



**Community Meeting**  
**October 30, 2017**



# Welcome

## Agenda:

- Neighbourhood Urban Design Guidelines – Ryerson Planning School Students Senior Project
- Humber Cinema Proposal Ontario Municipal Board (OMB) Update
- Residents Association Business Update

# Over-sized re-built homes are coming to Bloor West Village

- Toronto's Official Plan says “the stability of our Neighbourhoods’ physical character is one of the keys to Toronto’s success”
- Very large re-built homes, more than double the average size, now being approved by Committee of Adjustments (C of A)
- C of A applications in Ward 13 for last five years: 472 approved ... 16 denied

= Astonishing 97% approval rate!!!




# Neighbourhood character under pressure across the City

- No guidelines in place for City Planners and C of A to evaluate applications for “Minor Variances”
- With **no apparent limit** to what is a “**Minor Variance**”, **community character could change dramatically**
- In 2016, City Council engaged consultant to create a “Template” for *Neighbourhood Urban Design Guidelines* & an accompanying “How-To Manual”
- One of the two City-sponsored pilot projects is now complete and provides useful Template for similar guidelines to be prepared for BWV neighbourhoods



# BWV gets a head start thanks to Ryerson Planning students

- BWVRA executive recognizes urgent need to address C of A issue...
- Ryerson Planning School Senior Students require real-world consulting practicum...  
 WIN/WIN!!!
- BWVRA engaged Ryerson student project team to:
  - 1) Document and assess existing character
  - 2) Research C of A decisions
  - 3) Create & analyze Community Survey
  - 4) Recommend next steps toward developing  
**Neighbourhood Design Guidelines for BWV**



# Ryerson Student Project Team will present Interim Report

- Overwhelming response to the online survey...  
48% response rate (339 completed surveys)
- Strong majority want to maintain historical character  
of our neighbourhood
- Strong majority also think current By-law limits  
should be enforced to achieve that objective
- Now... Ryerson Student Project Team will present  
their Interim Report—please hold questions until  
after presentation



# **BLOOR WEST VILLAGE**

## **RESIDENTS ASSOCIATION**

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NEIGHBOURHOOD CHARACTER OF

# BLOOR WEST VILLAGE



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## A QUICK

# OVERVIEW

1. Project Scope
2. Policy Background
3. Implementation Gap
4. City-Wide Initiatives
5. Bloor West Village
6. New Builds
7. Community Survey
8. Next Steps



# BLOOR WEST VILLAGE PROJECT SCOPE

Group of Ryerson planning students engaged by Residents Association for final studio project. Purpose is to develop a set of Neighbourhood-specific Character Guidelines for Bloor West Village residential area.

A BRIEF

# BACKGROUND

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Provincial and City policy and planning documents reflect on the importance of neighbourhood character and its preservation and include language to ensure compatible physical forms of development.

PPS, 2014

# PROVINCIAL POLICY STATEMENT

2014 Provincial  
Policy  
Statement

Fundamental framework of City Initiatives relating  
to character guidelines and preservation of built  
and cultural character.

Under the *Planning Act*

Ontario.ca/PPS

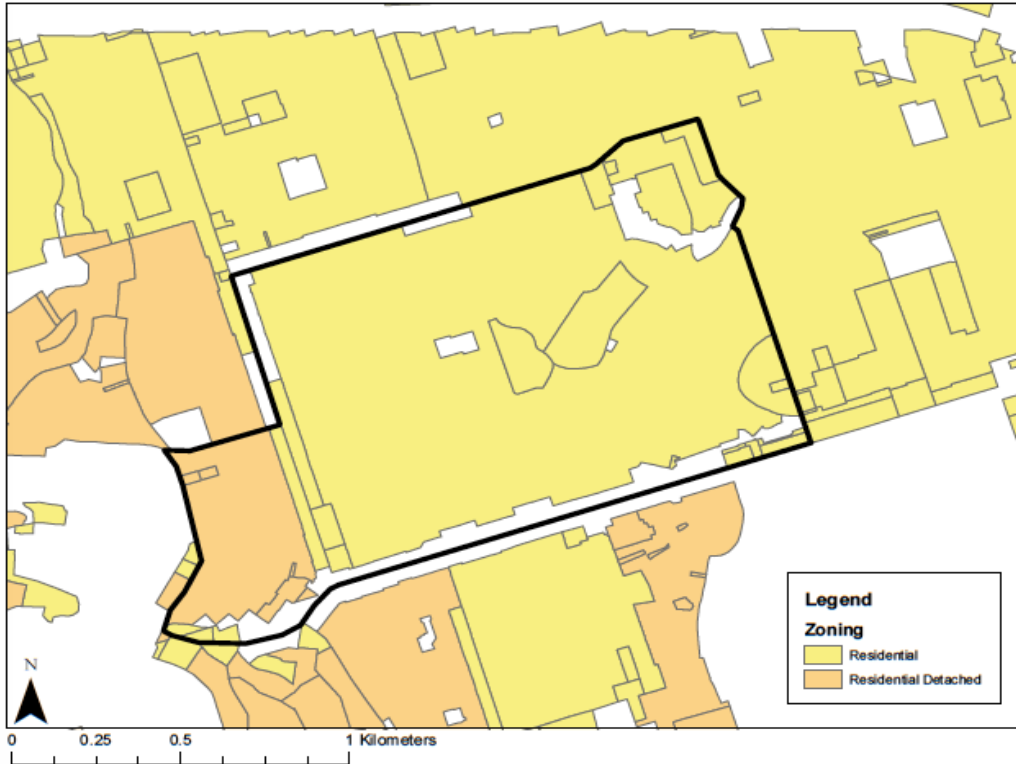






# THE FRAMEWORK OF **OFFICIAL PLAN**

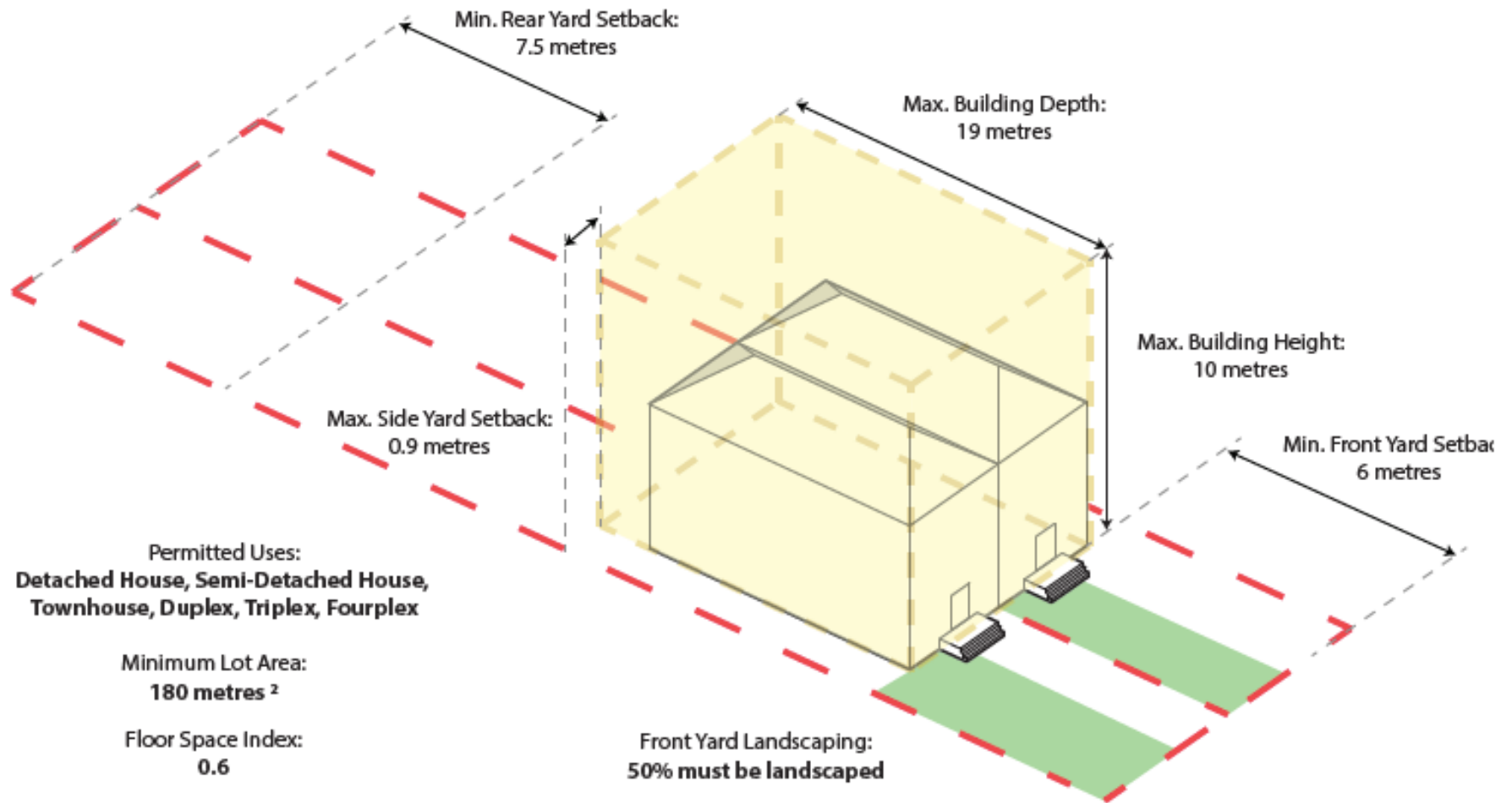
The implementing policy document of the PPS. Identifies development shall respect the existing physical character of the area in which it occurs. Identifies various elements related to the physical form of residential development.



# THE STANDARDS OF ZONING BY- LAW

Regulates policies of the Official Plan  
by establishing specific development  
standards.

## NEIGHBOURHOOD CHARACTER GUIDELINES





# THE UNDERLYING IMPLEMENTATION GAP

Bridge between policy framework and implementation is lacking. Policy framework exists to preserve the physical character of neighbourhoods. However, the design and architectural flexibility permitted within policies and zoning to address change occurring in neighbourhoods across the City is significant.

CITY-WIDE

# INITIATIVES

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City initiatives include developing a Guideline Template and "How-To" Manual to help communities City-wide ensure that new development is compatible with the existing neighbourhood character. These initiatives will ensure consistency of content and process related to the development of Neighbourhood-specific Character Guidelines City-Wide. Pilot projects are being undertaken as part of the City initiatives.

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**PILOT PROJECT**

**LONG  
BRANCH**

One of Two pilot projects to assess the application and effectiveness of the City initiatives being undertaken. The process, criteria, and outcomes have informed the study of Bloor West Village.

**NEIGHBOURHOOD**

Located along Lake Ontario in Etobicoke.

**PROCESS**

Involved community engagement and identification of elements which define character.

**OUTCOMES**

Feedback from community & Draft character guidelines.



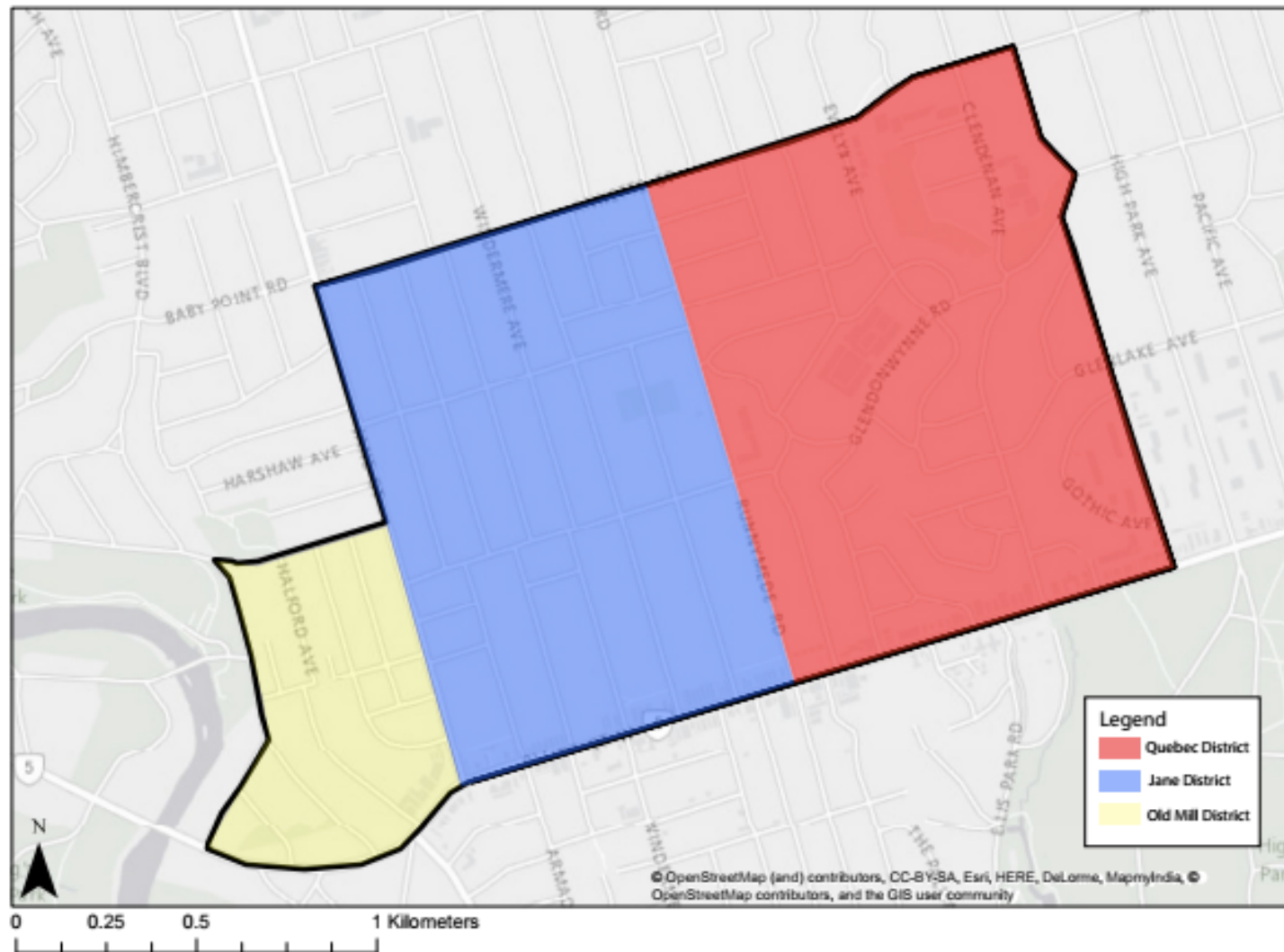
STUDY OF

# BLOOR WEST VILLAGE

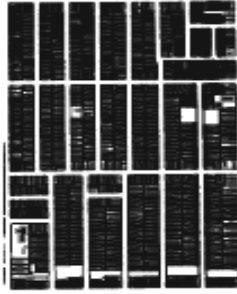
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The neighbourhood was developed between 1910 and 1930 and has a unique architectural and design character; it is a highly desirable neighbourhood in the City. Recently, the neighbourhood has been undergoing considerable change and specifying the neighbourhood character through a set of character guidelines will address new development.

## NEIGHBOURHOOD CHARACTER GUIDELINES

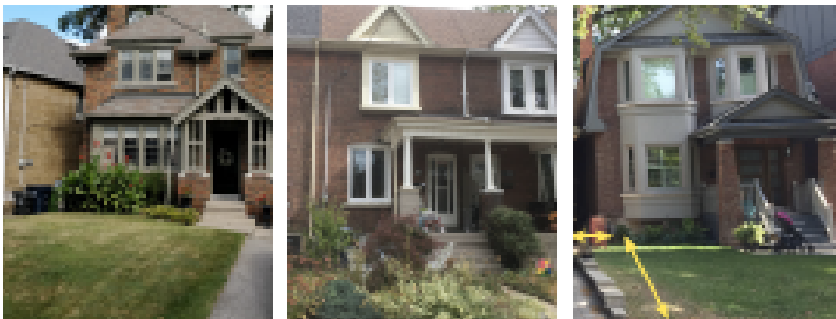






# THE NEIGHBOURHOOD EXISTING CONDITIONS

- Street and block pattern
- Lot size and pattern
- Building typologies
- Landscape features



## THE NEIGHBOURHOOD **STREET SCAPE**

- Front entrance design
- Parking and driveways
- Landscaping & frontyards



## THE NEIGHBOURHOOD **BUILT FORM**

- Massing
- Scale
- Height
- Density
- Setbacks
- Open Space



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# THE NEIGHBOURHOOD BUILDING ELEMENTS

- Materiality
- Facade elements
- Architectural styles

# NEIGHBOURHOOD CHARACTER **TRENDS**

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Prevailing Existing Character in Bloor West Village





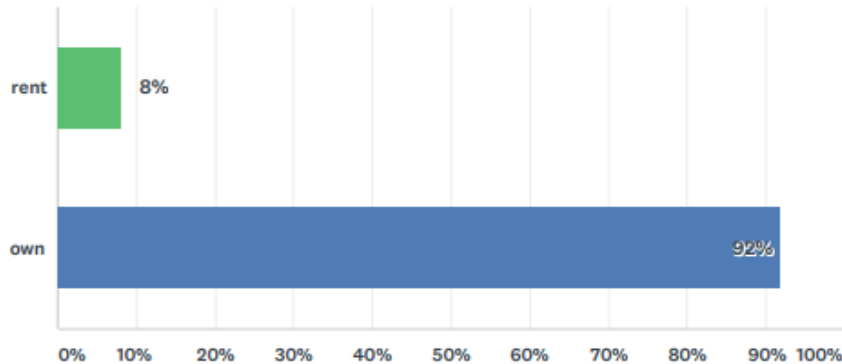
## THE NEIGHBOURHOOD **NEW BUILDS**

New developments can be seen throughout the neighbourhood. Some met Zoning standards and others were approved by the Committee of Adjustment. Not all new developments seen in the neighbourhood are consistent with the prevailing character.

## NEIGHBOURHOOD CHARACTER GUIDELINES

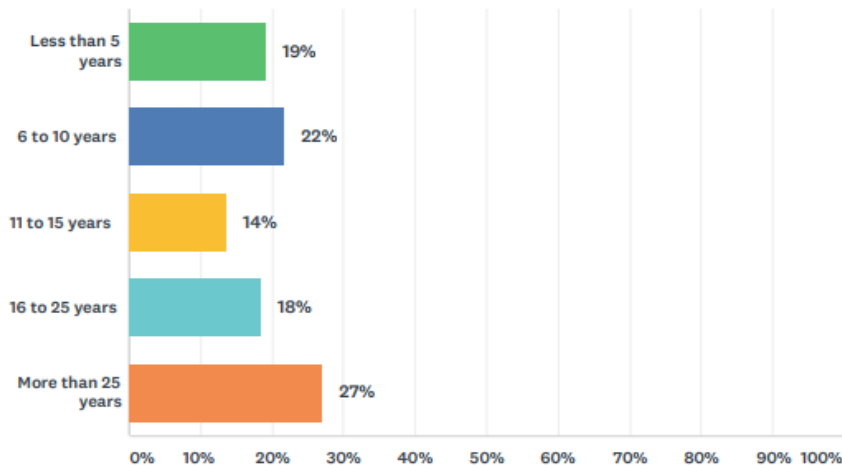
### Q3 Do you own or rent your place of residence?

Answered: 339 Skipped: 0



### Q2 How long have you lived there?

Answered: 337 Skipped: 2

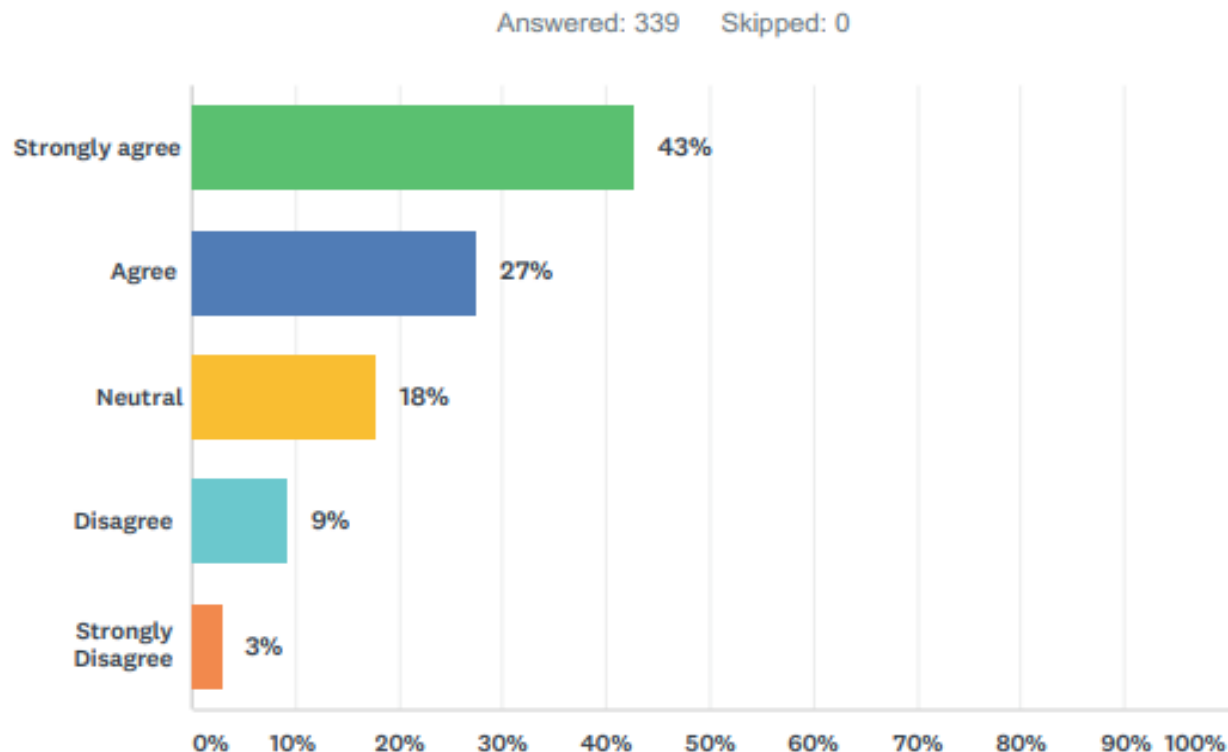


# COMMUNITY SURVEY

A survey was prepared and distributed to obtain input from the community. Data and results characterize the community values and will be used to inform the final report and draft character guidelines to be prepared.

## NEIGHBOURHOOD CHARACTER GUIDELINES

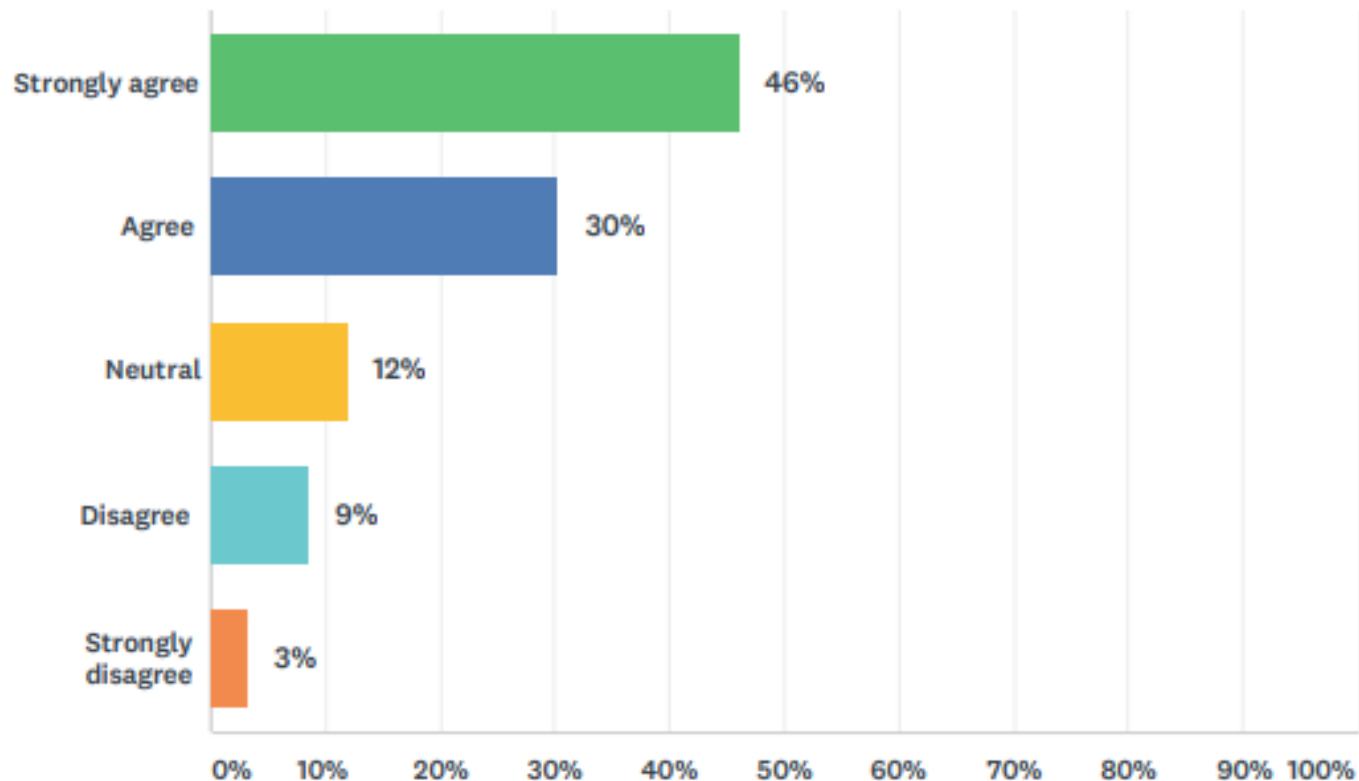
Q6 In this section, you are being asked to respond to the following statements on a scale from “strongly agree” to “strongly disagree” In the future, homes on your street that are re-built, enlarged, or otherwise substantially altered in appearance: Should fit in with the historical character of the street.





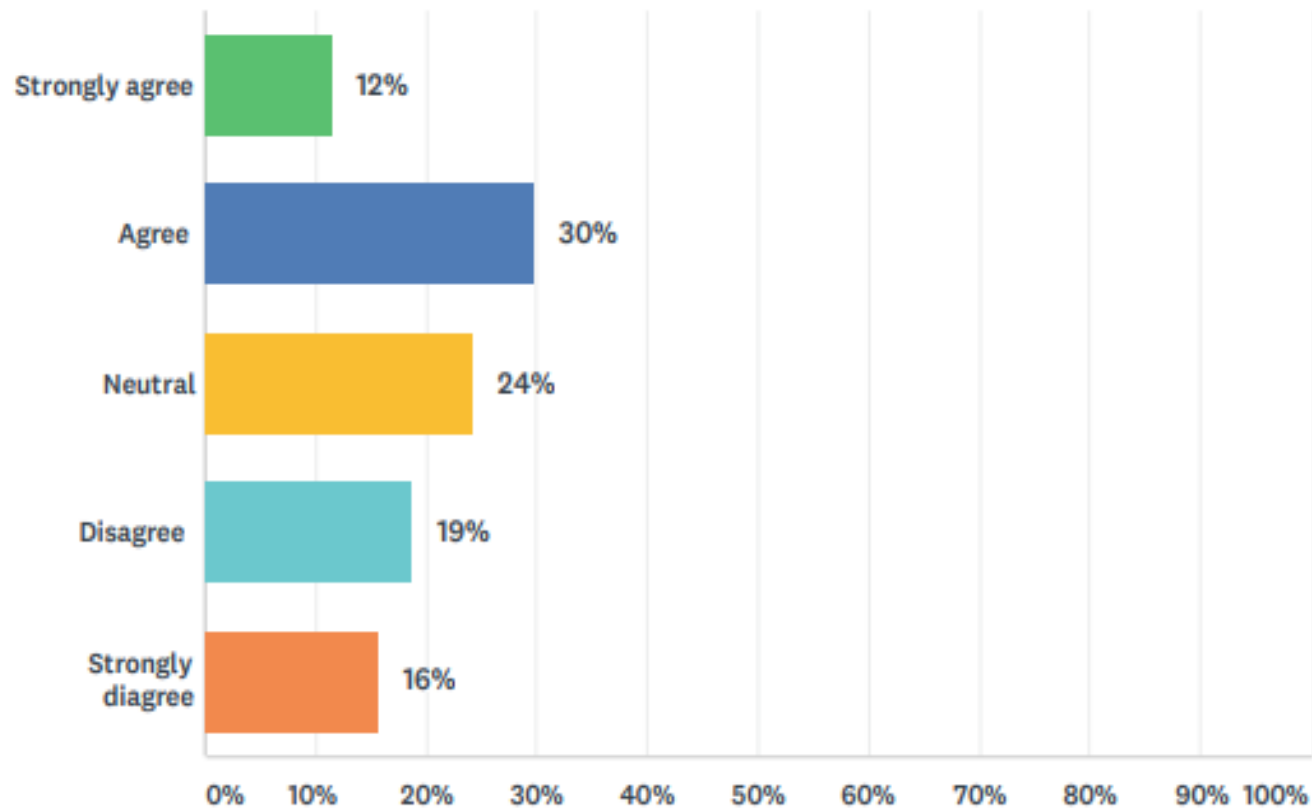
## Q8 Should NOT be higher than the majority of existing homes on your street.

Answered: 337 Skipped: 2



## Q14 Can include more modern box-shaped building forms with flat roofs.

Answered: 337 Skipped: 2



## CHARACTER GUIDELINES

# NEXT STEPS

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Moving forward, elements of the neighbourhood character will be clarified and defined. Identifying which elements are necessary to preserve the neighbourhood character will frame the way in which the final guidelines are approached and formulated.

# QUESTIONS?

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Do you have any comments or concerns  
regarding our initial findings?

We would love to hear your feedback!

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BLOOR WEST VILLAGE

**THANK  
YOU!**



## **Humber Cinema – OMB Update**



# Humber Cinema OMB Appeal

- 10-storey commercial-residential building approved by OMB for Humber Cinema building site in 2006
- New 14-storey (+ mech PH) proposal submitted in 2016 by Plazacorp on enlarged site extending to Riverview Gardens
- Strong opposition expressed at two public consultations in February and September 2016



# Much bigger than City allows

- MAIN CONCERN: Building is too big and out-of-scale with Bloor Street's status as a "Mid-Rise Avenue" at that location
- Toronto's independent professional Design Review Panel concurred on two separate occasions
- Councillor Doucette also concurs
- BWVRA established and led working group involved in preparing for potential OMB appeal by developer





# OMB Process To-date

- Developer filed appeal with OMB May 2017 due to “no-decision” by City
- OMB Pre-hearing conference held September 2017
- BWVRA represented by highly-regarded legal counsel—Paul DeMelo
- BWVRA team also includes seasoned independent planning consultant—David Butler



# Outcome of Pre-hearing Conference

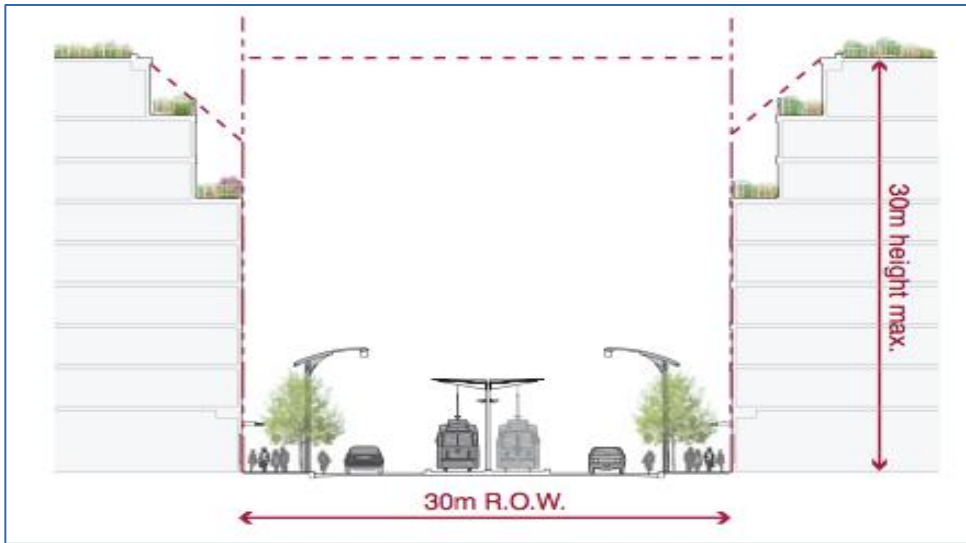
- Developer requested Mediation rather than full Contested Hearing
- BWVRA granted “Party” status (along with five other stakeholders)... All Parties agreed to Mediation
- Second Pre-hearing Conference scheduled for February 2018 with Mediation to follow
- Councillor’s office coordinating meeting of all Parties in advance to identify common and divergent interests



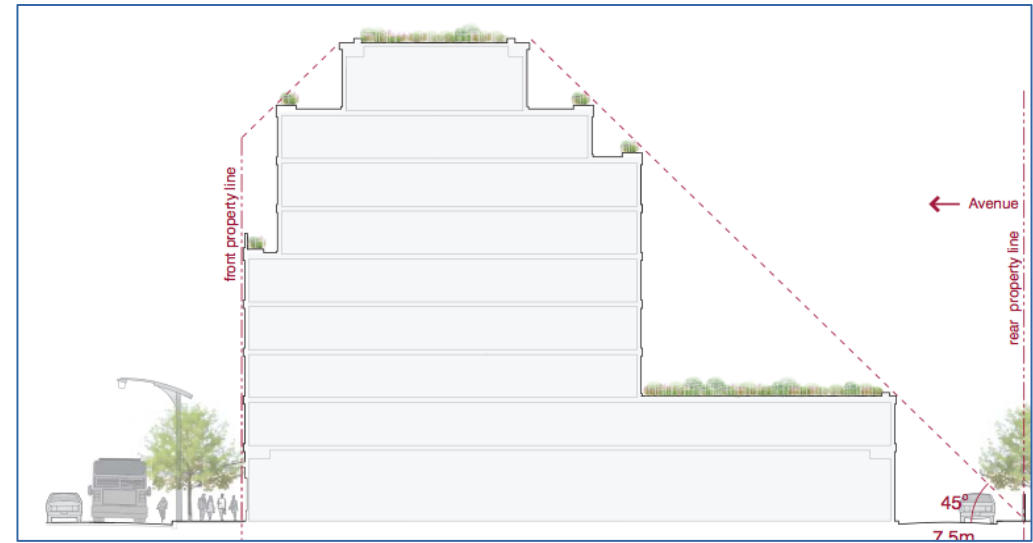
# Critical Mid-Rise Performance Standards

- Key planning documents: Mid-Rise Building Performance Standards (2010) and Addendum (2016)
- Critical for this site:
  - Perf Std 1 – Max height is width of the Avenue right-of-way (Bloor St = 30m)
  - Perf Std 5a – Rear transition is based on 45-degree angular plane from rear property line

# Performance Standards Illustrated

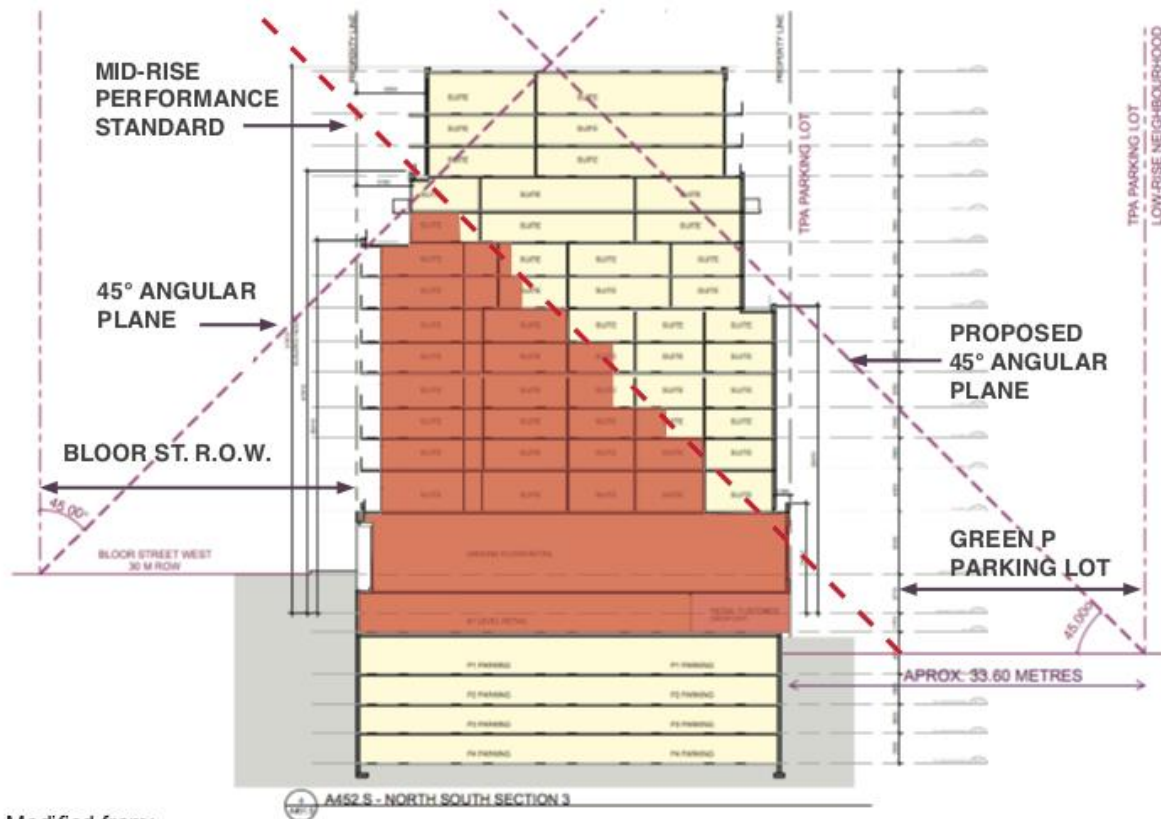


Perf Std 1:  
Street Right-of-Way



Perf Std 5a:  
Rear Angular Plane

# Developer Proposal compared to Mid-Rise Maximum



Modified from:

**Figure 5c - North-South Section 3**

Urban Design Rationale by Bousfields April 16

# Developer's Assumptions

- Green-P parking lot, though currently zoned “Neighbourhood”, will remain vacant and never be utilized for residential development
- Therefore, rear angular plane should extend from north edge of Green-P lot rather than property line



- Result = building mass **nearly twice as large** as prescribed by Mid-Rise Performance Standards



# How can you help?

- We need to raise \$60,000 over next 3 months to pay for Lawyer and Planner at OMB Mediation
- PLEASE DONATE... and also watch for fund-raising events in support of campaign

[<<saveourvillage.ca>>](http://saveourvillage.ca)

- VOLUNTEER... We urgently need your help to:
  - Prepare and send community E-bulletins
  - Network with Neighbours & Friends
  - Become a Block Captain
  - Meet with Established Community Groups
  - Post a Lawn Sign





# BWVRA Business Update

- Membership to approve the BWVRA position to be taken at OMB Mediation
- Membership to approve spending from the Save Our Village contingency fund to get consultant team started in advance of new fund-raising
- Membership to approve transfers/reimbursements from SOV account to operating account for retainer fee to Planner David Butler and other expenses



# BWVRA Motions

1. That BWVRA, as a Party to the OMB Mediation of the Appeal on 2442-2454 Bloor St. West, advocate for a settlement that adheres to the applicable Performance Standards in the Avenues and Mid-rise Buildings Study.
2. That all funds currently in the Association's SOV account, along with donations received until further notice, be utilized to cover professional fees and other expenses related to the Association's involvement in the OMB Appeal on 2442-2454 Bloor St. West.
3. That the Association's Operating Account be reimbursed in the amount of \$1,500 from the SOV Account, for moneys advanced for the retainer fee to our Consulting Planner, David Butler.



**THANK YOU...**