



CreateTO 2025 Market Offerings

Bloor Kipling – Block 5 (970 Kipling Avenue) – Board Presentation

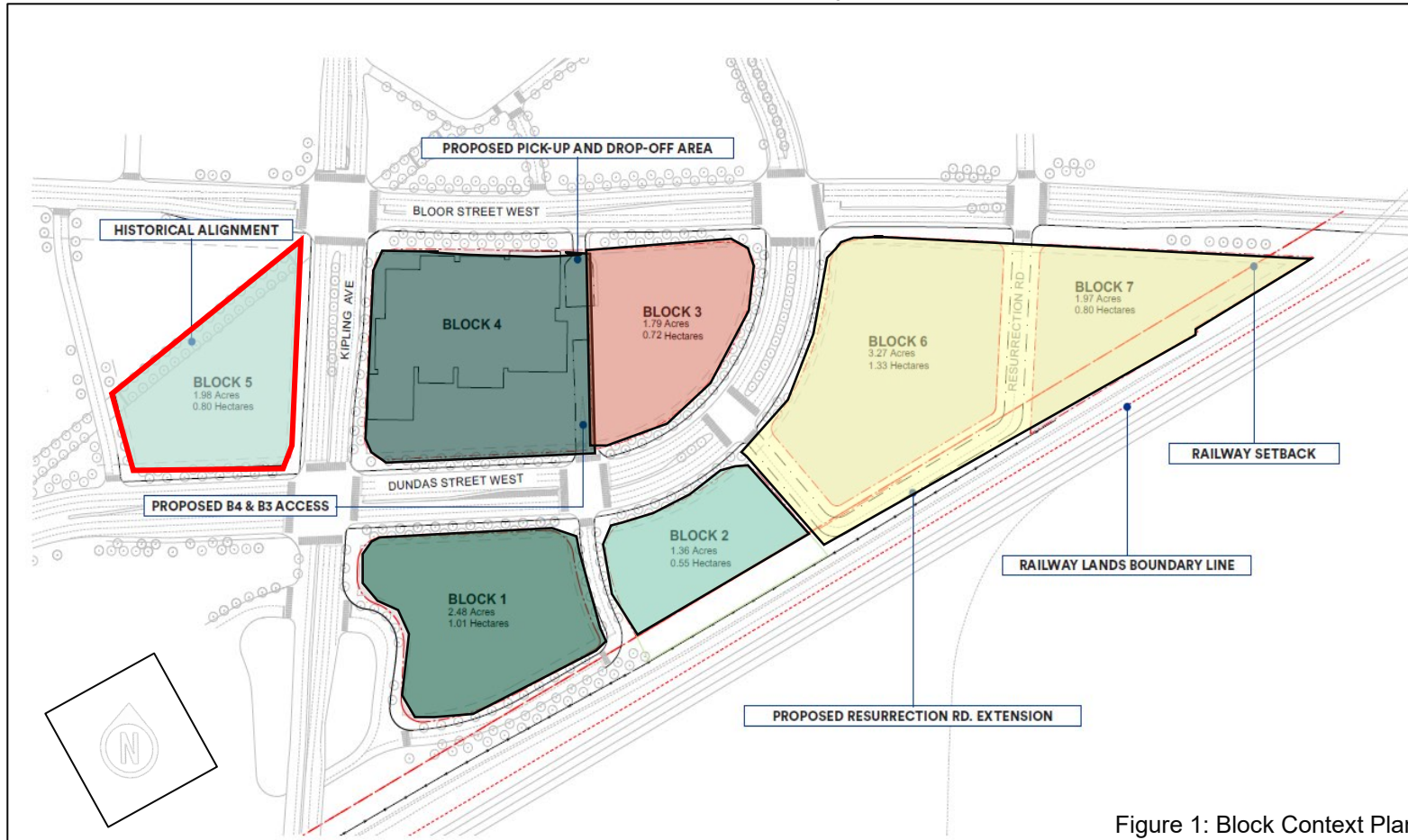
January 30, 2025

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Transforming
Toronto's Real Estate

Bloor-Kipling – Block 5 (970 Kipling Avenue) – Planning Context

Ward 3: Etobicoke Lakeshore - Councillor Morely



- Zoned & Under Construction
- Zoned
- Phase 2 Zoning
- Phase 3 Zoning
- Block 5

Key aspects of planning context include:

1. Alignment with Provincial Planning Objectives

- Provincial Growth Plan
- Investment in transit-oriented areas

2. Alignment with City Planning Objectives

- Official Plan and The Etobicoke Centre Secondary Plan
- HousingTO 2020-2030 Action Plan
- Compatible built form with design elements
- Sustainable building practices via Toronto Green Standards and District Energy

3. Transit-Oriented Development

- Higher density to support the Kipling Mobility Hub
- Numerous amenities within a five-minute walk

4. Public Realm Improvements

- Attention to urban design, pedestrian experience, active transportation options
- New local park and Etobicoke Civic Centre as part of the Bloor-Kipling Block Plan.

5. Community and Housing Needs

- Addresses diverse housing needs, including affordable housing options
- Community engagement assisted in aligning with local priorities

Bloor-Kipling – Block 5 (970 Kipling Avenue) - Project Overview



Figure 1: Site Plan

- Two towers of 100% purpose-built rental units:
 - 28 storeys and 12 storeys connected by a base building ranging in height from 8 to 11 storeys
- Approximately 586 new homes:
 - 196 affordable units and 390 market rental units
- 3,520sm (37,800 sf) of non-residential space/grade-related retail along Kipling Avenue and Dundas Street West
- Interior Courtyard
- Historical Alignment of Dundas West Park, located along the western frontage of the Site
- District Energy: all heating and cooling will be provided by low-carbon thermal district energy network
- Below grade parking provided for retail and residential purposes
- Zoning By-law Amendment Final & Binding as of October 2021

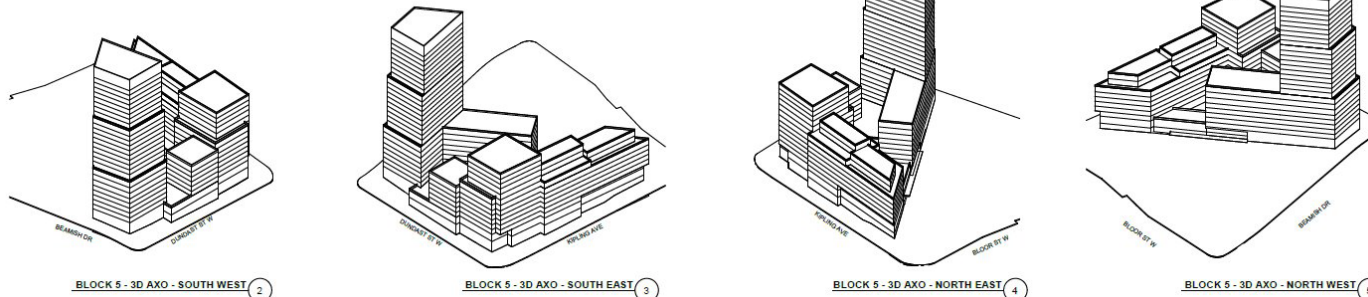


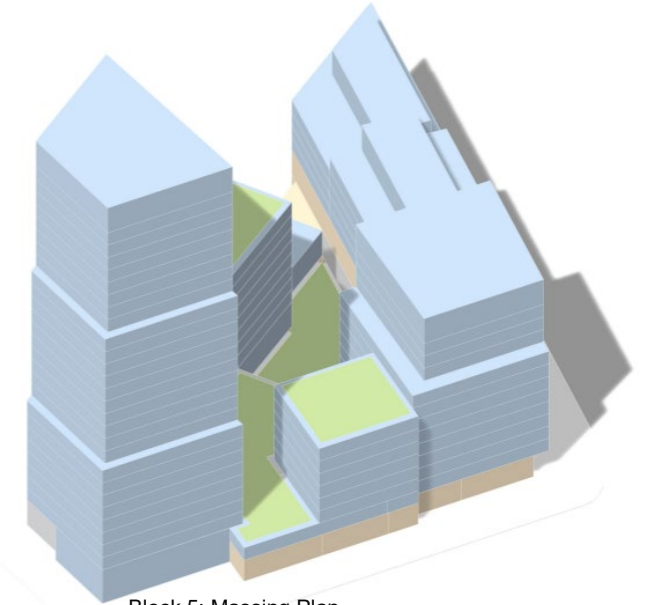
Figure 2: Massing Plan

Bloor-Kipling – Block 5 (970 Kipling Avenue) – Features and Highlights

- Compelling land lease opportunity
 - Reduced upfront development costs
- Attractive Incentives for Developers
 - Support through development process
 - Rental Housing Supply Program
- Approved Development Concept
 - Zoning in full force and effect



Example of Courtyard views within the Bloor-Kipling District



Block 5: Massing Plan



On Kipling Ave bridge looking north at Block 5

- Major retail amenities within walking distance
 - nearby daily need retail options
- Strong rental market fundamentals
 - Low overall vacancy with demand
- Prime, transit-oriented location
 - Kipling Mobility Hub

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Thank you

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