sustainability; and
- Direct staff to review current and future development applications for consistency.

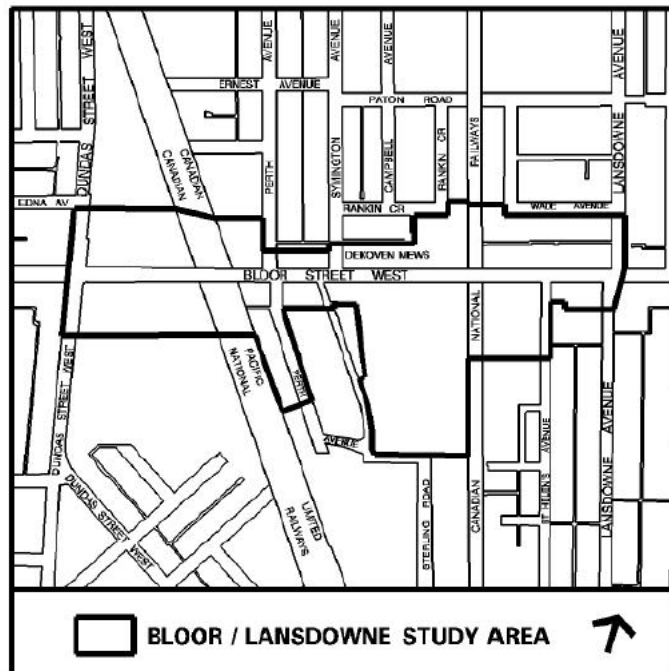


## The Avenues: Bloor-Lansdowne

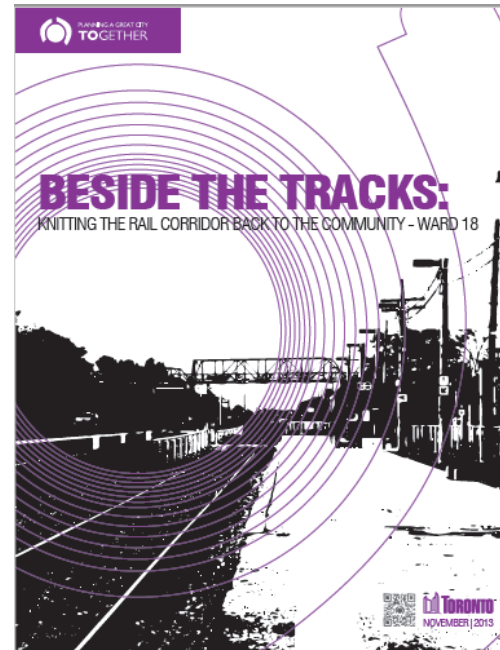
### Concept Plan for the Study Area at Bloor Street and Lansdowne Avenue



Bloor-Lansdowne Avenue Study, 2001



## Beside The Tracks: Knitting The Rail Corridor Back To The Community



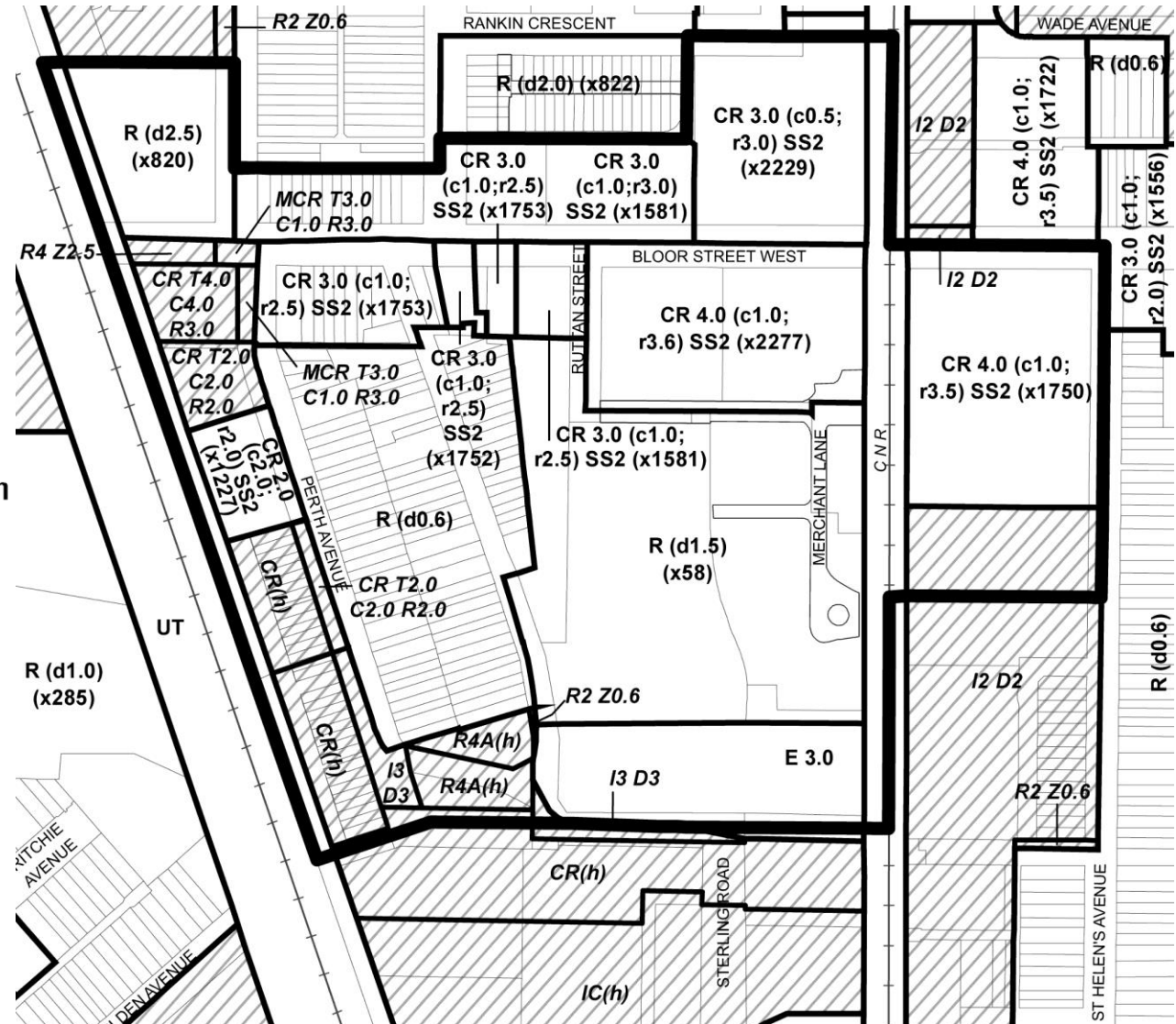


# Zoning By-law 438-86



See Former City of Toronto By-law No. 438-86

<b>R2</b> Residential District	<b>I1</b> Industrial District
<b>R4</b> Residential District	<b>I2</b> Industrial District
<b>R4A</b> Residential District	<b>I3</b> Industrial District
<b>CR</b> Mixed-Use District	<b>IC</b> Industrial District
<b>MCR</b> Mixed-Use District	
<b>R</b> Residential	<b>O</b> Open Space
<b>CR</b> Commercial Residential	<b>OR</b> Open Space Recreation
<b>E</b> Employment Industrial	<b>UT</b> Utility and Transportation





### Location of Application

**R  
CR  
E**

Residential  
Commercial Residential  
Employment Industrial

**O  
OR  
UT**

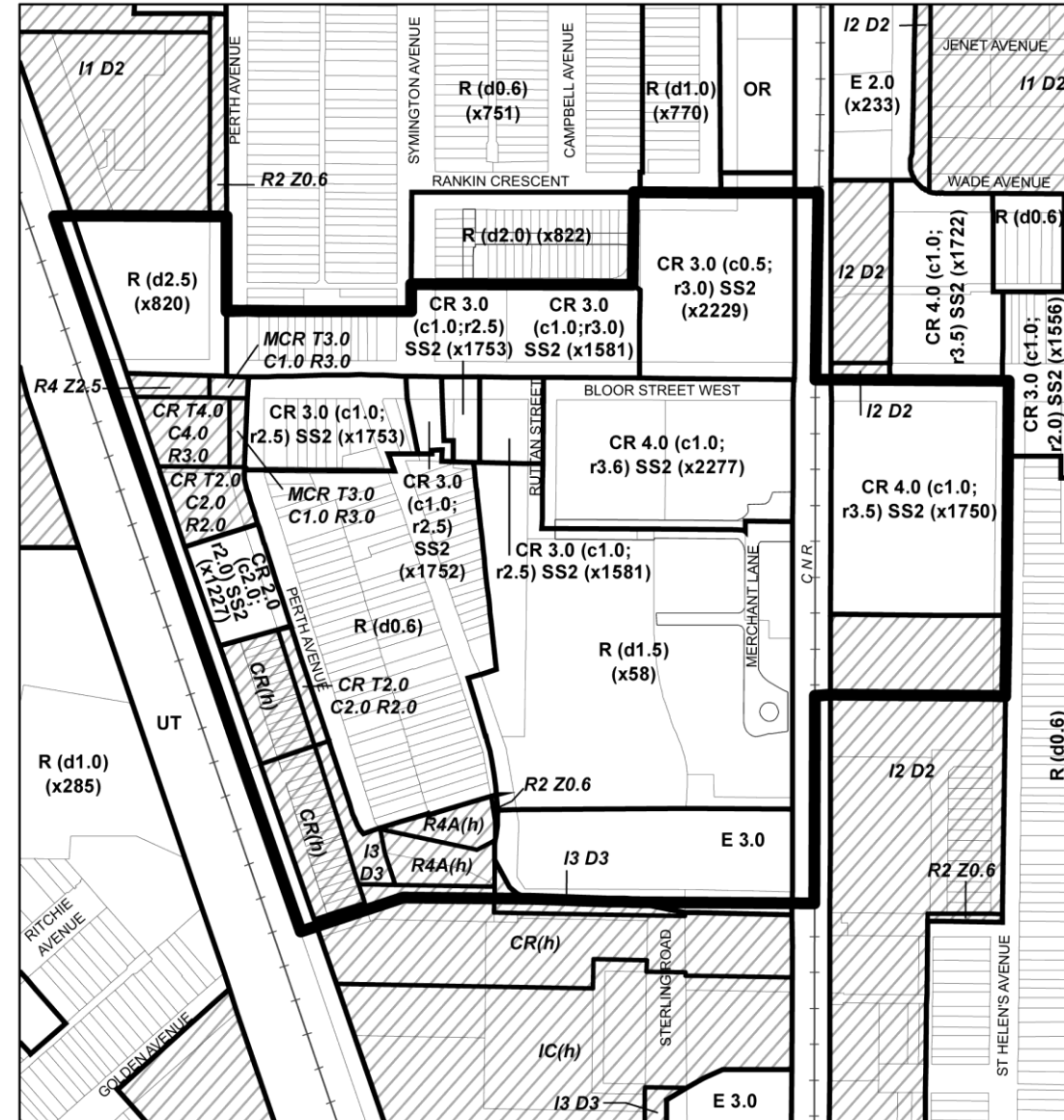
Open Space  
Open Space Recreation  
Utility and Transportation



*See Former City of Toronto By-law No. 438-86*

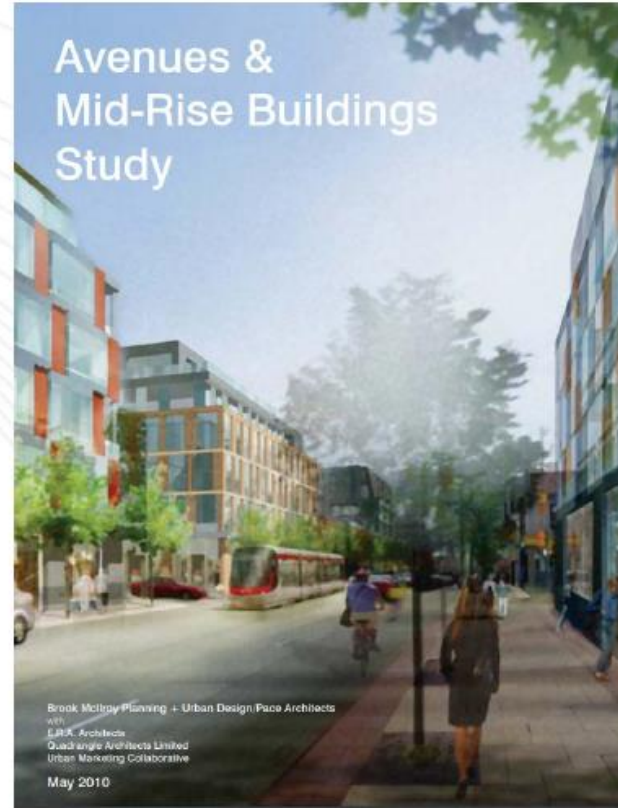
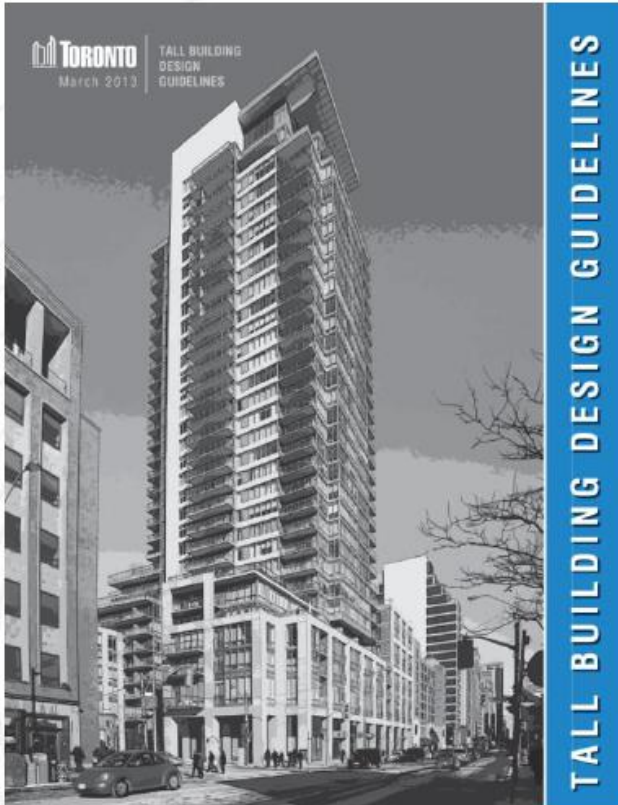
**R2** Residential District  
**R4** Residential District  
**R4A** Residential District  
**CR** Mixed-Use District  
**MCR** Mixed-Use District

**I1** Industrial District  
**I2** Industrial District  
**I3** Industrial District  
**IC** Industrial District

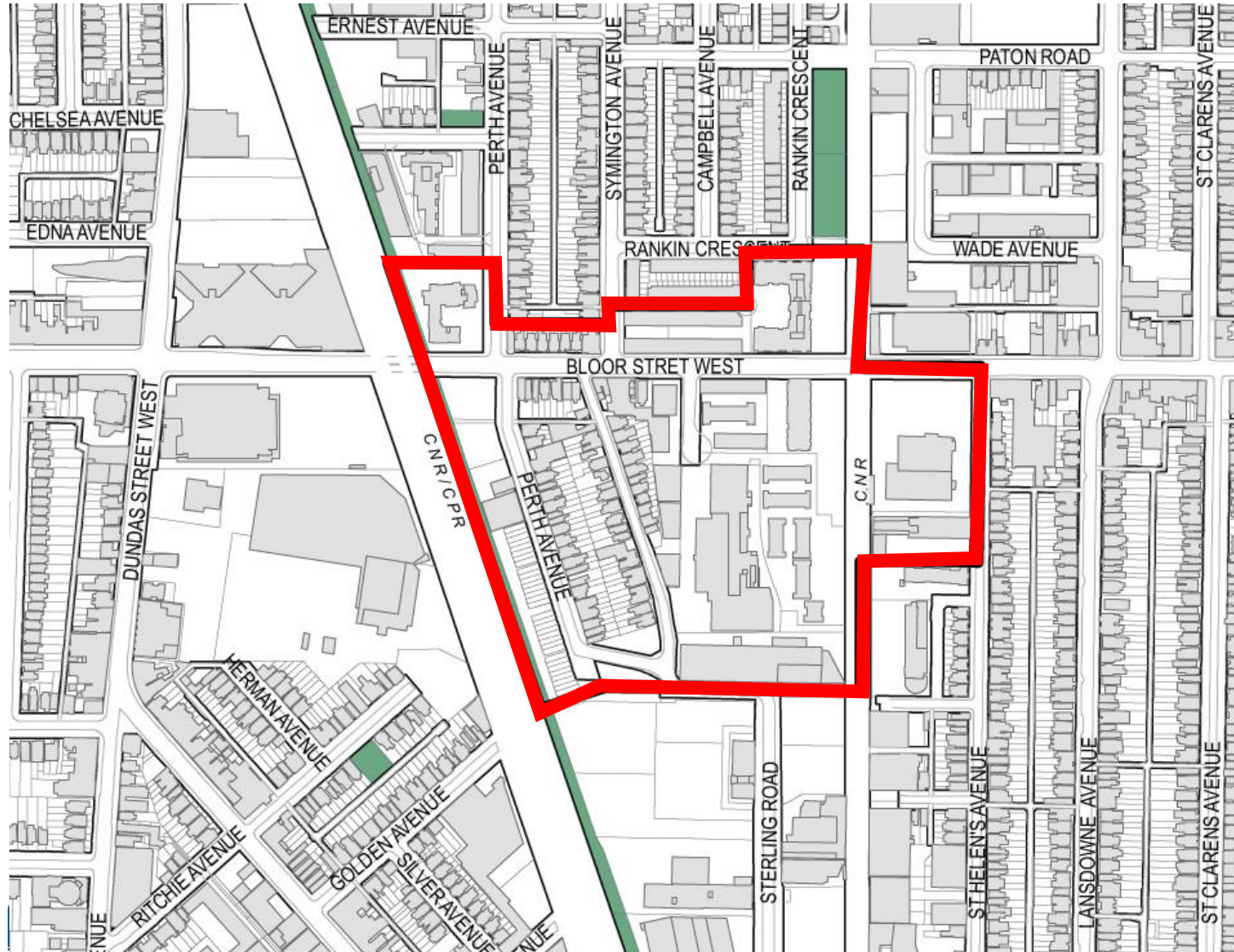




# City-wide Urban Design Guidelines



100%



# Population

97,075 residents living in the CSF Study Area (based on 2016 Census), of which:

- 38% (36,675) live in the Dovercourt Neighbourhood; and
- 12% (11,780) live in the Dufferin Grove Neighbourhood.

Between 2011 and 2016, the CSF Study Area had lower growth (3.6%) than the City as a whole (4.5%) – however the Dovercourt Neighbourhood has experienced growth greater than the City average (5.8%).

## Previous Change in Population from previous Census, 2006-2016



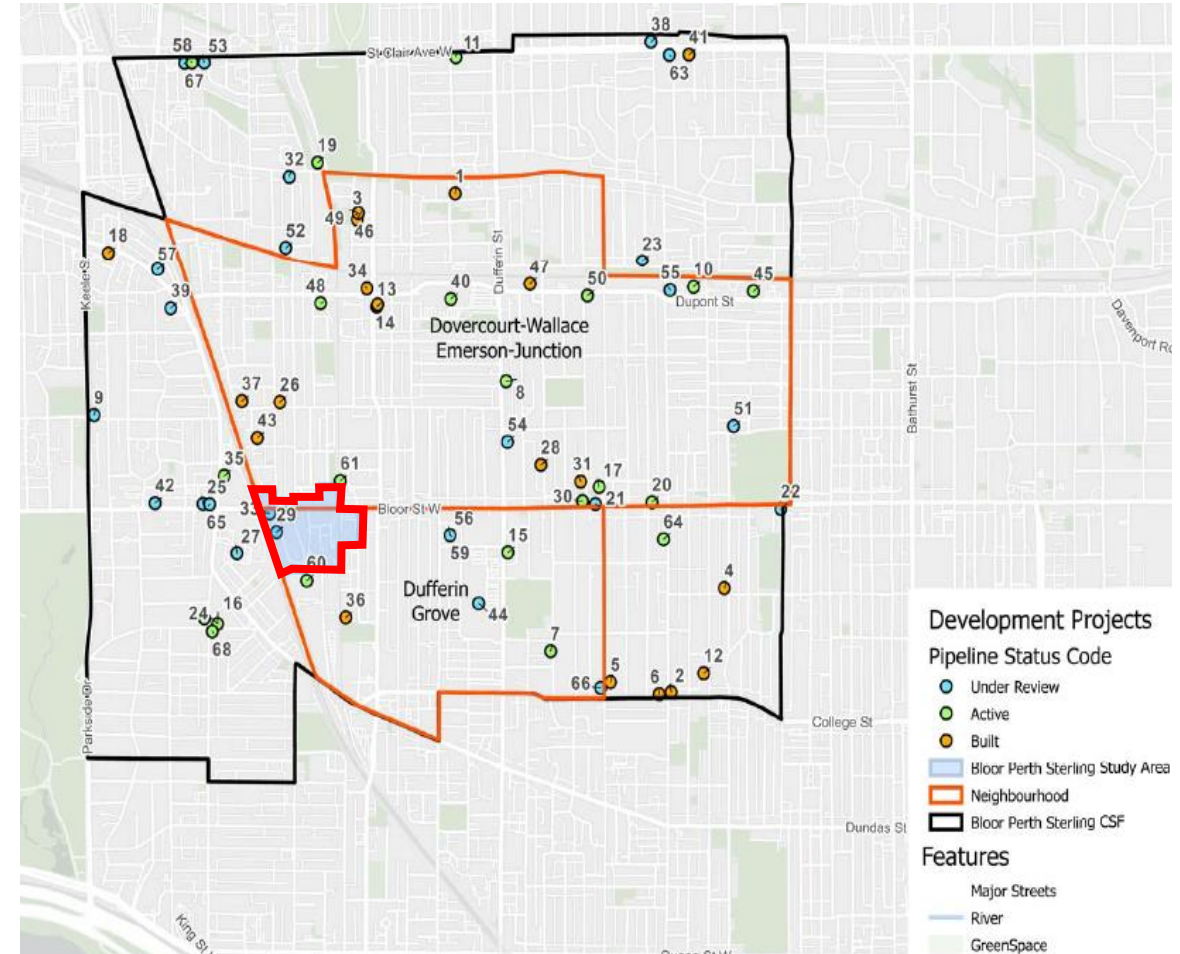


# Development Activity

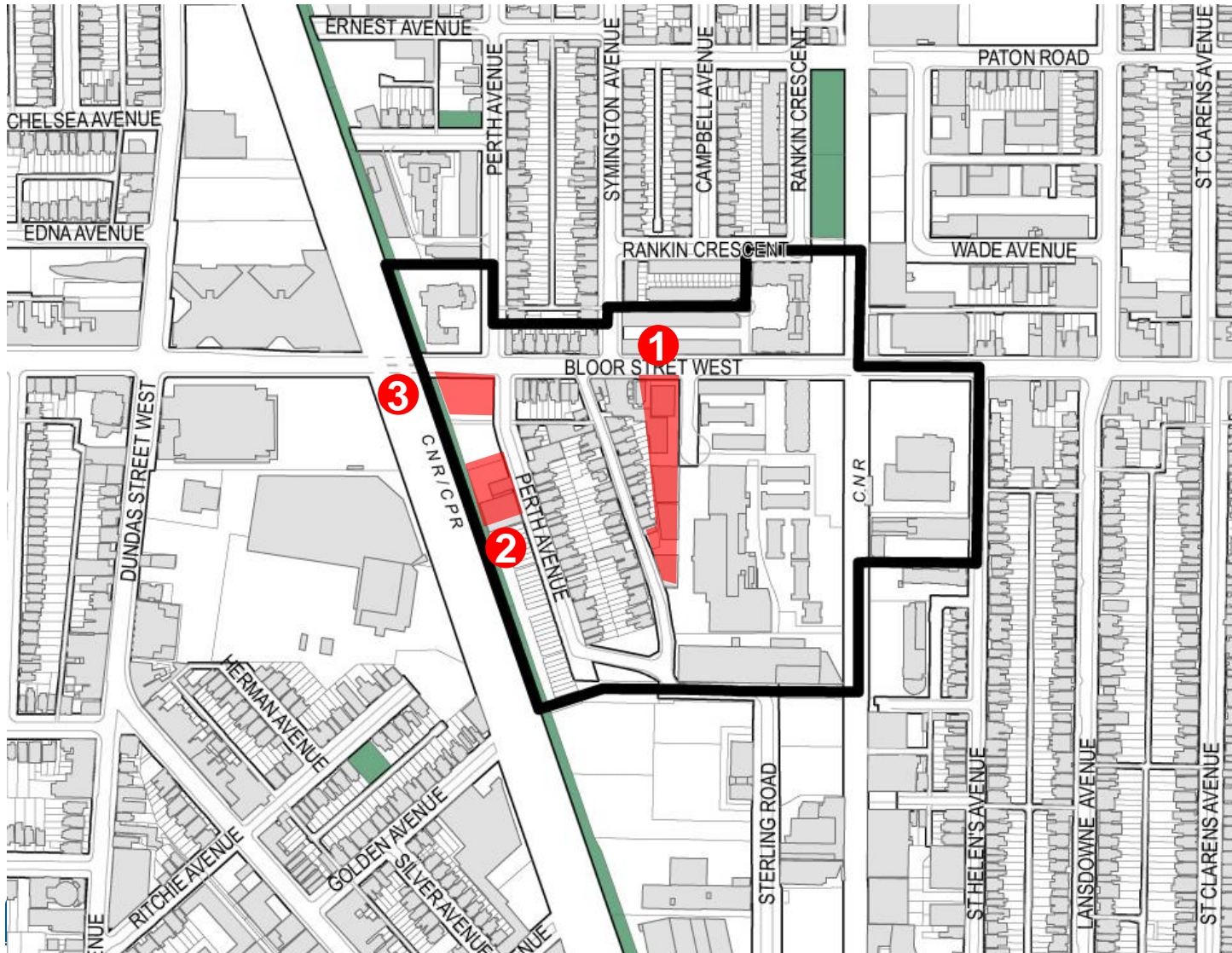
Based on the City's Development Pipeline for the period January 1, 2015 - December 31, 2019 there were:

- 68 active, built or under review development applications collectively representing an estimated **15,334 residential units**
- 28% in Dufferin Grove Neighbourhood
- 38% in Dovercourt Neighbourhood

Estimated potential population growth based on the number of units active, built and under review is 25,577 to 26,772



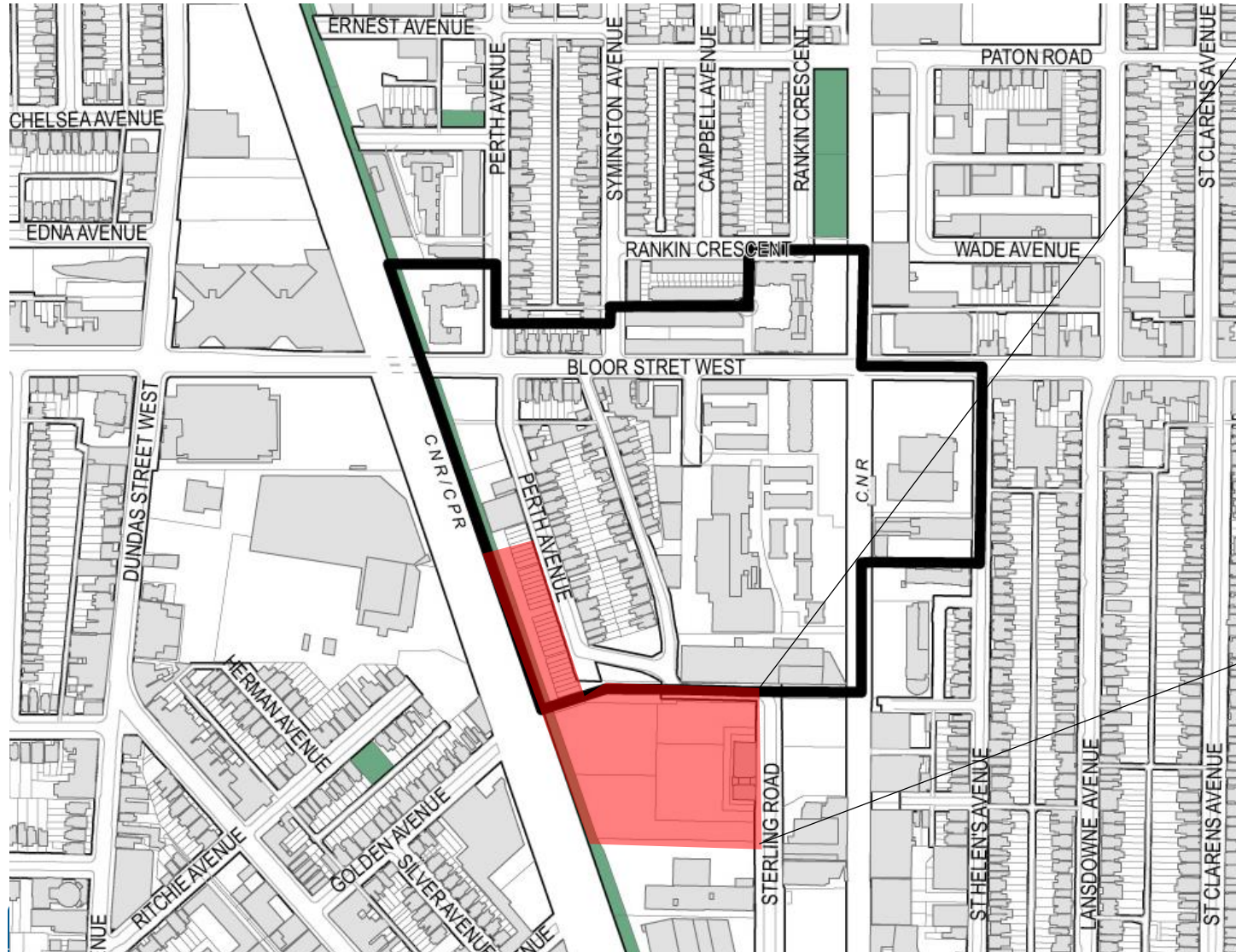
# Development Applications



- ① 1405, 1407, 1409 and 1409A Bloor Street West and 229, 231 and 231A Sterling Road
- ② 72 Perth Avenue
- ③ 1439 Bloor Street West



# 158 Sterling Road



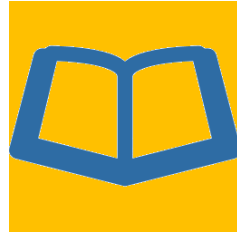
**Approved Masterplan**  
Changes have been made since then

# Community Facilities

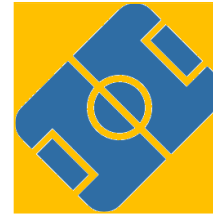


**33**

Non-Profit Child  
Care Centres



**5** Libraries



**2** Arenas



**2** Swimming Pools:  
2 indoor and 2 outdoor



**3**

Community  
Recreation Centres



**TDSB**

13 elementary  
4 Grades (7 to 8)



**TCDSB**

9 elementary  
3 secondary

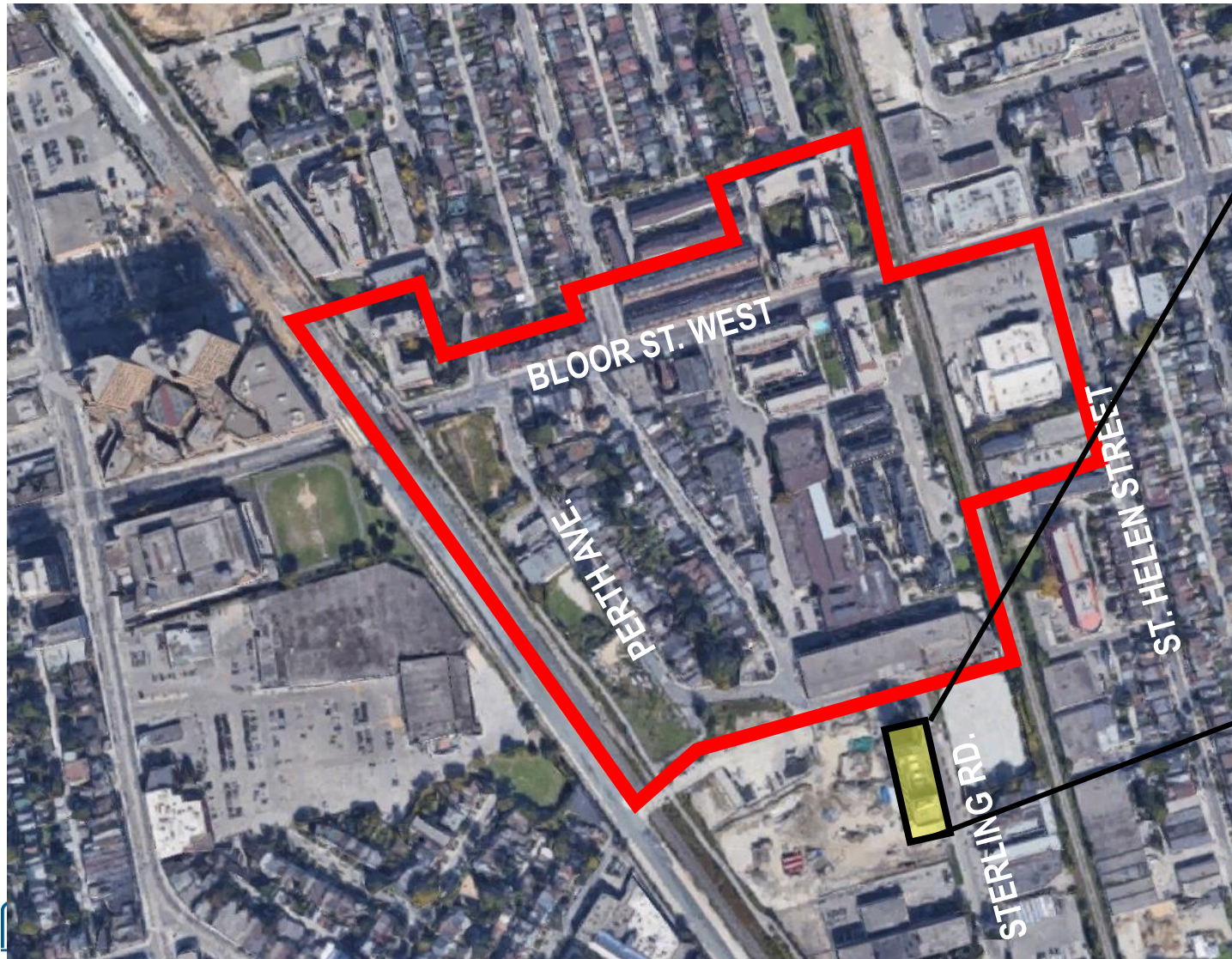


**47**

Community Agencies



# Heritage Assets

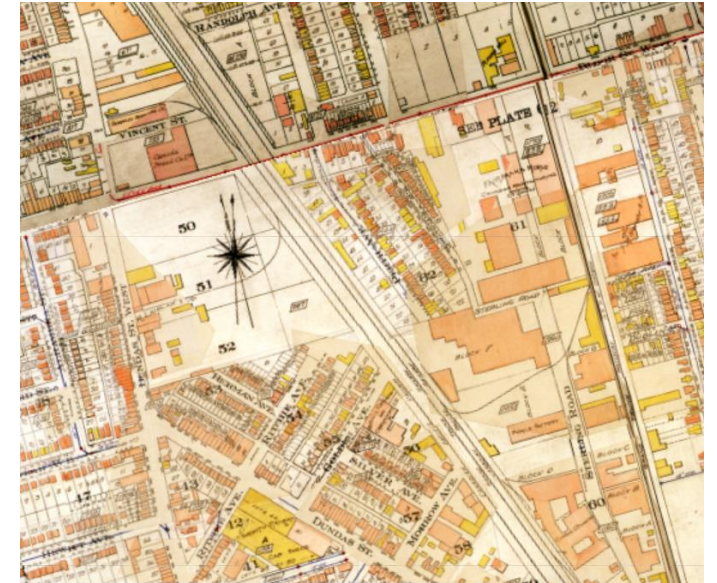
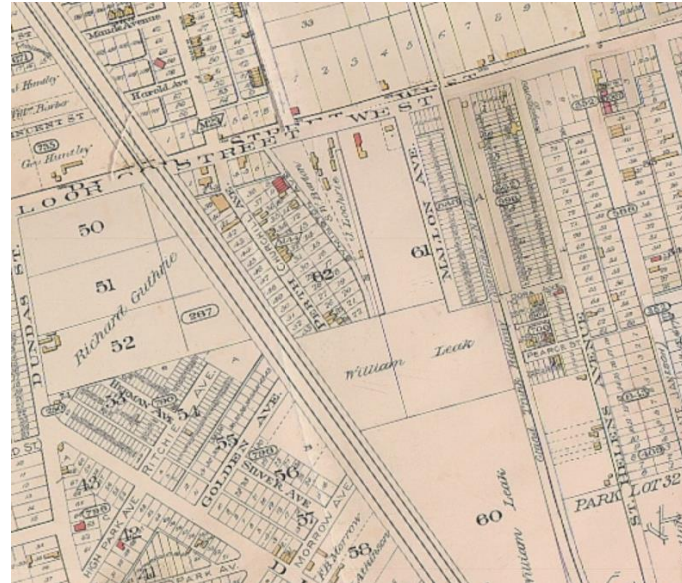


**Tower Automotive Building**  
**Museum of Contemporary Art (MOCA)**  
158 Sterling Road



# Cultural Heritage Resource Assessment

City Planning undertakes a Cultural Heritage Resource Assessment to document an area's development history and to ensure that properties of cultural heritage value or interest are appropriately identified, understood and conserved.



Goad's Fire Insurance Plans, 1889 and 1924.

# Cultural Heritage Resource Assessment

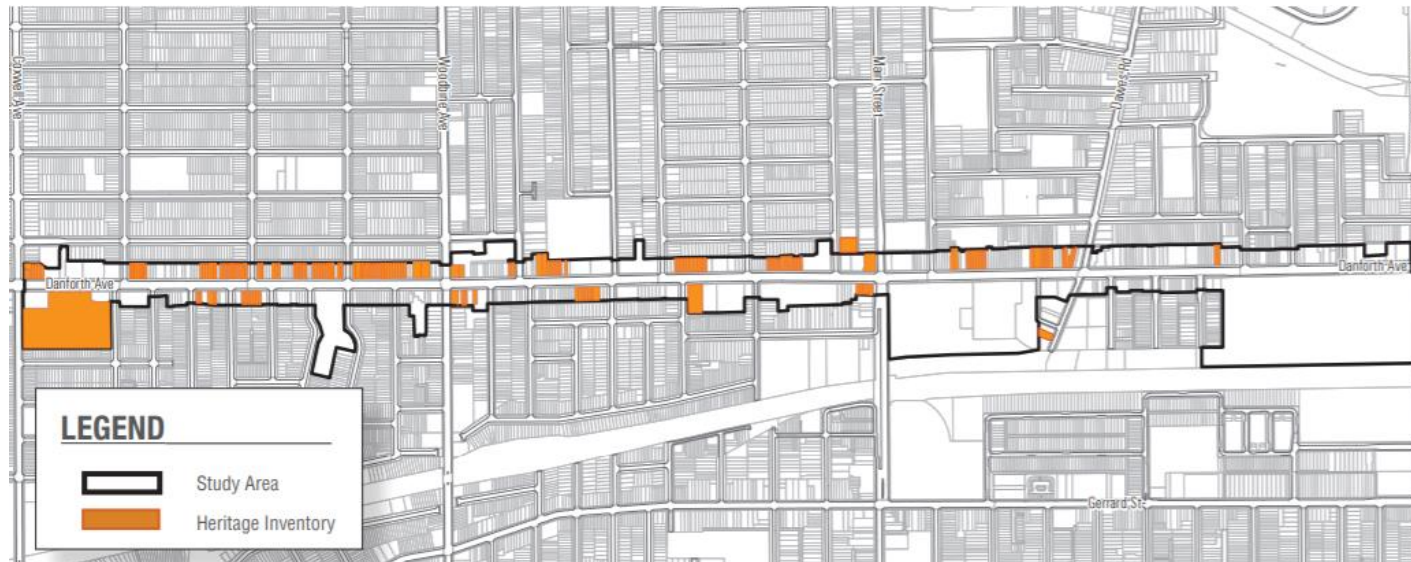
A Cultural Heritage Resource Assessment applies provincial criteria to evaluate properties for their cultural heritage value or interest. That evaluation is informed by community engagement and historical research. A CHRA results in an understanding of the history of an area, and identifies built heritage resources.



Bloor St W. looking west to Symington, 1934. City of Toronto Archives.

# How will the results of the CHRA be used?

- Properties identified as heritage resources inform planning policies and guidelines to make sure that they are an integral part of the future.
- These properties will also be considered for inclusion on the City of Toronto's Heritage Register.

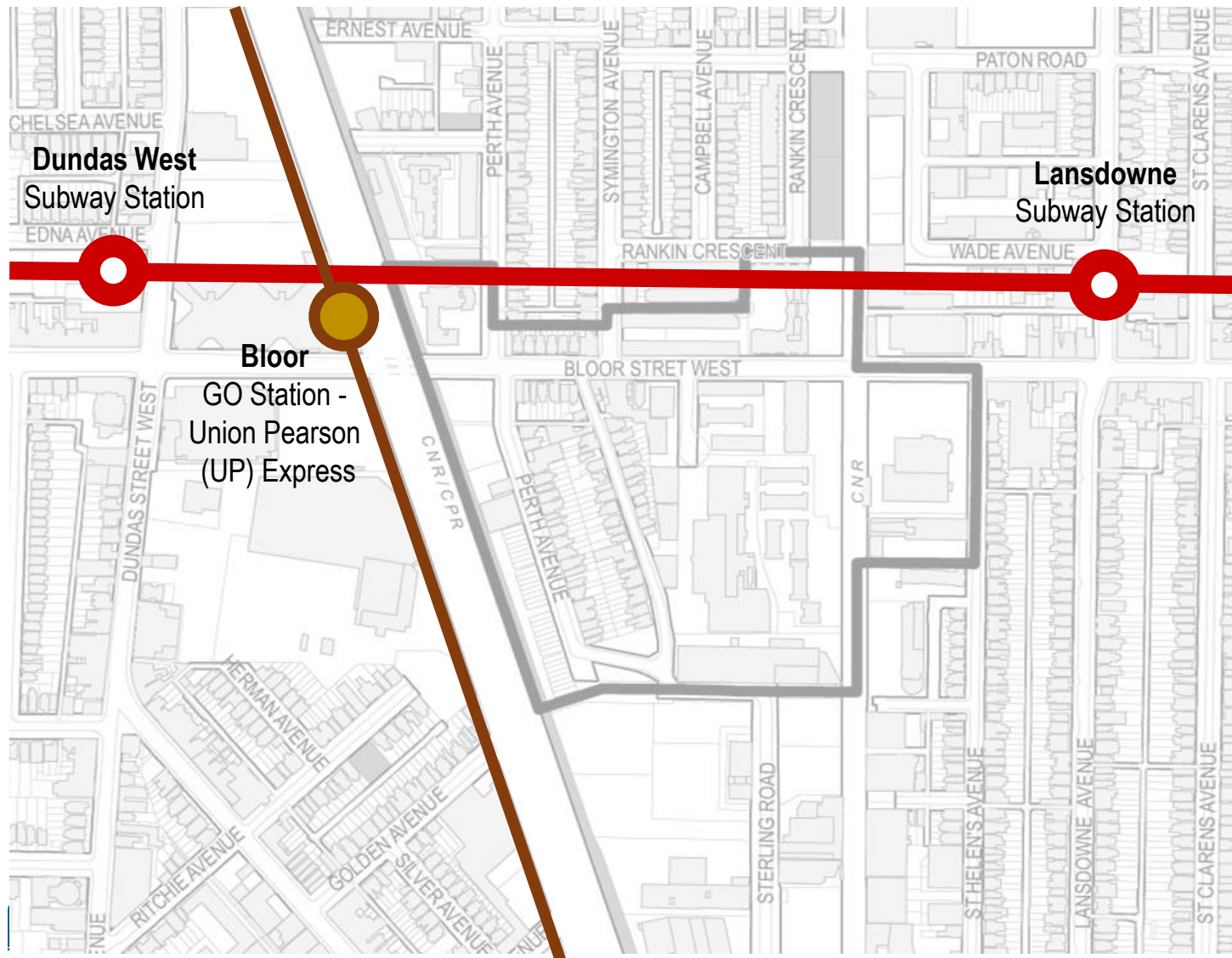


An example of a map showing properties identified through a CHRA.

Map 4, Danforth Avenue Urban Design Guidelines.






# Transportation



OP Map 4: Higher Order Transit Corridors



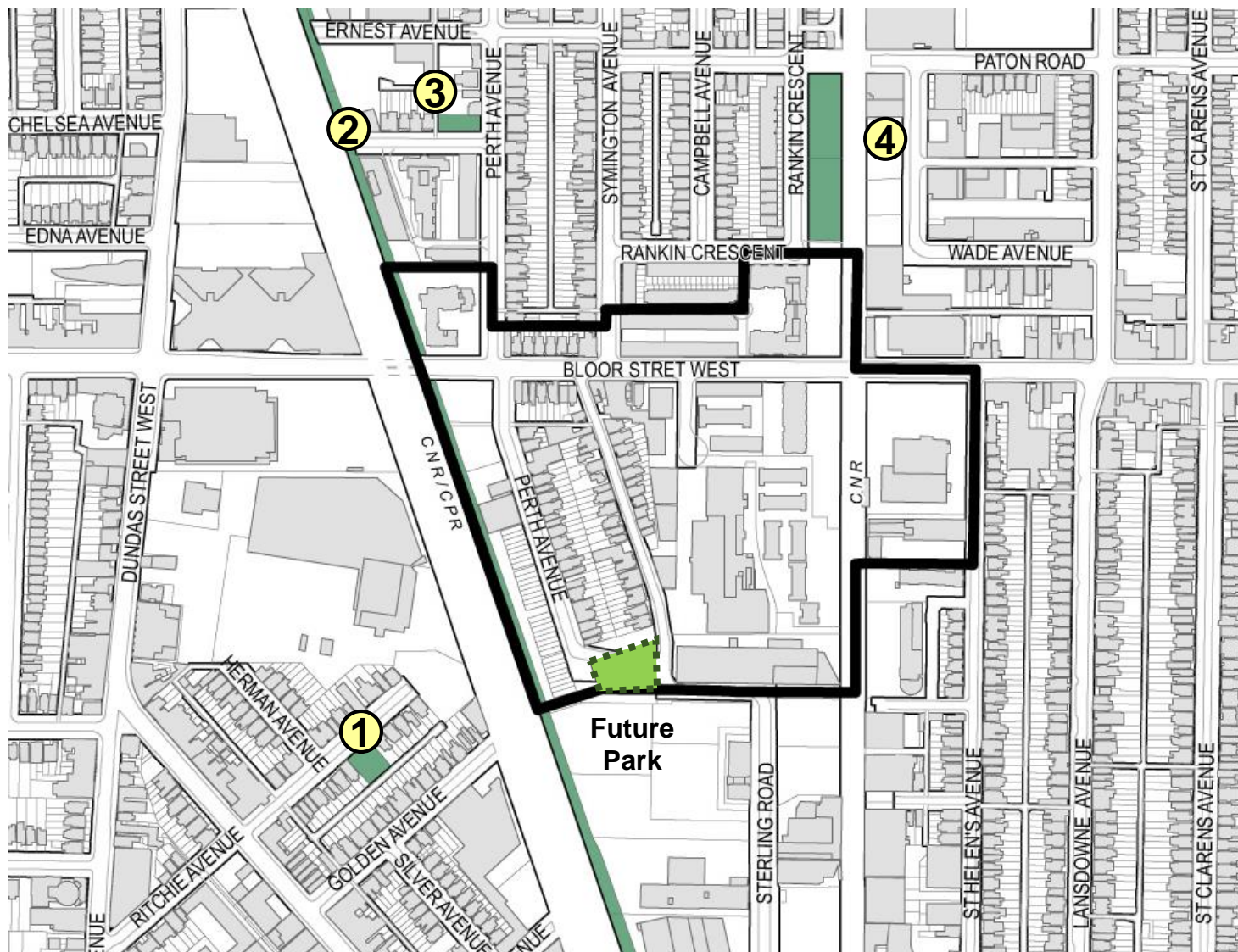
- | Existing   | Expansion Elements  |
|--|---|
|  TTC Subway and LRT Lines |  Transit Corridors     |
|  GO Rail Lines            |  GO/TTC Interchange GO |
|  |  Rail Station          |

# Transportation





# Parks and Open Spaces



Ritchie Ave  
Parkette



West  
Toronto  
Rail Path



Perth  
Avenue  
Parkette



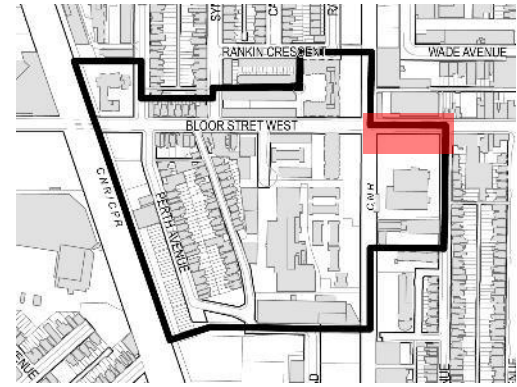
Erwin  
Krickhahn  
Park





# Area and Street Character

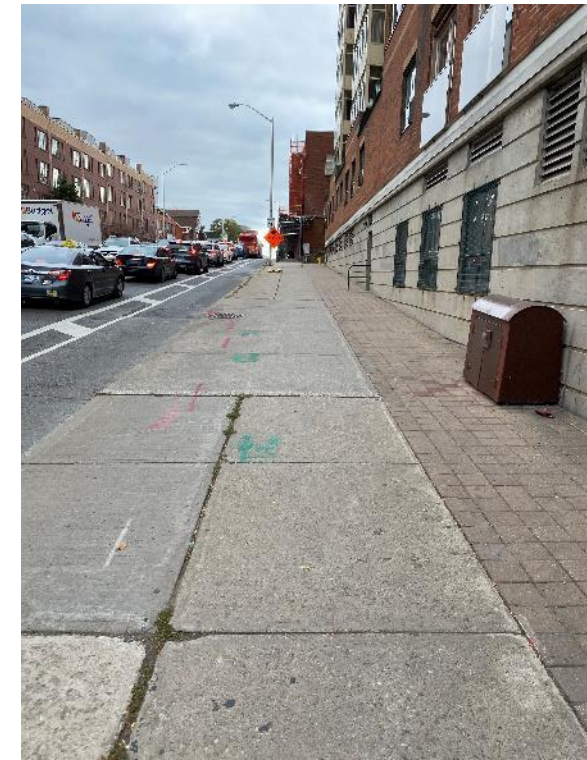
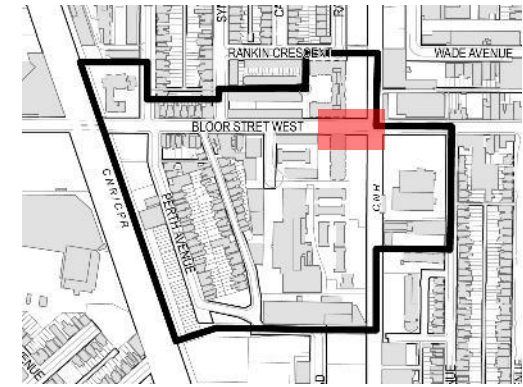
## Bloor Street West





# Area and Street Character

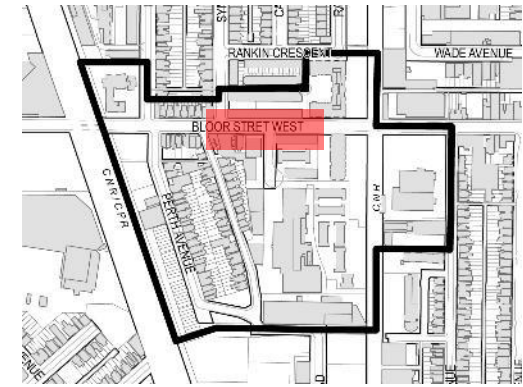
## Bloor Street West





# Area and Street Character

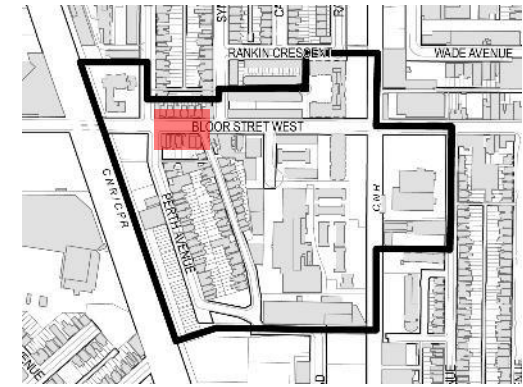
## Bloor Street West





# Area and Street Character

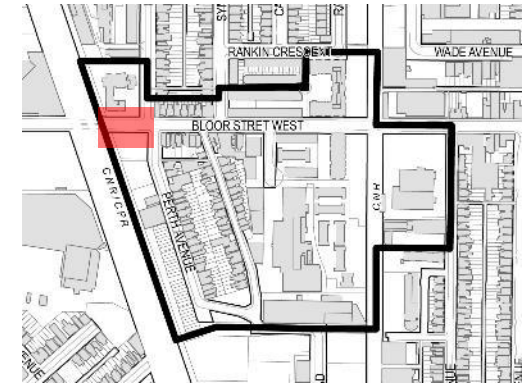
## Bloor Street West





# Area and Street Character

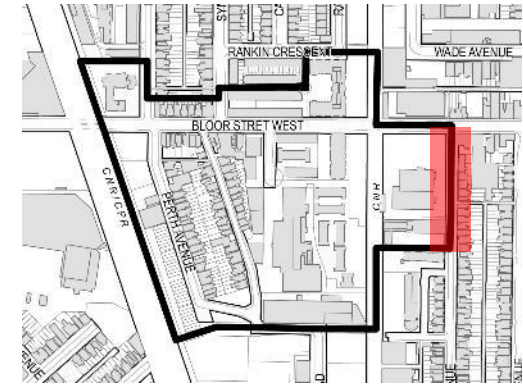
## Bloor Street West





# Area and Street Character

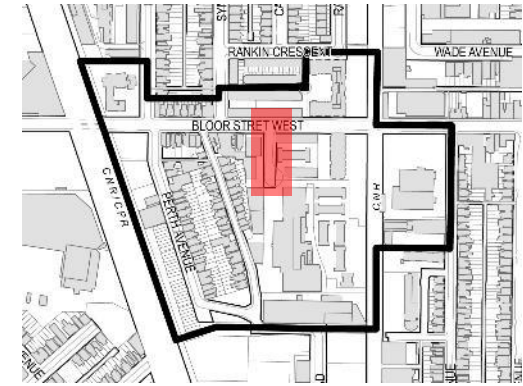
## St. Helens Avenue





# Area and Street Character

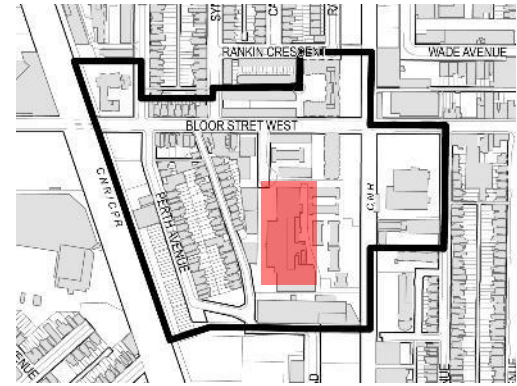
## Ruttan Street





# Area and Street Character

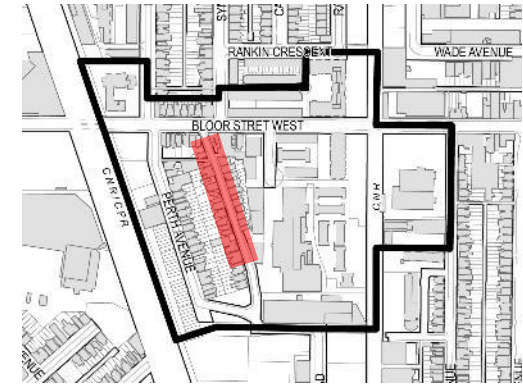
## Sterling Road





# Area and Street Character

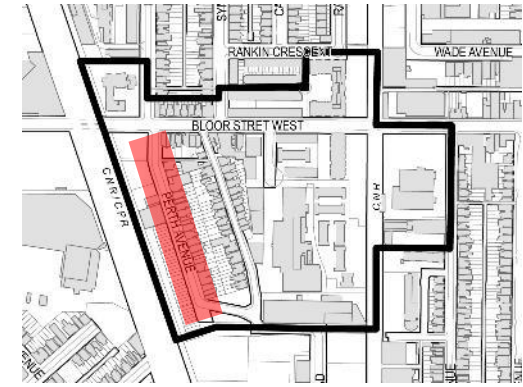
## Sterling Road





# Area and Street Character

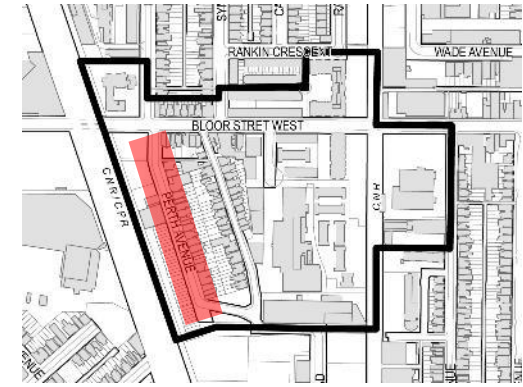
## Perth Avenue





# Area and Street Character

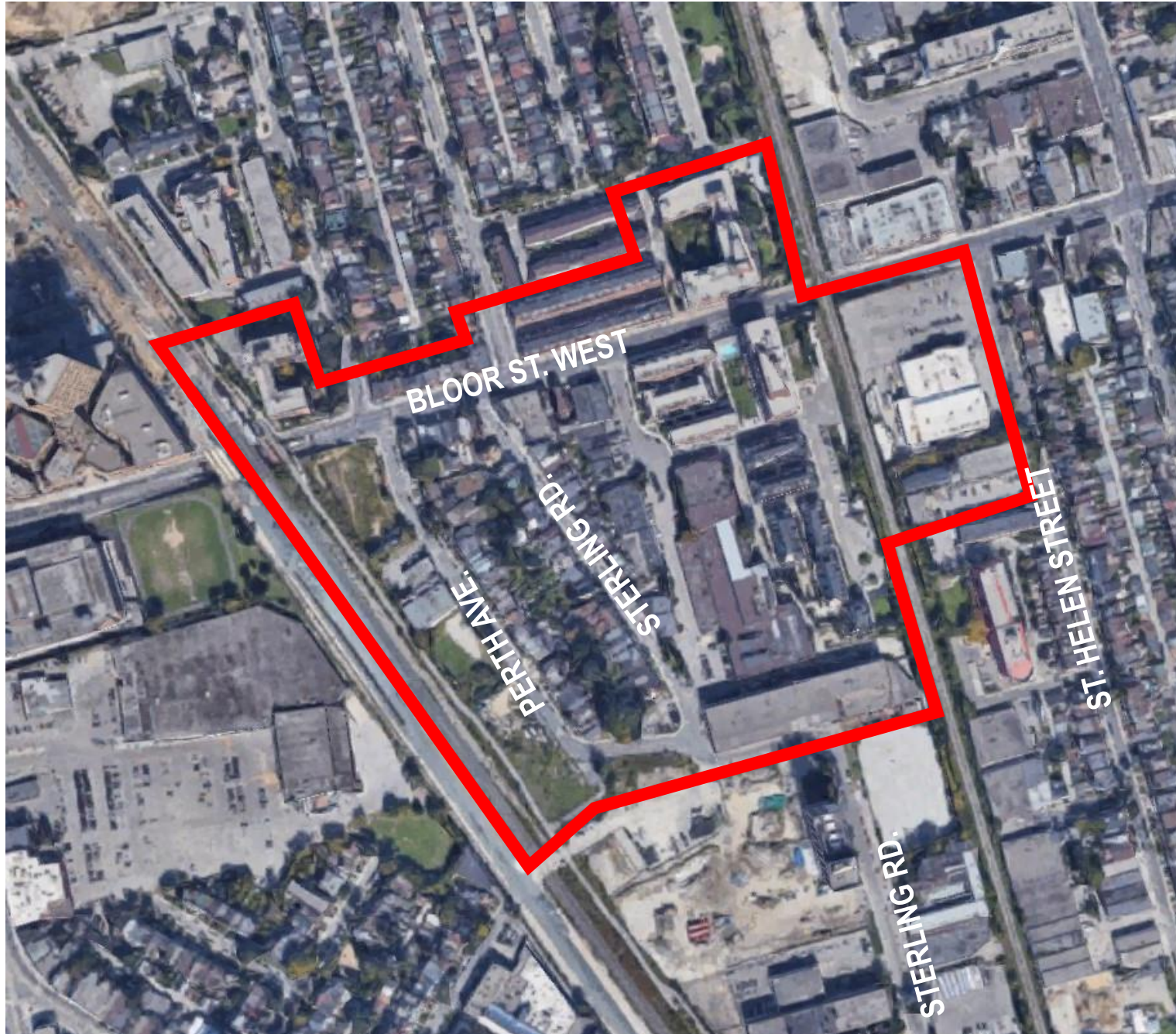
## Perth Avenue





# Facilitated Discussion



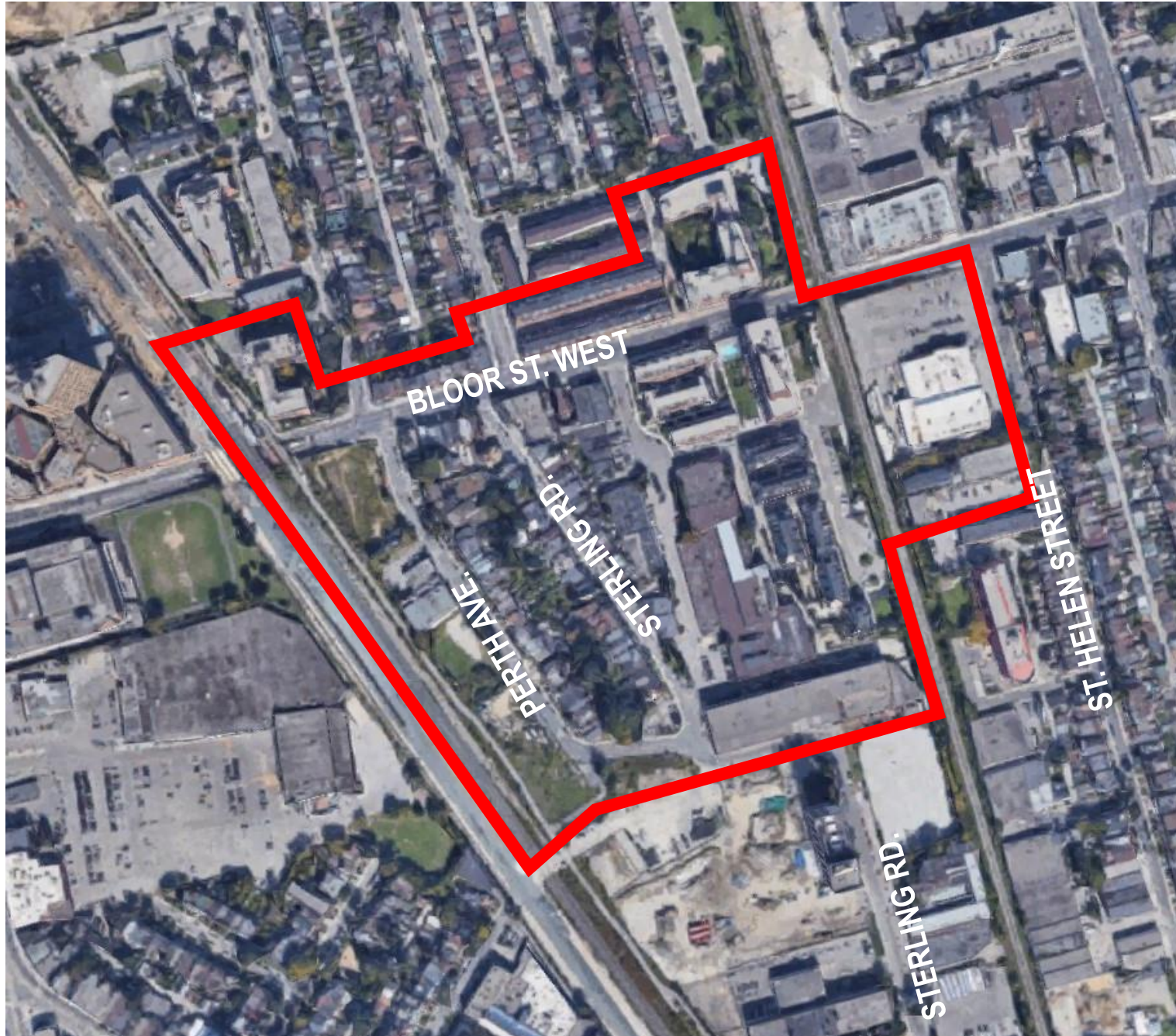


## Discussion Question #1

What are your top 3  
priorities for the area?



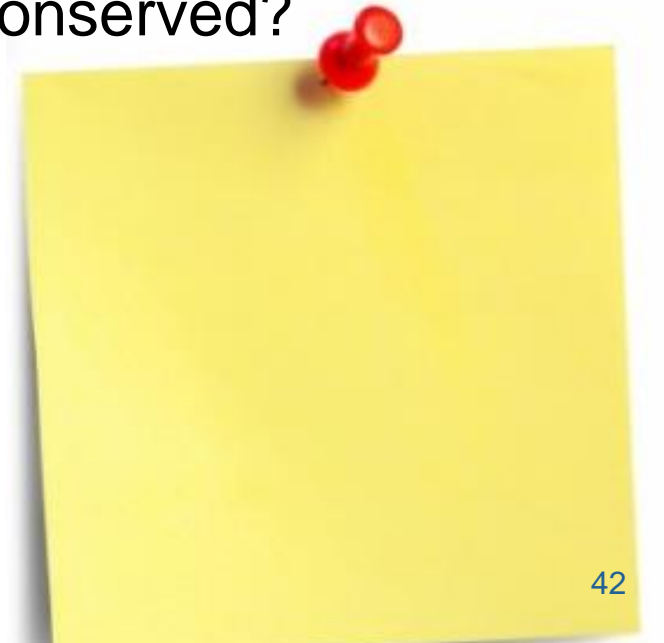




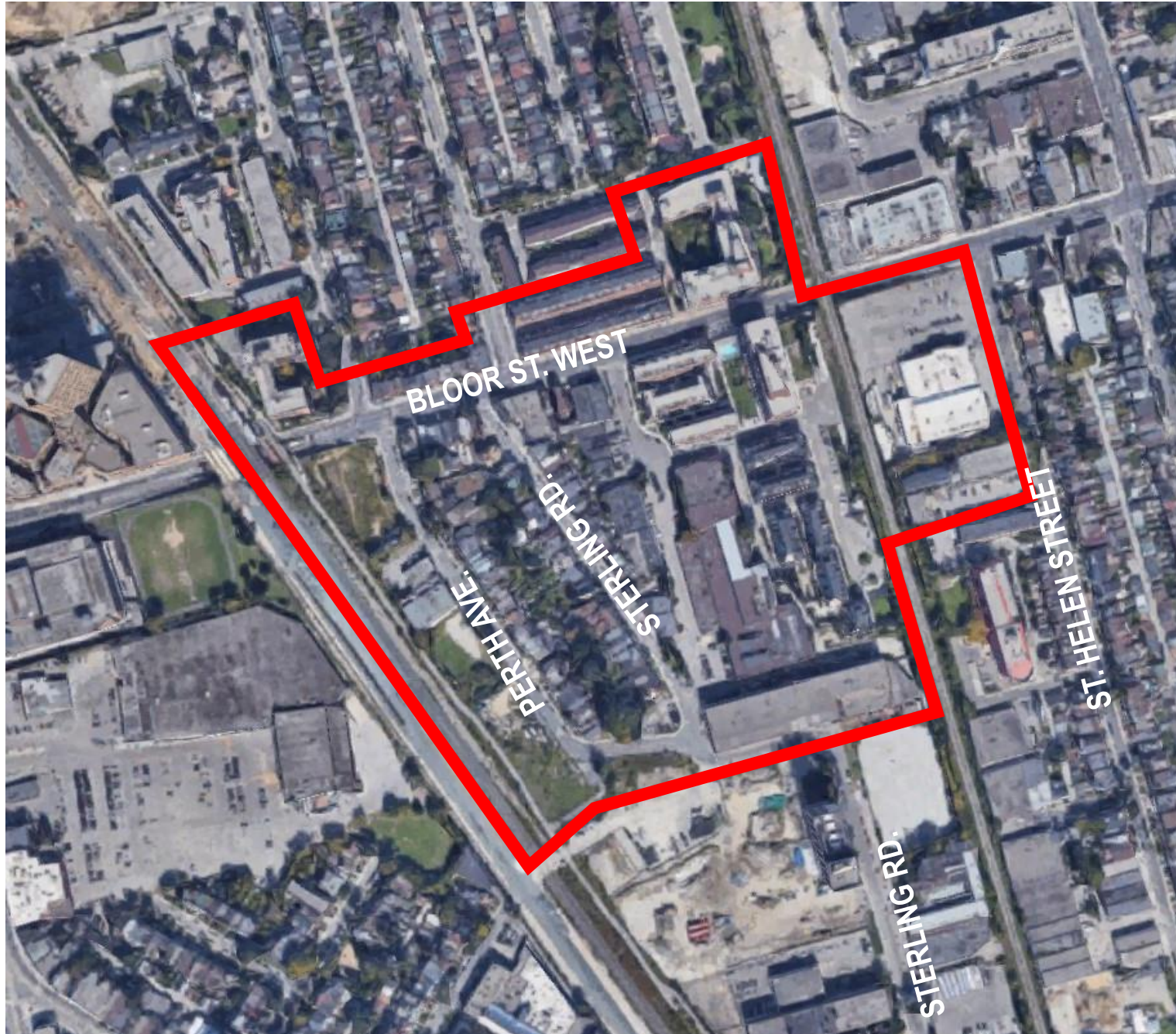
## Discussion Question #2

What aspects of the study area do you really like?

What are the community assets, special places, or features that are valued--any buildings/areas to be conserved?







## Discussion Question #3

What are improvements you would like to see in the study area?

Where are the opportunities?





# Next Steps

## Phase 1

- Staff to analyze and summarize community comments
- SAC Meeting #1:
  - Draft Vision Statement;
  - Street and Character Areas;
  - Public Realm Network; and
  - Built Form objectives.
- Q1: SAC Meeting #2
  - Community Meeting #2 to present draft work and obtain feedback
- Q1/Q2: Final Staff Report on the Planning Framework to TEYCC

# Thank You for Attending!

Contact information for further questions:

Mailing Address:

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