



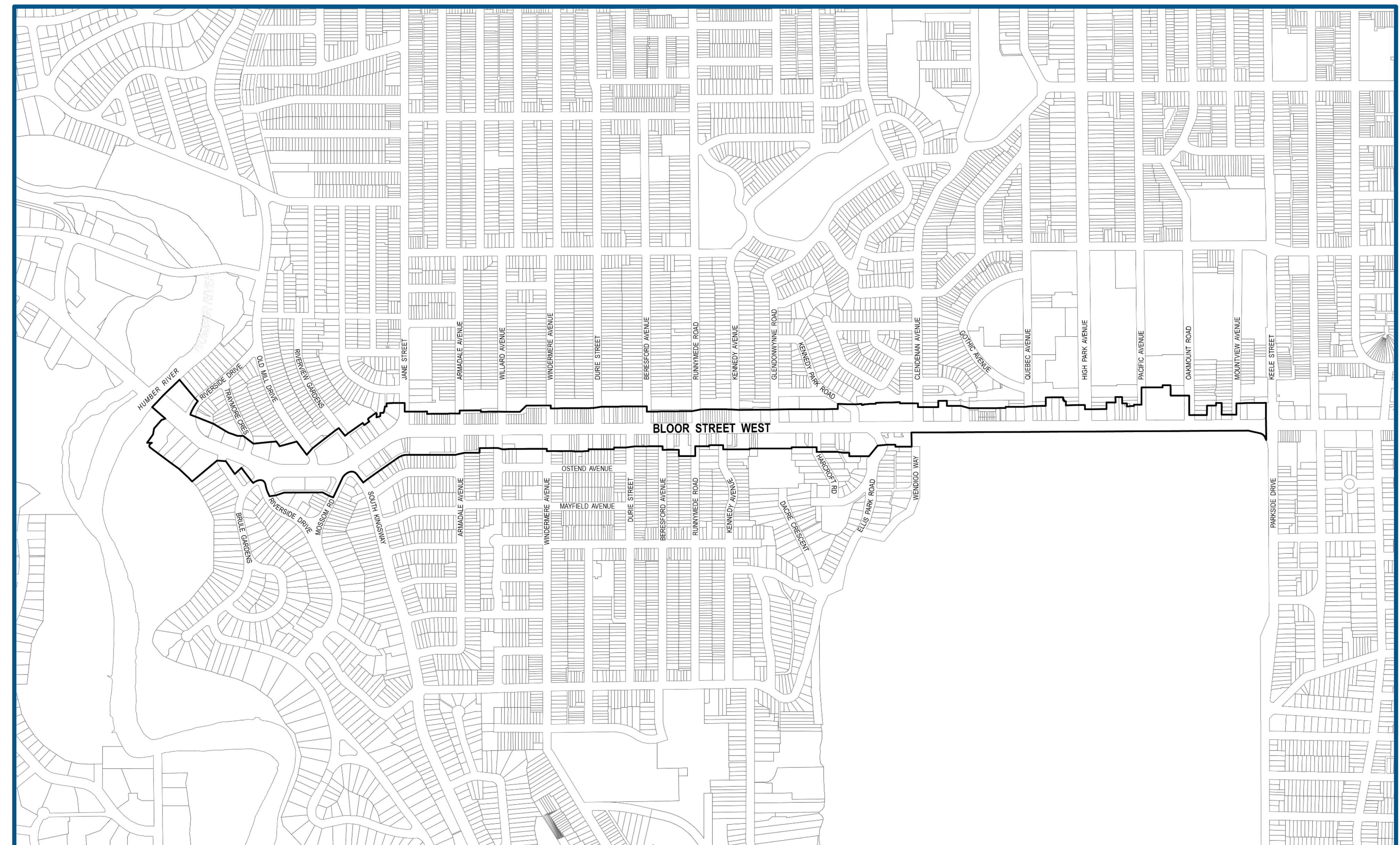
Welcome to the Bloor West Village Avenue Study Open House

October 15th, 2024, 7:00pm-8:30pm

Thank you for attending today's Open House for the Bloor West Village Avenue Study. The purpose of today's meeting is for City Staff to provide key elements and information of the Bloor West Village Planning Framework and receive comments. The boards on display around the Runnymede United Church provide information on the Planning Framework and summarize its contents and goals.

The following display boards will be made available online after the Open House.

City Staff look forward to answering your question and hearing your perspectives.





Policy Framework

Official Plan

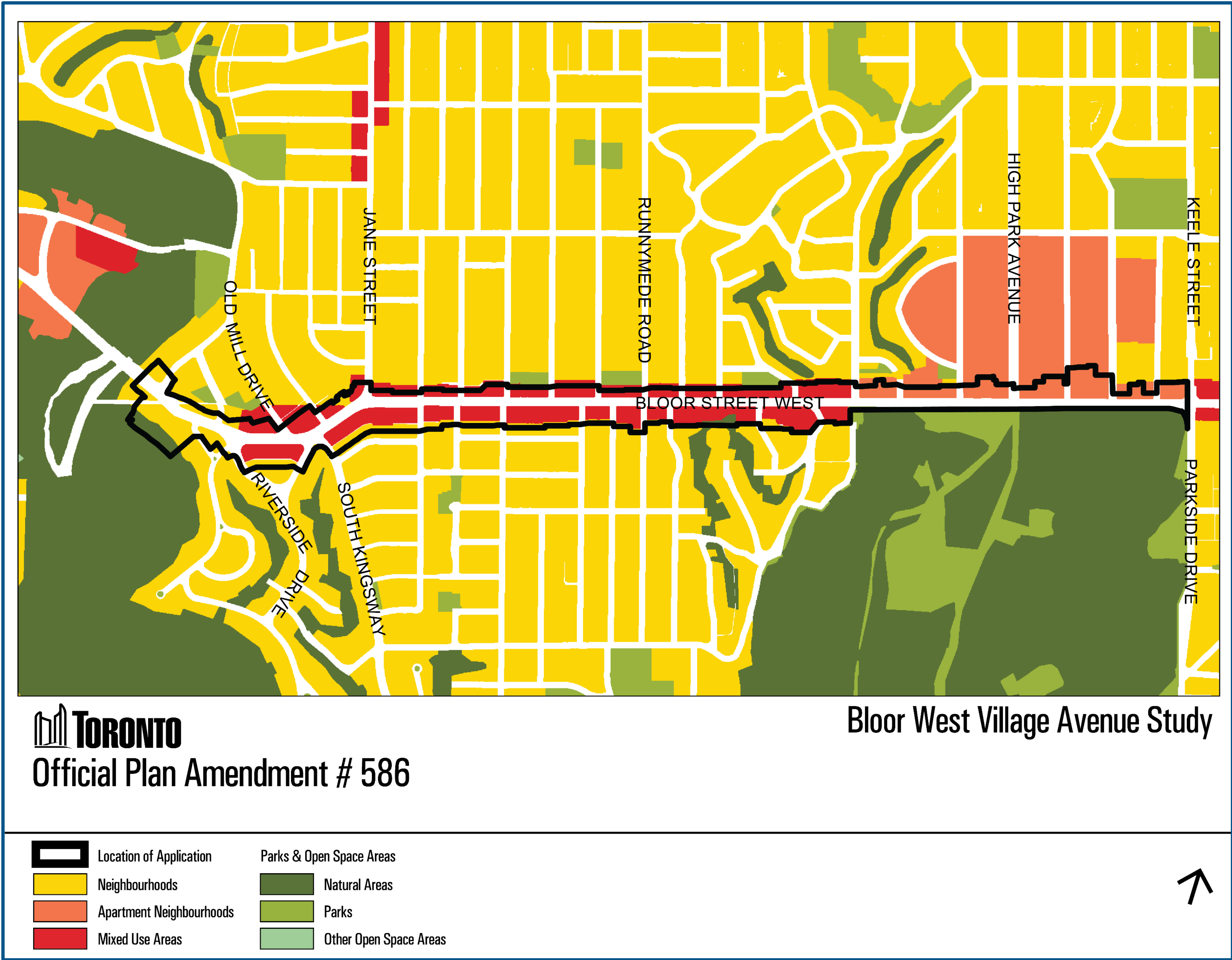
Land use designations and urban structure classifications are among the Official Plan’s key implementation tools for achieving the growth strategy set out in Chapter Two of the Official Plan – to direct major growth to some parts of the City and away from others. Bloor Street West is identified as an Avenue and the study area is mostly designated as *Neighbourhoods* in the Humber Gateway, *Mixed Use Areas* in the East, West and Main Village Character Areas, and *Apartment Neighbourhoods* in the High Park Frontage.

Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storey ground related housing forms.

Apartment Neighbourhoods are comprised of higher density residential uses.





Major Transit Station Areas

As part of Toronto’s Municipal Comprehensive Review, the City is required to demonstrate that it has a transit-oriented plan in place to accommodate minimum density targets around planned and existing higher-order transit stations.

MTSA are areas generally within 500 to 800 metre radius of a transit station, representing about a 10-minute walk. Each MTSA will be subject to a minimum density target across the area as a whole.

Part of the framework area is located within Jane, Runnymede, High Park and Keele Station Protected Major Transit Station Areas, identified as Site and Area Specific Policy 650, 651, 652, and 653.

These SASPs are awaiting Ministerial Decision, and so are not yet in force.

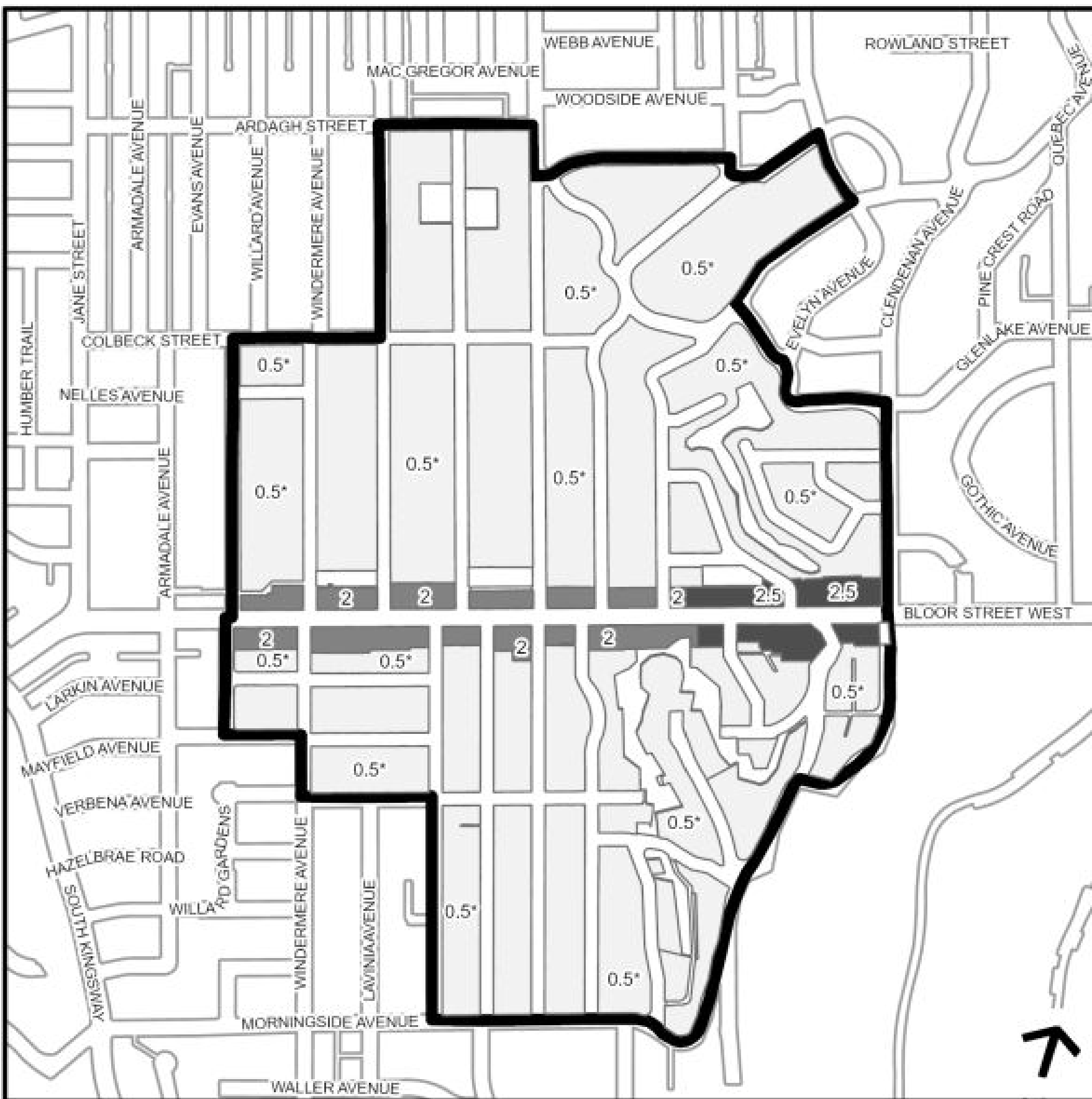


Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
0.9 FSI or 3 units*	2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Jane PMTSA

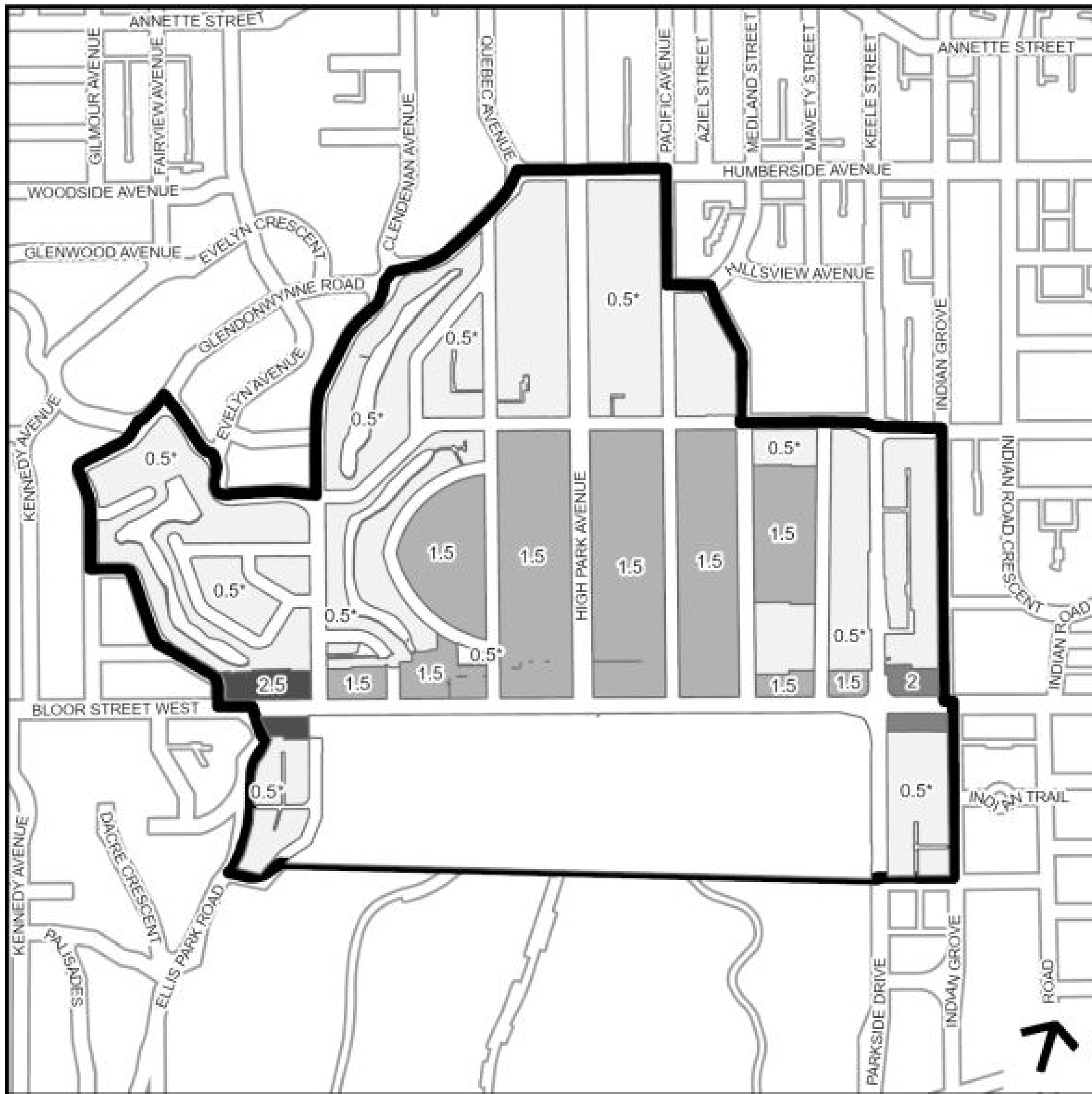


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Runnymede PMTSA

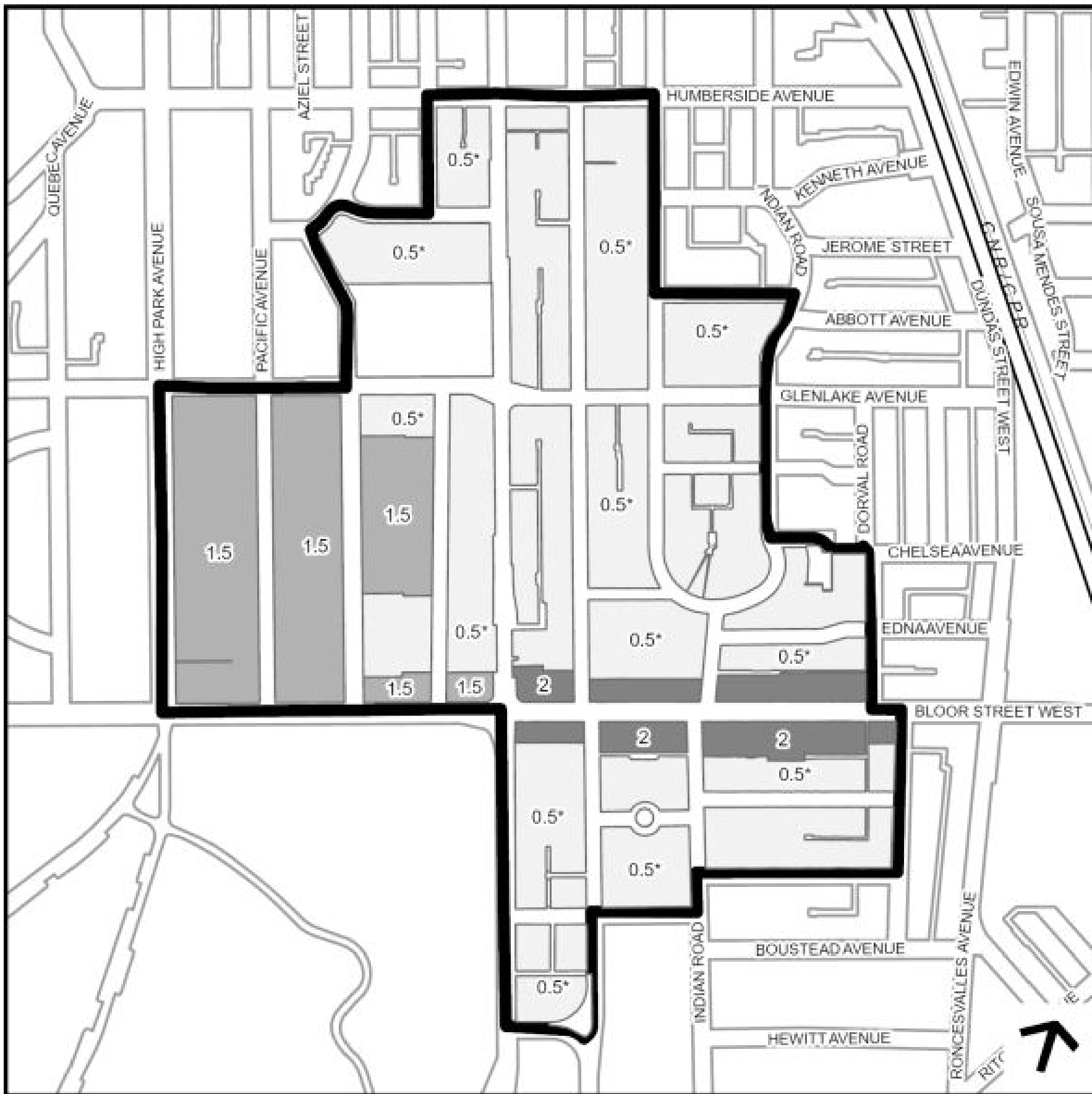


Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
0.9 FSI or 3 units*	2.0 FSI	

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High Park PMTSA



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
0.9 FSI or 3 units*	2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Keele PMTSA

Policy Framework Changes Since 2018

Growth Plan for the Greater Golden Horseshoe 2019 to be replaced by the **Provincial Planning Statement 2024**

Major Transit Station Area Framework - Implementation of an intensification strategy that directs Transit Oriented Development and prioritizes growth where transit and other infrastructure currently exists or is planned.

Housing Accelerator Funding - A fund that helps boost housing supply while supporting affordable, diverse and climate-resilient communities.

Bill 109 - Changes to development approval timelines.

Bill 23 - Changes to Site Plan Control, Ontario Heritage Act, appeal rights, and removal of prohibition on Minor Variance Applications being made within two years of an approval of a Zoning By-law Amendment Application.

Housing Action Plan - Provides a blueprint for action across the full housing spectrum – from homelessness to rental and ownership housing to long-term care for seniors.

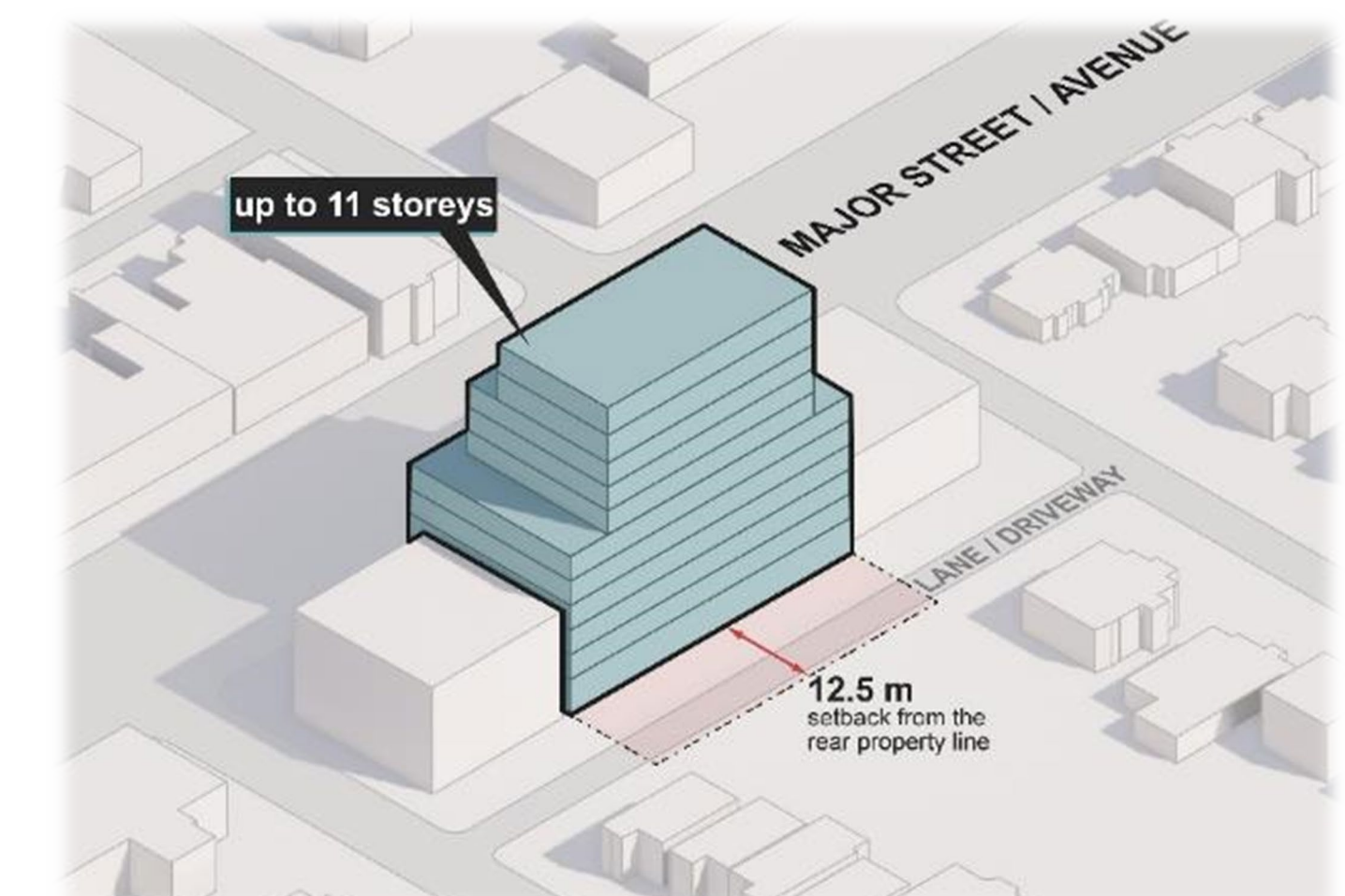
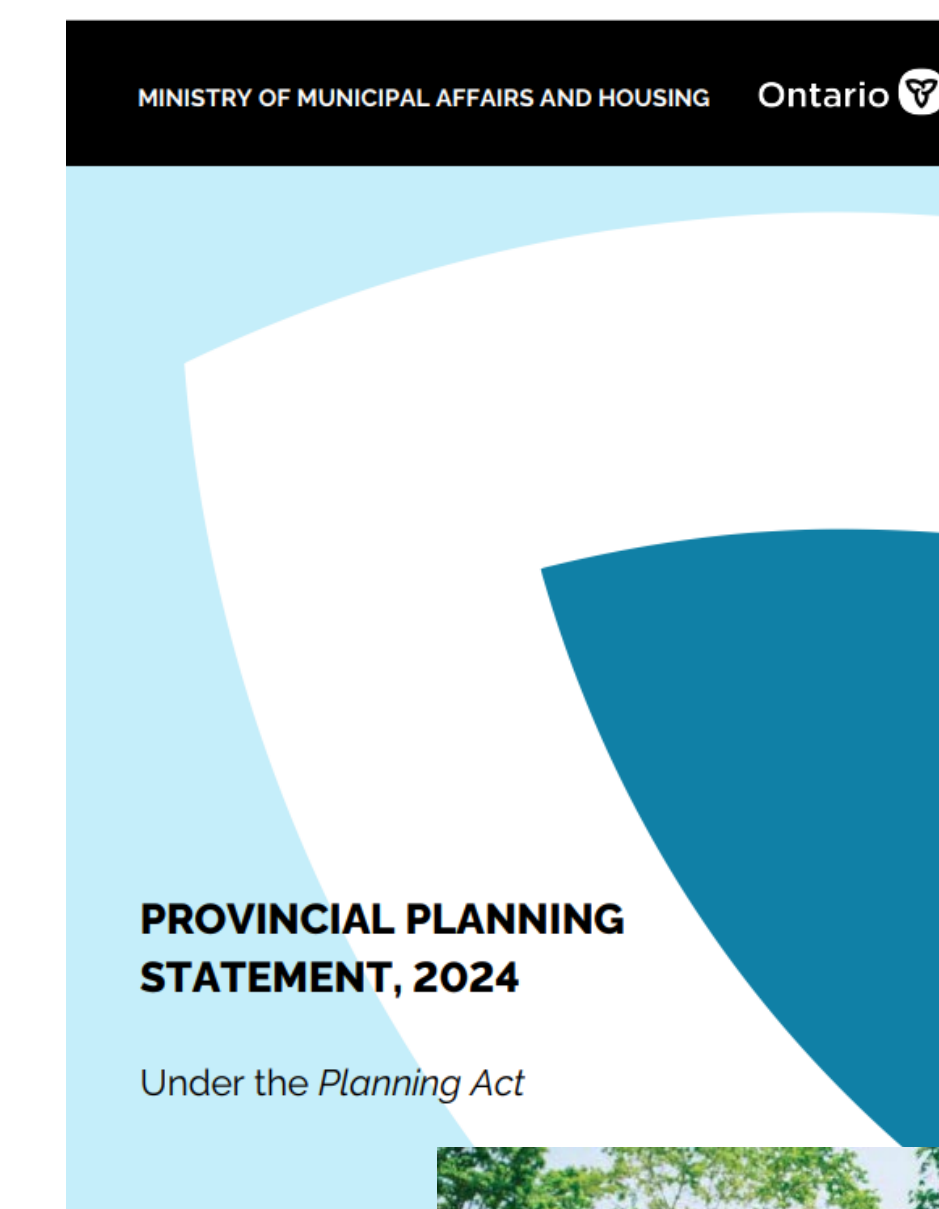
Updates to the Performance Standards for Mid Rise Buildings - Alternative approaches to rear transitions.

Proposed As-of-Right Zoning for Mid-Rise Buildings on Avenues – Permit height and densities that would enable mid-rise buildings on lands designated *Mixed Use Areas along Avenues*.

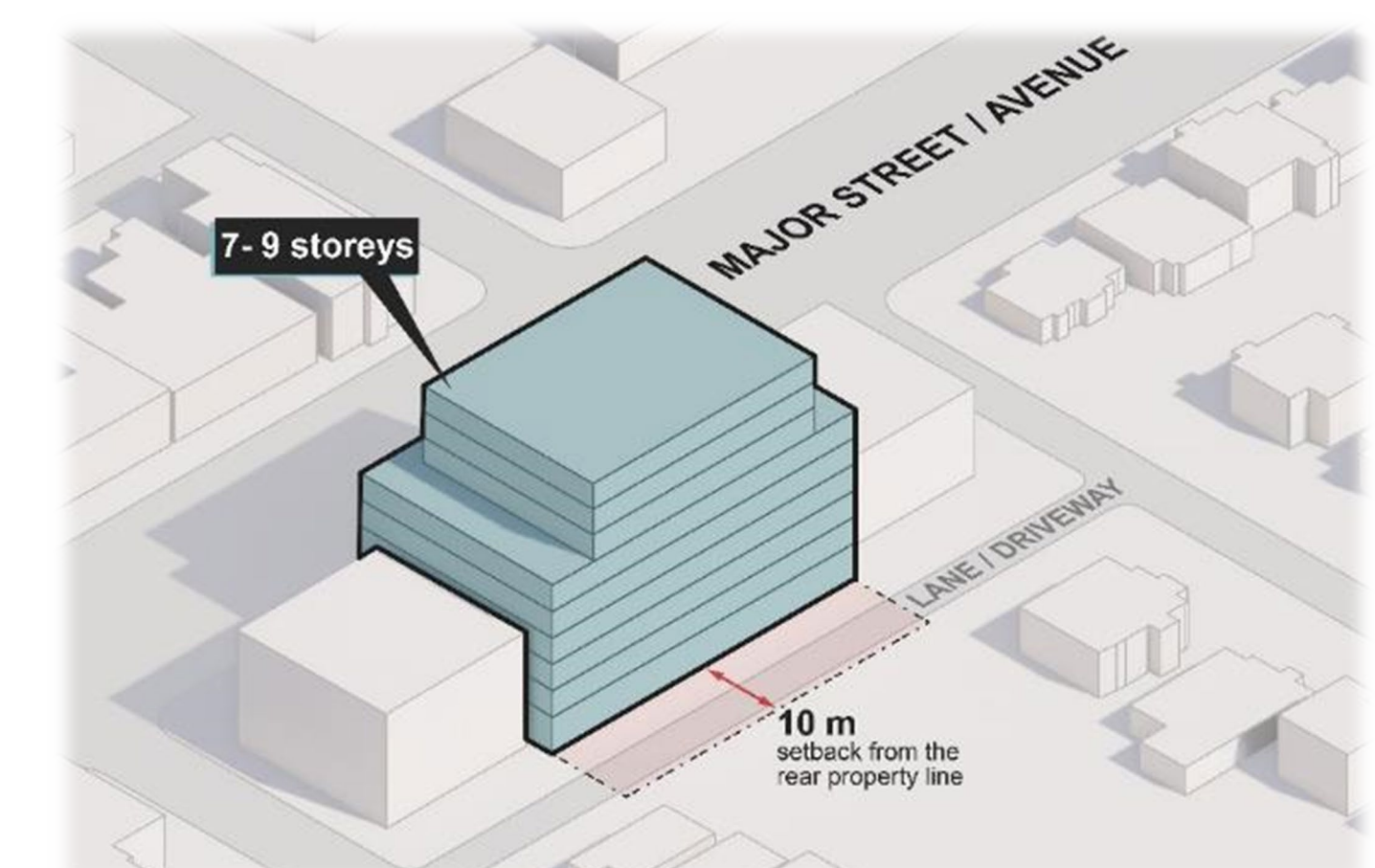
Expanding Housing Options in Neighbourhoods (EHON) – Major Streets, Multiplex, Secondary Suites, etc.

Reconciliation Action Plan - Guide the City's actions towards truth, justice and reconciliation from 2022 to 2032.

Official Plan Chapter 1 - Focuses on advancing reconciliation, a Vision to 2051, and Principles for a successful and inclusive city.



Updates to the Performance Standards for Mid Rise Buildings | An 11-storey building with increased setback and no stepbacks.



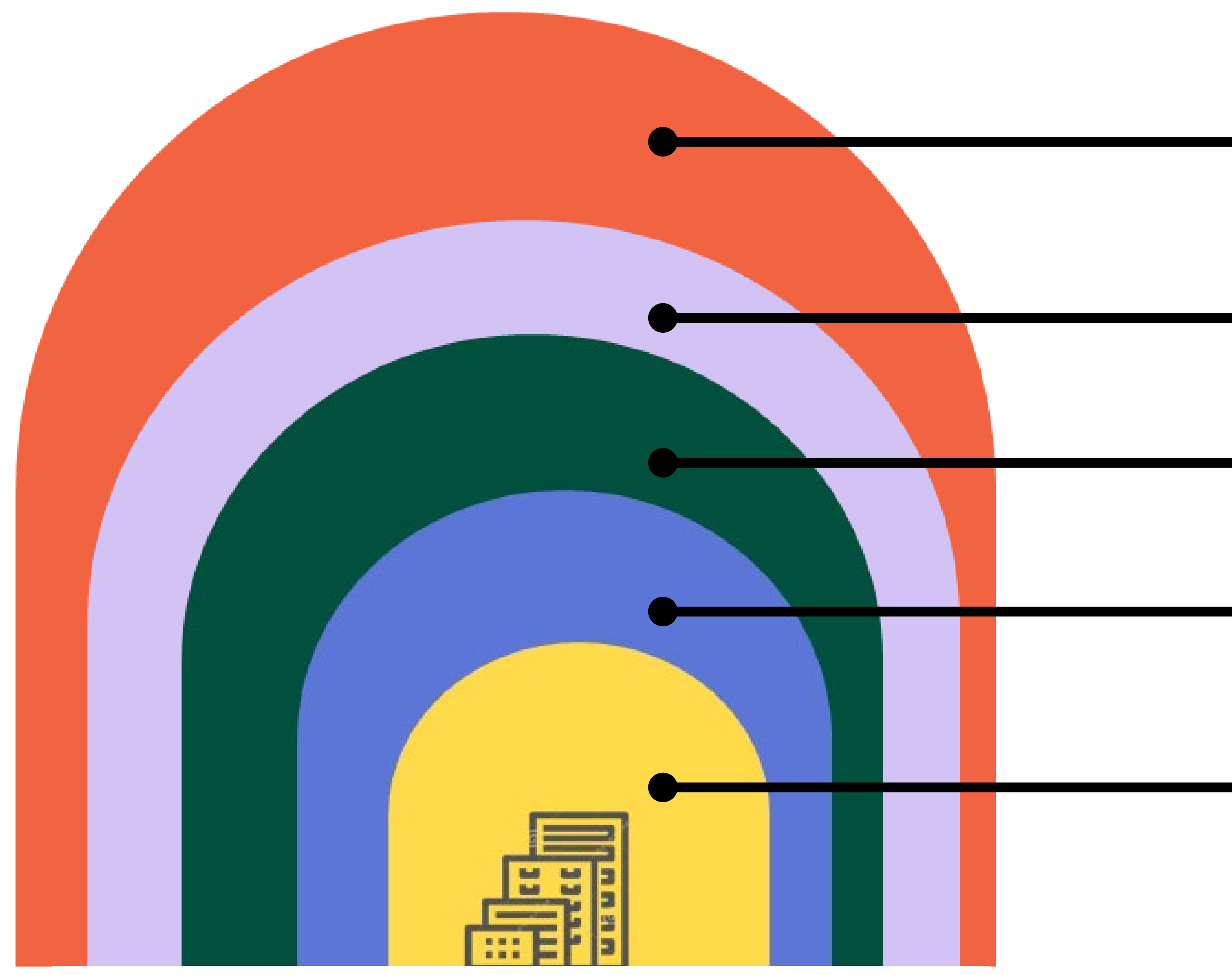
Updates to the Performance Standards for Mid Rise Buildings | A 9-storey building with increased setback and no stepbacks.



Expanding Housing Options in Neighbourhoods.



Planning Framework



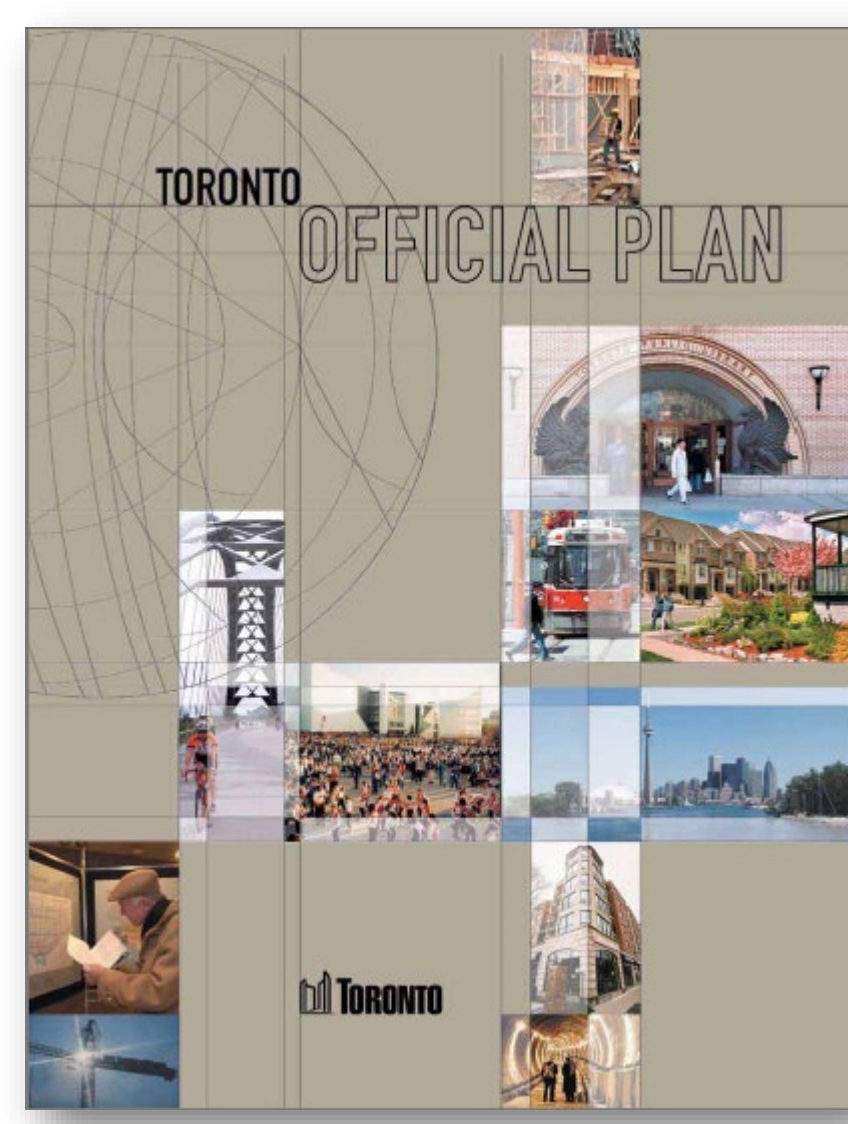
Matters of provincial interest – Planning Act, Provincial Policy Statement

Regional growth – Growth Plan for the Greater Golden Horseshoe Area, Greenbelt Plan

City wide vision – [Toronto Official Plan](#)

Area priorities – Secondary Plans, Local Area Studies, Precinct plans

Area specific implementation – Zoning By-law
Site specific precision – Zoning By-law standards



Note: The Growth Plan for the Greater Golden Horseshoe Area is being revoked and replaced by the New Provincial Planning Statement which comes into effect on October 20, 2024.



Timeline



- Heritage Focus Group Meeting
- Property Owners Meeting
- Design Charette
- 3 Community Consultation Meetings
- 5 Local Advisory Committee Meetings
- 2 Rounds of Design Review Panel
- 3 Community Advisory Group Meetings (HCD Study)
- 2 Community Consultation Meetings (HCD Study)
- Status Report to Etobicoke Community Council



- Bloor West Village Avenue Study Open House



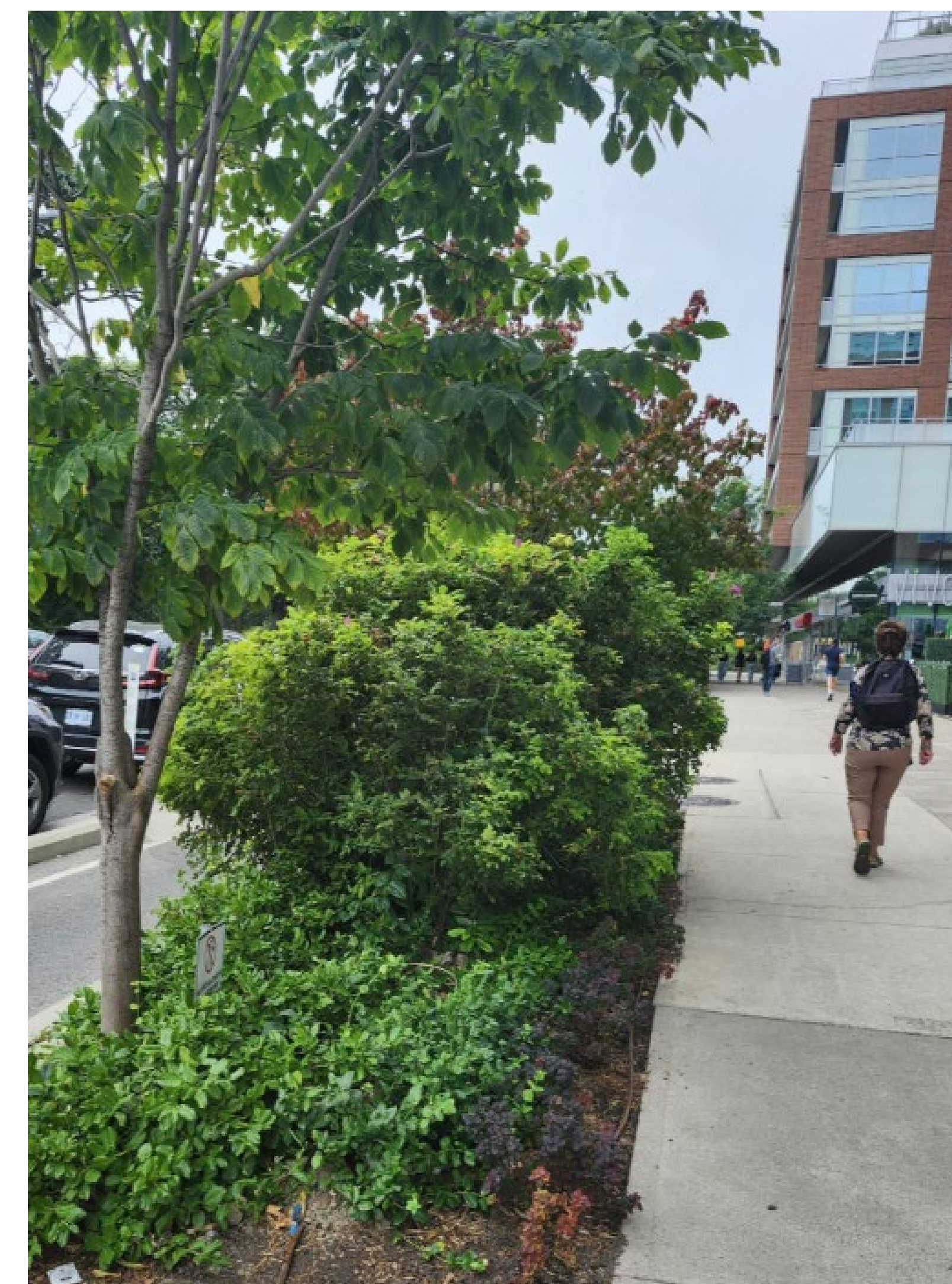
- Report to the Toronto East-York Community Council (TEYCC) with the proposed Planning Framework.
- Report to Toronto Preservation Board (Heritage Conservation District Study).





Preserving Natural Heritage

- Design buildings to meet or exceed Toronto Green Standard (TGS) requirements for bird-friendly features and lighting. Increased standards are required within the High Park Frontage Character Area, adjacent to the High Park Environmentally Sensitive Area.
- Provide habitat structures and opportunities, particularly within the first 30 metres from grade for bird and bat species.
- Design buildings to minimize changes in existing conditions (soil conditions, water availability) to mature trees that will be retained on site and on neighbouring properties. Increase soil volumes where feasible.
- Maximize naturalization and enhanced biodiversity within public and private landscapes. Provide pollinator-friendly plant species, naturalized groundcovers and native/non-invasive plantings. Include large woody debris, leaf litter and mulch within landscaped areas.
- Provide biodiverse green roofs.
- Incorporate Low Impact Development (LID) and at-source measures to improve water quality and reduce peak storm flows.

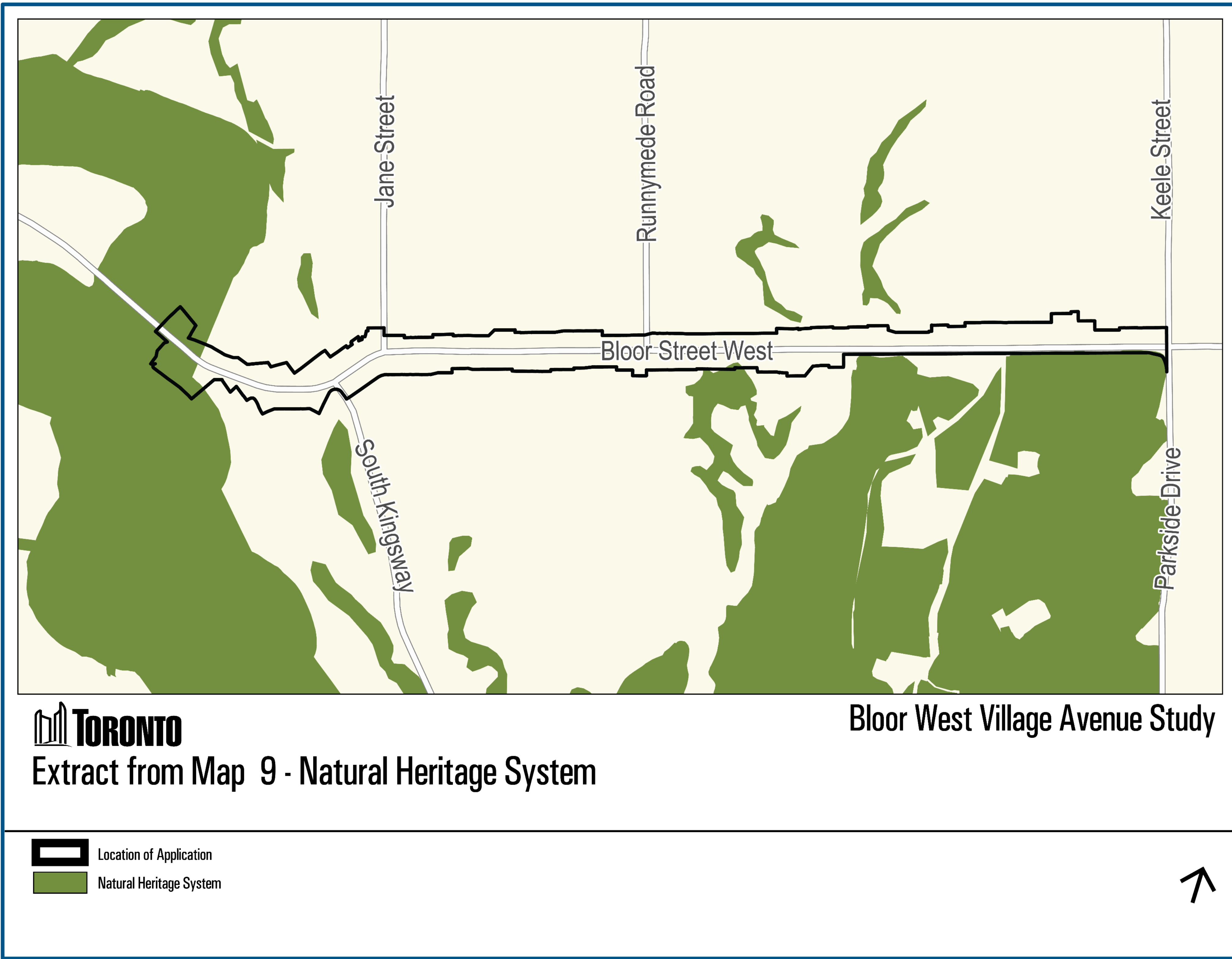




Natural Heritage

The Natural Environment (Official Plan Policy 3.4)

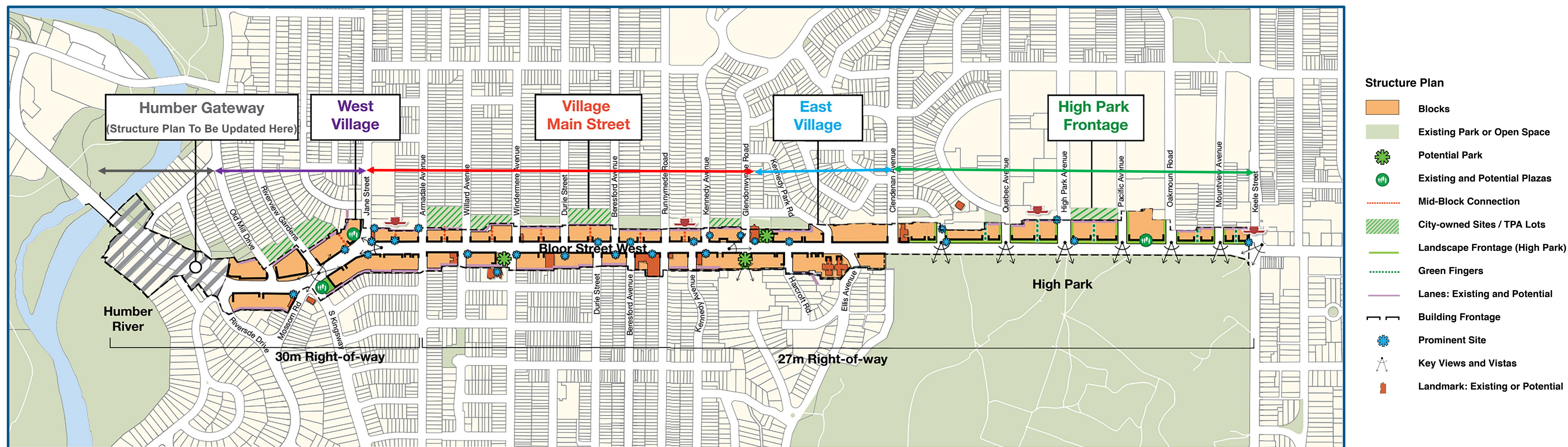
- Environmental Development Standards:** Promote environmentally friendly development focusing on protecting surface and ground water quality, minimizing the spread of invasive species, and maintaining ecosystem integrity.
- Ecosystem and Habitat Protection:** Prioritize the protection, restoration, and enhancement of natural ecosystems focusing on natural habitats, wetlands, water quality, etc.
- Tree Protection:** Support healthy environments for trees by expanding tree canopy cover, increasing species diversity, and regulating tree removals.
- Development Near Natural Heritage Systems:** Recognize natural heritage values and the potential impacts on the natural ecosystem. Minimize environmental impacts by avoiding sensitive areas like wetlands and endangered species habitats.





Built Form

Structure Plan and Character Areas



Opportunities for enhancing the Bloor West Village Planning Framework Area are illustrated on this Structure Plan.

The Structure Plan:

- Envisions a livable community with a range of uses in street-related buildings.
- Envisions a comfortable and walkable environment.
- Identifies placemaking opportunities.
- Supports an enhanced green character.
- Aims to build on the fine-grained, pedestrian-oriented scale.
- Aims to enhance the resident, employee and visitor experience.
- Aims to reinforce a unique sense of place.
- Supports distinctive neighbourhoods and access to a variety of open spaces.



Built Form

Village Main Street Character Area

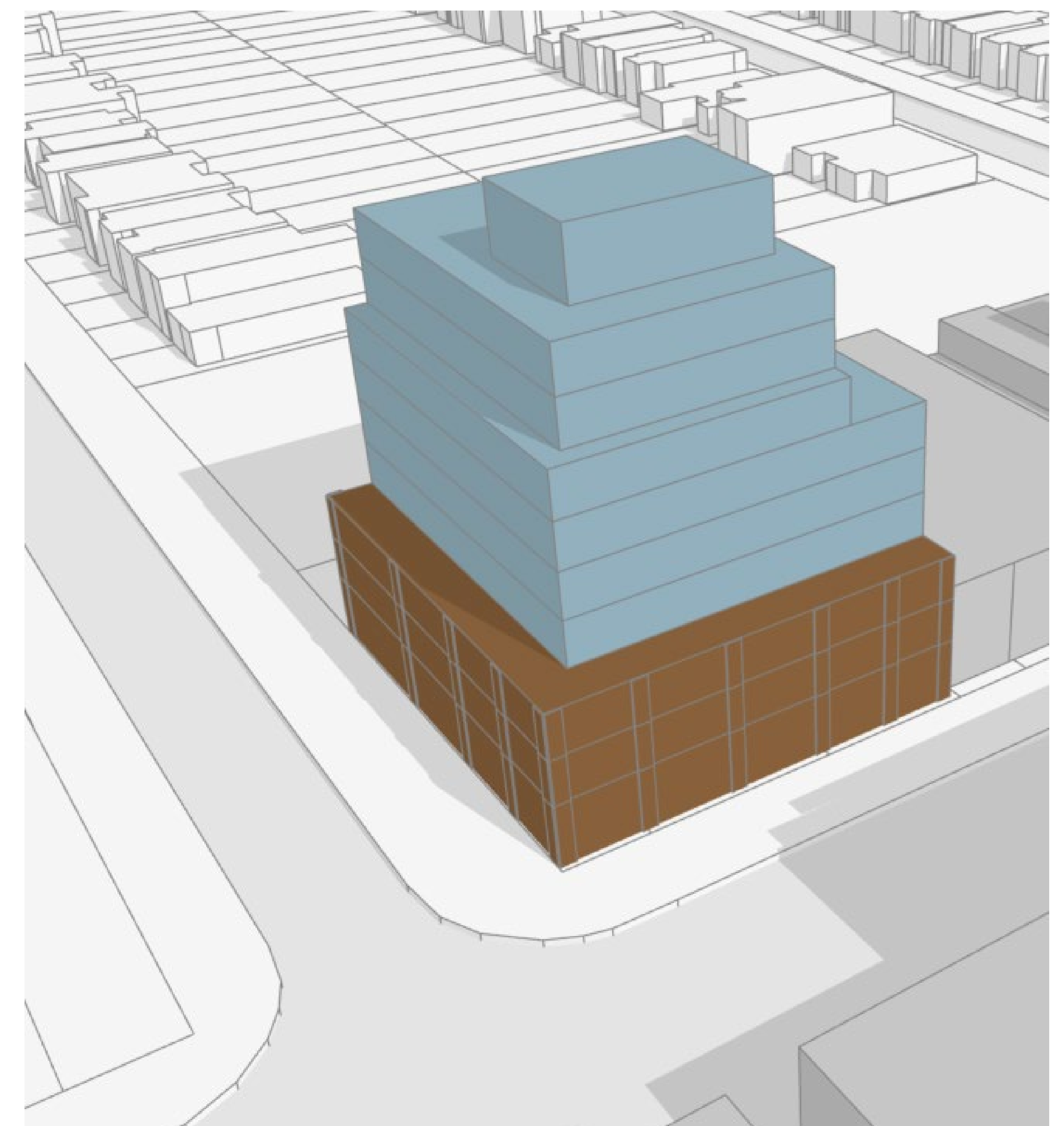
The Village Main Street Character Area extends along Bloor Street West from Jane Street to Glendonwynne Road. This area is characterized by its historic context, 'village' identity, and the fine-grained rhythm of its narrow storefronts.



New development should:

- Reinforce the historic streetwall of 2-3 storeys.
- Provide a minimum stepback of 3 metres above streetwall height.
- Provide a minimum 1.5 metres side stepback to maintain the continuity of the low-scale streetwall along intersecting streets and give prominence to T-intersections.
- Support generous sunny public sidewalks.
- Provide small-scale storefronts within new developments.

Development will be predominantly mid-rise in scale however, where the context and site permit, heights beyond mid-rise scale may be explored.



Base Building Stepped-Back Upper Levels



Built Form

East and West Village Character Areas

The East Village and West Village Character Areas signify points of entry as “Gateways” defining the historic Village Main Street Character Area.

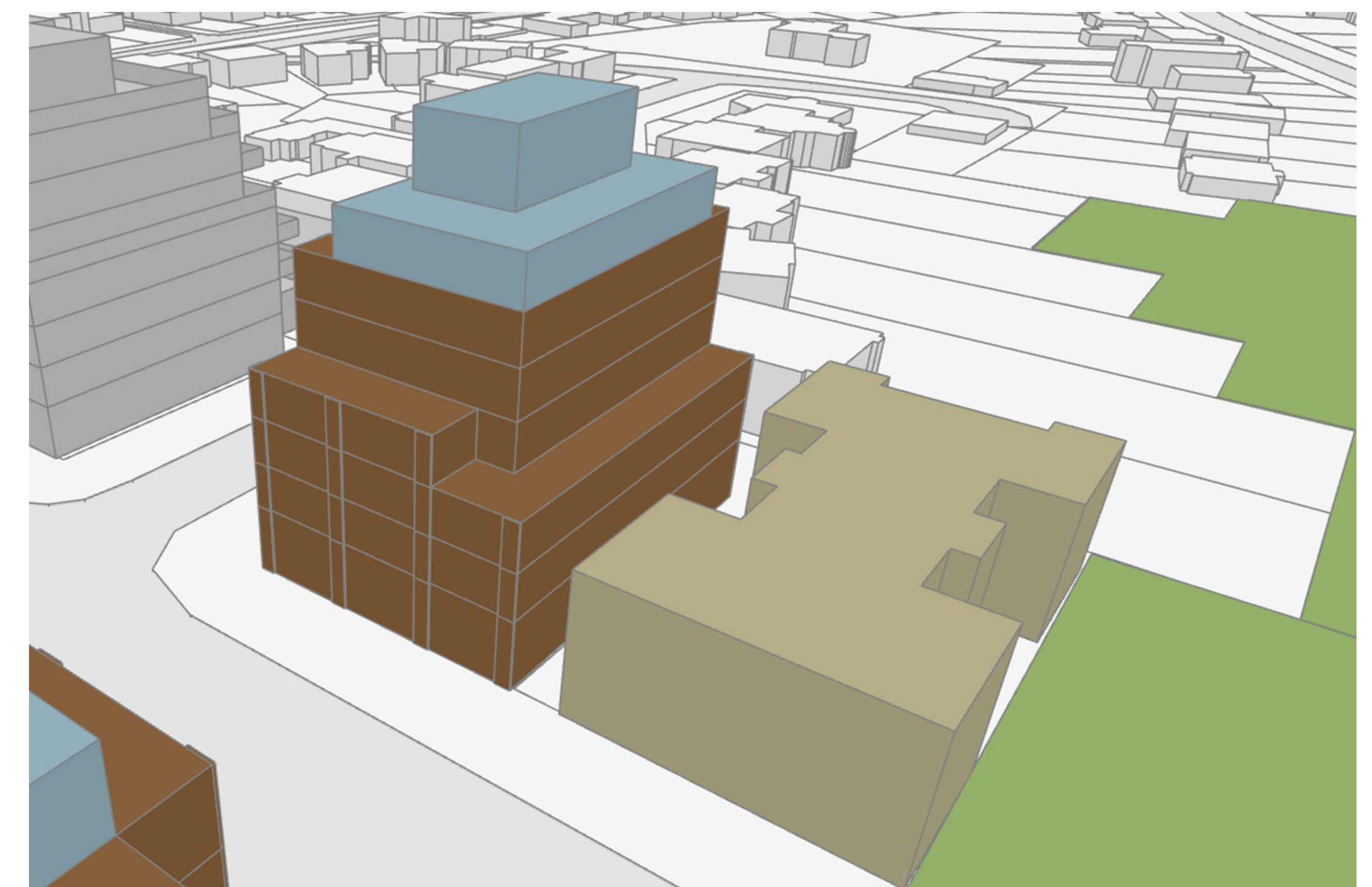
The East Village extends from Glendonwyne Road to Clendenan Avenue. The West Village extends from Jane Street intersection to South Kingsway / Riverview Gardens. Both character areas contain a mixture of low and mid-rise mixed-use buildings with recent infill developments.



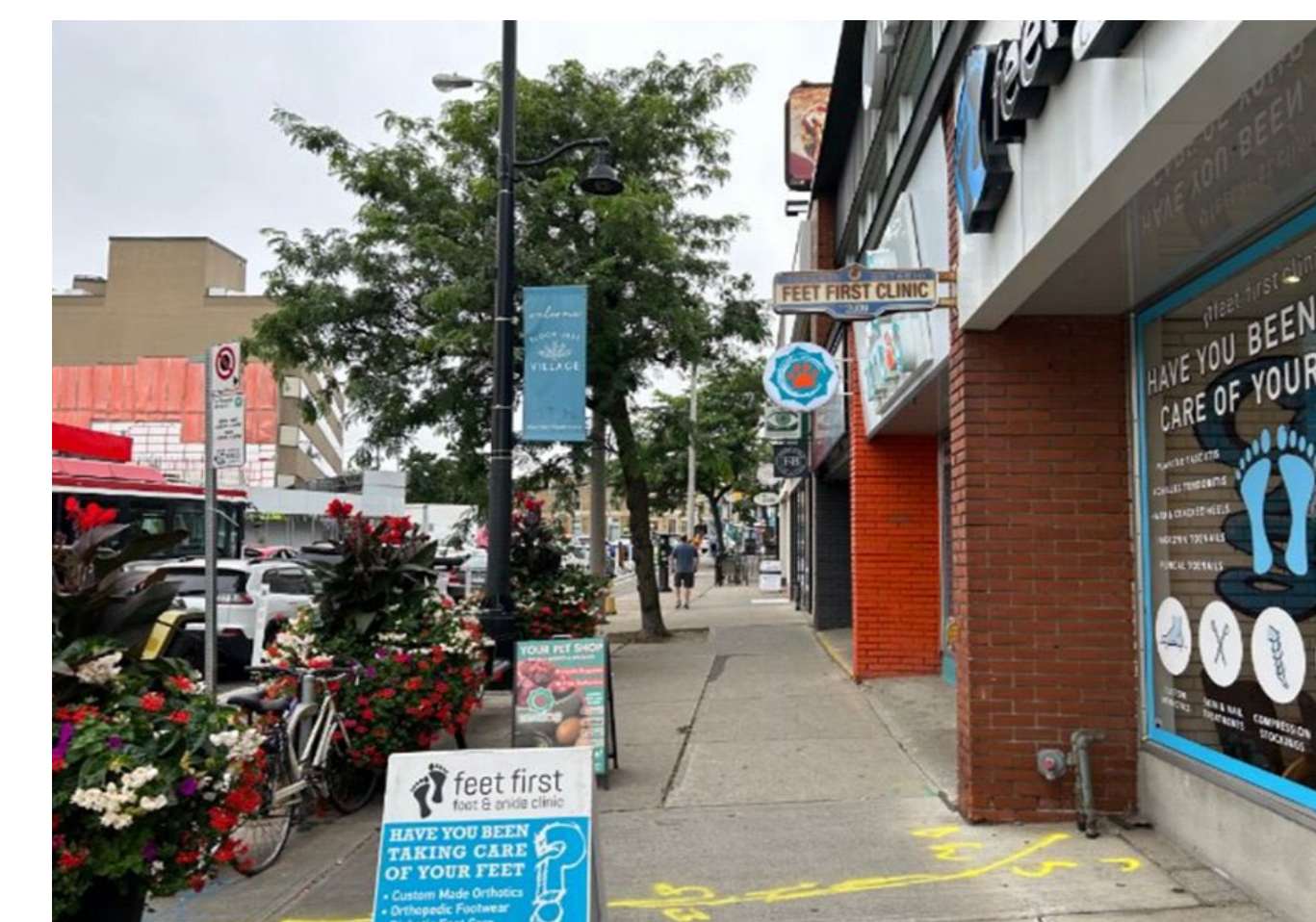
New development should:

- Achieve a maximum 5 to 6 storey streetwall height.
- Provide a minimum setback of 3 metres above streetwall height.
- Provide a 6-metre sidewalk zone in the West Village measured from curb to building face except for where heritage properties or heritage potential properties exist.
- Support generous sunny public sidewalks.
- Promote small-scale storefronts within new developments .

Development will be predominantly mid-rise in scale however, where the context and site permit, heights beyond mid-rise scale may be explored.



- Base Building
- Stepped-Back Upper Levels
- Existing Heritage Potential Building





Built Form

High Park Frontage Character Area

The High Park Frontage Character Area is at the eastern limit of the Framework Area, from Clendenan Avenue to Keele Street/Parkside Drive. The south side borders High Park, while the north side includes the High Park Apartment Neighbourhood.

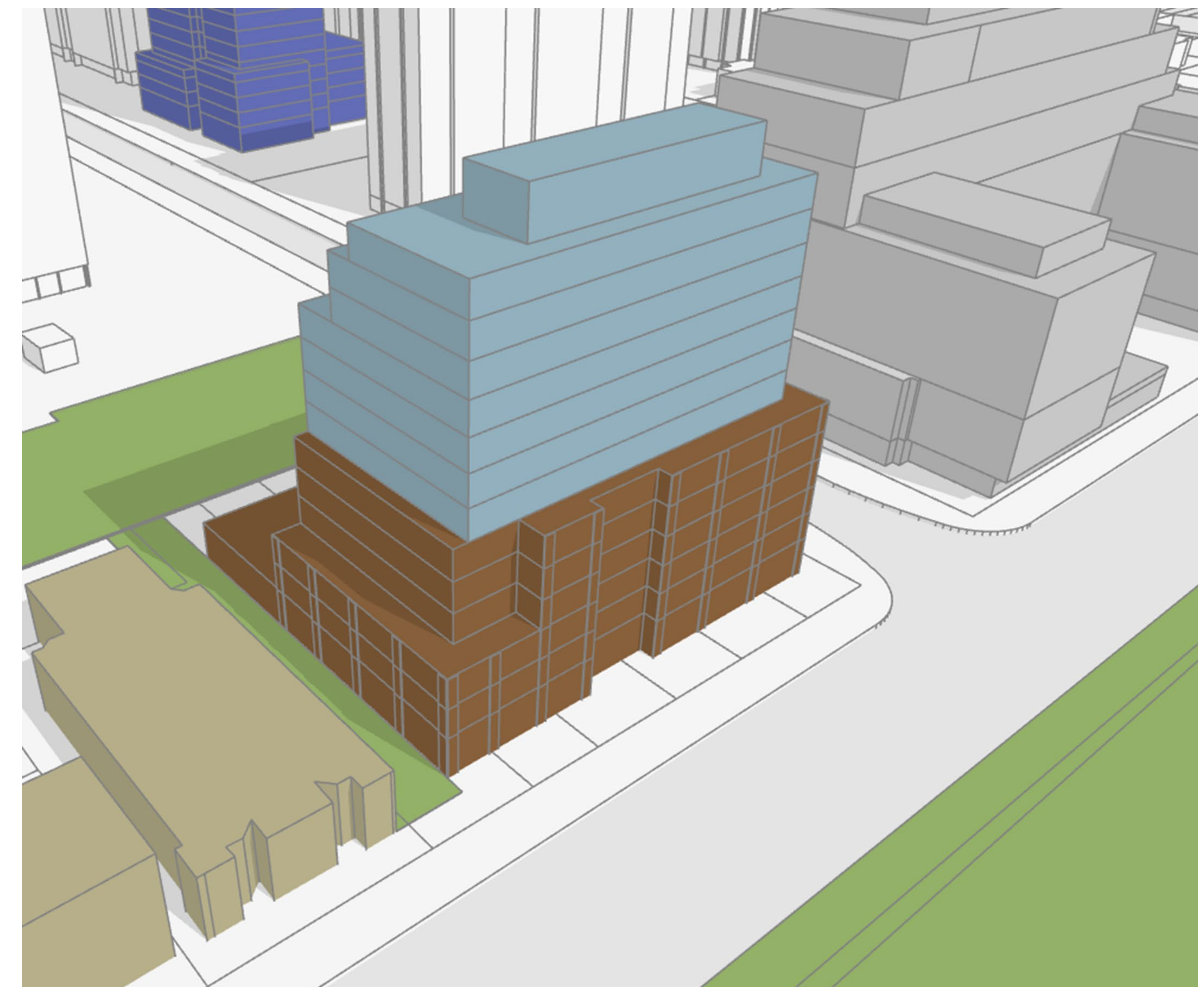
This predominantly residential area features detached houses and low-rise apartments, historically 3-4 storeys, transitioning toward taller apartment blocks to the north. Recent redevelopments have introduced larger buildings on some sites.



New development should:

- Achieve a maximum 5 to 6 storey streetwall height.
- Provide a minimum setback of 3 metres above streetwall height.
- Enhance the “green” character of the public realm and High Park with new trees and plantings to maximize naturalization and increase biodiversity.
- Provide increased setbacks to new buildings and mid-block side setbacks for landscaped “Green Fingers”.
- Support generous sunny public sidewalks.
- Provide connections to existing parks and open spaces.

Development will be predominantly mid-rise in scale however, where the context and site permit, heights beyond mid-rise scale may be explored.



- Base Building
- Stepped-Back Upper Levels
- Existing Heritage Potential Building





Built Form

Humber Gateway Character Area

The Humber Gateway Character Area extends from the Humber River to Riverside Drive and features predominantly residential uses.

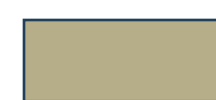

It features a mix of housing, including low-rise apartments and single detached homes, which generally do not exceed three storeys in height. Spacious landscaped yards with mature trees, large front yard setbacks, and courtyards are typical of most properties.

New development should:

- Maintain and enhance spacious landscaped yards and front yard setbacks.
- Respect the existing side yard setback conditions.
- Accommodate mature trees.
- Maintain and respect the existing heritage fabric and natural areas.

Development is generally expected to be consistent with the Expanding Housing Options in Neighbourhoods (EHON) Major Streets work.



-  Existing Heritage Potential Building
-  Stepped-Back Upper Levels





Public Realm

As the fundamental organizing element of the city and its neighbourhoods, the public realm is the network of all public and private spaces to which the public has access, that draw people together and foster a sense of community.

Public Realm (Official Plan Policy 3.1.1)

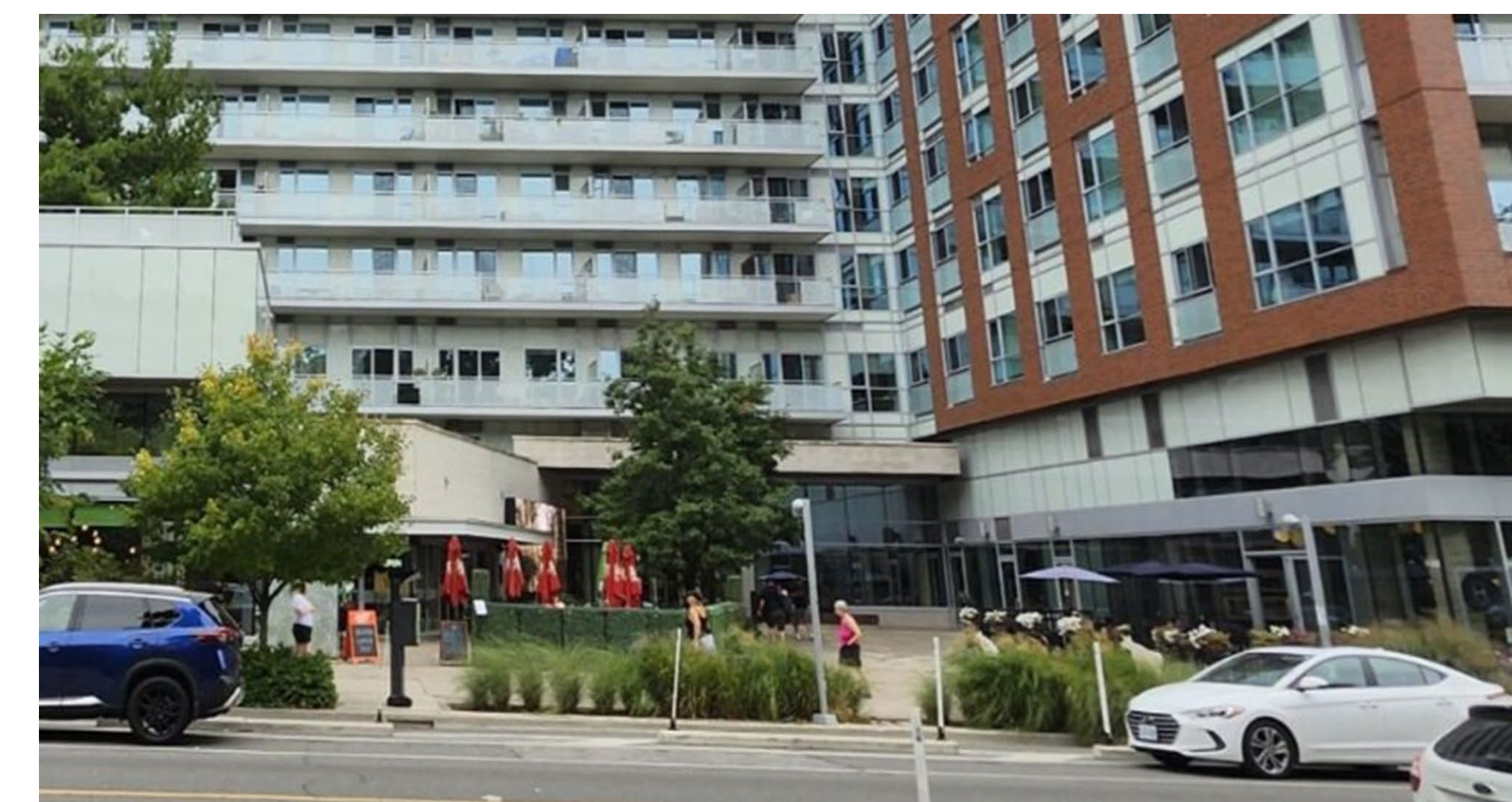
- Provide a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction;
- Contribute to the identity and physical character of the City and its neighbourhoods;
- Support active transportation and public transit use; space for trees, landscaping and green infrastructure.

Built Form (Official Plan Policy 3.1.3)

- New buildings should be considered in how well it fits with each other and the public realm. Development should contribute to the quality of the public realm in the City.

Public Realm Opportunities:

- Implement streetscape typologies that can support retail activity.
- Improve the public boulevard to include street trees, street furniture to expand the public realm as a space for social interaction.
- Improve walkability through pedestrian connections to help increase foot traffic to different destinations including transit stations.
- Maintain sun access and sky views in the public realm.





Views, Gateways and Vistas

Views

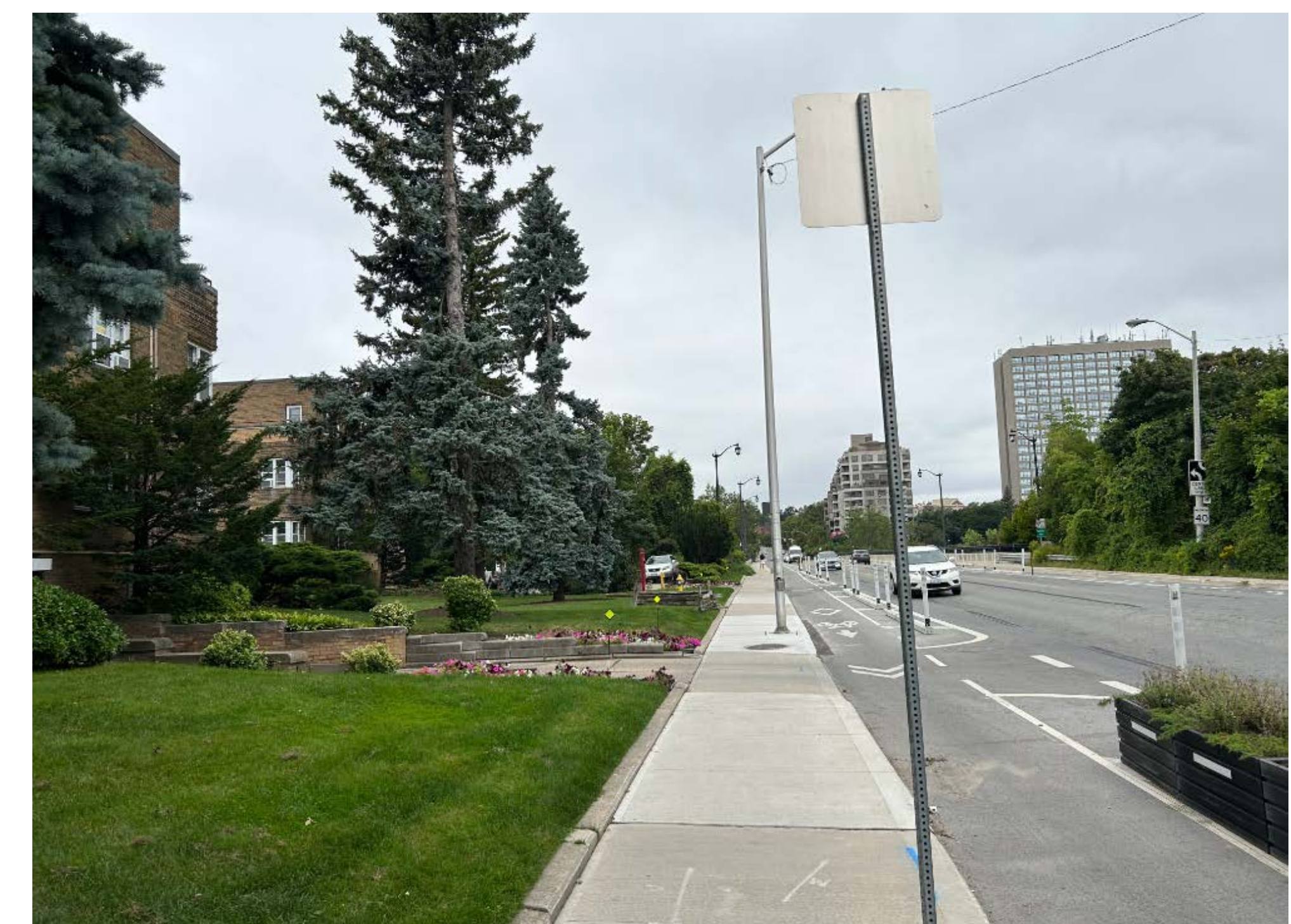
Priority views support a distinct identity for Bloor West Village. Preservation and framing of these views will help with orientation and placemaking in the Bloor West Village area.



View looking toward Runnymede Public Library from Bloor Street West at Glendonwynne Road.

Gateways

Gateways define entryways to Character Areas within the Framework Area along and adjacent to Bloor Street West and intersecting off-set streets. They terminate existing and planned visual points of interest such as landmark locations and open spaces.



Humber Gateway, looking west

High Park Vistas

View corridors toward High Park from streets north of Bloor Street West and views of the park from along Bloor Street West connect the neighbourhood to the park and should be preserved.



View of High Park from Quebec Avenue



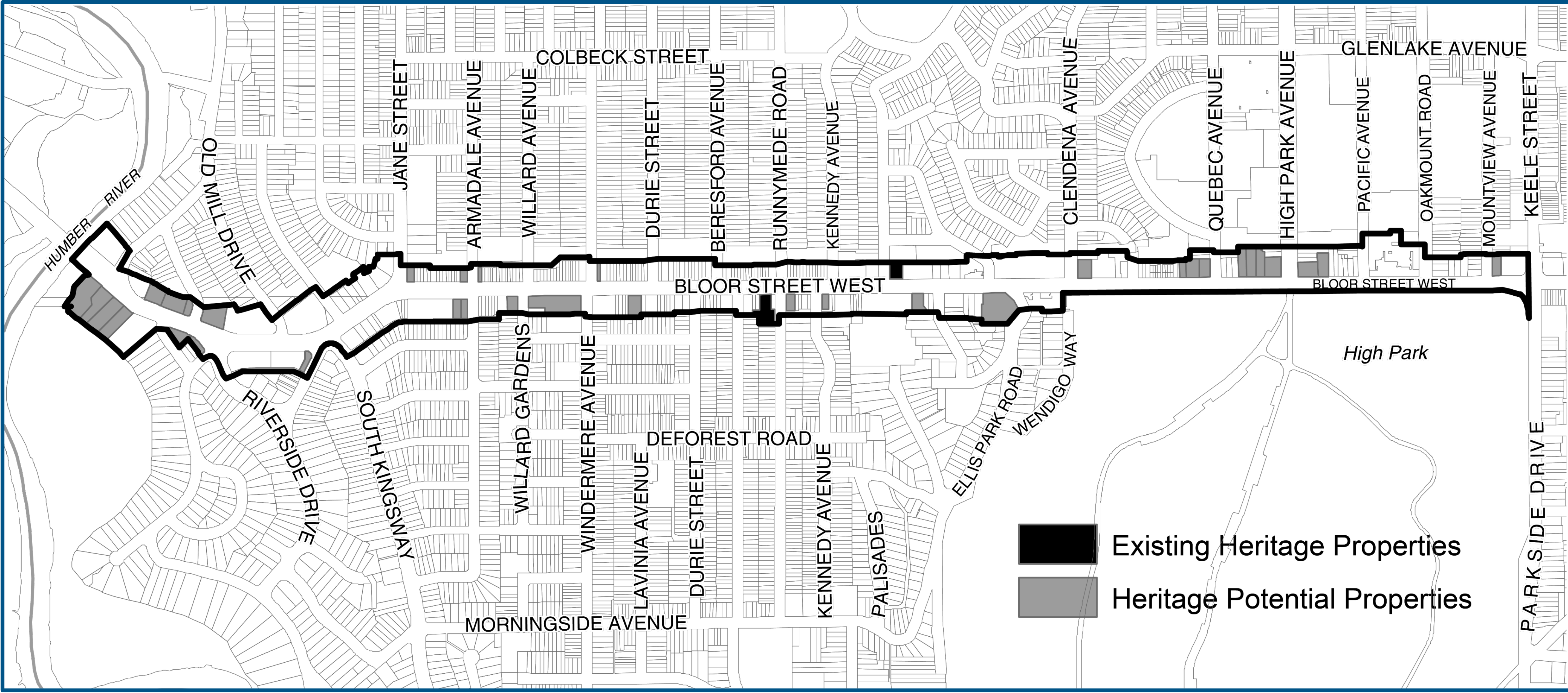
Cultural Heritage Resources



2561 Bloor Street West



2553 Bloor Street West



2487 Bloor Street West



2219 Bloor Street West



2001 Bloor Street West



1908 Bloor Street West



Cultural Heritage

Building Typologies

Main Street Commercial Row



Bloor St. W., between Durie St. & Beresford Ave.

Main Street Commercial Block



2199 Bloor Street West

Walk-Up Apartment



1778 Bloor Street West

Landmark



2178 Bloor Street West



Bloor St. W., between Beresford Ave. & Runnymede Rd.



2326 Bloor Street West



1942 and 1950 Bloor Street West



2305 Bloor Street West



Bloor St. W., between Willard Ave. & Windermere Ave.



2438 Bloor Street West



2520 Bloor Street West



2223 Bloor Street West



Heritage Conservation District Study Outcomes



The Heritage Conservation District (HCD) Study analysis, while not recommending proceeding with an HCD Plan, has informed the built form and public realm guidelines.

The HCD Study recommends that the identified properties be individually designated under Part IV of the Ontario Heritage Act.



The Planning Framework supports growth while also allowing for heritage conservation:

- Supporting the historic **main street character** and **sense of place** in the Village Main Street Character Area
- Reinforcing the prominence and legibility of the **low-scale streetwall** as well as the **fine-grained built form**
- Promoting the continuation of small-scale retail frontages

Bloor Street West at Jane Street, looking east (1943)





Comments and Additional Information

Additional Information

For more information regarding the Bloor West Village Planning Framework, scan the QR Code below with your mobile device or visit the webpage at:

<https://www.toronto.ca/bwv-avenuestudy>



SCAN HERE

Further Comments

For further information regarding the Bloor West Planning Framework, or to provide any additional comments, please reach out to:

Pavel Kopec, Planner
Pavel.Kopec@toronto.ca | 416-394-8016

All meeting materials will be posted on the webpage following the Open House.



Thank you for your participation this evening!