

City Clerk's Office

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**In reply please quote:
Ref.: 25-PH23.2**

(Sent by Email)

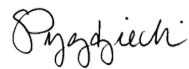
August 13, 2025

CreateTO BOARD OF DIRECTORS:

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**Subject: Planning and Housing Committee Item 23.2
3725 Bloor Street West - City-initiated Zoning By-law Amendment -
Decision Report - Approval (Ward 3)**

City Council on July 23 and 24, 2025, adopted [Item PH23.2](#) and, in so doing, has requested 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 the report (June 30, 2025) from the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review, 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.

A handwritten signature in cursive script, appearing to read "Przedziecki".

for City Clerk

S. Przedziecki/mm

Attachment

Sent to: CreateTO, Board of Directors
Chief Executive Officer, CreateTO

c. City Manager

City Council

Planning and Housing Committee - Meeting 23

PH23.2 - 3725 Bloor Street West - City-initiated Zoning By-law Amendment - Decision Report - Approval

Decision Type: ACTION

Status: Adopted

Ward: 3 - Etobicoke - Lakeshore

City Council Decision

City Council on July 23 and 24, 2025, adopted the following:

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 the report (June 30, 2025) from the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review.
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 the report (June 30, 2025) from the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review, 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.

Public Notice Given

Statutory - Planning Act, RSO 1990

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.

Background Information (Committee)

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Communications (Committee)

(July 14, 2025) Letter from Mark Richardson, Technical Lead, HousingNowTO.com (PH.New)

(<https://www.toronto.ca/legdocs/mmis/2025/ph/comm/communicationfile-194566.pdf>)

(July 15, 2025) Letter from Colleen Bailey, More Neighbours Toronto (PH.New)

(<https://www.toronto.ca/legdocs/mmis/2025/ph/comm/communicationfile-194720.pdf>)

(July 15, 2025) E-mail from Nicole Corrado (PH.New)