Welcome

This is a community consultation meeting about the proposed redevelopment of the southwest corner of Bloor Street West and Dufferin Street, as proposed by Capital Developments.

Walk Around
In this room you’ll find information on:
• the City’s Planning Policies;
• the proposed development; and
• other information to help you understand the project.

Talk to Us
A number of City staff are here to help with the self-facilitated roundtable discussions. The applicant and their team is here, too.

Please feel free to sign-up to join a Working Group.

Comments
Roundtable comments will be collected and reviewed. Please also email Kirk Hatcher in the City’s City Planning division with any additional comments:
Kirk.Hatcher@toronto.ca.
The Site

The site is proposed to be divided into 6 development blocks

North-South:
Reconnect Bloor Street West with Croatia Street:
Publicly Accessible
Private Road at Russett Avenue.
Public Road at Pauline Avenue.

East-West:
Pedestrian pathways connecting Dufferin Street with new public street.
The Surrounding Area

The site is located at the southwest corner of Bloor Street West and Dufferin Street.

The site is on the Bloor Subway Line and the 29 Dufferin Bus.

Notable nearby places:
- Dufferin Mall
- Brockton Stadium
- Gladstone Public Library
The Toronto Official Plan is a comprehensive guide to land use and development in Toronto.

The Official Plan locates the site on an “Avenue”.

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.

The Official Plan encourages intensification along Avenues. However this intensification must respond to the characteristics of each Avenue and is generally not intended to be uniform.
The site has 2 land use designations:

**Mixed Use Areas** along Bloor Street West / **Neighbourhoods** for the remainder of the site

**Mixed Use Areas**
Areas of the City designated for growth.

- Provide transition between areas of different development intensity and scale;
- Provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;
- Limit shadow impacts on adjacent Neighbourhoods and the public realm;
- Provide good site access, circulation and adequate parking; Provide an attractive, comfortable and safe pedestrian environment;
- Locate and screen service areas, ramps and garbage storage;
- Provide indoor and outdoor recreation space for residents in multi-unit residential buildings.

**Neighbourhoods**
Physically stable areas of the city.

- Residential uses in lower scale buildings: detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments no higher than four storeys.
The proposed development is a large-scale redevelopment of the southwest corner of Bloor Street West and Dufferin Street.

The proposal includes:
- 2,219 residential units
- 15,780 square metres of retail/commercial space
- 2 underground levels for parking and loading
- 912 vehicle parking spaces
- 2,511 bike parking spaces
- A density of 6.25 times the site area

Amendments to the Official Plan and the Zoning By-law are required to permit the development.

The following Boards detail the proposal and include a number of images provided by the applicant.

What Does City Planning Have to Say? Look for this next to Toronto City Planning commentary.
Residential Units

A total of 2,219 residential units are proposed, totalling 147,007 square metres of residential floor area.

The proposed unit mix is as follows:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units Proposed</th>
<th>Percentage of Total Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bachelor</td>
<td>70</td>
<td>3%</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>+den</td>
<td>323</td>
<td>15%</td>
</tr>
<tr>
<td>+larger</td>
<td>472</td>
<td>21%</td>
</tr>
<tr>
<td>+larger</td>
<td>1210</td>
<td>19%</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>+den</td>
<td>558</td>
<td>25%</td>
</tr>
<tr>
<td>+den</td>
<td>236</td>
<td>11%</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>145</td>
<td>7%</td>
</tr>
</tbody>
</table>

The provision of a range of units, including family sized 2-bedroom and 3-bedroom units, is key to a complete community.

The City will review the appropriateness of the proposed unit mix and will continue to work with the applicant to secure affordable housing units as a condition of any supportable development.

Numbers above are subject to change throughout the review process.
Non-residential Uses

The application proposes 15,780 square metres for retail/commercial use, 4,900 square metres for office use and 2,815 square metres of space for the new community hub.

Retail uses are proposed mostly on the ground floors of buildings. The second floor of the building located at the corner of Bloor Street West and Dufferin Street is proposed to include retail space.

In keeping with its Mixed Use Area designation and its identification as an Avenue in the Official Plan, the City contemplates a mix of uses in this area.

The City will review the proposed retail spaces and how they contribute to the main street function of Bloor Street West.
New Streets And Pathways

The proposal includes the introduction of 2 new north-south streets and 2 new east-west pathways.

A new public street is proposed to connect to Pauline Street.

A new publicly accessible private street is proposed to connect to Russett Avenue and will be given pedestrian priority.

The east-west pathways are proposed as Artist Mews.

The City encourages a well planned, functional and attractive public realm. The public realm should celebrate Bloor-Dufferin as a community focal point, gathering place, and location for public life. The City will work with the applicant and the community on a public realm that achieves this.
The Street Wall

A street wall or ‘podium’ is the part of a building fronting the street. The street wall height is generally measured from the ground to the point where the building steps away from the street.

A building’s street wall height and massing are important factors in the way a pedestrian experiences the Public Realm. Street walls should relate in good proportion to the streets they front, allow adequate sunlight on the public realm and not result in uncomfortable wind conditions.
The proposed built form includes 5 towers with base buildings and 1 mid-rise building.

The City generally seeks to limit tower floor plates to a maximum of 750 square metres as advised by the City's Tall Building Design Guidelines. The Guidelines also require a minimum of 25 metres between towers. The reason for this is to maintain space between the buildings to allow sunlight on the public realm, maintain sky view, and provide privacy between facing units in two buildings.

Narrow towers are more desirable than slab buildings for a number of reasons. They provide better sky view and the shadows cast by narrow towers move more quickly across the public realm.

The building heights as currently proposed are concerning to staff when considered in relation to the surrounding low-scaled residential areas and the existing context along Bloor Street West.

City Staff will work with the applicant and the community on revisions to the proposal on height and density, and the possible redistribution of massing and density to respond better to the character and the context of the site and its surroundings, and to reduce shadowing on the public realm.
Bike Parking

The proposal includes a total of 2,511 bike parking spaces.

Community Hub

The proposal includes 30,000 square feet of space for a community hub located within the existing Kent School building. A new daycare is also proposed within that space. Outdoor space associated with the daycare will be provided.

The Day Nurseries Act specifies requirements for new Day Nurseries. The City, specifically Children’s Services Staff, will work with the applicant to ensure the day nursery meets provincial requirements.
Vehicle Movement

Two levels of **underground parking** are proposed under the majority of the site. Access is proposed from the new public street to the west and Croatia Street to the south.

All but 13 of the total of **912 vehicle parking spaces** are proposed within the underground parking areas.

- **648** Resident Parking Spaces
- **264** Shared Commercial and Visitor Parking Spaces
- **2** Underground Parking Levels
- **5** Loading Spaces

By providing on-site residential and commercial parking, bike parking and loading below grade, and given the proximity to higher order transit, the proposal looks to address movement of people and goods in a number of ways.

The City’s Transportation and City Planning staff will work with the applicant and other stakeholders to mitigate traffic impacts on adjacent neighbourhoods and secure appropriate on-site parking and loading facilities.
Heritage Conservation

The site includes two buildings identified as having potential cultural heritage value:

Kent School

The application proposes to retain the Kent School building and incorporate it into the new design. The Bloor Collegiate Institute is proposed to be demolished.

Bloor Collegiate Institute

The City’s Heritage Preservation Services staff are reviewing the Heritage Impact Statement provided by the applicant.

Heritage conservation is an objective of the City’s Official Plan. New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

City Planning staff, including Heritage Preservation Services staff, will continue to meet with the applicant, the ward Councillor and other stakeholders to assess the work toward the conservation of properties with heritage value.
Green Spaces

The Official Plan contains policies to ensure that Toronto’s system of parks and open spaces are maintained, enhanced and expanded. The Map below shows local parkland provisions across the City. The site is in an area with 0 to 0.42 hectares of local parkland per 1,000 people - the lowest quintile of current provision of parkland. The site is in a parkland priority area.

The applicant is proposing a new 0.358 hectare park at the south end of the property. As proposed it is slightly less than the City’s size requirement.

Rooftop and terrace amenity spaces, which include hard spaces and green spaces are proposed on most of the structures, as identified on the Map left.

Parks and Open Spaces are integral to our quality of life and social well-being. They provide opportunities for recreation and relaxation, and are key elements of a complete community. The provision of new parkland as part of this application is an objective for the City.

The City will work with the applicant, the Ward Councillor and the Community on determining the nature of new public parkland which will be provided on-site through this application.
Above are two prominent views of what the proposal would like within its existing context if it were to be constructed today.

**OP Policy 3.1.2.1**: New development will be located and organized to fit with its existing and/or planned context.

**OP Policy 3.1.2.3**: New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context.
The Broader Context

An Avenue Segment Review, typically required for development on an Avenue, helps inform City staff and the community about potential impacts resulting from increased height and density to the immediate context, as well as the manner in which these proposed increases in height and density might translate to the future development of other sites in the broader context.

The applicant’s Avenue Segment Review examines the potential influence the redevelopment of the Bloor-Dufferin site may have on other properties on Bloor Street West from Ossington Avenue to Lansdowne Avenue.

The challenge this proposal presents is balancing the manner in which the positive aspects of the proposal are considered alongside the overall size of the proposal, and ensuring an appropriate fit within the existing and planned area context.
Application Materials

This is a large, and complex development application. The City will have to understand and consider not only details regarding the composition of the development itself but also how the proposed development affects its surroundings.

The City routinely requests a number of studies and rationales to be undertaken and submitted with development applications.

The complete list of application materials submitted by the applicant is shown on the right.

All of these materials are public documents and are available online:


- Archaeological Assessment
- Architectural Plans
- Contaminated Site Assessment
- Energy Efficiency Report
- Heritage Impact Statement
- Hydrogeological Report
- Landscape Plans
- Noise Impact Study
- Pedestrian Level Wind Study
- Planning Rationale
- Public Consultation Strategy
- Servicing Report
- Stormwater Management Report
- Sun/Shadow Study
- Tree Preservation Plan
- Toronto Green Standard Checklist
- Vibration Study
Matters to be Resolved and The Public Interest

This is the first of what is intended to be several consultation meetings. Your comments tonight, and throughout this process, are of great importance in helping inform City Planning’s recommendations on this proposal to City Council.

Matters to be Resolved

As we continue to review and process the Application, the City is looking to resolve the following matters:

- Conformity with the Provincial and City Policies and built form guidelines;
- How the proposal fits within the area context;
- Heritage preservation;
- Compatibility with the adjacent neighbourhood;
- The appropriateness of the unit mix;
- Appropriate servicing (Water, Sanitary, Hydro);
- Adequacy of community services within the hub and parkland in the area;
- Assessment of traffic generation and flow, and their impacts;
- The amount of proposed indoor and outdoor amenity space;
- Conformity to the Toronto Green Standard; and
- Potential Section 37 benefits being provided in exchange for a supportable development.

The Public Interest

Part of a City Planner’s job is to determine the Public Interest and make recommendations to Council. The Diagram below shows what inputs are considered when determine the Public Interest.
The Process

We Are Here

Opportunity for you to Comment

- Application Submission
- Application Circulation
- Preliminary Report to Community Council
- Response to Applicant
- Application Revision and Resubmission
- Recirculation, Consultation, Further Revisions, Finalization and Staff Report
- Public Meeting at Community Council
- City Council Decision
- OPA/By-law in Effect

Technical Response

Opportunity for third party Appeal to OMB