

425 Bloor Street West – Zoning By-law Amendment Application – Decision Report – Approval

Date: September 2, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 11 - University-Rosedale

Planning Application Number: 22 216345 STE 11 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 30-storey mixed-use building, containing 472 dwelling units and 798 square metres of non-residential gross floor area at 425 Bloor Street West.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 425 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 owner to make reasonable commercial efforts to identify, in consultation with the General Manager, Parks and Recreation, a suitable off-site parkland dedication as a substitution for an on-site parkland dedication that:
 - a. is accessible to the area where the subject site is located;
 - b. is a good physical substitute for any on-site parkland dedication;
 - c. is free and clear, above and below grade, of all easements, encumbrances, and encroachments;
 - d. is in an acceptable environmental condition; and
 - e. the value of the off-site dedication shall not exceed the estimated value of the on-site dedication that would otherwise be required, which value may include the

cost of acquiring the land, land transfer tax, typical closing cost and reasonable real estate commissions of up to 5 percent,

all to the satisfaction of the General Manager, Parks and Recreation.

4. Should the General Manager, Parks and Recreation, and the owner agree to a property as a substitution for an on-site dedication, City Council accept the off-site parkland dedication, in full or partial fulfilment of the parkland dedication requirements, pursuant to Section 42 of the Planning Act, with conveyance to the City to occur prior to the issuance of the first above grade building permit in accordance with the following:

a. in the event the value of the off-site parkland dedication is less than the value of an on-site parkland dedication, the owner shall provide a cash-in-lieu payment for the shortfall in parkland dedication in accordance with Chapter 415 Article III of the Municipal Code; and

b. in the event the owner is unable to provide a substituted off-site parkland dedication to the City, the owner will be required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment prior to the issuance of first above grade building permit in accordance with Chapter 415 Article III of the Municipal Code.

all to the satisfaction of the General Manager, Parks & Recreation, and the City Solicitor.

5. Should a substituted off-site parkland dedication be accepted by the City, City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

6. City Council direct the Executive Director, Development Review, in consultation with the local Ward Councillor and the City Solicitor, to continue to work with the applicant to explore an in-kind community benefit package pursuant to 37(6) of the Planning Act and to report back to City Council for further instruction on any offer of in-kind community benefits made by the applicant.

7. City Council direct the City Solicitor to withhold the necessary Bills for enactment until:

a. the owner, at its sole cost and expense, has submitted a revised Pedestrian Level Wind Tunnel Study to address the matters outlined in the report (September 2, 2025) from the Director, Community Planning, Toronto and

East York District to the satisfaction of the Executive Director, Development Review.

b. the owner submit a revised Functional Servicing and Stormwater Management Report, ("Engineering Reports"), and supporting plans, to the satisfaction of the Director, Engineering Review, Development Review; and/or;

c. the owner enter into a financially secured agreement with the City to secure the construction of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports to support the development, if any, all to the satisfaction of the Director, Engineering Review, Development Review.

8. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 425 Bloor Street West from Permit Parking.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

THE SITE

Description

The site is located at the southeast corner of Bloor Street West and Robert Street, one block west of Spadina Avenue. The site is L-shaped and has an approximate area of 2,828 square metres, with frontages of 33 metres along Bloor Street West, 68 metres along Robert Street, and 28 metres along Sussex Mews (a public laneway to the east). To the south is the University of Toronto Robert Street Playing Field.

See Attachment 2 of this report for the Location Map.

Existing use

The site is currently occupied by a one-storey commercial building containing a grocery store and a surface parking lot on the southern portion of the lot between Robert Street and Sussex Mews. The Robert Street Parkette runs directly along the western frontage of the existing building along Robert Street within the public right of way. The Parkette was built by the Bloor Annex Business Improvement Area (BIA) and City of Toronto in 2020 and maintained by the BIA.

THE APPLICATION

Description

A 30-storey (104.8 metres, including the mechanical penthouse) mixed-use building.

Density

The proposal has a density of 11.14 times the area of the lot.

Dwelling units

The proposal includes 472 residential dwelling units comprised of 52 studio units (11%), 290 one-bedroom units (61.4%), 82 two-bedroom units (17.4%), and 48 three-bedroom units (10.2%).

Non-Residential Component

The proposal includes a total of 798 square metres of retail space, comprised of 540 square metres on the ground floor fronting Bloor Street West and 258 square metres on the mezzanine level.

Amenity Space

The proposal includes 1,276 square metres of amenity space, with 944 square metres of indoor amenity space (2.0 square metres per unit) and 332 square metres (0.7 square metres per unit) of outdoor amenity space.

Access, Vehicular and Bicycle Parking and Loading

The primary pedestrian entrances are proposed along Bloor Street West for the retail units, and along Robert Street for the residential lobby. Vehicular access to the building is proposed from Sussex Mews, with two loading spaces (1 Type-C and 1 Type-G) on the ground floor, and a total of 59 vehicular parking spaces (50 residential, 7 visitors and 2 car-share spaces) in the below grade garage.

A total of 530 bicycle parking spaces are proposed, with 425 long term and 95 short-term spaces located within the first level of the underground garage and 10 short-term spaces at-grade.

Additional Information

See the attachments of this report for the application data sheet, location map, site plan, ground floor plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/425BloorStW

Reasons for Application

The proposal requires an amendment to Zoning By-law 569-2013 to vary performance standards including building height, density, setbacks, maximum projections, amenity space, loading, and parking requirements to implement the development.

An Official Plan Amendment was originally submitted with the Zoning By-law Amendment application to permit a tall building. Through staff's review of the application it has been determined that the proposal complies with the Official Plan and an amendment is not required.

Agency Circulation Outcomes

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

POLICY & 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 (2024).

Official Plan

The site is located in the Downtown and Central Waterfront Area and is designated Mixed-Use Areas. See Attachment 3 of this report for the [Official Plan](#) Land Use Map.

The Official Plan protects the silhouette of Knox College when viewed from the northeast and northwest corners of College Street and Spadina Avenue as on Official Plan Map 7B within Official Plan Policies 3.1.6.44 and as further amended by Official Plan Amendment 368.

Downtown Secondary Plan

The site is designated Mixed Use Areas 3 - Main Street and is located along Priority Cycling Routes and existing rapid transit stations. Bloor Street West is identified as a Great Street, a Priority Retail Street and a Cultural Corridor.

Site and Area Specific Policy 334

The site is subject to Site and Area Specific Policy 334, which applies to Bloor Street West between Avenue Road and Bathurst Street. The site is located within the Spadina Node and identifies the Robert Street frontage as a potential greening opportunity.

Zoning

The site has dual zoning of Commercial Residential (CR) and Residential (R) in the [Zoning By-law 569-2013](#). The northern half of the property fronting Bloor Street West containing the existing building is zoned CR 3.0 (c2.0; r2.5) SS2 (x1761). The Commercial Residential zoning category permits a mix of commercial and residential uses, a maximum building height of 16 metres, and a maximum density of 3.0 times the area of the lot.

The southern portion of the site containing the existing parking lot is zoned R (d1.0) (x852). See Attachment 4 of this report for the Existing Zoning By-law Map. The Residential zone category permits residential uses, including apartment buildings and some non-residential uses with conditions, a height limit of 13.0 metres and a maximum permitted density of 1.0 time the area of the lot.

Design Guidelines

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

- Tall Building Design Guidelines
- Downtown Tall Buildings: Vision and Supplementary Design Guidelines
- Bloor Corridor Visioning Study: Avenue Road to Bathurst Street - Urban Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual

Toronto Green Standard

The [Toronto Green Standard](#) (TGS) is a set of performance measures for green development. 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. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

COMMUNITY CONSULTATION

Community Consultation

A virtual Community Consultation Meeting was hosted by City staff on April 18, 2023. Approximately 57 people attended, as well as the applicant and the Ward Councillor. At the meeting, City staff and the applicant's team gave presentations on the planning policies, development review process and the details of the proposal. Following the presentations, City staff led a question and comment period. Issues raised by attendees at the meeting and through other correspondence included:

- built form, height and overall compatibility and fit with the surrounding area;

- support for development to allow for more housing that is walkable and in close proximity to transit and multiple subway stations;
- concern with growth in the neighbourhood and other proposed high-rise buildings and liveability in the Annex;
- impact on Trinity St. Paul's United Church and inadequate transition to the low scale neighbourhood to the southwest;
- residents of 736 Spadina Avenue expressed concerns about impacts on natural light in their building and access to their parking garage;
- need for affordable housing and affordable family sized units;
- concerns regarding mobility, pedestrian safety, bike lanes and users of public transportation and reducing wind tunnel impacts;
- concern about the loss of the existing grocery store;
- need for additional visitor parking and the impact on local street networks, street parking and safety along Robert Street;
- viability of retail along Robert Street;
- need for community benefits to improve the Annex neighbourhood and alternative spaces in addition to commercial for artists, non-profits organizations and other cultural venues; and
- opportunities to explore connecting to University of Toronto's geothermal heating system.

Following the community consultation meeting, a working group was formed with the applicant, local Councillor, City staff and approximately 12 members of the public including representatives from Harbord Village Residents Association, Annex Residents Association, Trinity St. Paul's United Church, Bloor-Annex BIA, Mirvish BIA, Miles Nadal JCC and other interested parties. The Working Group met three times between June and July 2023 and a fourth meeting was held in December 2023 for the applicant to follow-up and present revisions to the group based on feedback from the first three meetings.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

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

COMMENTS

Provincial Planning Statement and Provincial Plans

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).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, including Downtown Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

An Official Plan Amendment was originally submitted with the Zoning By-law Amendment application to permit a tall building. Through staff's review of the application it has been determined that the proposal complies with the Official Plan and an amendment is not required.

The Mixed Use Area 3 designation requires that development will generally be in the form of low-rise and mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility. The proposed tall building is compatible with the surrounding planned context.

Land Use

The proposed residential and retail uses are permitted in the Mixed Use Areas designation and support key objectives of the Official Plan and Downtown Plan.

Public Realm and Streetscaping

Staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan and will improve the overall public realm with the contribution of greater building setbacks and providing increased sidewalks with enhanced landscaping opportunities.

Along Bloor Street West, the building's ground floor is proposed to be setback 2.4 metres from the property line providing approximately 6 metres between curb and building face along Bloor Street West. This setback improves the existing zero lot line condition by expanding the sidewalk to allow for a 3.7 metre wide pedestrian clearway and creating the opportunity for additional streetscaping. The proposed retail entrances along Bloor Street West provide for greater street animation as the existing building has a blank wall condition.

Along Robert Street, the building's setback ranges between 0.0 to 5.3 metres to the west property line with an additional 7.1 metres between the property line and the curb, providing for an overall curb to building face setback that ranges between 7.1 metres to 12.5 metres. The residential lobby entrance is proposed to be accessed from Robert Street with additional individual entrances to the townhouse units adding to animation to the street. The open space on Robert Street will provide a variety of public realm improvements including the proposed reintroduction of the Robert Street Parkette, tree planting, a 2.1 metre wide pedestrian clearway, replaced bike share station, as well as additional enhanced landscaping opportunities.

The northwest corner of the proposed building has a chamfered corner that provides additional public realm space at the corner of Bloor Street West and Robert Street.

The proposal includes a 1.5 metre publicly accessible pedestrian walkway along the south property line abutting the Robert Street Playing Field between Robert Street and Sussex Mews. The walkway will provide for individual access to the south facing townhouse units and also act as a midblock connection for the local community.

The proposed building setbacks and dedicated midblock connection will significantly improve the overall public realm with increased sidewalks, enhanced open spaces and additional landscaping opportunities.

Built Form

The proposal conforms with the Official Plan and the Downtown Secondary Plan, and meets the intent of the Tall Building Design Guidelines with respect to built form, massing, and transition to adjacent Neighbourhoods. The proposed building height is compatible with the existing and planned context of the area.

The proposed building height of 30-storeys (104.8 metres including the mechanical penthouse) is acceptable and falls below the silhouette view of Knox College as required by OPA 368. The proposed height is consistent with recent approvals of similar heights up to 37 storeys in the vicinity of Bloor Street West and Spadina Road and provides the appropriate transition to the lower scale residential areas to the southwest. The tower is setback approximately 7.4 metres to the north property line, 10 metres to the east property line abutting 417 Bloor Street West, 20 metres to the south towards the Robert Street Playing Field, and 4 metres to the west property line.

The base building is 12-storeys with a 3 to 5-storey streetwall component along Bloor Street West and Robert Street. Along Bloor Street West, the streetwall is setback 2.4 metres from the north property line and steps back 2 metres above the third floor and an additional 3.0 metres above the 5th floor. Along Robert Street, the streetwall has a zero lot line condition and steps back 2.0 metres above the third floor and an additional 2.0 metres above the 5th floor. The 3 to 5-storey streetwall along Bloor Street West allows for west-facing views towards Trinity St. Paul's Church, appropriately frames the corner of Bloor Street West and Robert Street with good proportions, and reinforces a pedestrian scale.

To the south, abutting the Robert Street Field, the building is setback 4 metres at the ground level and has a series of setbacks above the 1st, 3rd, 8th, 10th and 12th floors. Along the east property line, there is a 1-storey portion of the building that runs parallel to the property line at 417 Bloor Street West, with a 5.5 metre setback above the 1st floor, and additional setbacks above the 5th and 12th floors.

Shadow Impact

The shadow impact resulting from the proposal is acceptable. The shadow study submitted in support of the application indicates that the incremental shadows that will be cast on the areas surrounding the site will be largely within those that already exist or are permitted by current zoning permissions for the area, and new shadows have been adequately limited in duration and extent, particularly during the spring and fall equinoxes.

Wind Impact

An updated Pedestrian Level Wind Study from March 2025 provides analysis of the resulting wind impacts from the proposed development and compares the revised massing of the current proposal with the previous submission. The study recognizes that changes made to the proposal's massing have generally improved the pedestrian comfort levels within the public realm. However, the study identifies uncomfortable wind conditions at the pedestrian level during the winter in multiple areas around the site and exceeds safety criterion at one localized area at the southeast corner of the building along Sussex Mews. In addition, wind speeds around the outdoor amenity level and above grade terraces would be generally higher than desired for passive use throughout the year.

Staff continue to have concerns regarding the uncomfortable wind conditions and safety criterion and require additional information to understand how these conditions will be improved and/or mitigated.

A revised Pedestrian Level Wind Tunnel Study, demonstrating safety criteria are met and appropriate wind comfort levels are achieved through appropriate mitigation measures, is required prior to the enactment of the Zoning By-law Amendment. Detailed design for the proposed wind mitigation measures would also be required and secured during Site Plan Control.

This report recommends that the bills be withheld for enactment until the applicant submits an updated Pedestrian Level Wind study to the satisfaction of Development Review staff.

Parkland

The parkland dedication requirement for the proposed development is 277 square metres. In this instance and as per the [Toronto Municipal Code Chapter 415-26](#), Parks and Recreation would accept the conveyance of lands off-site that would expand an existing park or create a new park as the required parkland dedication.

The off-site dedication shall comply with Policy 3.2.3.8 of the Toronto Official Plan. The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks and Recreation and would be subject to this Division's conditions for conveyance of parkland prior to the issuance of the First Above Grade Building Permit.

Should the value of the off-site dedication not fulfill the value of the statutory requirement of 277 square metres on-site dedication, the remaining value shall be provided as a cash-in-lieu of parkland payment, prior to the issuance of the First Above Grade Building Permit. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the value of the required dedication and/or cash-in-lieu of parkland payment will be determined under the direction of the Executive Director, Corporate Real Estate Management.

Unit Mix

Planning staff are satisfied with the proposed unit mix of the 472 new residential units. A total of 52 studio units (11%), 290 one-bedroom units (61.5%), 82 two-bedroom (17.4%), and 48 three-bedroom units (10.2%) are proposed.

The proposed unit mix complies with the objectives of the Growing up Guidelines and meets the policies of the Downtown Plan that require a minimum of 15% two-bedroom and 10% three-bedroom units and an additional 15% of the total number of units to be a combination of 2 bedroom and 3-bedroom units or units that can be converted to 2-and 3-bedroom units through the use of accessible or adaptable design measures.

Amenity Space

The application is proposing that the entire 9th floor of the building be used for all the indoor and outdoor amenity space. A total of 1,276 square metres of overall amenity space is proposed (2.7 square metres per unit), consisting of 944 square metres (2 square metres per unit) of indoor space and 332 square metres (0.7 square metres per unit) of outdoor space. Within both the indoor and outdoor areas, there are designated children's play areas and dog amenities proposed.

Retail-Commercial Uses

The proposed retail uses comply with the Priority Retail Streets policies of the Downtown Plan. The application proposes commercial uses along Bloor Street West, with two retail units providing an overall 798 square metres of retail space that would have 540 square metres at the ground level and an additional 258 metres provided above within the mezzanine level. The Metro Grocery store that currently occupies the site is proposed to be relocated to the concourse level of the Council approved development at 334-350 Bloor Street West at the northwest corner of Bloor Street West and Spadina Road.

Servicing

Engineering Review staff have reviewed the submitted materials and have identified outstanding items for review. Staff are recommending withholding the necessary Bills for enactment pending the revision, review and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review.

Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions.

Vehicular access to the building is proposed from Sussex Mews, with two loading spaces (1 Type-C and 1 Type-G) on the ground floor and a total of 59 vehicular parking spaces (50 residential, 7 visitors and 2 car-share spaces) in the below grade garage.

The proposal includes a total of 530 bicycle parking spaces, comprised of 425 long term and 95 short-term spaces located within the first level of the underground garage and 14 short-term spaces at-grade, in addition to an 8-space Bike Share station proposed to be reinstated along the south end of Robert Street.

In order to satisfy the Official Plan requirement of a 6-metre wide right-of-way for the segment of Sussex Mews public lane, a road widening dedication is required for the portion of the property fronting Sussex Mews, which has an approximate width of 5.49 metres. While the owner is only required to convey a 0.26 metre wide strip along the south easterly portion of the property, the owner has agreed to provide a 0.495 to 0.51 metre wide strip of land along the east limit of the site abutting Sussex Mews in order to achieve an overall laneway width of 6.0 metres.

At the southeast corner of Bloor Street West and Robert Street a 5-metre radius corner rounding will be conveyed to the City.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Archaeological Assessment

A Stage 1 Archaeological Assessment was submitted in support of the application. City staff have reviewed the report and concur with the conclusions that there are no further archaeological concerns regarding the site.

Tree Preservation

The applicant submitted an Arborist Report, Tree Inventory and Preservation Plan indicating that there are a total of 12 trees on and in proximity to the site, of which 1 City-owned tree is proposed to be retained and protected. Of the 11 trees proposed to be removed, a total of 7 trees (4 City-owned and 3 private) are subject to the provisions of the [City of Toronto Municipal Code, Chapter 813](#), the Tree protection By-law. A total of 7 new street trees are proposed to be planted within the Robert Street right-of-way with no additional trees proposed on private property.

Forestry staff have advised that the applicant is required to explore feasible options to increase the soil volume and create planting areas along the perimeter of the site that can support large growing trees. Staff will continue to work with the applicant through the Site Plan Approval process to maximize the planting of new trees on site and demonstrate compliance with the requirements of TGS Version 4 and tree planting requirements under the City's Street Tree by-law. The applicant will be required to obtain the necessary permits and submit a satisfactory replanting plan prior to the removal of any protected trees.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Through Working Group discussion, the applicant agreed to explore opportunities for public realm improvements as part of their in-kind Community Benefits Contribution (CBC) for the proposed development. The applicant presented to the working group conceptual streetscaping designs and landscaping options that could include expansion of the Robert Street Parkette and other potential streetscaping enhancements along Robert Street.

Staff will continue to explore this opportunity with the local Ward Councillor, and the City Solicitor pursuant to Section 37(6) of the Planning Act, and to report back to City Council for further instruction to finalize the in-kind community benefit. Should an agreement not be reached between the applicant and the City, the applicant will be required to pay the CBC prior to the first above grade building permit.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

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SIGNATURE

Alex Teixeira, MCIP, RPP
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

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
Attachment 6: Site Plan
Attachment 7: Ground Floor Plan

Applicant Submitted Drawings

Attachment 8: Elevation - North
Attachment 9: Elevation - West
Attachment 10: Elevation - South
Attachment 11: Elevation - East
Attachment 12: 3D Massing Model - View looking Northeast
Attachment 13: 3D Massing Model - View looking Southwest

Attachment 1: Application Data Sheet

Municipal Address: 425 Bloor Street West Date Received: October 12, 2022

Application Number: 22 216345 STE 11 OZ

Application Type: Zoning By-law Amendment

Project Description: A 30-storey mixed-use building

Applicant	Agent	Architect	Owner
425 Bloor West GP Inc.	Peter Venetas	Arcadis	3399486 Canada Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Downtown Plan

Zoning: CR 3.0 (c2.0; r2.5) SS2 (x1761); and R (d1.0) (x852) Heritage Designation:

Height Limit (m): 16, 12 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,828 Frontage (m): 33 Depth (m): 68

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,246		2,429	2,429
Residential GFA (sq m):			30,507	30,507
Non-Residential GFA (sq m):	1,246		798	798
Total GFA (sq m):	1,246		31,305	31,305
Height - Storeys:	1		30	30
Height - Metres:	6		99	99

Lot Coverage Ratio (%): 85.89 Floor Space Index: 11.07

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	29,959	548
Retail GFA:	798	

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			472	472
Other:				
Total Units:			472	472

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		52	290	82	48
Total Units:		52	290	82	48

Parking and Loading

Parking Spaces:	59	Bicycle Parking Spaces:	530	Loading Docks:	2
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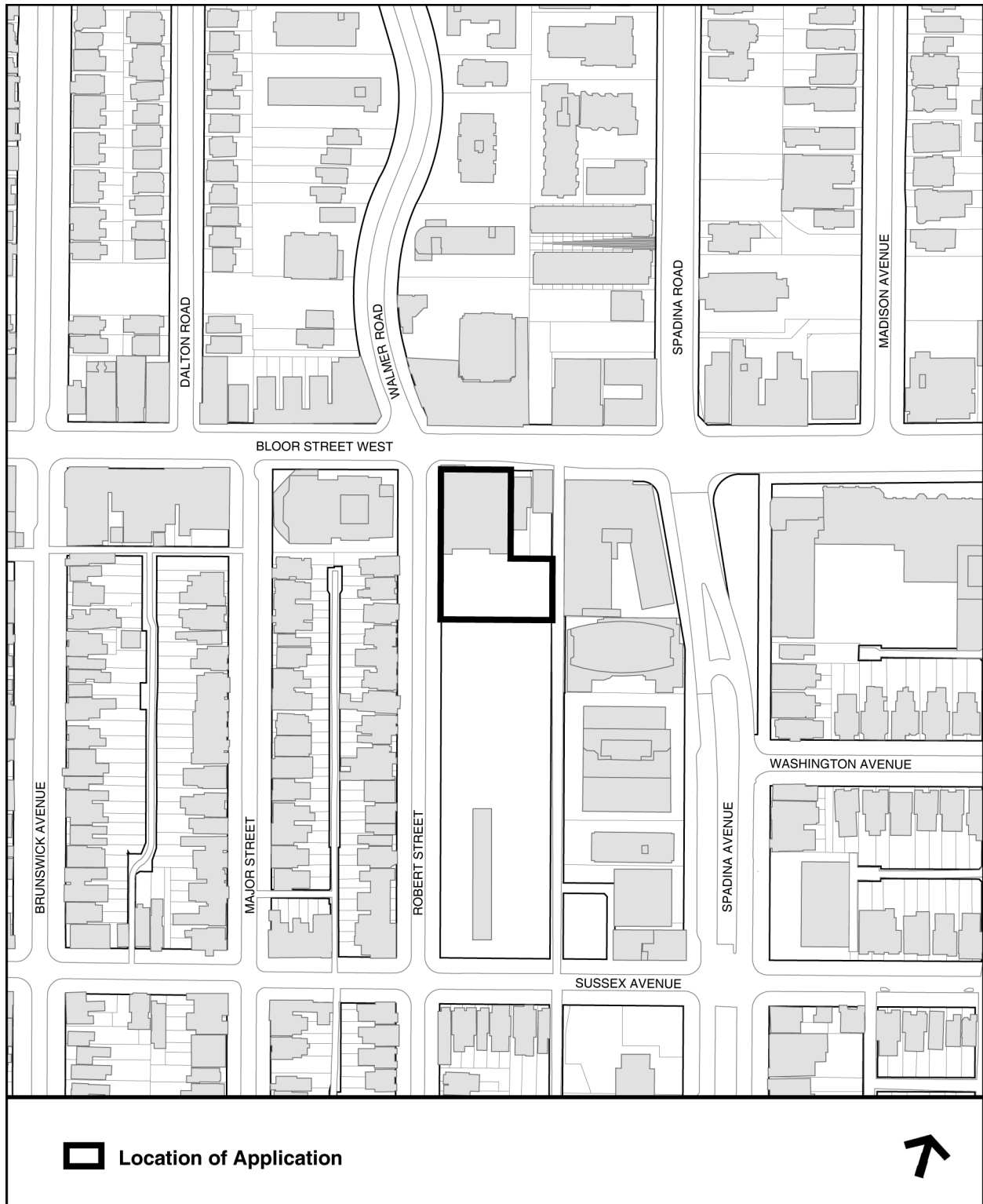
CONTACT:

Aviva Pelt, Senior Planner, Community Planning

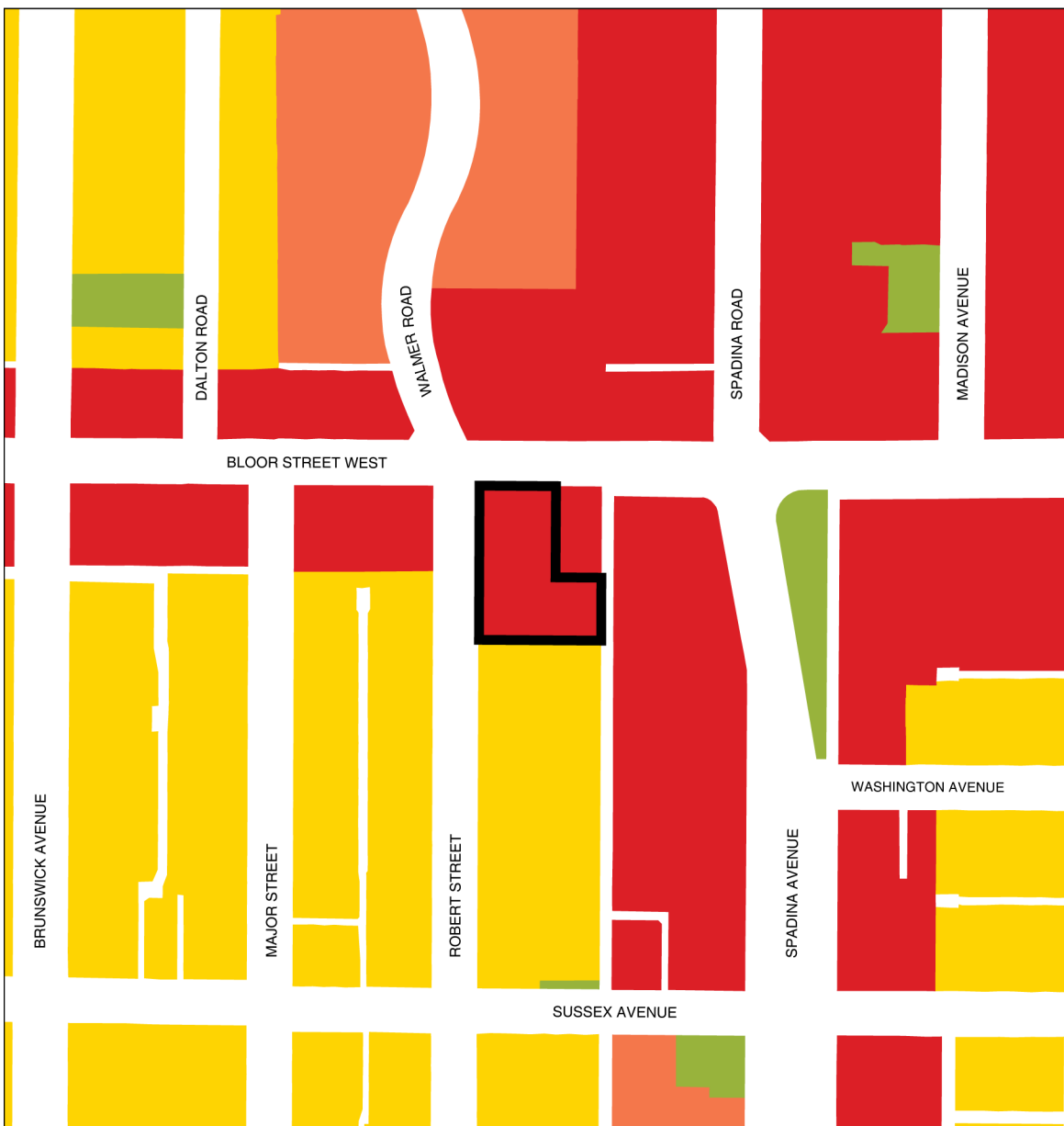
416-392-0877

Aviva.Pelt@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

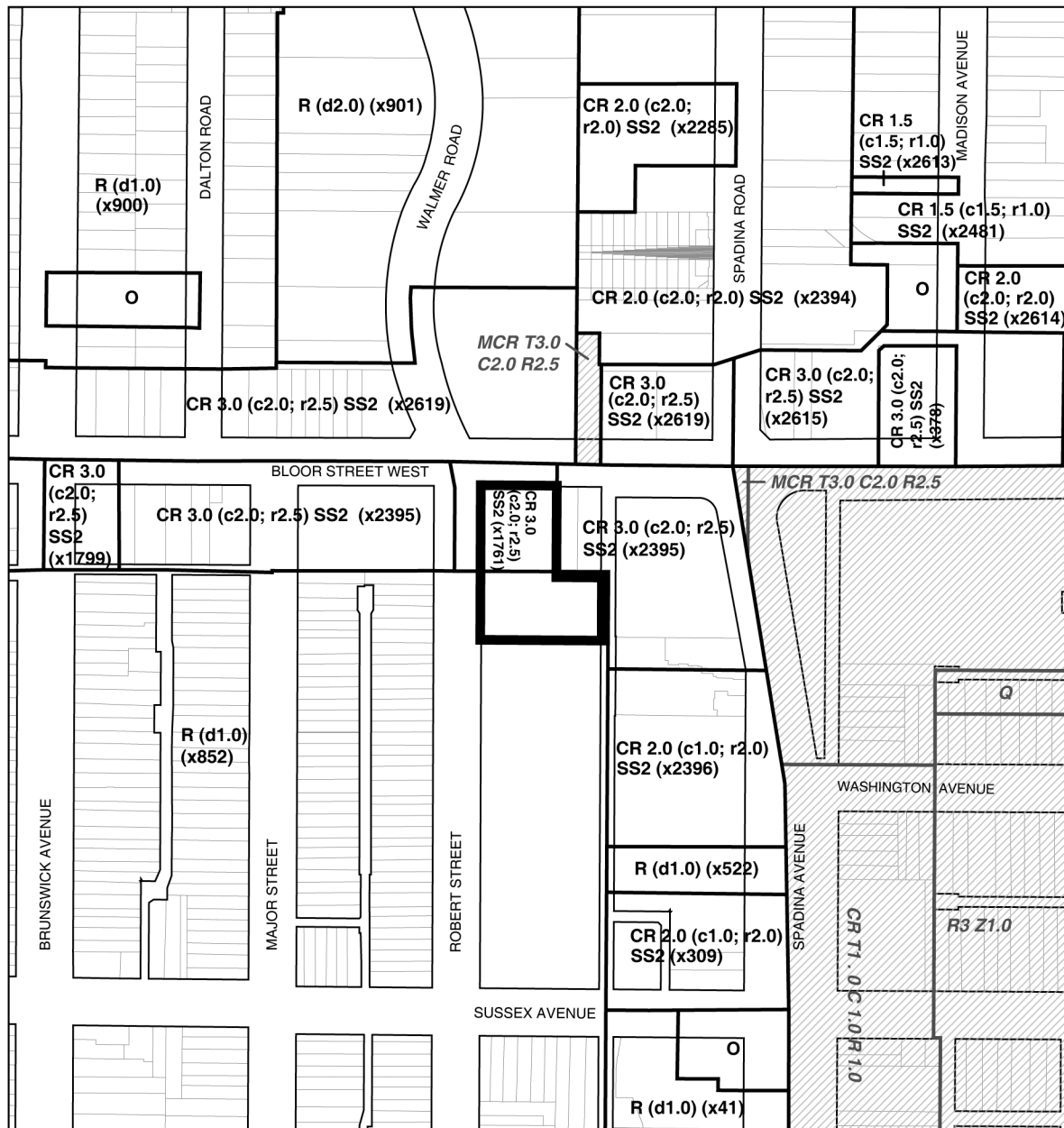
425 Bloor Street West

File # 22 216345 STE 11 0Z



↑
Not to Scale
Extracted: 10/17/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

425 Bloor Street West

File # 22 216345 STE 11 02



Location of Application

R
CR
O

Residential
Commercial Residential
Open Space



See Former City of Toronto By-law No. 438-86

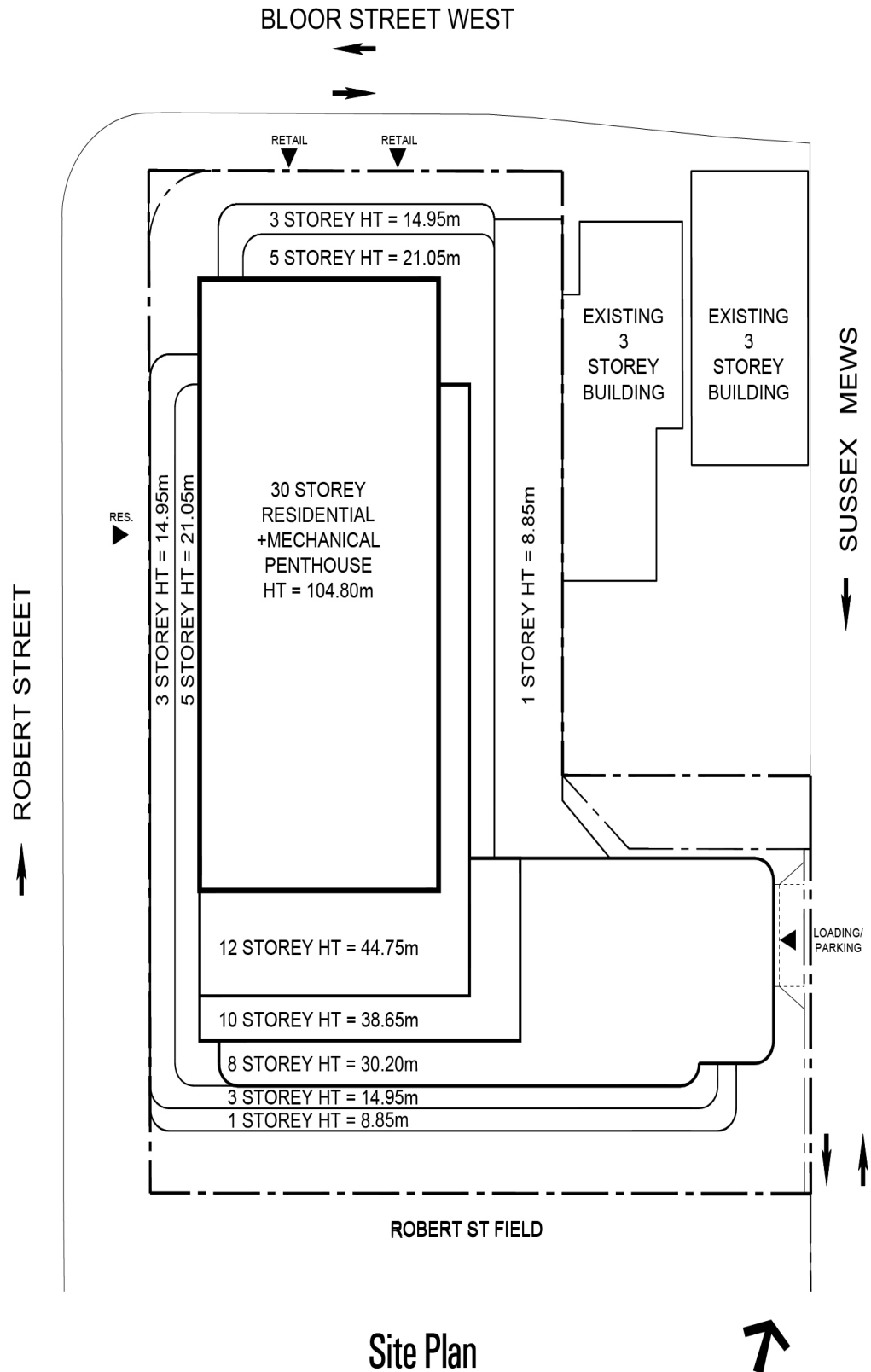
R3 Residential District
Q Mixed-Use District
UOS Parks District
CR Mixed-Use District
MCR Mixed-Use District



Not to Scale
Extracted: 10/17/2022

Attachment 5: Draft Zoning By-law Amendment

The draft by-law amendment will be made available on or before the September 18, 2025, Toronto and East York Community Council meeting.

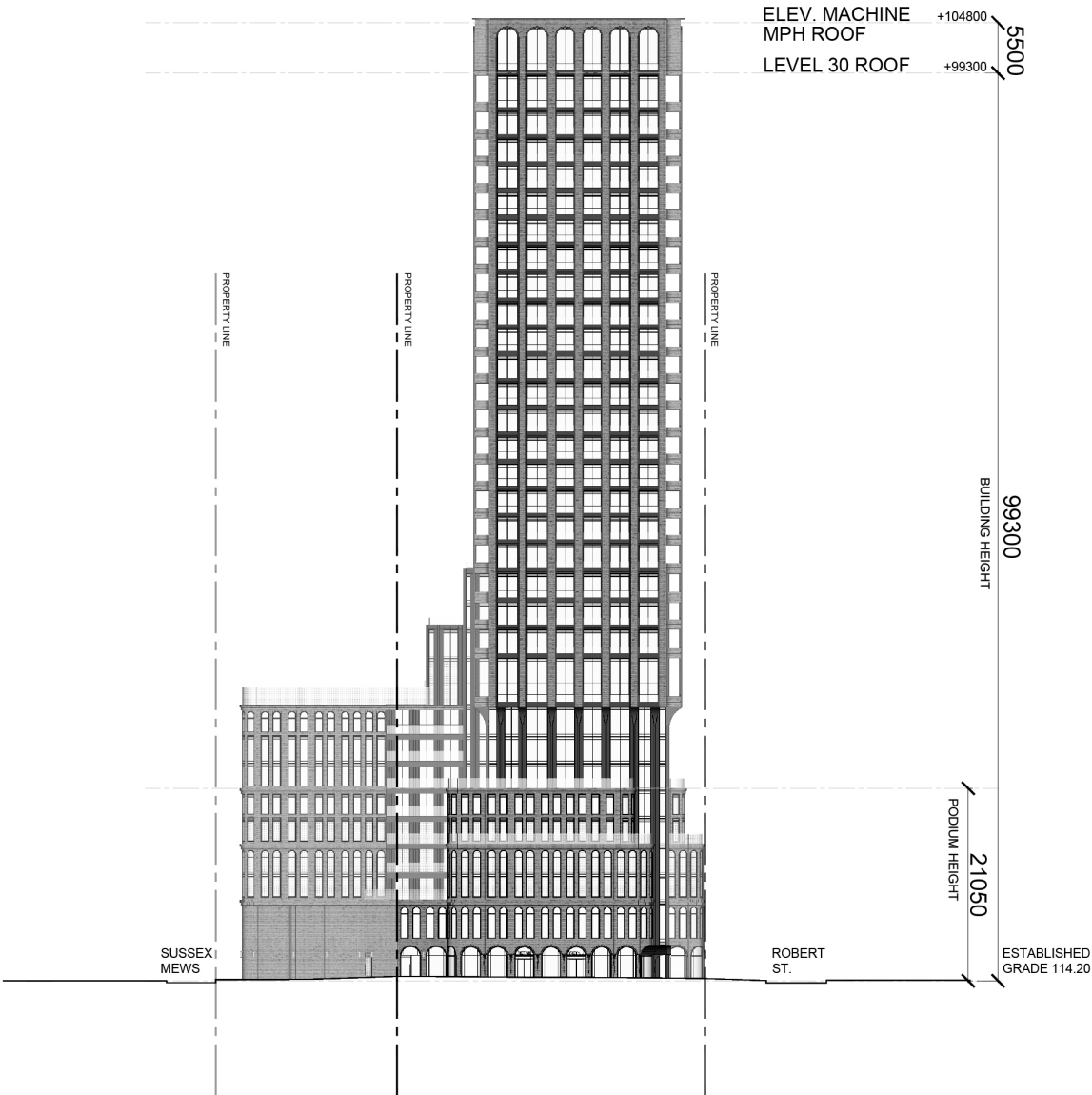


Attachment 7: Ground Floor Plan



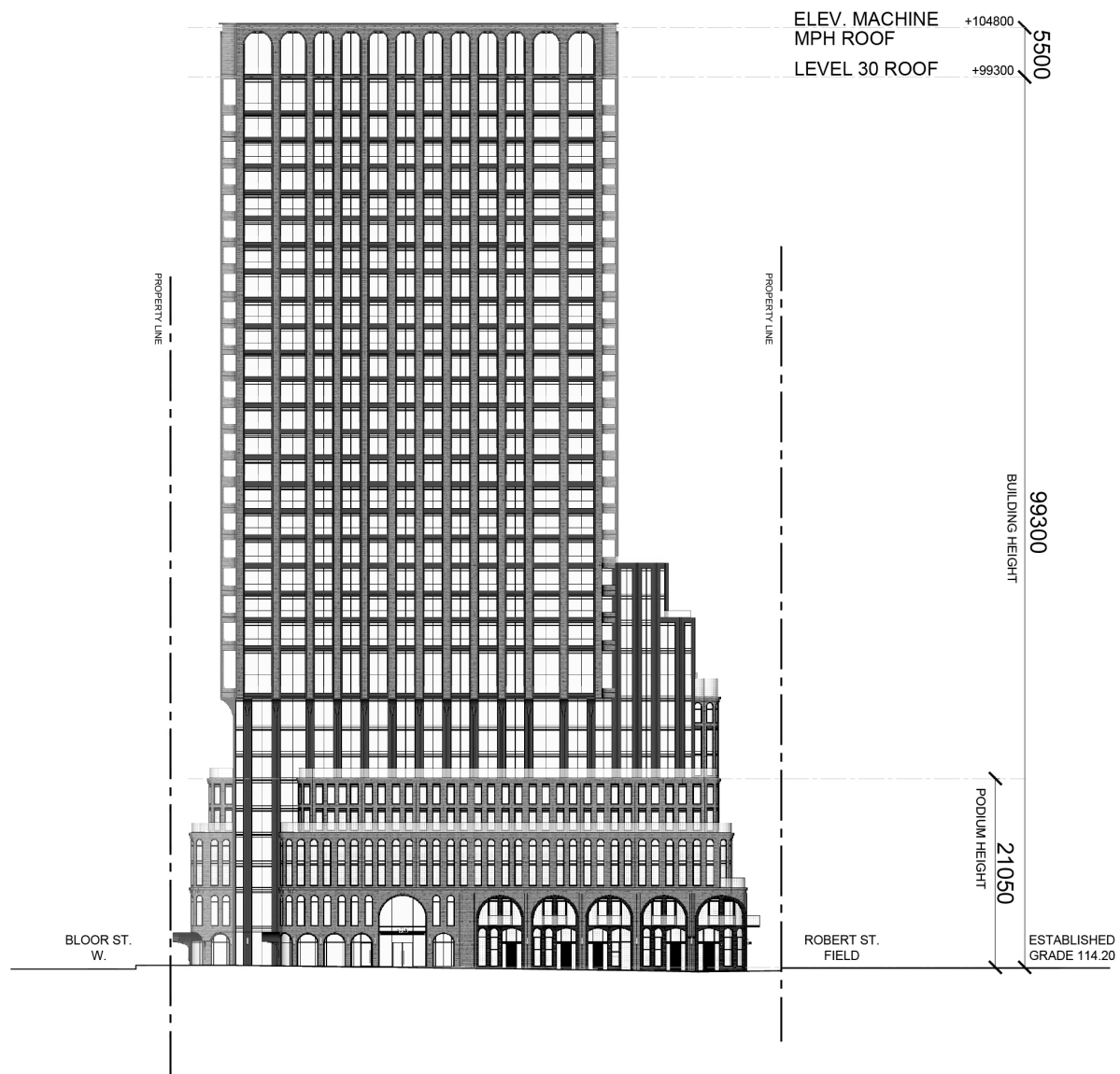
Ground Floor Plan

Attachment 8: Elevation - North



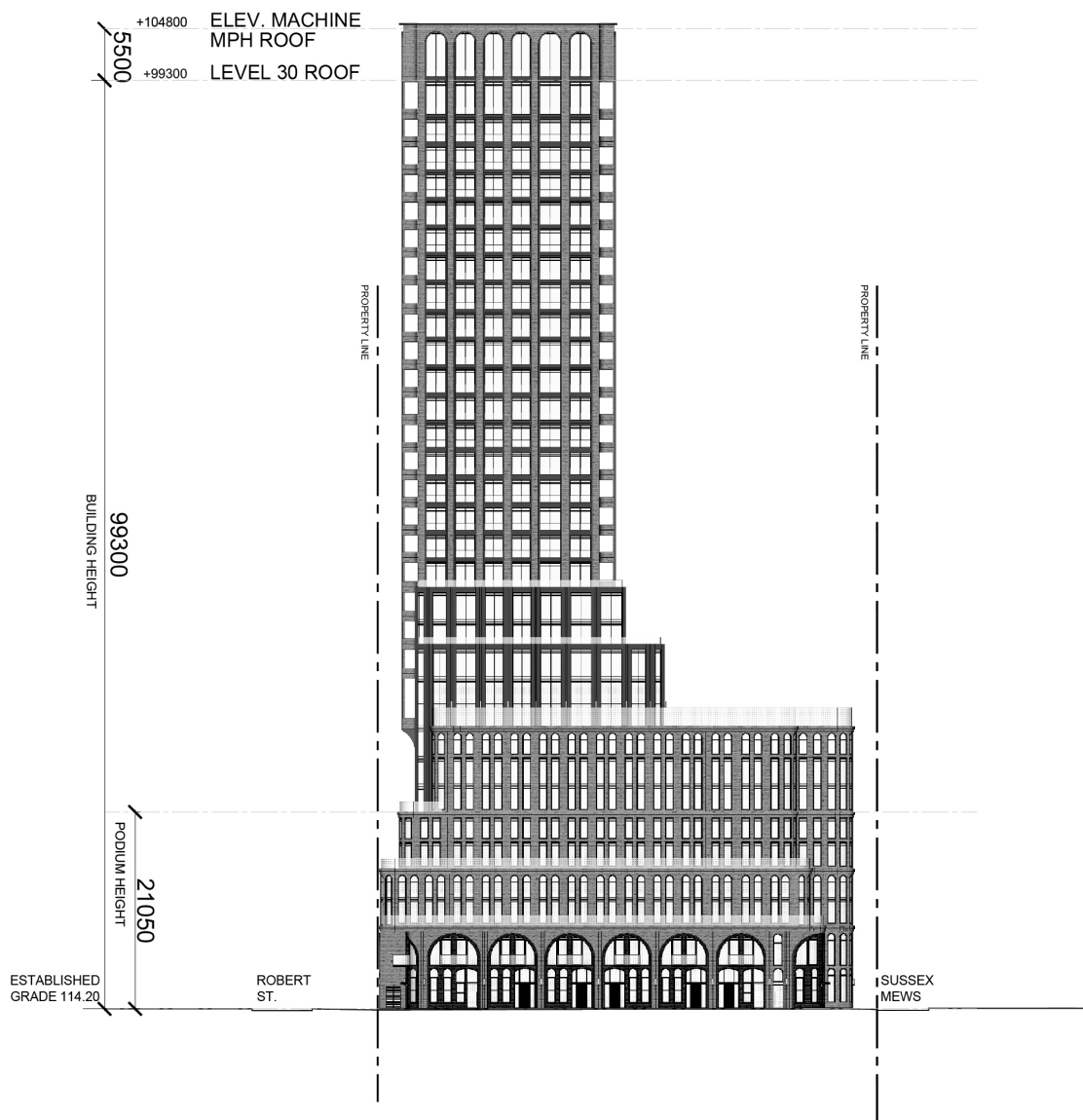
North Elevation

Attachment 9: Elevation - West



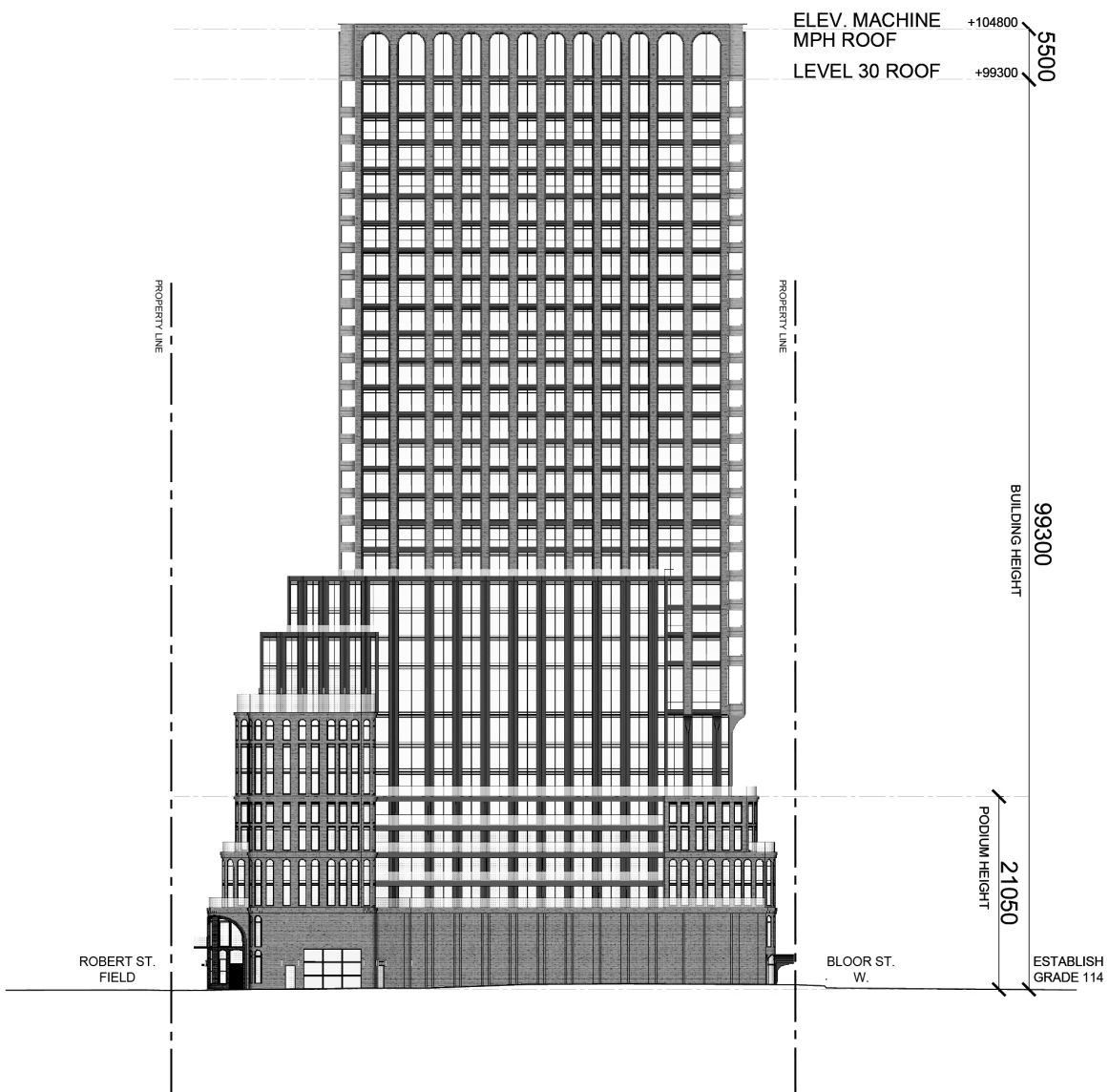
West Elevation

Attachment 10: Elevation - South



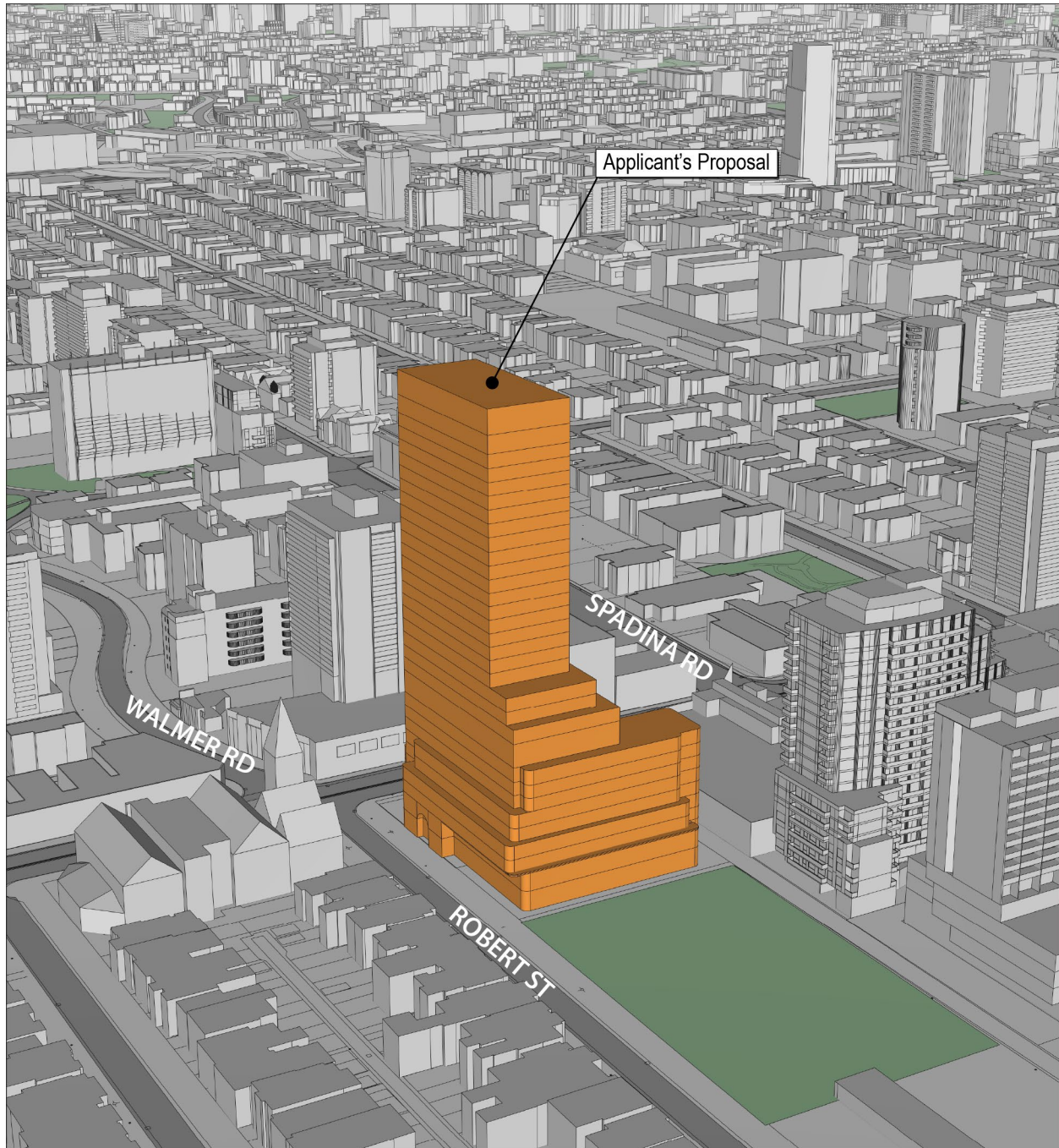
South Elevation

Attachment 11: Elevation - East



East Elevation

Attachment 12: 3D Massing Model - Looking Northeast

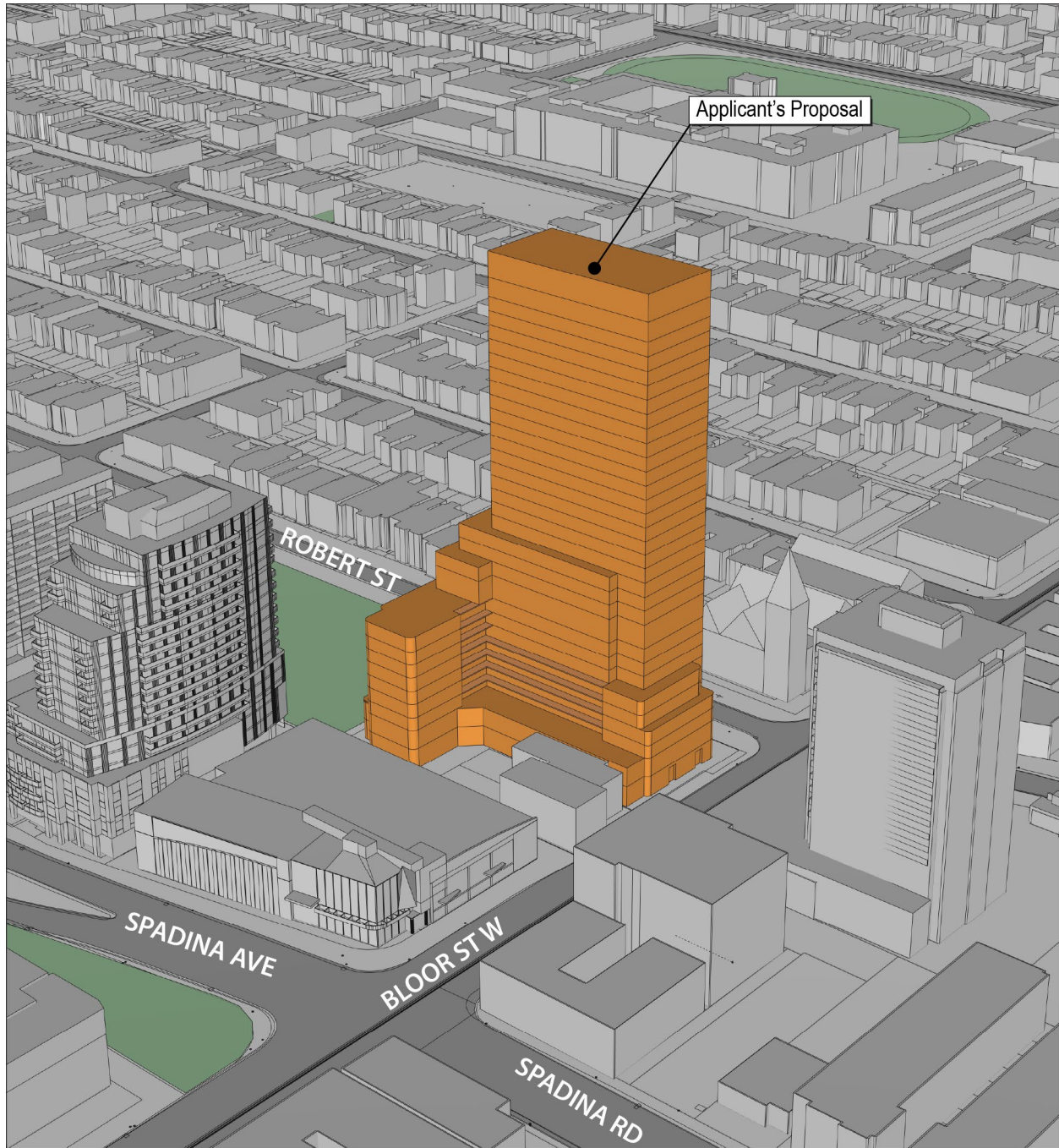


View of Applicant's Proposal Looking Northeast



08/08/2025

Attachment 13: 3D Massing Model - Looking Southwest



View of Applicant's Proposal Looking Southwest



08/08/2025