

# Bloor-Kipling (Six Points)



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# Bloor-Kipling Executive Summary

The following is a Block Context Plan vision for the Bloor-Kipling (Six Points) site as part of the Etobicoke Housing Now initiative. The drawings included in the Block Context Plan are a demonstration of the design principles and district vision developed alongside CreateTO and the City of Toronto, not final building designs.

Per the City Council approved 2019 Housing Now initiative, the Bloor-Kipling site must provide a minimum of 2,300 residential units. For the purposes of the Block Context Plan area calculations, a residential unit GCA gross up factor of 0.78 (defined by CreateTO based on preceding Housing Now projects) has been used and the Growing Up Guidelines have been incorporated as outlined below:

- 15% of all market rate units are two-bedrooms sized and laid out to meet the Growing Up Guidelines.
- 10% of all market rate units are three-bedrooms sized and laid out to meet the Growing Up Guidelines.
- 1/3 of all units provided across all Blocks are to be designated affordable housing, mixed throughout the Blocks and building scales.

Block 7 was added during the development of the Block Context Plan. The resulting Bloor-Kipling massing yields additional density above the council approved minimum. Preliminary calculations estimate an additional 270 residential units. However, program areas and unit counts are approximate. Further detailed design will be required in later phases of development to verify exact program layout, area calculations, and unit counts.

**Site Facts:**

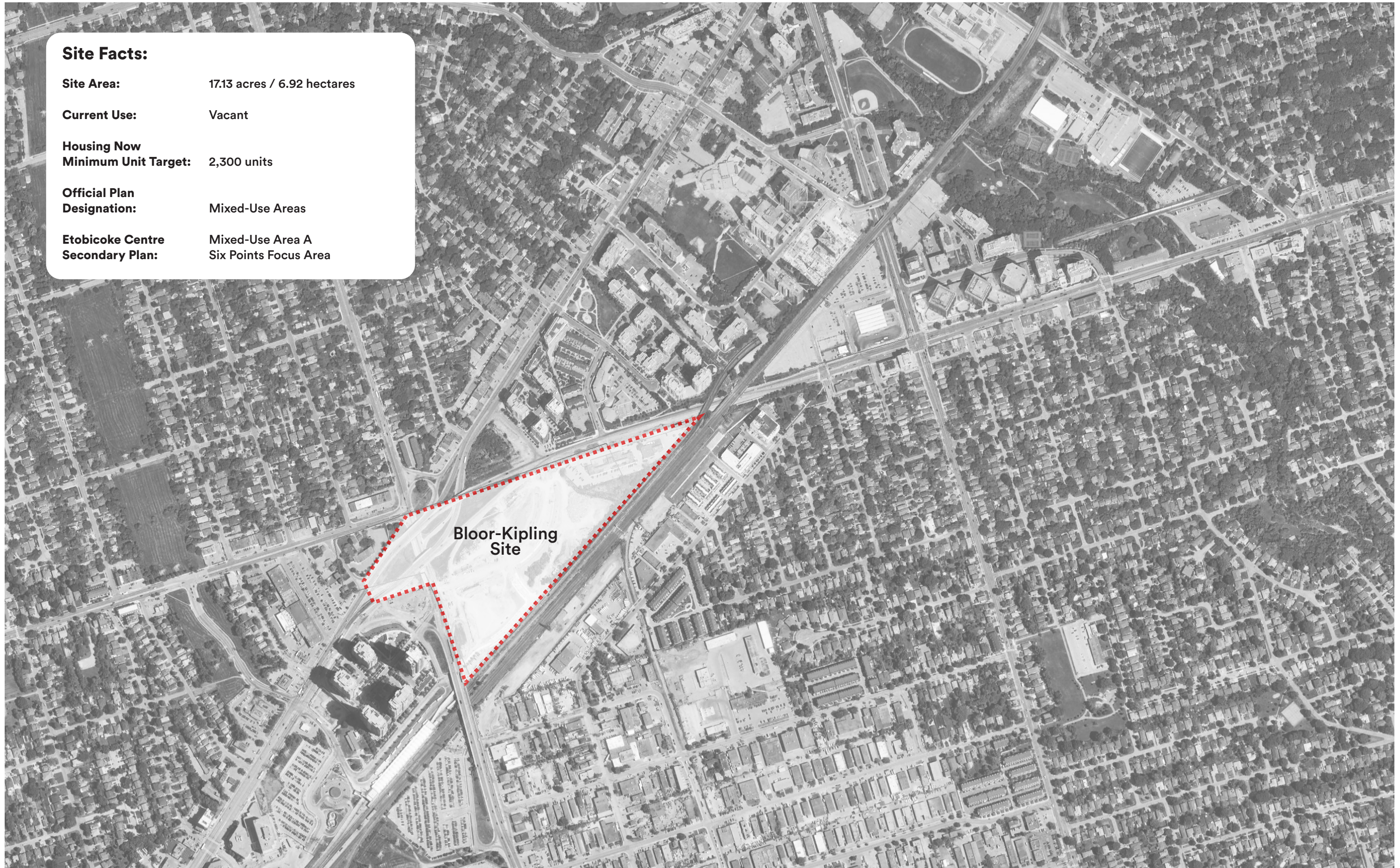
**Site Area:** 17.13 acres / 6.92 hectares

**Current Use:** Vacant

**Housing Now  
Minimum Unit Target:** 2,300 units

**Official Plan  
Designation:** Mixed-Use Areas

**Etobicoke Centre  
Secondary Plan:** Mixed-Use Area A  
Six Points Focus Area



**Bloor-Kipling  
Site**

# Site Photos



**Bloor Street West - Approach to Site from East (Block 7)**



**Dundas Street West - Looking Northeast (Block 3 & 6)**



**Dundas Street West - Looking Southwest (Block 3)**



**Intersection of Dundas Street West & Road A (Block 3 & 4)**

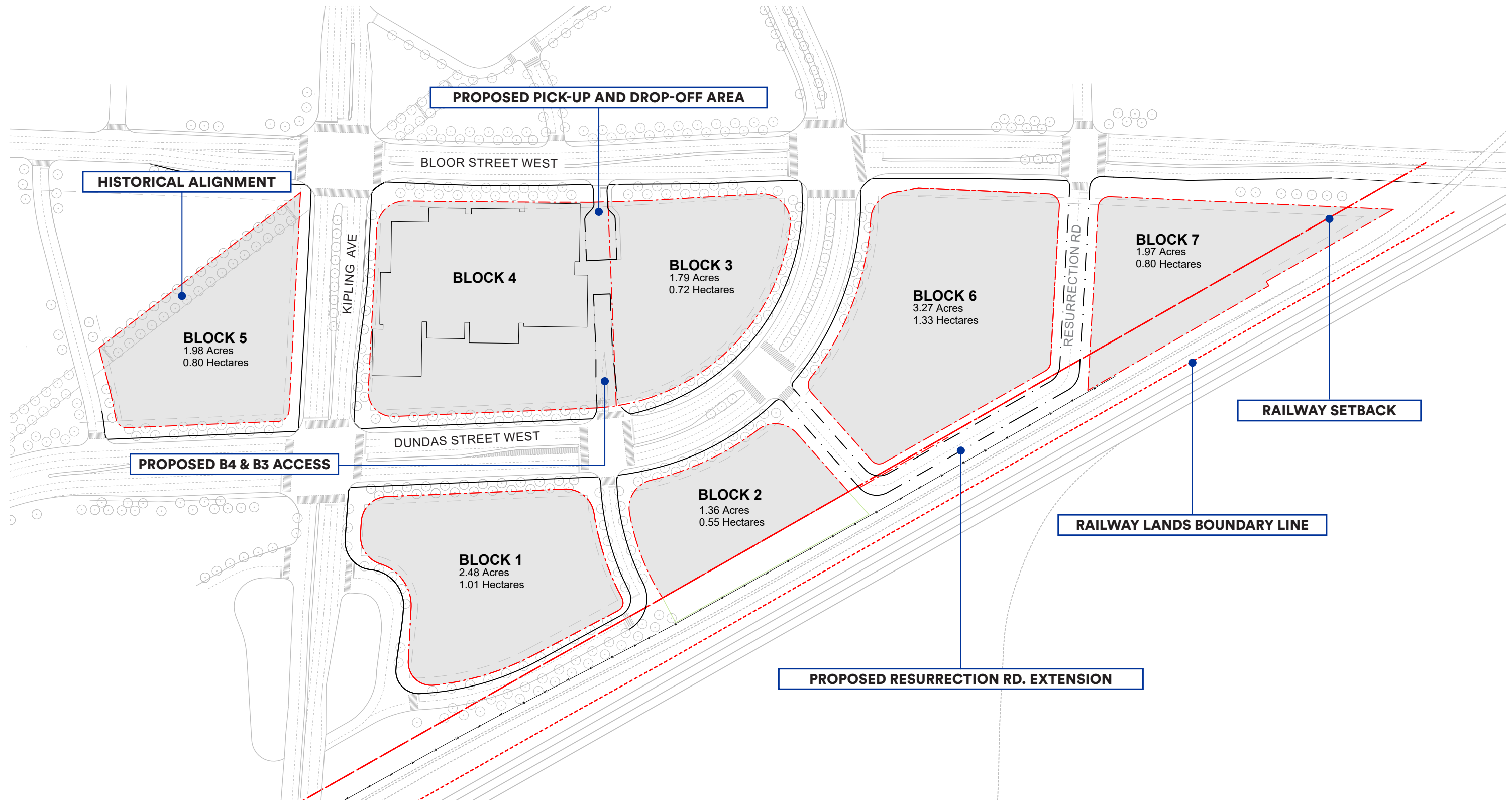


**Road A Looking West (Block 1)**



**Overlooking Bloor-Kipling from Dundas Street West Looking East (Block 5)**

# Existing & Future Site Conditions



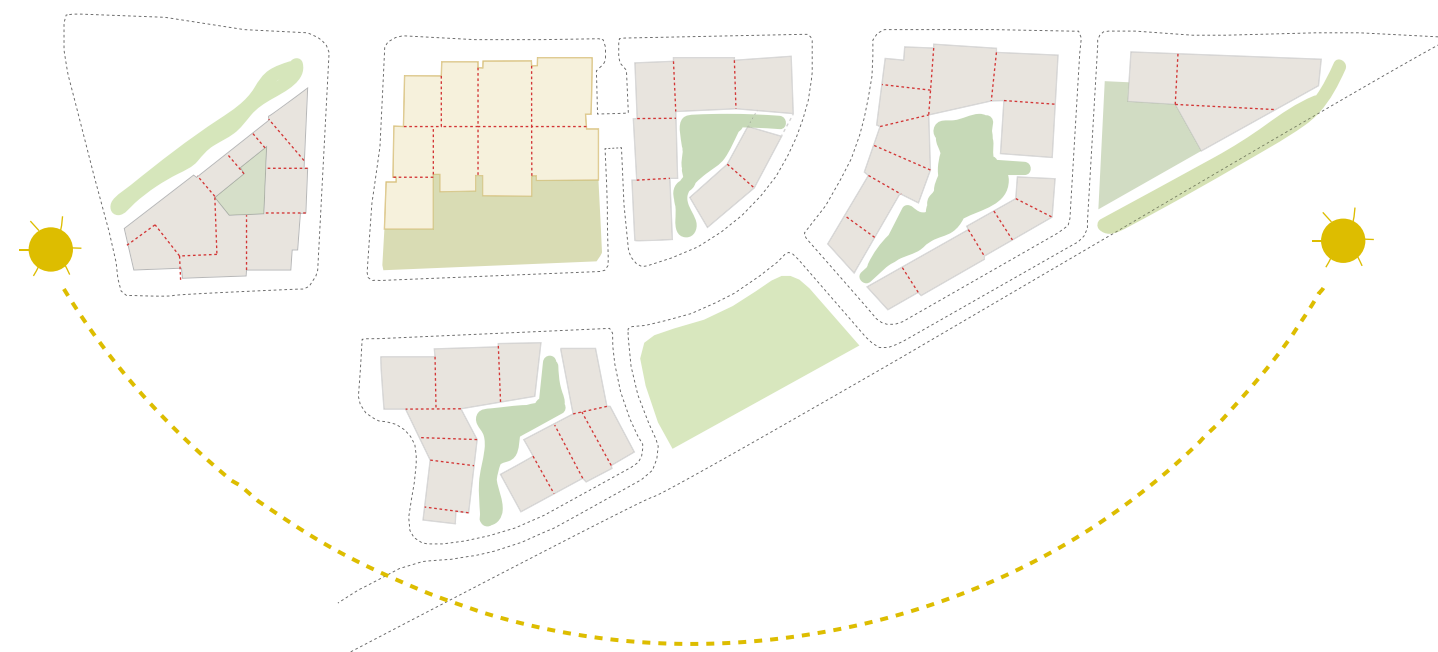
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# Bloor-Kipling Concept

## Designing for a Complete Community & Comfort



**Public Space Anchors the Heart of the Community**



**Break Down Blocks for Human Scale and Daylight**

Orient & carve mass to maximize daylight on open spaces and residential units



**Promote Community & Create Walkable Neighbourhood Connections**

Open Blocks & Semi-Public Courtyards introduce a diversified typology



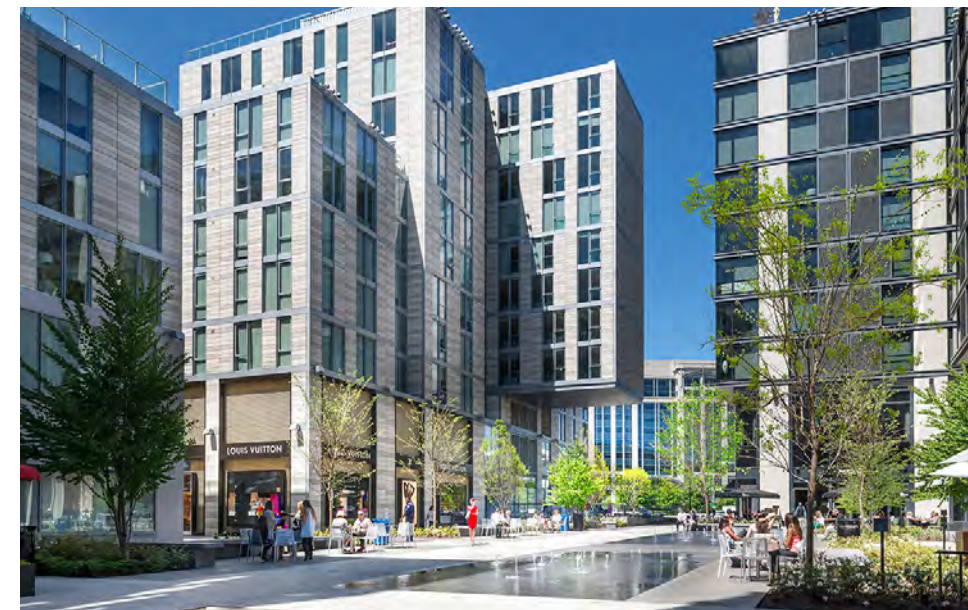
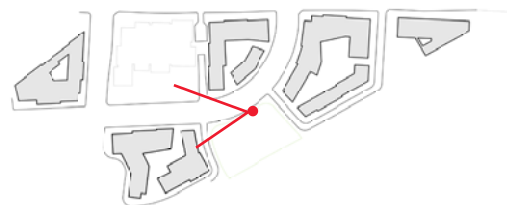
**Enhance Street Life with Active Ground Floor Programming**

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# An Active Public Realm & Streetscape

To balance the vehicular roadways that traverse the site, the Block Context Plan aims to create a streetscape experience that encourages pedestrian activity. The plan includes a green network of landscaped sidewalks and walkable passages through the Blocks. The mid-rise portions of the building massing are scaled to the right-of-way and stepped in height as well as articulated in plan to create a human scale at grade. Along the main streets—Dundas, Bloor, and Kipling—active retail and commercial uses are proposed to generate activity. Wide boulevards and courtyard patios allow for restaurant and retail spill out into the public realm. Residential townhouses with outdoor patios have been introduced on the neighbourhood streets and courtyards to contribute to a sense of community at street level.

At the centre of the neighbourhood is the Etobicoke Civic Centre (ECC). A guiding principle of the Etobicoke Civic Centre design was good microclimate to enhance the public realm. The ECC massing was reoriented along the north side of the site to block wind and optimize daylight on the public plaza. The intent was to create comfortable conditions that encourage people to spend extended periods of time in the public realm. These basic microclimatic principles have been translated to the rest of the district. Towers are predominantly concentrated toward the northern boundary of the Bloor-Kipling district to block wind and maximize daylight on the public realm.





# Perspective View Looking West on Dundas Street



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# Courtyard POPS

A main goal on the Bloor-Kipling (Six Points) Block Context Plan is to break down the podium and tower mega block and introduce porosity through the buildings. To do this, public courtyard Privately-Owned Publicly Accessible Space (POPS) that serves as community amenity and outdoor gathering spaces have been created on Blocks 1, 3, and 6. These courtyards have a minimum of two access points from the main streets—either in the form of a break in the massing or a ground floor passage—which creates a secondary pedestrian network throughout the site. The predominant placement of towers on the north side of the Blocks and lower mid-rise to the south increases the amount of sunlight in the courtyards, which is important to ensure their success and use.

On Block 1, the courtyard provides a more direct pedestrian link between the Kipling TTC Station and the heart of the Bloor-Kipling neighbourhood. A combination of retail, residential amenity, and townhouses front the courtyard. Patio space is available for retail and restaurant program to enliven the courtyard. A landscape buffer is created between the townhouses and the public passage to provide a sense of privacy. There is opportunity for a playground, or other similar neighbourhood amenity, to be integrated.

On Block 3, the courtyard is proposed as an urban piazza with hardscape broken up by planted islands and a water feature. The courtyard is surrounded by retail and commercial program that is envisioned to spill out on the courtyard interior.

The courtyard on Block 6 is more residential in character. Except for restaurant patio space on the western end of the courtyard, townhouses with elevated patios encircle the courtyard. In this large urban “backyard,” a community garden and a recreational feature, currently illustrated as a skating trail, are proposed.



# Block 1 Courtyard View



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# Mixed Building Typologies

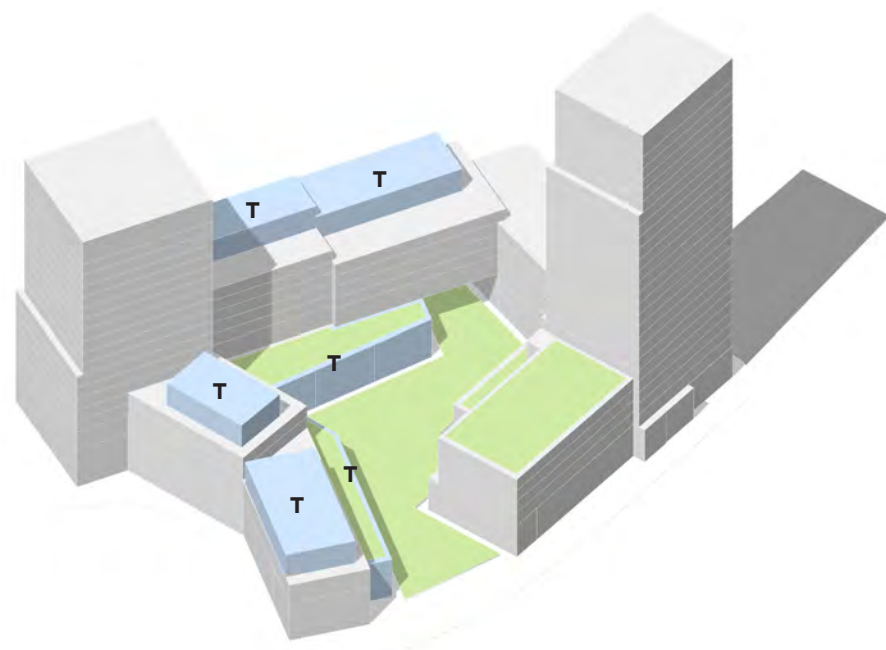
## Townhouses

A main principle of the Block Context Plan is integrating multiple residential typologies into a single Block to create a diversity of residential offerings within the district. Aside from towers and mid-rise components, two typologies proposed in the Block Context Plan are townhouses and live-work units.

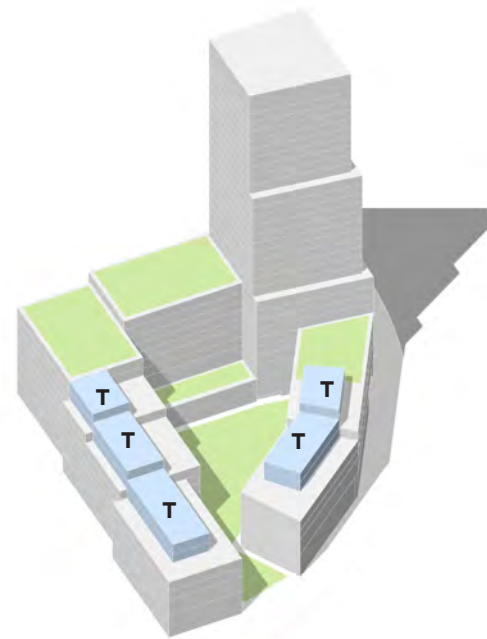
Townhouses fronting secondary streets and the courtyards contribute to a sense of community at the ground plane. A less conventional placement of townhouse type-units on the building roofscape can provide articulation to the building massing and animate the mid-rise roofscape as shown in BIG's Tallet 8 residential complex in Copenhagen.



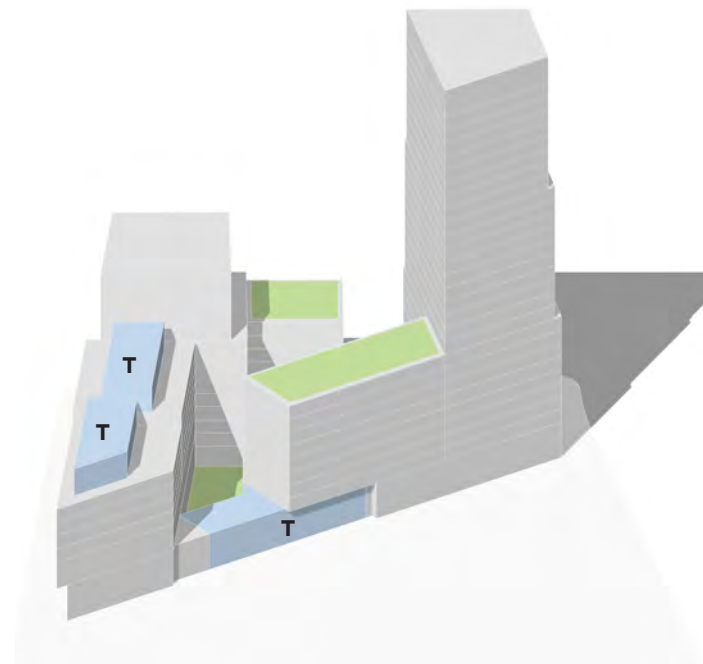
Tallet 8, Copenhagen - BIG Architects



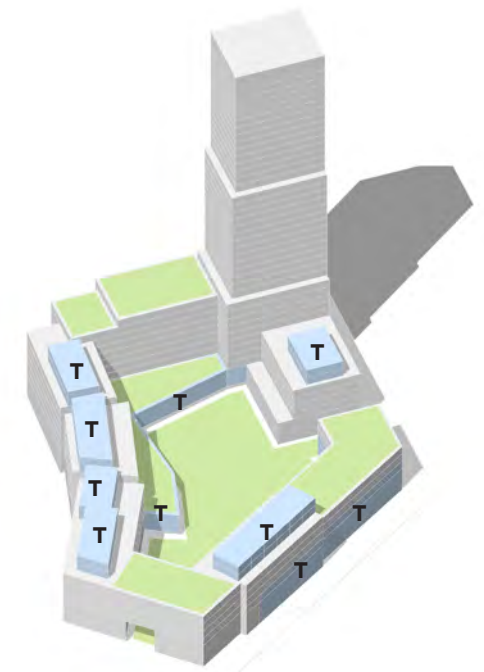
Proposed townhouses at Block 1



Proposed townhouses at Block 3



Proposed townhouses at Block 5



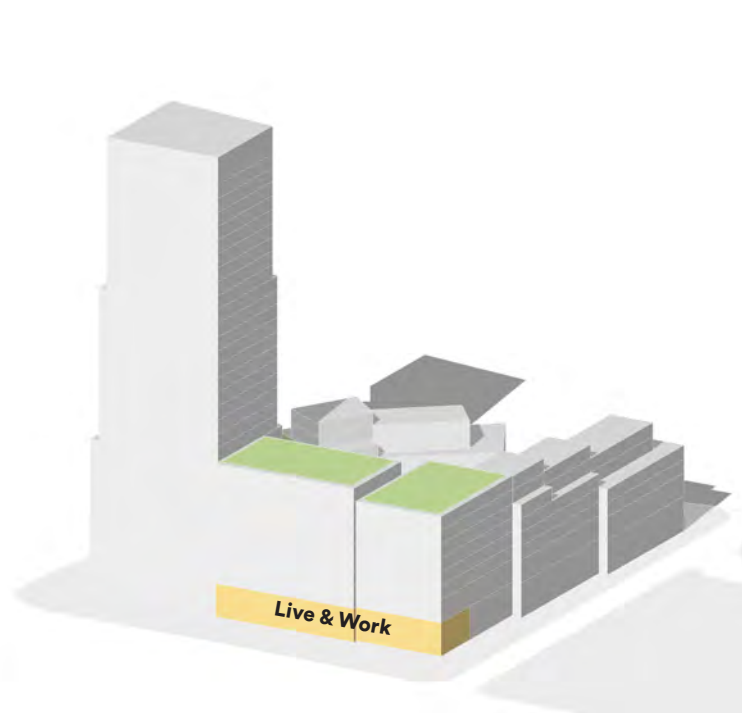
Proposed townhouses at Block 6

# Live-Work Units

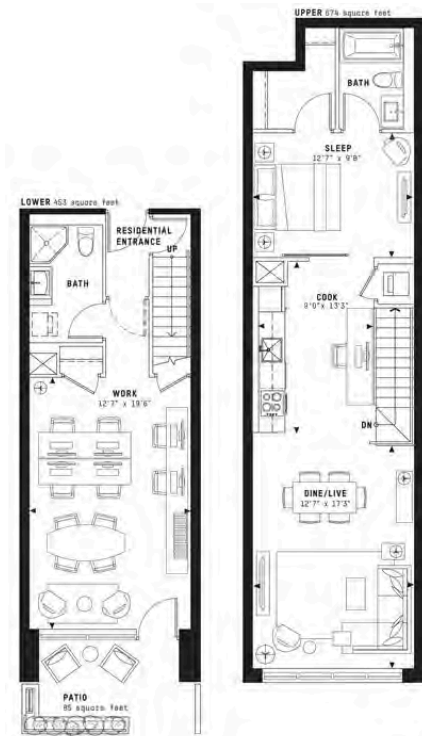
An alternate to traditional retail and commercial space is the live-work unit. These units are proposed along Bloor Street West in Block 3. Each unit would function as a duplex with a small storefront and shop for independent shop owners or maker spaces at the ground floor and living quarters upstairs on a second or third level as shown in the sample live-work unit axon below from DUKE Condos.



Port Credit Lakeshore Drive



Proposed live and work units at Block 3



Duplex Live Work Unit Example



DUKE Condos, Dundas Street West + Keele Street

## Bloor-Kipling (Six Points)

# Active Uses

The future development of the site will determine the precise arrangement of retail, commercial, and community uses at grade. However, the Block Context Plan outlines where active uses are recommended to create a vibrant streetscape. Continuous retail programming is encouraged along the entirety of Dundas Street West. Additional retail is concentrated along Kipling Ave.

A combination of ground and second floor space on Blocks 1, 3, and 5 facing the ECC has been proposed as service commercial program i.e. professional offices for doctors, lawyers, etc. to create a critical mass of employment at the centre of the district.

On Block 7, where the grade along Bloor Street has a 4.8-metre transition from the Northwest to the Northeast, a large, blank services retaining wall is strongly discouraged. In the Block Context Plan, the preliminary design of the school takes advantage of this natural elevation change for the double height volumes of the gymnasium and library, providing animation along Bloor Street West at the gateway to Bloor-Kipling from the east.



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# Site Circulation

### Pedestrian

Generous, tree-lined sidewalks have been integrated into the recently constructed Bloor-Kipling roadways. The Block Context Plan increases pedestrian opportunities in three ways:

- The Block porosity and introduction of courtyards create landscaped pedestrian routes through the site, which are separated from the heavy vehicular traffic along Bloor, Dundas, and Kipling.
- A shared loading ramp has been coordinated between Block 3 and the ECC. The advantages are one consolidated vehicular access point for both blocks and the relocation of Block 3's loading dock below grade. Consequently, the west side of Block 3's ground floor is programmed with active uses and former Road B's streetscape is more pedestrian oriented with a pedestrian plaza and a woonerf style shared zone with continuous paving at the northern end for pick up and drop off.
- A meandering multi-use trail extends along the railway from the TTC Kipling Station to Bloor Street West as it dips below the railway tracks. Intermittent bermed landscape is proposed to shield the trail from the rail lines. There is future opportunity for this multi-use trail to bridge over to the multi-use trail in the Bloor-Islington neighbourhood.

### Vehicular

Bloor Street West, Dundas Street West, and Kipling Avenue are the major vehicular roadways that connect the Bloor-Kipling district to greater Etobicoke. Since they will be heavily trafficked during peak hours, existing and future secondary local roadways have been included in the Block Context Plan to provide vehicular access routes for pick up and drop off as well as servicing of the buildings. Servicing functions shall be limited to the frontage along these roadways (except for Block 7) to avoid back of house opaque zones along the main pedestrian boulevards.

### Bicycle

New elevated bike paths have been constructed as part of the recent roadway reconfiguration. The multi-use trail provides an additional recreational route for cyclists. In each Block a separate lobby with parking elevators has been provided for bicycle access to connect to below grade bike parking.



# Vehicular Access

