



Study Purpose:

The purpose of the study is to develop a shared vision for the Bloor Street West corridor between Avenue Road and Christie Street (the “Bloor Annex Corridor”) for the next ten years, through consultation with area stakeholders including residents, businesses and landowners. Potential impacts of future development with regard to traffic, community services & facilities and other matters on the neighbouring communities to the north and south of Bloor will also be examined. Phase 1 covers Bloor Street West between Avenue Road and Bathurst Street. An appendix lists the Annex Residents’ Association’s (ARA) specific recommendations, the rationales for which are given below.

The content of this ARA report is a result of extensive consultation within the ARA and builds on the material prepared by City Staff and Office for Urbanism for the public forums and Local Advisory Committee meetings held over the last six months.

The ARA is cognizant of the intensification thrust of the Official Plan and other policy and statutory documents. We also recognize that growth in the city core (Wards 20, 27, and 28) is well ahead of plan. The vision defined within this report and the specific recommendations support infill growth that adds to the vibrancy of the City.

(1) **ARA Key objectives:**

- (a) Develop a shared vision for development over the next 10 years along Bloor Street West between Avenue Road and Bathurst Street;
- (b) Establish enforceable policies in a new Secondary Plan for the Bloor Corridor
- (c) Develop a package of achievable public realm improvements;
- (d) Achieve intensification over the next 10 years that enhances the heritage, diversity, built form and ecological sustainability of the neighbourhood.

(2) **Context:**

(a) **Built Form:** Toronto’s Official Plan includes the Annex as part of the Downtown and Central Waterfront. Downtown is more than a collection of office towers. Neighbourhoods such as Kensington Market, St. Lawrence neighbourhood, Cabbagetown, and the Distillery with their low- and mid-rise buildings interspersed with historical house form commercial and residential buildings are located east and west of the Yonge Street corridor (Church Street to University Avenue);

The University of Toronto is a large landowner north of College Street between Queens Park and Spadina Avenue. Few buildings on the St. George Campus exceed 12 storeys in height. Similarly the cultural institutions (Royal Ontario Museum, the Royal Conservatory of Music and the Bata Museum) which bound the campus on Bloor Street are also modest in height

South of Bloor between Spadina Avenue and Bathurst Street is Harbord Village. North of Bloor Street between Avenue Road and Bathurst Street is home to the Annex. Both of these are pre-dominantly house-form residential neighbourhoods with a mix of mid-rise apartments built 30+ years ago and century-old houses;



- (b) **Mixed Use:** Bloor Street West between Avenue Road and Bathurst Street comprises a range of uses including, cultural institutions, education institutions, religious institutions, office, residential, hotels, retail, dining and entertainment;
 - (c) **Existing Policy Framework:** The policies relied upon by Urban Development Services and the Development Industry include:
 - (i) Provincial Policy Statement 2005;
 - (ii) Planning Act R.S.O 1990;
 - (iii) Places to Grow Act R.S.O. 2006;
 - (iv) City of Toronto Official Plan
 - (d) **Annex Part II Plan:** This policy, developed in the early 1980's with significant community input, supports intensification and protects neighbourhood character by decreasing height and density as you move north of Bloor Street and West of Avenue Road. While this policy statement was not carried forward in the new Official Plan, the zoning by-laws that define specific density and height guidelines remain in effect and apply to the entire portion of Bloor Street West covered by Phase 1 of the Bloor Corridor Visioning Study. The planning justifications are detailed in the Official Plan. The existing densities in by-law 438-86 covering the properties fronting on Bloor Street West should be retained
 - (e) **Intensification:** The Annex Residents' Association supports the intensification goals of the new Official Plan. By-law 438-86 covering the study area supports additional density over the existing built form and satisfies the objectives of the Provincial Policy Statement 2005, the Planning Act R.S.O. 1990, the Places to Grow Act R.S.O. 2006, and the City of Toronto Official Plan. Over the last seven years the ARA has worked constructively with the development industry, City Planning and the Councillor's office to achieve projects that add density to the area, and respect the transition to the neighbourhoods. Progress towards achieving the growth in employment and population in the Official Plan are already being exceeded in the downtown wards, particularly, Wards 20 Trinity Spadina, and Wards 27 and 28 Toronto Centre Rosedale;
 - (f) **Heritage:** The Annex was the first "suburb" of the City of Toronto. It is recognized as a distinct planning precinct with significant heritage elements. The East Annex is already designated as Heritage Conservation Area (1991). Madison Avenue heritage study is virtually complete. Funding is in place to complete the balance of the Annex neighbourhood.
- (3) **Principles:** The informing planning principles supported by the ARA Board are:
- (a) **Transition:** There should be a stepping down in height to the west and north of the Avenue Road/Bloor Street West intersection;
 - (b) **Sustainability:** All new development should be platinum LEED certified or its equivalent as standards evolve and contribute to the neighbourhoods' sustainability;
 - (c) **Land Use:** There should be a mix of land uses including residential, retail commercial, institutional, and office incorporated into new development;



- (d) **Public Realm:** All new development should contribute to increasing public open space and the notion of connectivity along Bloor Street. In addition, all new development must support active pedestrian life;
 - (e) **Social Diversity:** New developments should enhance the social and economic diversity that has been a defining element of the Annex area for over 60 years. The Annex has a solid core of owner occupied housing as well as a wide range of student, senior, affordable, and supportive housing within its mix;
 - (f) **Heritage:** The heritage character of the neighbourhood should be preserved and protected;
 - (g) **Balance:** All new development should enhance the existing neighbourhoods' social diversity, natural landscape, and built form as well as contribute to its sustainable ecosystem.
- (4) **Precinct Overviews:** The section of Bloor Street West covered by Phase I of the Bloor Corridor Vision Study is comprised of several distinct precincts.
- (a) **Cultural Corridor Avenue Road to Bedford Road:** The south side of Bloor Street between Queens Park and Devonshire Place contains the Royal Ontario Museum, the Royal Conservatory of Music, and the recently built Varsity Centre sports complex. The north side of Bloor Street between Avenue Road and Bedford Road, which contains two hotels, office buildings and mixed retail uses, is in transition. Two major projects (One Bedford and Museum House) received UDS support for significant increases in height and density well in excess of the standards permitted in the Zoning by-law. At least five more development sites on the block will likely come forward with new height and density expectations. A block study group is studying access deficiencies covering both resident and service vehicles.
 - (b) **Institutional Corridor Bedford Road to Madison Avenue** This precinct is dominated by University of Toronto buildings on both the north and south sides of Bloor Street. U of T has requested that their Secondary Plan be amended to include their properties on the north side of Bloor Street West., and it is expected that the University will redevelop several sites fronting on Bloor Street. It is assumed that the York Club will remain and be protected as a heritage property. It is also assumed that the OISE parkette will remain and be improved. A separate study group is reviewing the entire block including the properties on Prince Arthur to work out an open space option that improves the situation. Development on this block needs to reflect the step down approach to building height. There also needs to be an improvement of the public realm and street edge definition on the North side of Bloor Street West. On the South side of Bloor Street U of T development is expected to focus on the lands just south of the Bloor Street frontage.

The area between St. George and Madison is basically already built out. There are two sites on the north side of Bloor (Bahai Centre and Bloor Street United Church) where redevelopment may occur. Some improvements to the street presentation of the Senator Croll building should be pursued.
 - (c) **Spadina Node (Madison Avenue/Huron Street to Walmer Road/Robert Street):** This is a key precinct in terms of development potential and impact on the community, and it is where all elements of the vision -- street edge, street wall,



public realm, transition to neighbourhood, built form, and land use -- come into play . UTS defines the street edge and public realm for the entire block on the south side between Huron Street and Matt Cohen Park. Both the north east and north west corners of Bloor Street West and Spadina Road are expected to generate major development interest. West of Spadina, the Dominion store site (laneway to Robert Street) presents an opportunity to improve the street edge and public realm. The Miles Nadal JCC is not expected to change during this development cycle. All of these sites have the potential to relate in favourable ways to the adjacent neighbourhoods. A node impact study needs to be completed as an integral part of site specific applications.

(d) Main Street (Walmer/Robert to Albany/Lippincott): This is the main neighbourhood shopping area. The built form is primarily 3-4 storey mixed use buildings with retail at grade and a mix of office and residential on the upper floors. The ownership is fractured with limited land assembly potential. Several heritage properties are located along this strip, notably Trinity St Paul's Church and the Brunswick House. On both the North and South side the properties back on to residential zoned areas. It is important to retain the small scale pedestrian feel of this area.

(e) Bathurst Node (Albany/Lippincott to Bathurst Street): The characteristics of this node are similar to the blocks immediately to the east. Although the Mirvish properties on the south west corner of the intersection are outside the boundaries of this phase of the study, the lands within Phase I will be affected by potential redevelopment of the Mirvish site. A node impact study needs to be completed as an integral part of site specific applications

(5) Bloor Street Public Realm: Public realm defines the character of a city. It is a vital element of our vision. Bloor Street West reflects a unique urban identity which we need to enhance with public spaces that will serve as a stage for our civic life, cultural events, festivals, parades as well as our day-to-day social contacts. Our parks, piazzas, pedestrian pathways, public spaces, and buildings play a crucial role in drawing us together and facilitating social bonds at both the neighbourhood and City level. The rich variety of cafés, shops, parkettes, and easy access by public transport attracts people from all parts of the City as well as enriching the area for those who live nearby. Enhancing this domain of street life will bring enormous environmental, social, and economic benefits. Recommendations are:

- (a)** Hold in conjunction with the City of Toronto, a comprehensive urban streetscape design competition for the civic, cultural and academic public space on Bloor Street between Avenue Road and Spadina. The redesign should address the need to:
 - (i)** Create, via intelligent design, an outdoor 'square' that could accommodate varying sizes of public events along Bloor Street West in association with events at the Royal Ontario Museum, The Conservatory of Music, The Bata Museum, Varsity Stadium and other University programs.
 - (ii)** Create a comprehensive open space system that links all built features such as parks, parkettes, piazzas, pathways and squares and integrates



them into a well-designed walkable street. Among other things, this work would have particular regard for the following spaces:

- a. Linkage of the streetscape East and West of Avenue Road
- b. Frontage of the public space in front of the building at 180 Bloor Street
- c. Frontage of the ROM and the Royal Conservatory
- d. Forecourt of One Bedford
- e. Varsity Stadium-entrances, viewing platforms and extension down Devonshire Place
- f. Frontage of OISE
- g. OISE Parkette
- h. Frontage of The Meteorological building
- i. Frontage of Woodsworth College including the landscaped boulevard and trees as well as the landscaping extending down St George Street
- j. York Club wall
- k. Entrance of Bata Museum
- l. Senator Croll open space
- m. Frontage of UTS along the Bloor Street façade.
- n. Matt Cohen Park

(iii) The design of these spaces should consider the following:

- a. Regard for the principles of environmentally sustainable green neighbourhood criteria;
- b. Integrating the numerous elements that provide a vibrant public realm and friendly inviting pedestrian streetscape including; sidewalks, hard and soft surfaces, landscaping and trees, high quality paving design and materials, lighting, street furniture, bicycles and intersection crossings.
- c. Enabling the widest spectrum of people regardless of age or ability to more easily participate in their community life by increasing the proportion of areas that are useable by people of diverse abilities.

(b) Create between Spadina and Bathurst a more inviting small- scale pedestrian “main street” zone with a wider sidewalk, a boulevard, trees and increased public open space (such as a public square at Trinity St. Paul’s Church).

(6) Traffic, Transportation and Parking: New developments on Bloor Street will generate more traffic. An important element in the commercial success of Bloor Street is the provision of service lanes and delivery stations to the retail, office and residential buildings. Key principles for the ARA are:

- (a) Traffic (all modes) needs to recognize the primacy of pedestrian safety;
- (b) All development should complete a traffic impact study that addresses the cumulative density not just the existing and site specific traffic. The studies need to address the impact on both the neighbourhoods both north and south of Bloor Street West;



- (c) The City should complete comprehensive neighbourhood traffic and parking impact study that contemplates the full build out of Bloor Street West in the study area.
 - (d) The impact on neighbourhood streets needs to be minimized;
 - (e) Bicycle traffic should be encouraged as an alternative to motor vehicles where public transit is not sufficient. Regarding parking, bike stands should be provided in public parking lots so as not to impede pedestrian flow. Bicycle lanes are in principle important, but they need to be planned as part of a city-wide strategy so that no one artery, such as Bloor St. is overloaded with bicycles.
- (7) **Parks:** Of the eleven public parks in the Annex, five are within the catchment of the Bloor Visioning Study area: Taddle Creek Park (Bedford Rd. and Lowther Ave.); OISE Parkette (Bloor St. West of Bedford Rd.); Ecology Park (Madison Ave. North of Bloor St.); Joseph Tyrrell Parkette (between Brunswick Ave. and Dalton Rd.); Seaton Walk (between Albany Ave. and Bathurst St. North of Bloor). In addition, Matt Cohen Park is located on the south side of Bloor at Spadina. Complimenting these public spaces is the new open plaza at the ROM facing Bloor St., Philosophers Walk, and the viewing platforms to the Varsity Stadium, the pedestrian space in front of Woodsworth College residence, and the public space in front of Senator Croll Residence on Bloor at Huron. As well as providing important settings for social interaction these spaces also provide a link with the original geography of the area. Other possibilities for open space and parks should be explored with the TTC and the Toronto Parking Authority. ARA recommendations are:
- (a) Ensure that “OISE” parkette is retained. Provide the much needed improvements to the Parkette that will enhance its public use and its integration with the Bloor Street Public Realm. Incorporate new features and elements, which include: new lighting to improve use and public safety, upgrading the existing walkways which access the OISE building’s rear entrance, parking lot and subway entrance, installing new benches, new grass and planting beds.

In order to facilitate these improvements in a timely manner, resolve the ability of the City to use the Section 37 funds already allocated to this Park, through the Museum House Project rezoning.
 - (b) Incorporate new park space into the redevelopment of the Spadina node; e.g. connecting Ecology Park to both Bloor Street and Spadina Road.
 - (c) Convert the Spadina Road subway station surface to parkland; e.g. make the station a pedestrian entrance in a park; reconfiguring the bus loop for emergency use only.
 - (d) Encourage new public open space opportunities and development on the local streets running north and south of Bloor Street, through landscape and planting, including the public boulevard areas of Robert Street, Walmer Road, Brunswick Street, Howland Avenue, and Albany Avenue.
 - (e) Use sustainable and green design principles and materials including native species in new landscaping



- (8) Natural and Built Form Environment:** On Bloor Street built form must not overwhelm the natural environment, and in fact, must complement it. Trees play an important role as a structural landscape design element offering shade, beauty and spatial definition. A landscaping plan for the street must be developed to include such things as trees, parks, piazzas, and pedestrian walkways. It would also lay down criteria for new developments:
- (a) Sidewalk and roadway treatment:** Paving will be an important design consideration in revitalizing Bloor Street West. The City needs to:
 - (i)** Develop a high standard of paving materials and design that will result in a palette of materials that provides distinction and continuity along the entire length;
 - (ii)** Similarly careful consideration is required to design an appropriate transition from Bloor Street East of Avenue Road to Bloor Street West of Avenue Road.
 - (b) Seating and Furniture:** The addition of furnishings to all open spaces will be an important enhancement of the street environment and increase the use of the space. The furnishings provided should contribute to the overall feeling that Bloor Street is a unique and inviting place. The new City-wide street furniture initiative should recognize and embrace unique neighbourhood characters and build upon the concept of Toronto being a city of neighbourhoods. Elements to be considered include:
 - (i)** Considerably increasing the amount of available outdoor seating along the street;
 - (ii)** Ensure consistency on the street by considering a standard set of site furnishings (e.g. benches, chairs, and tables);
 - (iii)** Consider adding Kiosks along the street for community news and information.
 - (c) Walls and Fences:** Walls and structural edges can make a positive contribution to the street. Elements to be considered include:
 - (i)** Retain the wall running along the South side of the York Club;
 - (ii)** Cover this wall with ivy and install benches along it;
 - (iii)** Soften the Varsity heritage wall.
 - (d) Seasonal Issues:** Public space improvement should enhance the appearance and comfort of the street particularly in winter. Elements to be considered include:
 - (i)** Undertake a planting design that reflects seasonal colour change for all new landscapes. This involves creating guidelines regarding colour, lighting and snow that take full advantage of the changing seasons;
 - (ii)** Design a skating rink after the successful Ryerson model (perhaps between OISE and the Social Work building).
- (9) Building Sites:** There are numerous future building and renovation sites along Bloor Street that could immensely enhance the life of the street. It is important to see



these sites as an opportunity to improve the overall open space and streetscape plans of the corridor. One impetus for undertaking this study was the approval of a 34 storey complex at 1 Bedford Road. In our view 1 Bedford and the recently approved Museum House project must not be considered precedent-setting benchmarks, but be recognized as aberrations regarding height and density. The following recommendations focus on public realm aspects:

- (a) Ensure that new buildings are massed to preclude negative impacts on abutting neighbourhoods, specifically shadow impact on both public spaces and existing residential properties.
- (b) Develop a set of guidelines that require all new buildings or renovations to increase the open space, pedestrian amenity, landscape and public use of the street at grade level;
- (c) The height and mass of new buildings must bear an appropriate relationship to the scale of the open space thus allowing access to sunlight, sky view, and protection from prevailing winds;
- (d) Ensure that new buildings are sited to clearly define and give an appropriate edge to the surrounding open spaces.
- (e) In order to enable people from a wide range of economic levels and age groups to live within the community new development should (on a presumptive basis) be required to set aside appropriate units to these purposes.
- (f) Require that a master plan for the nodes (Spadina and Bathurst) be developed upon the first application being submitted and before it will be considered. These master plans must provide an impact study not only on the node itself, but also on the immediate neighbourhoods including infrastructure, phasing, and public realm improvements.

(10) Sustainability and Heritage General Recommendations

- a) In partnership with the City of Toronto, establish the Bloor/Annex catchment areas as an Urban-Corridor Neighbourhood Sustainability Project. This pilot would create a Toronto template to measure comprehensive sustainability and improve the community's environmental, economic and social viability. Categories should include heat island amelioration, energy, water efficiency, air and water quality, renewable power, pedestrianization, transit and cycling expansion, sustainable design and retrofitting issues for all building types.
- b) All new major projects should be platinum LEED certified or its equivalent as standards evolve;
- c) New developments should complete an environmental impact study;
- d) The City should complete an infrastructure review with the full build out of Bloor Street within the study area.
- e) All new projects should complete a heritage impact assessment in accord with current heritage policy.



APPENDIX: RECOMMENDATIONS

Extensive specific recommendations have come forward. They are grouped under headings as follows:

PUBLIC REALM

- 1) Request the City of Toronto to organize a comprehensive urban streetscape design competition for the civic, cultural and academic public space on Bloor Street between Avenue Road and Spadina. The redesign should address the need to:
 - a) To create an outdoor stage for events at the Royal Ontario Museum, The Conservatory of Music, The Bata Museum, Varsity Stadium and other University programs along Bloor Street.
 - b) To create a comprehensive open space system that links all built features such as parks, parkettes, piazzas, pathways and squares and integrates them into a well-designed walkable street. Among other things, this work would have particular regard for the following spaces:
 - i) Linkage of the street east and west of Avenue Road
 - ii) Frontage of the public space in front of the building at 180 Bloor Street
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 - v) Varsity Stadium-entrances, viewing platforms and extension down Devonshire Place
 - vi) Frontage of OISE
 - vii) OISE Parkette
 - viii) Frontage of The Meteorological building
 - ix) Frontage of Woodsworth College including the landscaped boulevard and trees as well as the landscaping extending down St George Street
 - x) York Club wall
 - xi) Entrance of Bata Museum
 - xii) Senator Croll open space
 - xiii) Frontage of UTS along the Bloor Street façade
 - xiv) Matt Cohen Park
 - c) The design of these spaces should consider the following:
 - i) Regard for the principles of environmentally sustainable green neighbourhood criteria;
 - ii) Integrating the numerous elements that provide a vibrant public realm and friendly inviting pedestrian streetscape including; sidewalks, hard and soft surfaces, landscaping and trees, high quality paving design and materials, lighting, street furniture, bicycles and intersection crossings.



- iii) Enabling the widest spectrum of people regardless of age or ability to more easily participate in their community life by increasing the proportion of areas that are useable by people of diverse abilities.
- 2) Create between Spadina and Bathurst a more inviting small- scale pedestrian” main street” zone with a wider sidewalk, boulevard, trees and increased public open space (such as Trinity Spadina).

TRAFFIC

- a. Traffic (all modes) needs to recognize the primacy of pedestrian safety.
- b. All development should complete a traffic impact study
- c. The City should complete a comprehensive neighbourhood traffic and parking impact study that contemplates the full build out of Bloor Street West.
- d. The impact on neighbourhood streets needs to be minimized;
- e. Bicycle traffic should be encouraged as an alternative to motor vehicles where public transit is not sufficient. Regarding parking, bike stands should be provided in public parking lots so as not to impede pedestrian flow. Bicycle lanes are in principle important, but they need to be planned as part of a city-wide strategy so that no one artery, such as Bloor St. is overloaded with bicycles.

PARKS

- a. Ensure that “OISE” parkette is retained. Provide the much needed improvements to the Parkette that will enhance its public use and its integration with the Bloor Street Public Realm. Incorporate new features and elements, which include: new lighting to improve use and public safety, upgrading the existing walkways which access the OISE building’s rear entrance, parking lot and subway entrance, install new benches, new grass and planting beds.

In order to facilitate these improvements in a timely manner, resolve the ability of the City to use the Section 37 funds already allocated to this Park from the Museum House Project rezoning.

- b. Incorporate new park space into the redevelopment of the Spadina node; e.g. connecting Ecology Park to both Bloor Street and Spadina Road
- c. Convert the Spadina Road subway station surface to parkland; e.g. make the station a pedestrian entrance in a park; reconfiguring the bus loop for emergency use only.
- d. Encourage new public open space opportunities and development on the local streets running north and south of Bloor Street, through landscape and planting, including the public boulevard areas of Robert Street, Walmer Road, Brunswick Street, Howland Avenue, and Albany Avenue.
- e. Use sustainable and green design principles and materials including native species in new landscaping.

NATURAL AND BUILT FORM

Sidewalk and roadway treatment:



- a) Develop a high standard of paving materials and design that will result in a palette of materials that provides distinction and continuity along the entire length;
- b) Similarly careful consideration is required to design an appropriate transition from Bloor Street East of Avenue Road to Bloor Street West of Avenue Road.

Seating and Furniture:

- a) Ensure consistency on the street with a standard set of site furnishings (e.g. benches, chairs, and tables);
- b) Add Kiosks along the street for community news and information.

Walls and Fences:

- a) Retain the wall running along the South side of the York Club;
- b) Cover this wall with ivy and install benches along it;
Soften the Varsity heritage wall.

Seasonal Issues:

- a) Undertake a planting design for all new landscape and open spaces that reflect seasonal colour change. This involves creating guidelines regarding colour lighting and snow that take full advantage of the changing seasons;
- b) Design a skating rink after the successful Ryerson model (perhaps between OISE and the Social Work building).

BUILDING SITES

- a. Ensure that new buildings are massed to preclude negative impacts on abutting neighbourhoods
- b. Develop a set of guidelines that require all new buildings or renovations to increase the open space, pedestrian amenity, landscape and public use of the street at grade level;
- c. The height and mass of new buildings must bear an appropriate relationship to the scale of the open space thus access to sunlight, sky view, and protection from prevailing winds;
- d. Ensure that new buildings are sited to clearly define and give an appropriate edge to the surrounding open spaces.
- e. In order to enable people from a wide range of economic levels and age groups to live within the community new development should (on a presumptive basis) be required to set aside appropriate units to these purposes.
- f. Require the City of Toronto to develop a Master Plan for the Spadina Node within a 6 month time frame. In conjunction with this an interim control by-law should be enacted until the Master Plan is completed and approved. In order for future development to achieve an appropriate scale for this specific and unique part of the City, The Master Plan must be provided at both a neighbourhood and block scale. The Neighbourhood Plan should demonstrate how the proposed new development will fit into and reinforce the existing neighbourhood context. The Site Plan will address all



issues that affect the public realm within the project such as servicing parcelization, phasing, spacing between buildings, entrances, at grade use, location of parks and public space.

GENERAL SUSTAINABILITY AND HERITAGE

- a.** In partnership with the City of Toronto, establish the Bloor/Annex catchment areas as an Urban-Corridor Neighbourhood Sustainability Project. This pilot would extend the LEED rating system and create a Toronto template to measure comprehensive sustainability and improve the community's environmental, economic and social viability. Categories should include heat island amelioration, energy, water efficiency, air and water quality, renewable power, pedestrianization, transit and cycling expansion, sustainable design and retrofitting issues for all building types.
- b.** All new major projects should be platinum LEED certified or its equivalent as standards evolve;
- c.** New developments should complete an environmental impact study;
- d.** The City should complete an infrastructure review with the full build out of Bloor Street in the study area.
- e.** All new projects should complete a heritage impact assessment in accord with current heritage policy.