

3725 Bloor Street West - City-initiated Zoning By-law Amendment – Decision Report – Approval

Date: June 30, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning and Executive Director,
Development Review

Ward: 3 - Etobicoke Lakeshore

Planning Application Number: 25 110849 WET 03 OZ

SUMMARY

Through this report, staff recommend approval of a City-initiated Zoning By-law Amendment for the lands at 3725 Bloor Street West (Block 3 of Bloor-Kipling) to permit a 43-storey (143 metres, including a mechanical penthouse) mixed-use building. The proposal includes approximately 698 rental dwelling units, including 230 affordable units, and an 804 square metre publicly accessible courtyard.

The proposal is consistent with the Provincial Policy Statement (2024) and conforms with the Official Plan and Etobicoke Centre Secondary Plan. The proposal also meets the goals and principles of the Council-endorsed Bloor-Kipling Block Context Plan. The proposed development will provide intensification and housing within close proximity to higher order transit on an underutilized City-owned property. The proposal will deliver new affordable housing, advancing the Official Plan priority of adequate and affordable housing for all Torontonians.

The development is part of the City's Toronto Builds program (previously a Housing Now site), which aims to deliver affordable housing within mixed-income, mixed-use, transit-oriented communities on City-owned land. The project supports the delivery of the Housing TO 2020-2030 Action Plan's target of approving 65,000 rent controlled homes, including 40,000 affordable rental homes within complete communities. It is a result of significant City investment to regularize the Six Points interchange, intensifying lands that were unlocked to facilitate the new Etobicoke Civic Centre, new parks, a range of housing options, at-grade non-residential uses and public realm improvements at Bloor and Kipling.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning and the Executive Director, Development Review recommend that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 3725 Bloor Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request the Board of Directors of CreateTO to direct the Chief Executive Officer, CreateTO, in consultation with the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review, to engage City partners and the development partner to advance the detailed design of the development requirements identified in Attachment 7 to this Report to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review, and to secure the delivery of the development requirements on terms, including details and timing, in a Lease Agreement with the development partner.

FINANCIAL IMPACT

There are no financial implications arising from the recommendations in this report.

City Council has previously authorized financial incentives for up to 3,700 affordable rental housing units through 2019.EX1.1. Implementing the "Housing Now" Initiative, including 3725 Bloor Street West as part of Bloor-Kipling.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On July 14, 15 and 16, 2021, City Council adopted PH25.2 "Housing Now - Bloor-Kipling (Six Points) Block Context Plan and Blocks 1, 2 and 5 City-Initiated Zoning By-law Final Report", which directed that any application for planning approvals within the seven blocks of the Bloor-Kipling area be reviewed in the context of the Bloor-Kipling Block Context Plan (December 14, 2020). [Agenda Item History - 2021.PH25.2](#)

On May 21 and 22, 2025, City Council adopted PH21.4 "Toronto Builds - A Policy Framework to Build More Affordable Rental Homes on Public Land". This report established a set of policies to deliver a range of new rental homes on public land including Bloor-Kipling Block 3. [Agenda Item History - 2025.PH21.4](#)

THE SITE AND SURROUNDING LANDS

Description

The site is currently vacant and located southwest of the intersection of Bloor Street West and Dundas Street West in Etobicoke Centre. The site is situated on a corner lot where Dundas Street West bends in a "J" shape, forming an irregular lot. The lot has an area of 7,903 square metres and a frontage of roughly 80 metres on Bloor Street West and 155 metres on Dundas Street West. See Attachment 2 to this Report for the Location Map.

Surrounding Uses

North: Vacant land with mixed use permissions located to the immediate north, with a mixed-use main street condition and low rise buildings further north and residential towers to the northeast.

South: Future Etobicoke City Centre Park which is currently vacant to the immediate south, with the rail corridor and low rise industrial buildings located further south.

East: Toronto Police Service 22 Division. The site is part of a future phase of Bloor-Kipling for mixed-use housing and school sites. The rail corridor and a mix of towers, mid-rise and low rise residential buildings are located further east.

West: New Etobicoke Civic Centre under construction and Block 5 of Bloor-Kipling with mixed use permissions which is currently vacant further west.

THE APPLICATION

Description

The proposal consists of an amendment to city-wide Zoning By-law 569-2013 to permit a mixed-use development consisting of a 43-storey tower (143 metres tall inclusive of mechanical penthouse) with a four to 10-storey base building that frames a publicly accessible courtyard located in the centre of the development. The tower is located at the northeast corner of the site. The base building along Bloor Street West is eight to 10 storeys and is four to six storeys along Dundas Street West. The courtyard has two access points, at the northeast and south along Dundas Street West. The loading and underground parking access for this development is provided from a driveway located on the abutting Etobicoke Civic Centre lands to the west.

The proposed development provides a total gross floor area of 54,904 square metres of which 49,747 square metres is planned for residential uses and 5,157 square metres is planned for non-residential uses. The residential component consists of [approximately](#) 698 residential rental units, [including](#) 230 affordable units. The proposal has a floor space index (FSI) of 6.95 times the area of the lot.

Dwelling Units and Affordable Units

The proposal includes a total of 698 residential units distributed as follows: 386 one-bedroom (55%), 241 two-bedroom (35%), and 71 three-bedroom units (10%). The proposed tenure includes approximately 468 market rental and 230 affordable rental units.

Non-Residential Component

The proposal includes 5,157 square metres of gross floor area for non-residential uses located on the ground floor and second floor.

Access, Parking and Loading

Vehicular access will be from Dundas Street West via a single shared driveway located on the abutting lot that also provides vehicular access to the Etobicoke Civic Centre. Additional pick-up/drop-off access will be from Bloor Street West, also shared with the Etobicoke Civic Centre. The proposal includes a total of 115 below grade vehicular parking spaces (105 residential and 10 visitor spaces, of which 16 will be accessible spaces), a total of 560 bike parking spaces (484 long-term and 76 short-term), and 4 loading spaces (1 Type B, 2 Type C and 1 Type G).

Amenity Space

A total of 2,866 square metres of amenity space is proposed, consisting of 1,459 square metres of indoor amenity space (two square metres per unit) and 1,407 square metres of outdoor amenity space (two square metres per unit).

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, and Development Concept Drawings. Detailed project information including all plans and reports submitted as part of the application can be found on the City's [Application Information Centre](#).

Reasons for Application

The Zoning By-law Amendment proposed to amend the City-wide Zoning By-law 569-2013, as amended, is required to permit the proposed height, density and other performance standards.

Agency Circulation Outcomes

The proposal together with the applicable reports noted above, have been circulated to all appropriate agencies, City Divisions and school boards. Responses received have been used to assist in evaluating the proposal and to formulate appropriate Zoning By-law amendments.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (PPS) (2024), and shall conform to provincial plans.

Official Plan

The [Official Plan](#) Urban Structure Map 2 identifies the site as part of a *Centre*, and designates the site as *Mixed Use Areas*. *Centres* are the focus of growth and intensification due to their proximity to transit, jobs, housing and services and *Mixed Use Areas* permit a combination of residential, retail, office and other uses to create complete communities. See Attachment 3 of this Report for the Land Use Map. The site is also located along the Transit Corridors as identified on Map 4 of the Official Plan. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Secondary Plan

The Etobicoke Centre Secondary Plan identifies the site as Mixed Use Area A, which specifies that a wide variety of land uses will contribute to achieving the area's vision - an area where residents can live, work, shop and be entertained without relying on an automobile. The site is also identified as part of the Six Points Area and is envisioned to provide social and affordable housing with a variety of building heights and open space connections.

Zoning

The site is zoned Etobicoke Centre 2 (EC2) (H) under the former City of Etobicoke Zoning Code, as amended by site-specific By-law 1088-2002. The EC2 zone permits apartment houses and a limited range of non-residential uses. The maximum permitted building height is 60 metres and the permitted maximum floor space index is 3.5 times the area of the lot. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Bloor-Kipling Block Context Plan;
- Etobicoke Centre Urban Design Guidelines;
- Etobicoke Centre Public Space and Streetscape Plan;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities Guidelines;
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS);
- Pet Friendly Design Guidelines; and
- Toronto Streetscape Manual.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of sustainable design and performance requirements for new private and city-owned developments. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. City Council direction requires that Housing Now Initiative sites achieve the Toronto Green Standard Version 4 Tier 2 energy performance level with the aim of achieving net zero. Performance measures to achieve this requirement will be secured through the Site Plan Control application process.

PUBLIC ENGAGEMENT

Community Consultation

Beginning in Fall 2019, City staff and CreateTO led community meetings and engagement events for the development of Bloor-Kipling. These meetings and events consisted of three community consultation meetings, Local Advisory Group meetings and additional community engagement activities. This engagement was focused on the comprehensive redevelopment of blocks within Etobicoke Centre related to the Housing Now Initiative and the Block Context Plan. This engagement led to Council's approval of the Block Context Plan and City-initiated Zoning By-law Amendment for Blocks 1, 2 and 5 in July 2021.

Earlier this year, City staff and CreateTO held a community engagement meeting to share the proposed changes to the development of Block 3. The engagement consisted of a pop-up meeting at Mabelle Park and the Mabelle Arts building on January 29, 2025 and a Community Consultation Meeting at St. Andrews Church on February 6, 2025. The Community Consultation Meeting was attended by the Ward Councillor, City staff, CreateTO and approximately 65 members of the public.

Comments, questions and concerns raised by members of the public included:

- Some support for affordable housing and general excitement about the new Etobicoke Civic Centre;
- Interest in the affordable housing application process;
- Support for larger units for families;
- Some concerns about the building's height with particular interest on shadows;
- Some suggestions to redistribute the height of the tower within the base building;
- Concerns about traffic, circulation and parking;
- Emphasis on the need for additional schools in the area;
- Questions regarding the existing police station and other emergency services;
- Some suggesting the need of medical and other essential service facilities;
- Questions regarding the project's timeline; and
- Suggestions on how to make the engagement process more equitable.

The issues raised through the community consultation process were considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made by the public and stakeholders at the statutory public meeting held by the Planning and Housing Committee for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

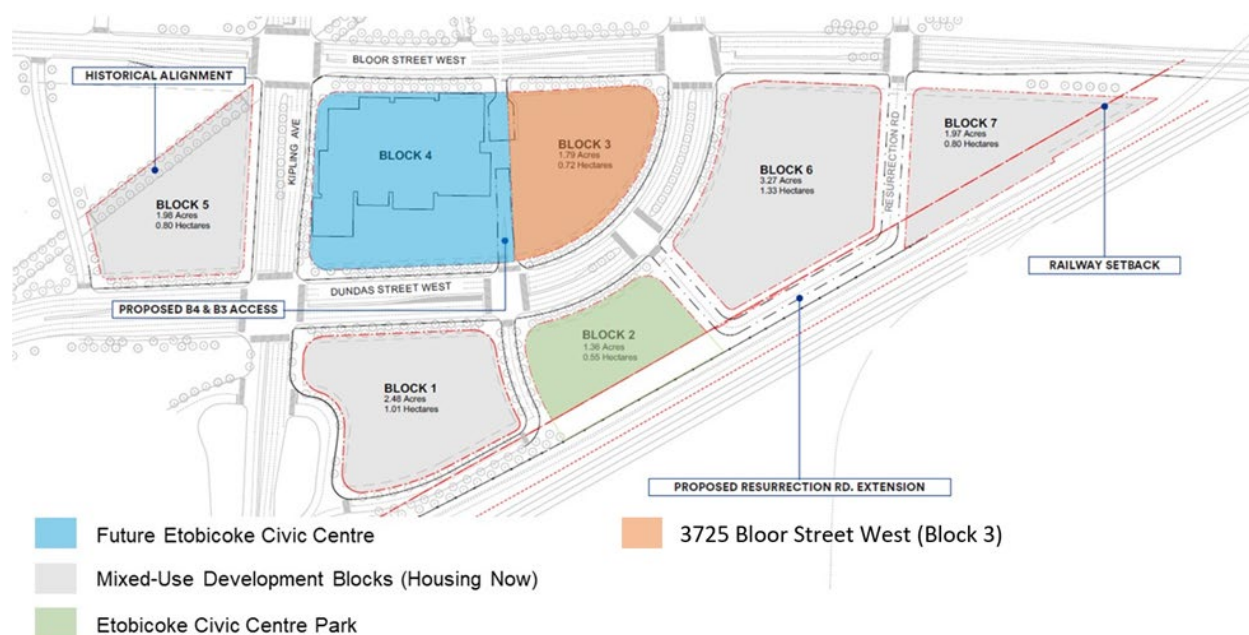
Provincial Planning Statement

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Land Use

The proposed development achieves the policy directions of *Mixed Use Areas*. For example, the proposal accommodates new residential units and retail units in a form that transitions from different areas in terms of intensity and scale. Furthermore, the proposal conforms with the Etobicoke Centre Secondary Plan and is consistent with the Block Context Plan, including direction in the Block Context Plan to achieve a mix of residential and non-residential uses.

Figure 1: Bloor Kipling Block Context Plan, Highlighting the Site at 3725 Bloor Street West



Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a rental building with both market and affordable units. The market units will have a unit mix consistent with the Growing Up Guidelines.

As of May 2025, the project is part of the Toronto Builds program, and will deliver affordable housing as per the policies of that program.

Built Form

Staff are satisfied that the application conforms with the applicable Official Plan and Secondary Plan policies with respect to built form and is in keeping with the Etobicoke Centre Urban Design Guidelines.

Base Building

The proposal includes well-defined street-walls that follow the curvilinear path of Dundas Street West and encircles a publicly accessible landscaped courtyard. Openings on the south and east sides of the courtyard create a midblock connection that further extends the pedestrian network. The base building along Bloor Street West has heights that range from eight, nine and six storeys, stepping down to seven and four storeys along the western edge moving towards Dundas Street West. The base building along Dundas Street West is four and five storeys with any taller portions setback by at least three metres, creating a pedestrian-scale streetwall that frames the public realm and maintains a comfortable pedestrian environment at grade.

The separation distance between any base building portions facing each other across the central courtyard are generally greater than 25 metres. There is a minimum separation distance of 9.9 metres between the four-storey portions of the base building at the south end of the site, where access to the midblock connection is located. These four-storey portions of the base building will not have windows directly facing one another, and the draft by-law restricts balconies on the first four storeys of the building, further protecting privacy within units and limiting additional bulk to the base building.

Tower Element

The proposal conforms with the applicable Official Plan and Secondary Plan policies with respect to built form and massing by introducing a 43-storey tower (143 metres tall) that is located on the northeast corner of the site. The tower design preserves sky views, limits wind impacts on the surrounding area and minimizes negative shadow impacts. The proposal meets the intent of the Secondary Plan and design guidelines by achieving an articulated tower form that results in fast moving shadows across the site and surrounding areas. The proposed building height and density are considered acceptable within the existing and planned context.

The tower is stepped back three metres from the base building along Bloor Street West. On the east side, there is a three metre setback at level 20, providing tiered tower articulation as envisioned in the Block Context Plan. A canopy is proposed to project

from the building façade and wrap the north-east corner of the building to ensure comfortable pedestrian conditions at this corner.

The proposed tower height maintains sunlight access on the north side of Dundas Street West after 10:18am during the spring and fall equinoxes. In keeping with the intent of the Etobicoke Centre by-law, the tower floor plate size is limited to 750 square metres above the 20th storey, to ensure any shadow impact on the public realm is limited.

The height of the building has little impact on any areas designated *Neighbourhoods* or any surrounding parks. Staff are satisfied that the tower has been designed to limit its impact on adjacent streets, parks and the public realm and is consistent with other approvals in the planned context.

An axonometric view and plan view of the proposed development is included in attachment 6.

Public Realm, Publicly Accessible Space and Streetscape

The proposed building frames the adjacent streets with active retail frontages at-grade along Bloor Street West and Dundas Street West, contributing to an animated and pedestrian-oriented streetscape. The streetscape generally maintains a width of 6 metres and consists of a boulevard with street trees and a pedestrian clearway. Additionally, the consolidation of loading and parking access with the Etobicoke Civic Centre site to the west, eliminates vehicular traffic on site, and reduces vehicle and pedestrian conflicts, by providing a safe and continuous public sidewalk and pedestrian environment within the boulevard.

Approximately 804 square metres of the central courtyard is being proposed as a Publicly Accessible Space (PAS) with two points of entry. The entrance on the east side is covered while the entrance on the south side will be open to sky. The PAS provides a mid-block connection from Bloor Street West to the key surrounding public realm elements identified on the Block Context Plan, including the Etobicoke City Centre Park to the south, the Civic Square to the west and the Kipling TTC Station west of Kipling Avenue. It also offers opportunity for spill-out retail activity supporting the commercial uses at grade facing the courtyard.

The Official Plan encourages coordinated landscape improvements in adjacent boulevards and within building setbacks to enhance local character, fit with public streetscapes, and provide attractive, safe transitions between the private and public realms. The proposal generally maintains the double row of street trees that were planted as part of the Six-Points Interchange Reconfiguration along Bloor Street West and Dundas Street West. There are some opportunities for private trees within the courtyard which will be reviewed further through the future Site Plan Control application. The proposed streetscape design is in accordance with City standards and aligns with applicable policies and design guidelines.

Micro-Climate Conditions

This proposal conforms to the policy direction of the Official Plan and the Secondary Plan, and is consistent with the Tall Building Design Guidelines with respect to development minimizing impacts on the surrounding public realm, including adjacent parks and sensitive open spaces. Tower placement, stepping down massing along streets, floor plate size, setbacks and separation distances, ensure adequate sunlight access year-round for the surrounding public realm.

Detailed wind studies will be reviewed through the Site Plan Control application, including a detailed wind tunnel test to confirm if any mitigation measures may be required to ensure pedestrian-level wind conditions are acceptable and comfortable for their intended uses on a seasonal basis.

Amenity Space

The proposed amenity space for the site is satisfactory. The application includes a minimum of two square metres of indoor amenity space and two square metres of outdoor amenity space per unit.

Incorporating additional pet friendly design recommendations into indoor and outdoor spaces will be considered at the Site Plan Control stage.

Mobility, Access, Loading and Parking

The site benefits from a variety of mobility options. Within walking distance to the west is the Kipling subway station and Kipling GO Station, which provides both local and regional rapid transit mobility. Within walking distance to the east, is the Islington subway station. Both TTC and MiWay (Mississauga transit) options are also available nearby. In addition, the reconfiguration of the Six Points Interchange has also resulted in a more walkable and transit-supportive environment by introducing a tree-lined boulevard with a pedestrian clearway and dedicated cycle tracks.

The Urban Transportation Considerations report dated January 2025 indicates that the projected increase in vehicular trips generated by the proposed development can be accommodated by the existing road network and that the proposed vehicular parking and loading spaces are acceptable.

Vehicular access to the proposed development is provided from a private driveway located on the abutting site to the west where the Etobicoke Civic Centre is under construction. The driveway leads to a shared underground garage where the loading and vehicular parking are located in a one-level underground garage. On the abutting Etobicoke Civic Centre site, there is a pick-up and drop-off area with access from Bloor Street West that will also be shared with this proposal. The proposed access arrangements are considered functional and safe.

The proposed development and supporting materials were assessed based on the planning framework that existed at the time of the application. Since then, By-law 223-2025 has come into force, amending the accessible parking space and bicycle parking space requirements. Changes through By-law 223-2025 would result in a marginal

increase in the accessible parking space requirement. The recommended zoning By-law complies with the accessible parking space requirements at the time of application to reflect the development proposal as submitted. The vehicle and bicycle parking shown exceeds the minimum parking requirements in the City-wide Zoning By-law 569-2013 and staff have no objections.

Servicing

The Functional Servicing Report and Stormwater Management Report dated January 27, 2025 and revised on April 3, 2025 has been reviewed and accepted by staff on the basis that no municipal infrastructure upgrade will be required.

Parkland

This proposal is exempt from the parkland dedication requirement under [Chapter 415](#), Article III, Section 415-30. A. (15) of the Toronto Municipal Code.

The development site is within the Etobicoke Centre Secondary Plan and part of the Bloor-Kipling (Six Points) development area. A total of four new parkland parcels will be created in this area through the Six Points Interchange Reconfiguration and each park will be designed, constructed and delivered by the City, providing an approximate total of 10,984 square metres of new parkland:

- An approximately 5,500 square metre park identified as Block 2 (Etobicoke Centre Park) located south of the site;
- A 2,190 square metre linear park forming part of Block 5 (Historical Alignment of Dundas Street West);
- A 1,933 square metre park identified as Dunkip Park located northwest of the site; and
- A 1,358 square metre park expansion of Six Points Park located west of Kipling Avenue.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The proposal contemplates the removal of five City street trees that were installed through the reconstruction of the Six-Points Interchange Reconfiguration. The extent of removals will be confirmed at the detailed design stage and supporting materials will be provided with the Site Plan Control application. An Application to Injure or Destroy Trees and the applicable fees to Urban Forestry will be required for permission to remove any trees and any replacement will be secured through a tree planting deposit. Staff will continue to explore opportunities for additional tree planting during the Site Plan Control application process.

School Boards

The Toronto Catholic School Board (TCDSB) has advised that the local elementary and secondary schools are operating at capacity. The Block Context Plan identifies plans to integrate a new TCDSB elementary school into a future phase once the existing Police Services facility has been relocated. Staff are also continuing to explore opportunities for a new Toronto District School Board (TDSB) school in the area.

Holding Provision

A Holding provision applies to a portion of the lands, as identified on Schedule B of Zoning By-law No. 1088-2002. To lift the Holding provision, Section 11 of Zoning By-law No. 1088-2002 requires the delivery of municipal works, including municipal rights-of-ways, municipal walkways and the dedication of land and/or easement for future public road and walkways, or the City entering into development agreements to secure such work. The requirements of the Holding provision have been satisfied through the Six Points Road Reconfiguration, and as such staff have no objection to lifting the Holding (H) symbol from the lands. The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Next Steps

Following the zoning by-law amendment process, CreateTO will consult with the Chief Planner and Executive Director, City Planning, the Executive Director, Development Review, and a future development partner in detailed design of a proposed building at this site. The detailed design will be to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review, and will include the development requirements in Attachment 7. Delivery of affordable housing and other development requirements will be secured, including details and timing, in a future Lease Agreement with a development partner.

CONTACT

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director,
City Planning

Valesa Faria
Executive Director,
Development Review

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment (attached separately)
Attachment 6: Development Concept Drawings
Attachment 7: Development Requirements

Attachment 1: Application Data Sheet

Municipal Address: 3725 Bloor St W Date Received: January 30, 2025

Application Number: 25 110849 WET 03 OZ

Application Type: Rezoning

Project Description: A City-initiated Zoning By-law Amendment to permit a 43-storey mixed-use building comprised of approximately 698 residential units including 230 affordable units, 5,157 square metres of non-residential space and a publicly accessible courtyard. Referred to as "Block 3" in the Bloor Kipling Block Context Plan.

Applicant	Agent	Architect	Owner
City of Toronto	N/A	Montgomery Sisam	City Of Toronto

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	By-law 1088-2002
Zoning:	Former City of Etobicoke By-Law No. 11,737	Heritage Designation:	No
Height Limit (m):	60 metres	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m):	7,903	Frontage (m):	95	Depth (m):	107
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			4,795	4,795
Residential GFA (sq m):			49,747	49,747
Non-Residential GFA (sq m):			5,157	5,157
Total GFA (sq m):			54,904	54,904
Height - Storeys:			43	43
Height - Metres:			135	135

Lot Coverage Ratio (%)	60.67	Floor Space Index:	6.95
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	49,690	57
Retail GFA:	5,065	92
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			698	698
Freehold:				
Condominium:				
Other:				
Total Units:			698	698

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			386	241	71
Total Units:			386	241	71

Parking and Loading

Parking Spaces:	115	Bicycle Parking Spaces:	549	Loading Docks:	4
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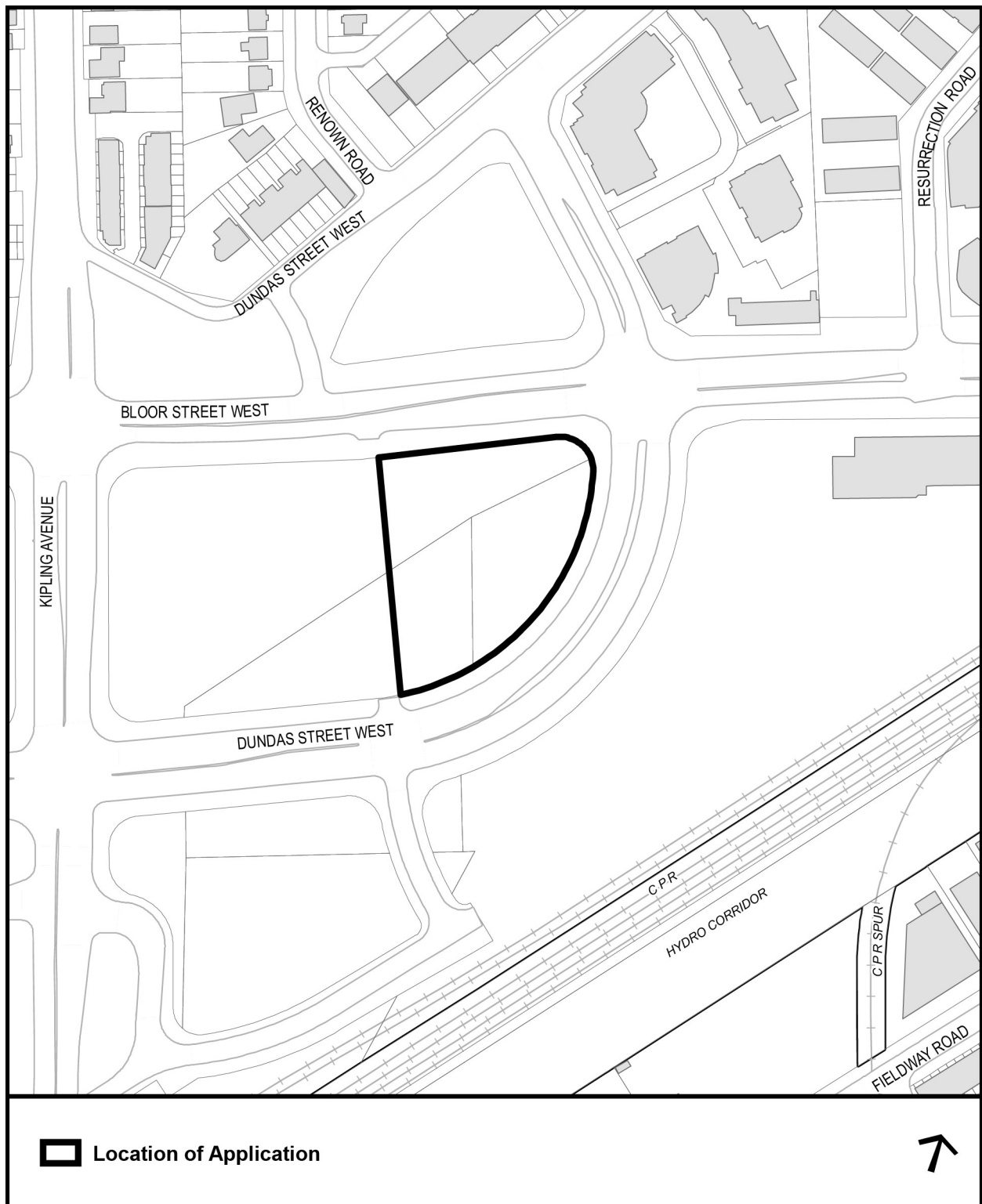
CONTACT:

Desiree Liu, Senior Planner, Community Planning, Development Review

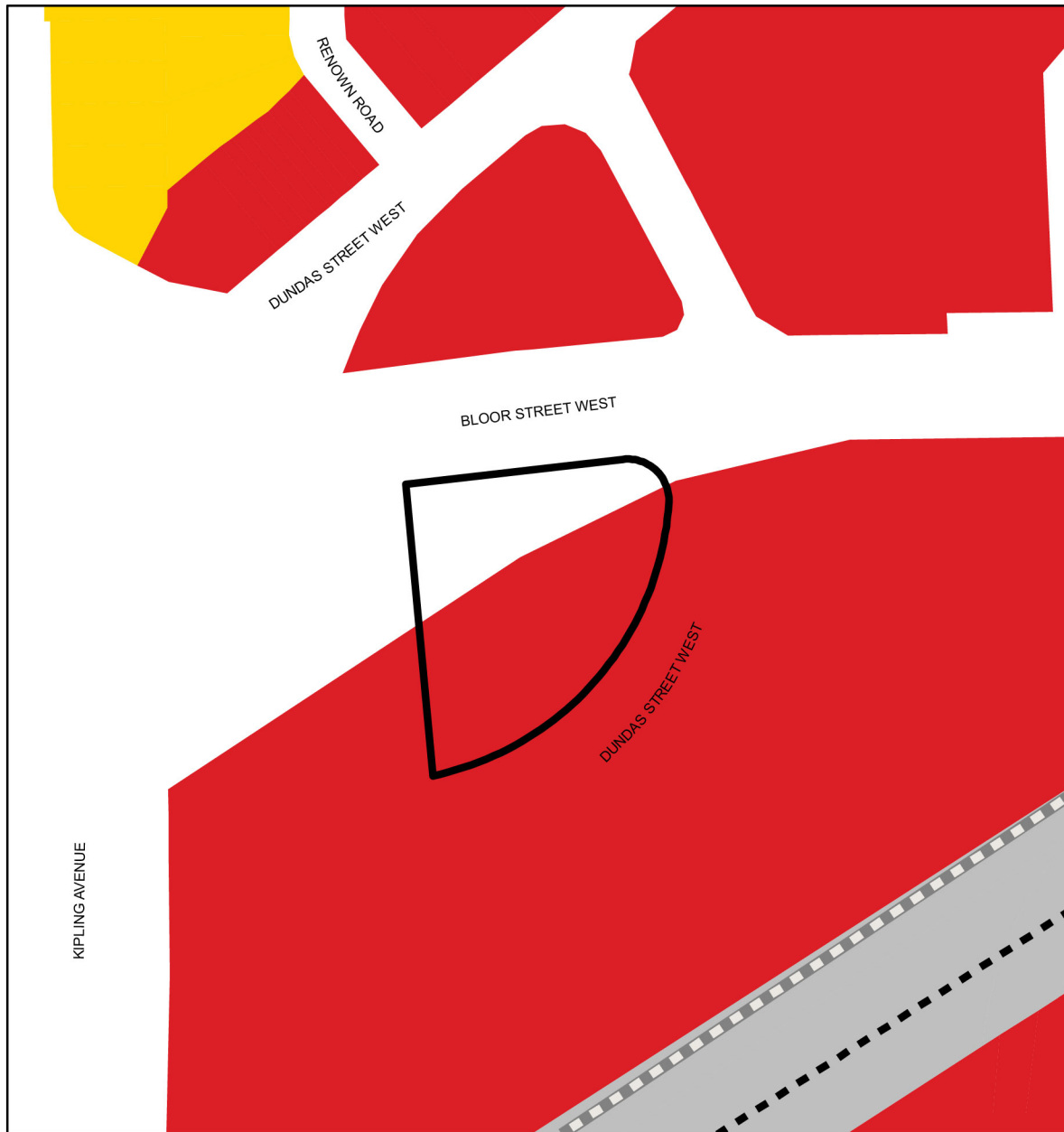
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 14

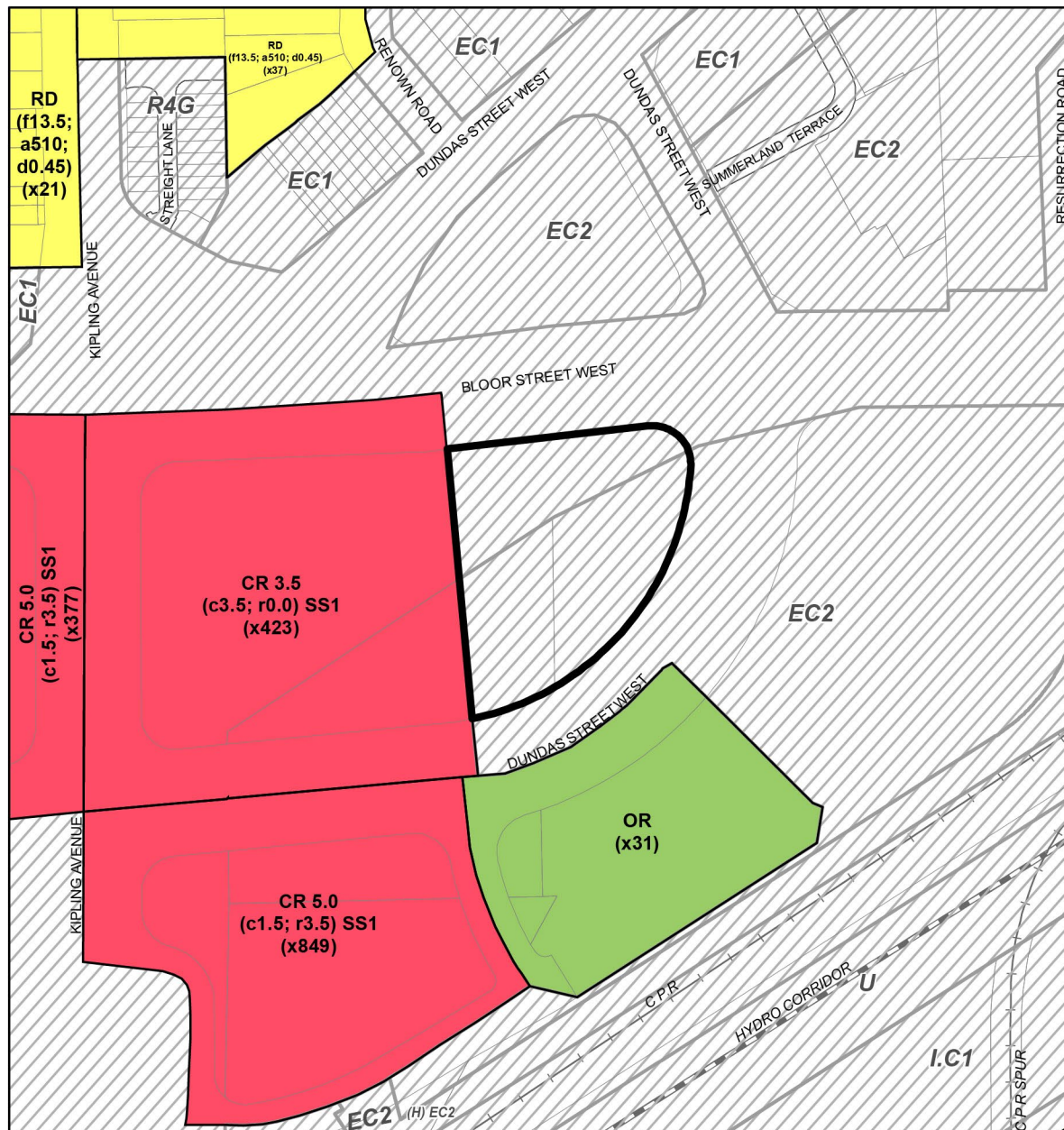
3725 Bloor Street West

File # 25 110849 WET 03 0Z



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Not to Scale
Extracted: 03/21/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

3725 Bloor Street West

File # 25 110849 WET 03 02

- Location of Application
- RD Residential Detached
- RT Residential Townhouse
- CR Commercial Residential
- OR Open Space Recreation

- See Former City of Etobicoke By-law No. 11,737
- R4G Fourth Density Group Residential Zone
- I.C1 Class 1 Industrial Zone
- EC1 Etobicoke Centre 1
- EC2 Etobicoke Centre 2
- U Utilities Zone

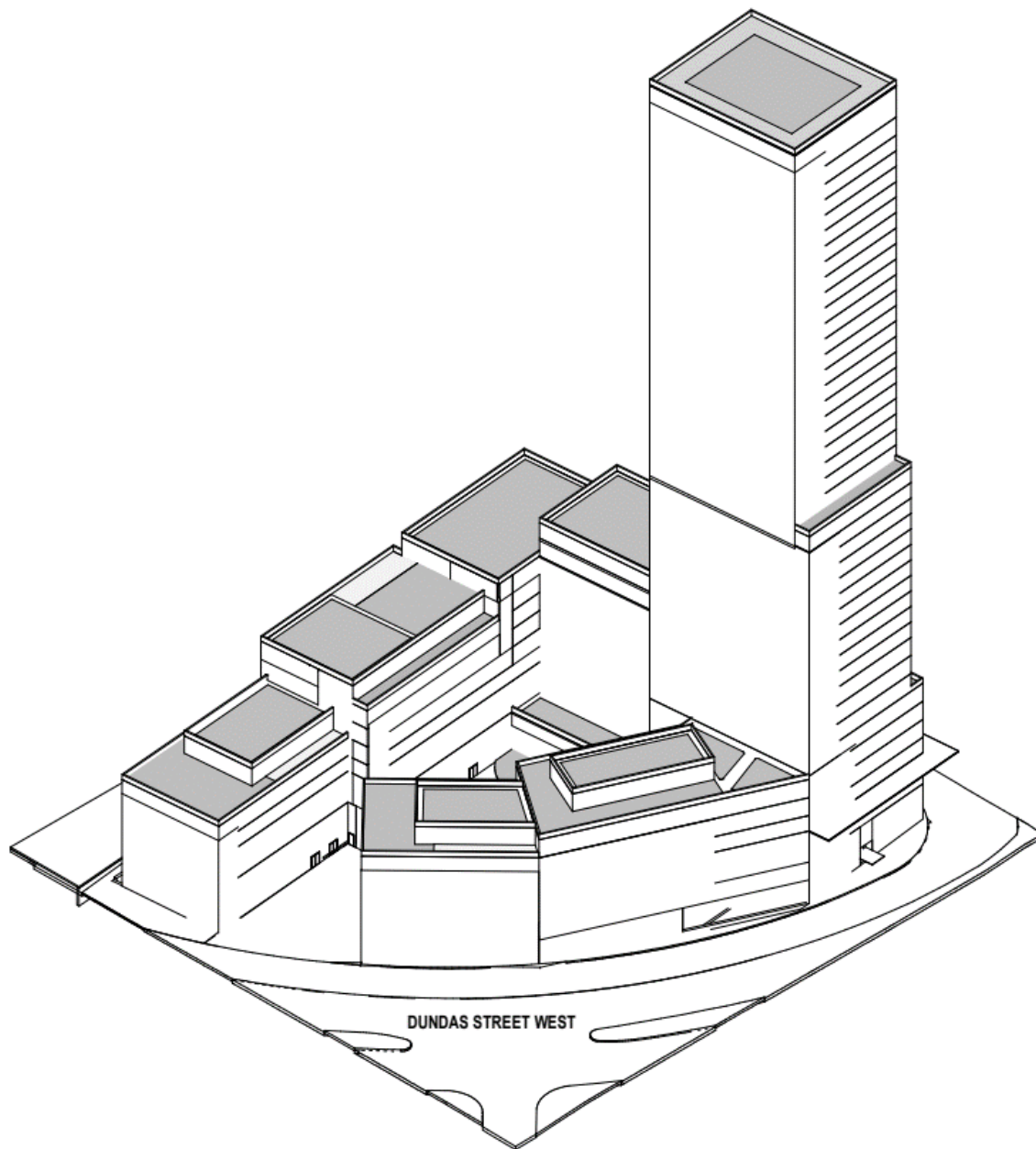
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Extracted: 03/21/2025

Attachment 5: Draft Zoning By-law Amendment

(Attached separately)

Attachment 6: Development Concept Drawings

Axonometric View from Southeast



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Attachment 7: Development Requirements

The development of 3725 Bloor Street West as part of the Housing Now Initiative will be subject to the provision of the improvements set out below on terms secured in the Lease Agreement between the City and the Development Partner, satisfactory to the Chief Planner and Executive Directory, City Planning and Executive Director, Development Review, in consultation with the Divisions involved. Where applicable, terms will include that the final detailed scope and design will be confirmed in the Site Plan Approval process:

Development Review and City Planning

1. Publicly-accessible space and two gateways to open space (design, construction, maintenance and public access) located within the site and generally oriented to provide a pedestrian connection through the site;
2. Provisions of Transportation Demand Management measures to be determined through the Site Plan Control Process;
3. Architectural drawings as part of the Site Plan Application that address the Bloor-Kipling Block Context Plan (December 14, 2020), for review and acceptance in the context of the Site Plan Approval;
4. An updated Wind Tunnel Study is required demonstrating recommended wind mitigation measures, as well as others that are determined appropriate, are in place to ensure all unsafe and uncomfortable conditions are eliminated. The City should be provided confirmation that the applied wind mitigation strategy has been tested and validated with exceedances to the wind safety criterion being appropriately improved to comfortable conditions to the satisfaction of the Executive Director, Development Review.

Areas of particular concern where uncomfortable wind conditions have been identified include the northeast corner of the site, at Bloor and Dundas, and retail entrances on the west side of the building. Recommended modifications should be incorporated into the site plan application, including but not limited to the following mitigation measures:

- Adding an overhead canopy along the north and west façades
- Recessing entrances into the west facade
- Adding strategically placed wind screens along the north and west façades
- Incorporating coniferous or marcescent trees throughout the site and in key locations to reduce wind activity

Urban Forestry

1. A complete Arborist Report, Tree Preservation Plan, and Soil Volume Plan and Sections must be submitted with Site Plan Control application;
2. The applicant is advised that where it is not possible to retain a tree that qualifies for protection under the City of Toronto's Tree By-laws, or where construction activity will encroach upon a protected tree's minimum tree protection zone, it will be necessary for

the applicant to submit an application requesting permission to injure or destroy the trees in question to Urban Forestry;

3. Urban Forestry advises that removal/injury of bylaw-protected trees may not occur until the prior written approval of the General Manager, Parks Forestry and Recreation, has been issued to the applicant by Urban Forestry (Tree Protection and Plan Review), and the works that require the tree removals/injuries are permitted and commence (or are imminent) in accordance with approved plans.

4. For landscaped open space areas over any underground structure, including parking structures, where tree planting is proposed for the purpose of growing large shade trees, the following must be provided and maintained:

- A minimum of 1.2 metres between the top of structure and the final grade at the base of the tree is required;
- The 1.2 metres includes any protective board over waterproofing membranes, any insulation that would be required in the case of a heated structure below, an engineered drainage layer and the specified soil;
- The soil specifications are a minimum of 600 millimetres of sandy loam soil, comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less;
- The sandy loam soil must be topped with a minimum 150 millimetre of minimum two-year-old woodchip mulch. Apply mulch in two lifts. Dig-in the first lift with the sandy loam soil;
- Each tree requires a minimum of 30 cubic metres soil volume based on a minimum soil depth of 0.8 metre; and
- It is required that the 30 cubic metres of soil for each tree are contiguous for the trees to share the soil volume for their mutual benefit.