

OEAC-24-20

Bloor-Simcoe Intensification Study Report

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Recommendations:

- We recommend that bike lanes be installed along Bloor St to support the intensification of the area.
- We recommend conserving the old growth trees that are present at the southwest segment of the vacant lot located at the Northwest corner of Wentworth St W and Simcoe St S.
- We recommend that part of the vacant lot be utilized to create green space and sports/exercise equipment or fields for the community.
- We recommend that the study team considers our comments and questions during the intensification study process.
- We recommend a mitigation plan be developed should de-vehicalization in the area be not as successful as projected.
- The City should continue to promote applicable Community Improvement Plan financial incentives to help grow and support development.

Comments:

- Vacant Lot @Northwest corner of Wentworth St W and Simcoe St S:
 - Conserve the old growth trees that are present at the southwest segment of the vacant lot
 - Utilizing part of the vacant lot to create green space and sports/exercise equipment or fields
 - We are concerned that there will be sufficient recreational opportunities available to the residents in this area.
- Highway noise mitigation:
 - With the increase in traffic and population, are there plans on implementing strategies to mitigate that increase in sound?
- The environmental condition (i.e., potential presence or absence of subsurface contamination from potentially contaminating activities) of a lot of these properties in the study area are likely unknown. If subsurface contamination was to be identified at properties in the study area there would be delays in redevelopment and the City should promote their financial incentives to help the City to meet the objectives of the intensification program. This could help to avoid certain lands being or remaining underutilized for an extensive period of time.
- Is there a mitigation plan in the event that de-vehicleization is not as successful as projected, given existing constraints on roadways due to the current number of vehicles.

- Are sidewalks being improved?
- Are additional bus lines being implemented?
- Are additional bike lanes being implemented?
 - We can look into how other countries implement bike lanes: The Netherlands paints bike lanes right onto the road, making the road narrower and subsequently the cars slow down. This achieves safer traffic conditions and bike lane allowance.