



425 BLOOR ST W

COMMUNITY MEETING

PROJECT NO: 138025

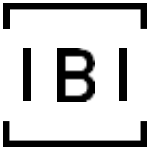
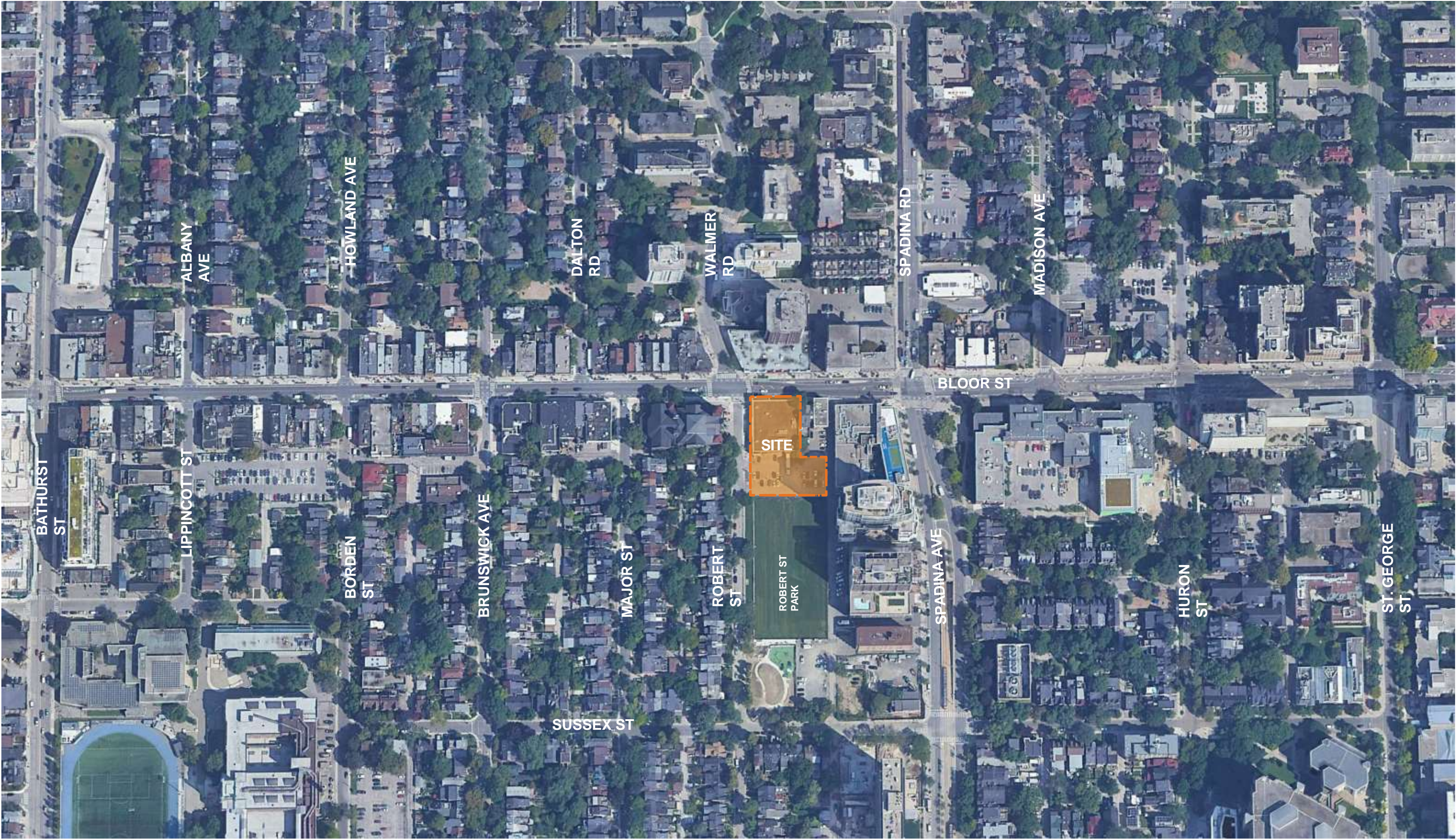
APRIL 2023



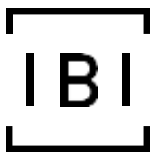
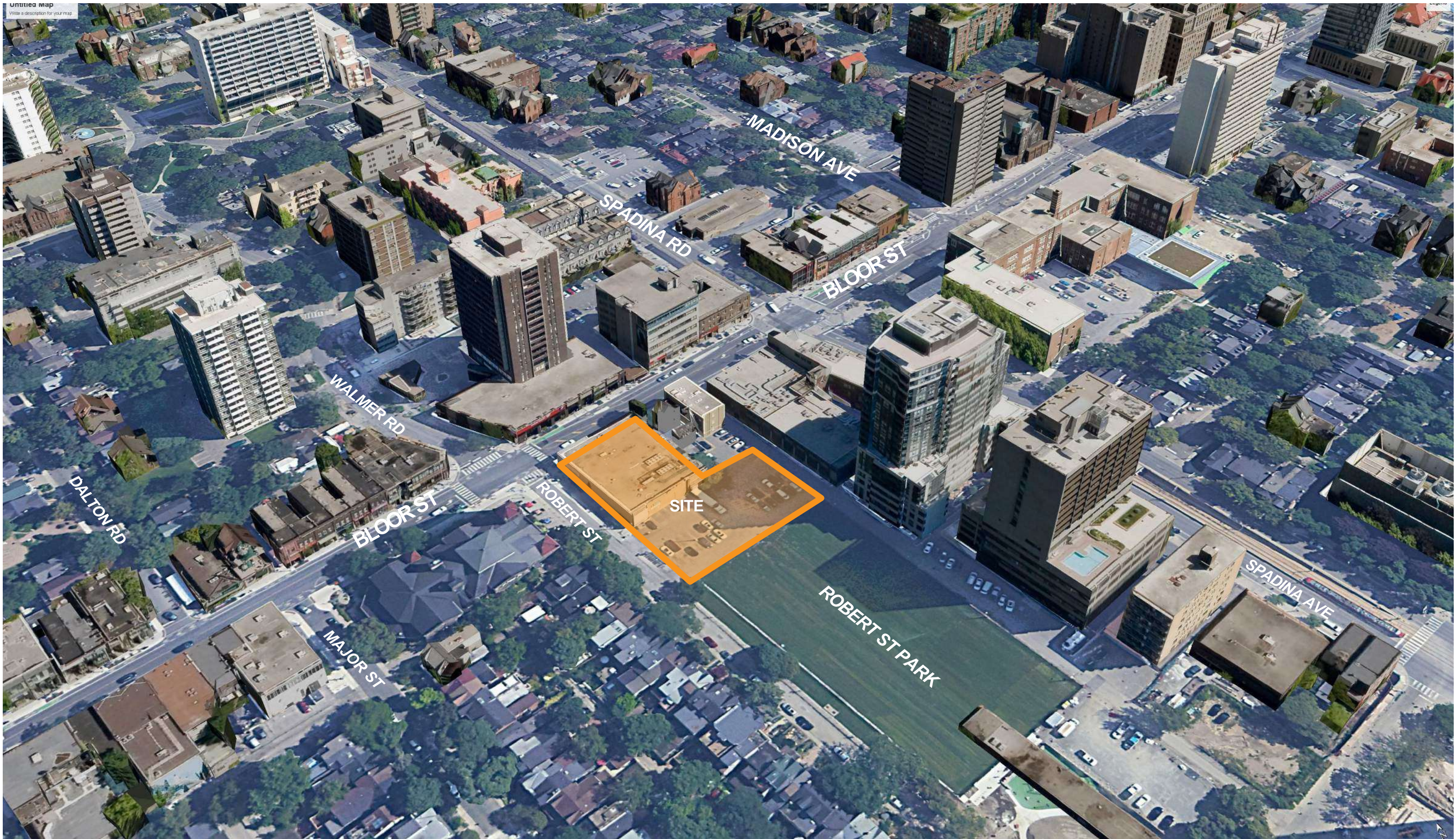




CONTEXT

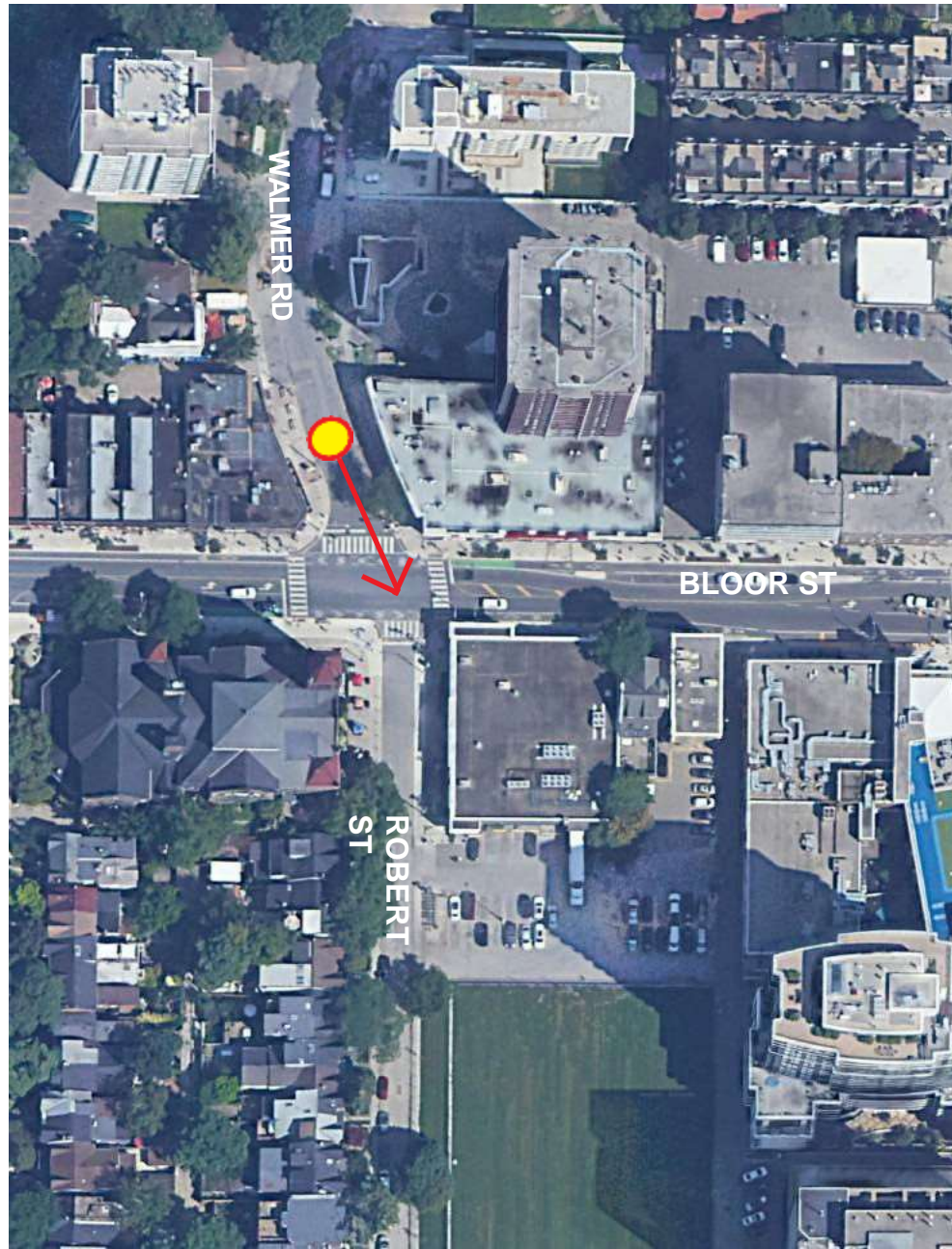


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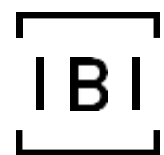


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CONTEXT | AERIAL

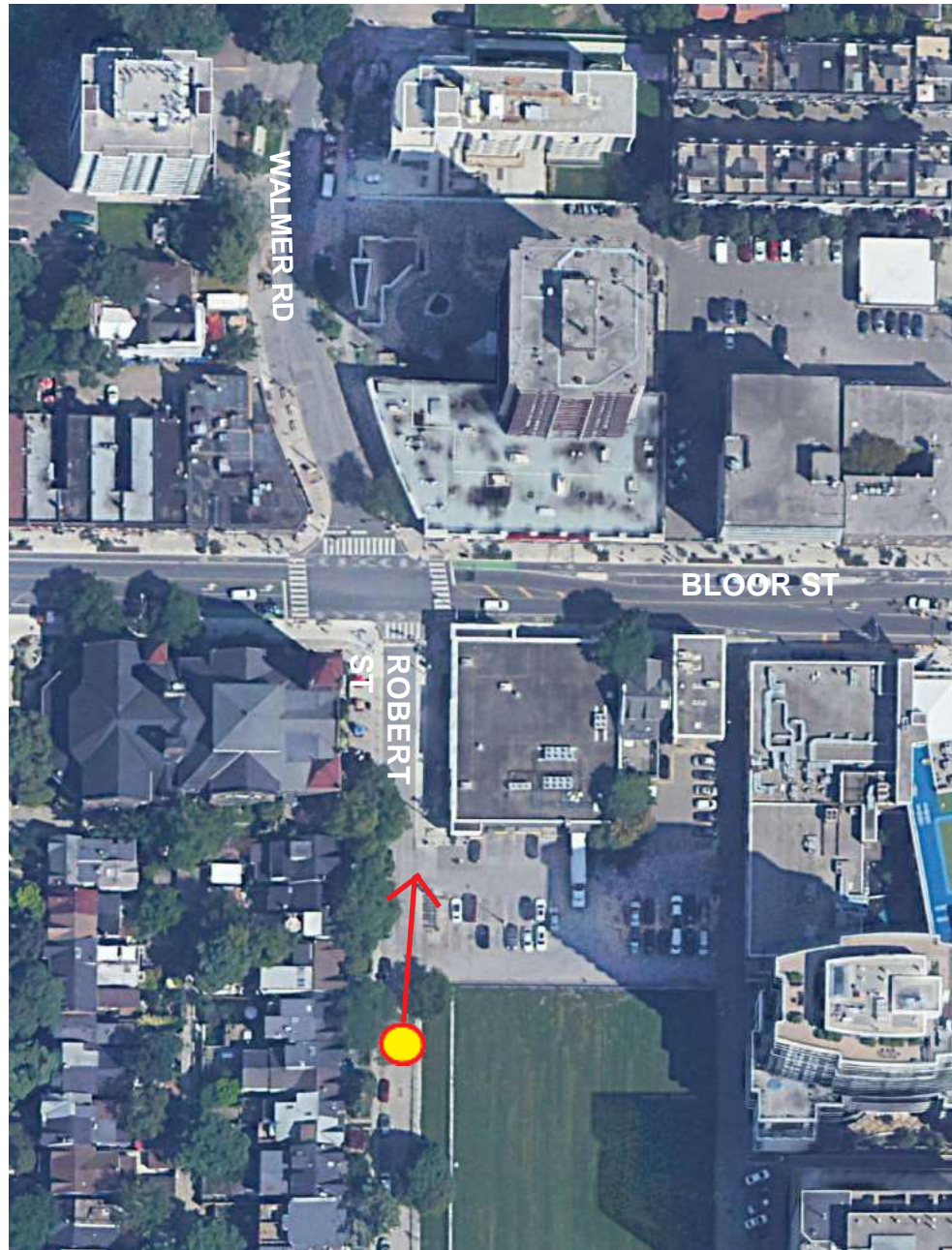


** The Metro Grocery Store that currently occupies the site is being relocated to the concourse of 350 Bloor St W development*

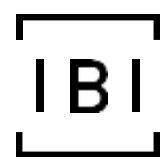


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CONTEXT | VIEW FROM WALMER RD

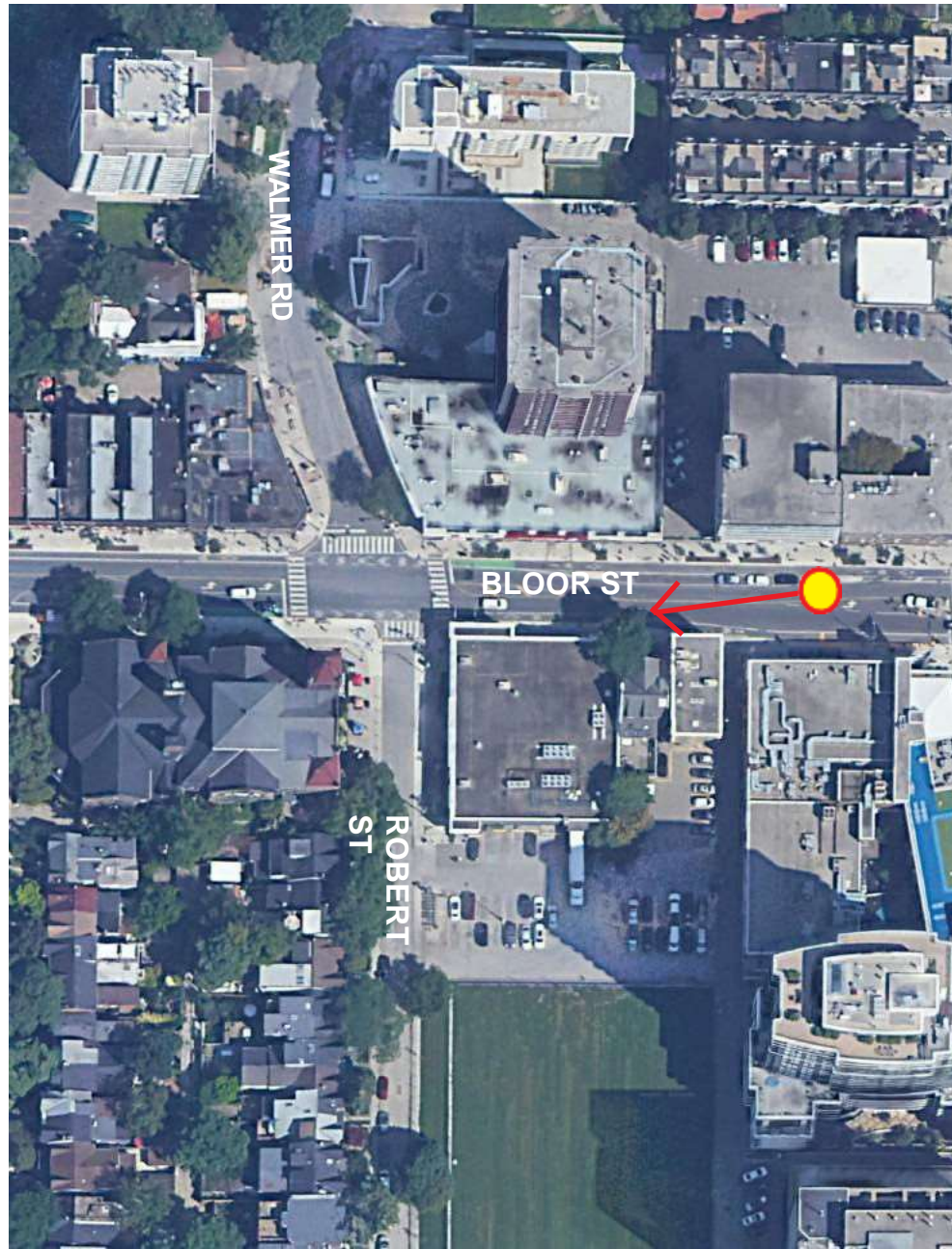


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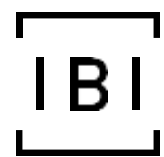


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CONTEXT | VIEW FROM ROBERT ST

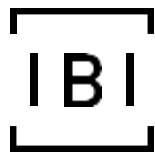


** The Metro Grocery Store that currently occupies the site is being relocated to the concourse of 350 Bloor St W development*



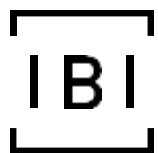
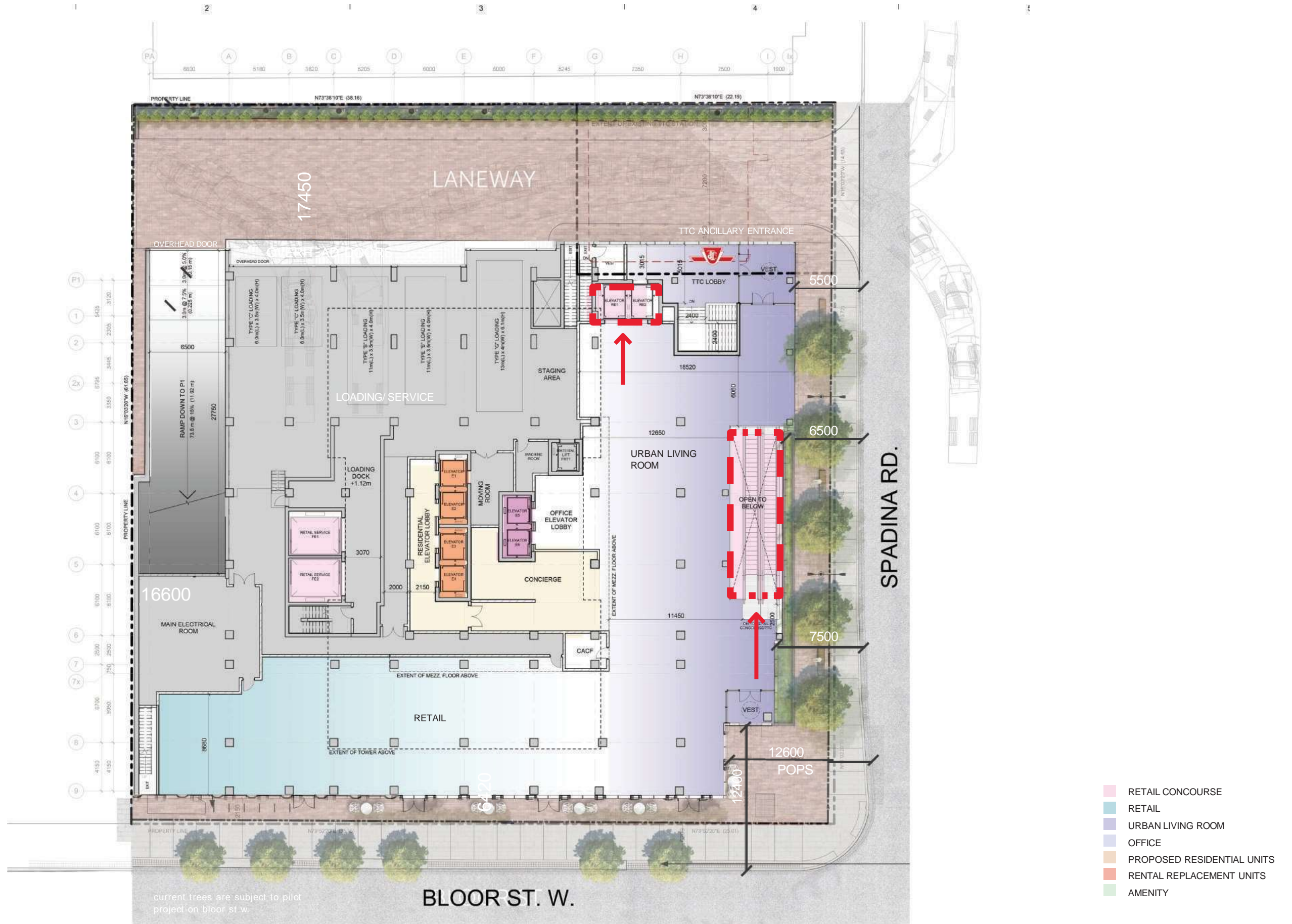
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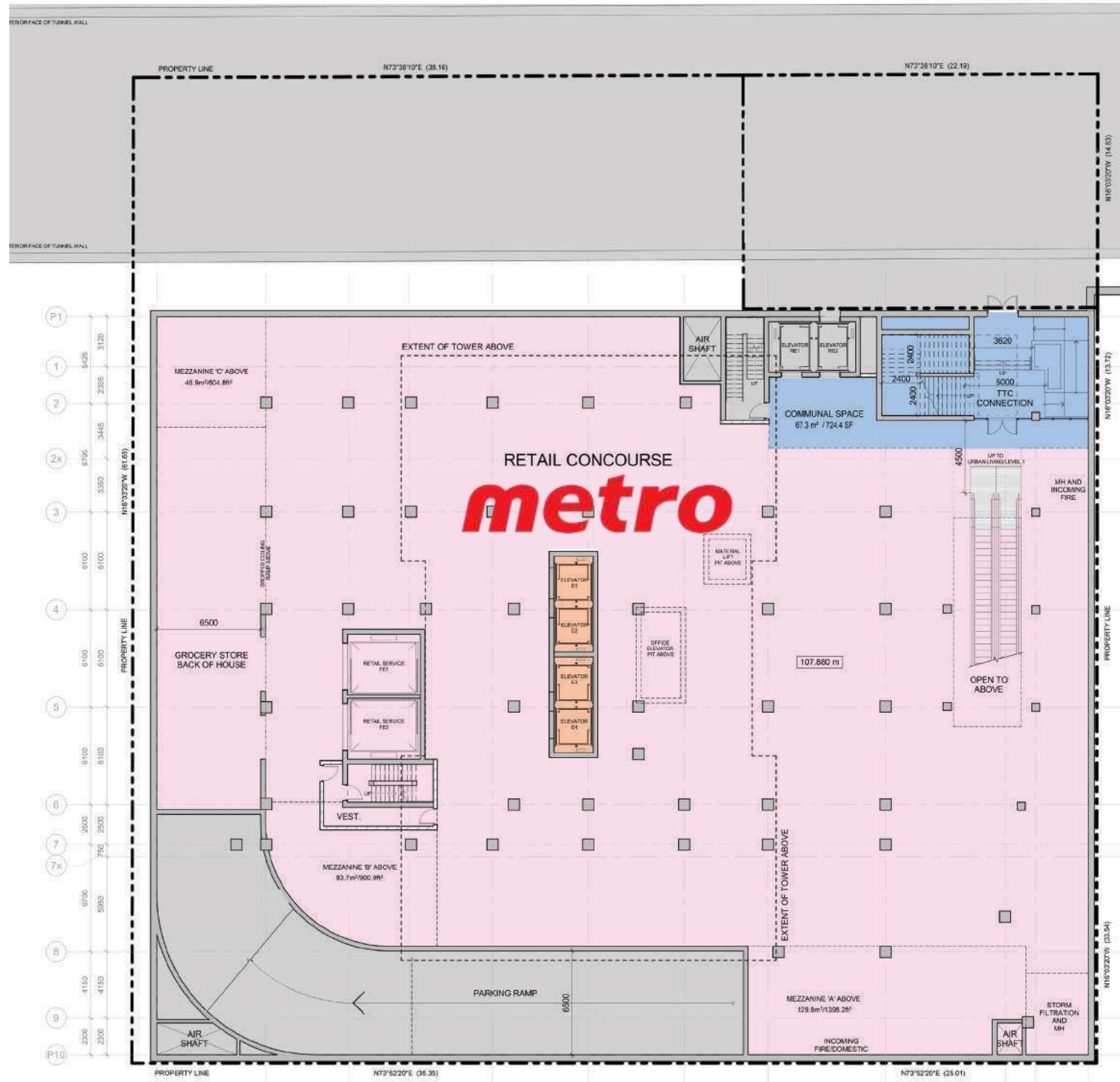
CONTEXT | WEST VIEW ALONG BLOOR ST



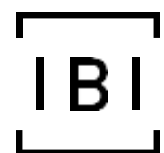
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CONTEXT | FUTURE SITE OF METRO STORE - 350 BLOOR - VISUALISATION



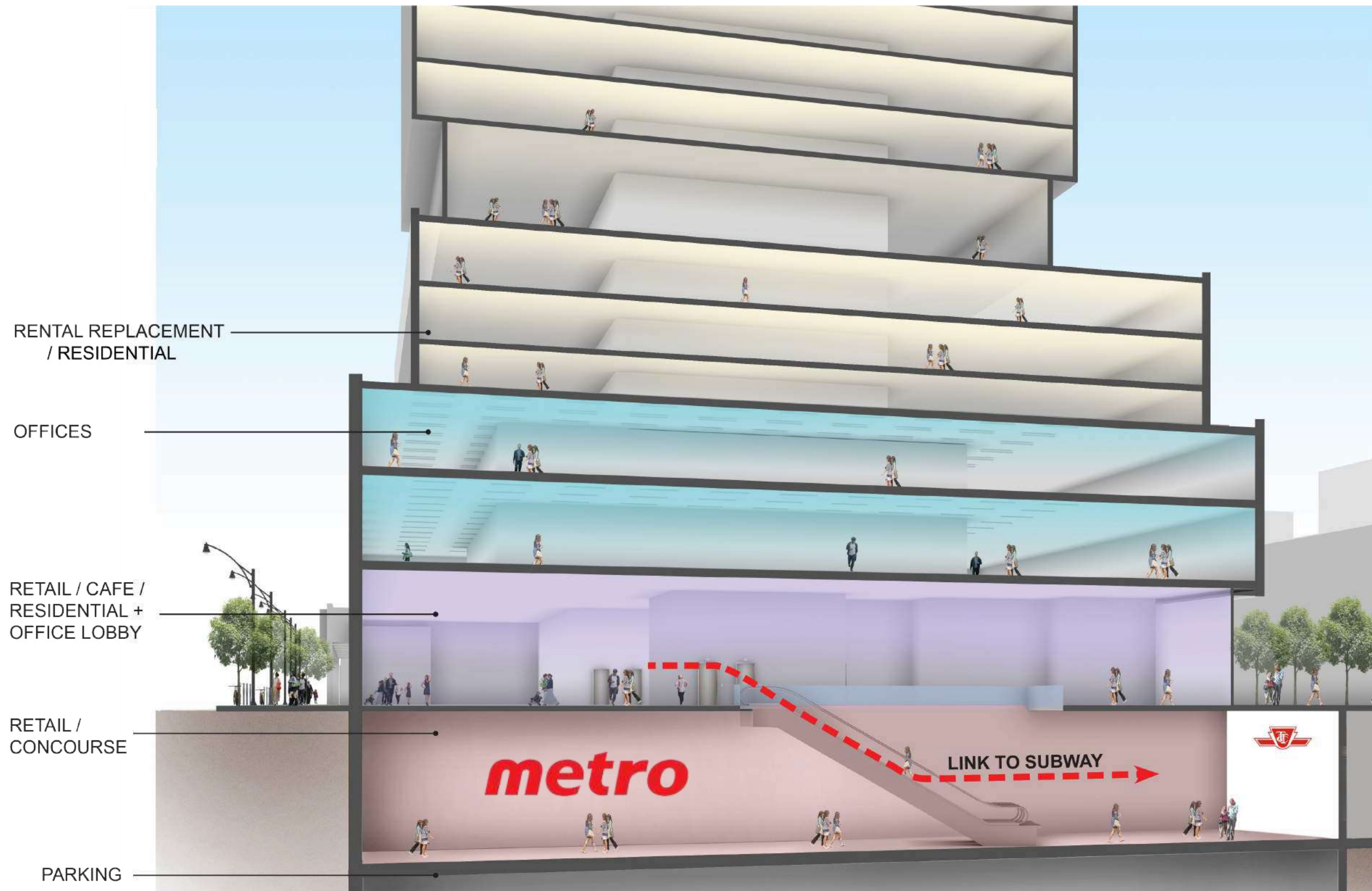


- RETAIL CONCOURSE
- RETAIL
- URBAN LIVING ROOM
- OFFICE
- PROPOSED RESIDENTIAL UNITS
- RENTAL REPLACEMENT UNITS
- AMENITY



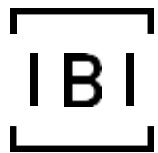
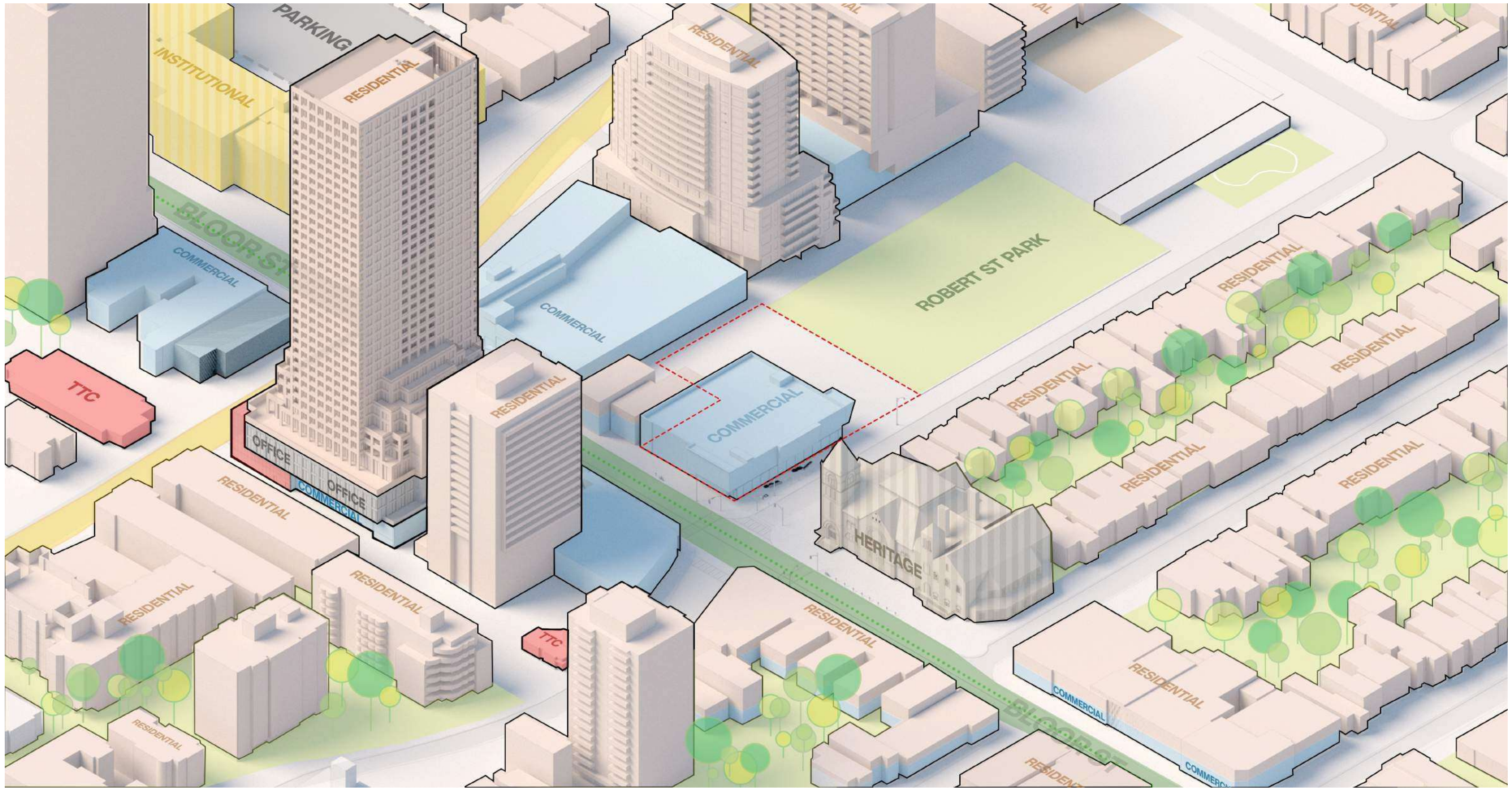
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CONTEXT | FUTURE SITE OF METRO STORE - 350 BLOOR - CONCOURSE



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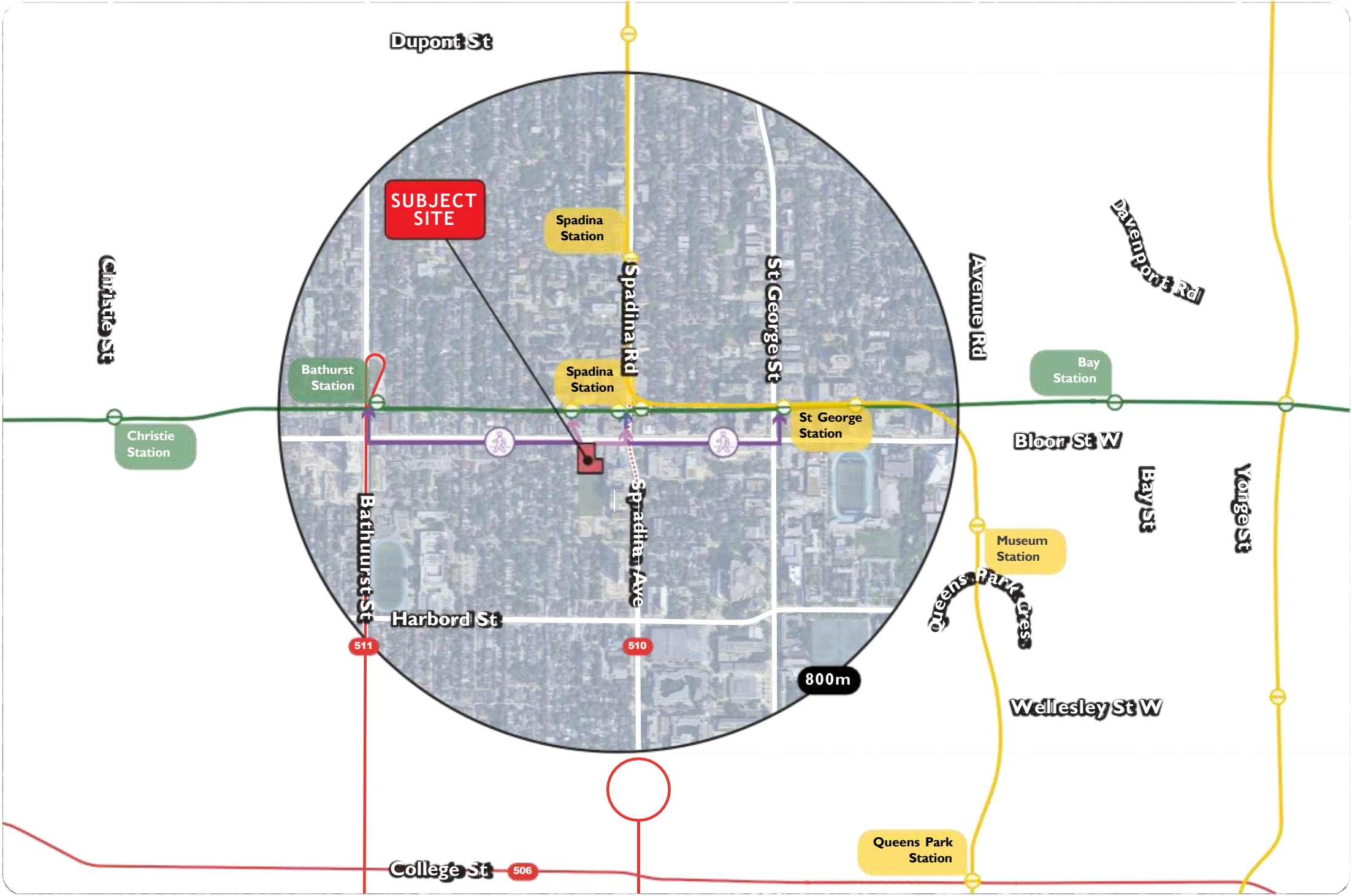
CONTEXT | FUTURE SITE OF METRO STORE - 350 BLOOR - CONCOURSE





PLANNING

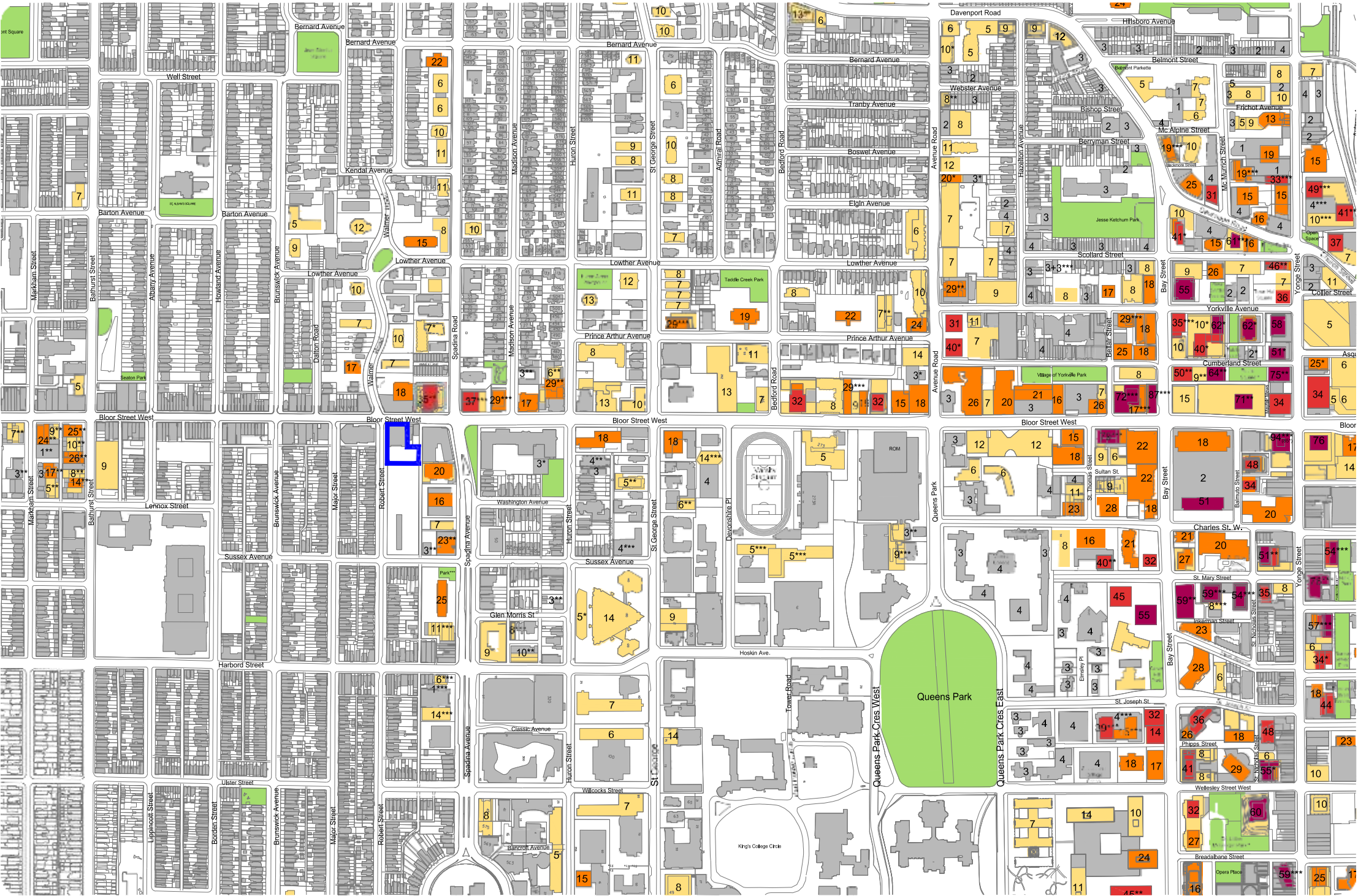
Aerial Photo Transit Context



- Legend**
- Line 1 (Yonge/University)
 - Line 2 (Bloor/Danforth)
 - TTC Route
 - Underground TTC Route
 - 1 Minute Walk
 - 3 Minute Walk
 - 8 Minute Walk



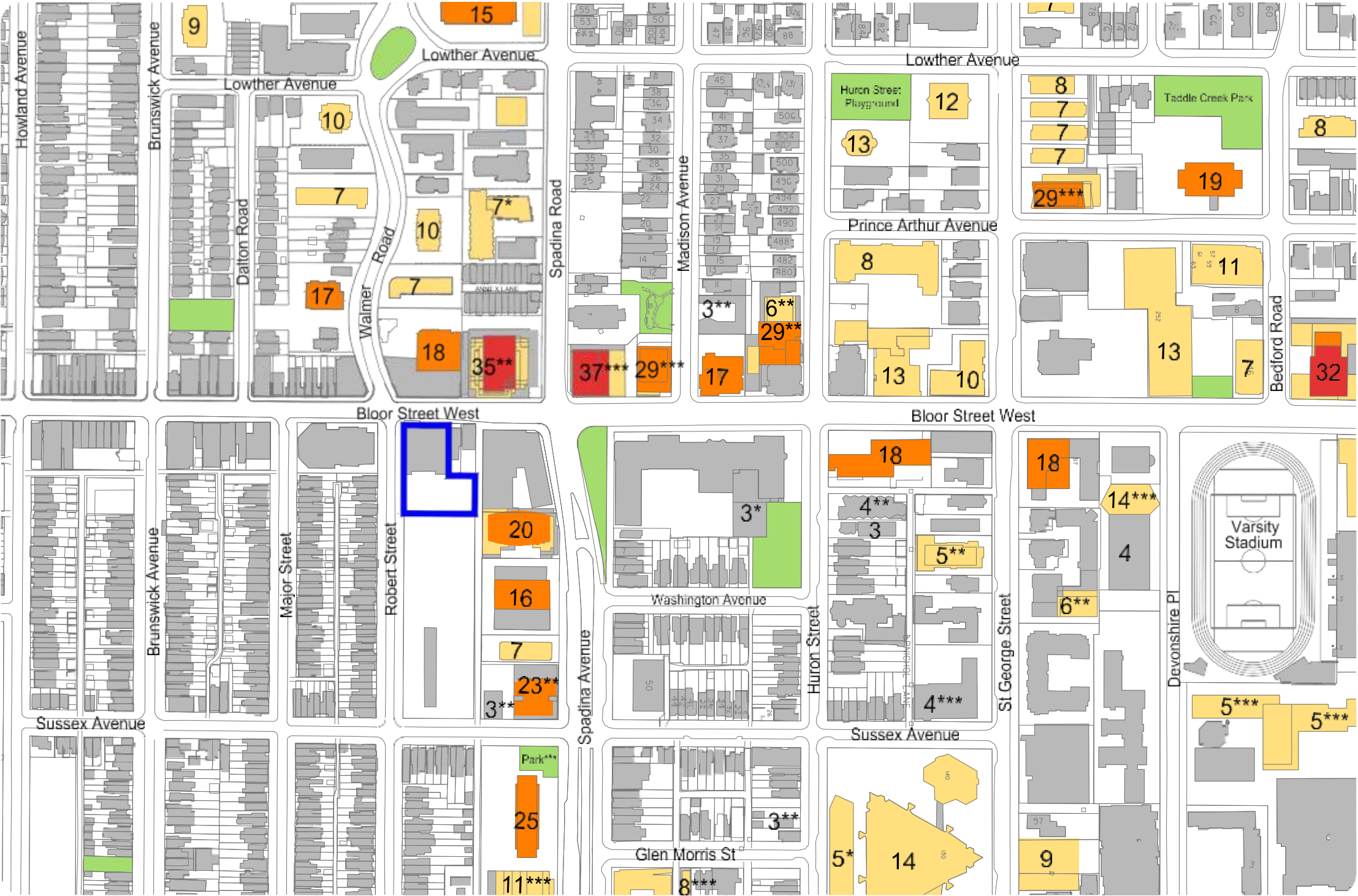
Height Map Surrounding Context



Legend

- # Heights in Storeys
- * Under Construction
- ** Approved/Not Yet Built
- *** Proposed
- 1-4 Storeys
- 5-14 Storeys
- 15-30 Storeys
- 31-50 Storeys
- 51+ Storeys
- Parks
- Subject Site

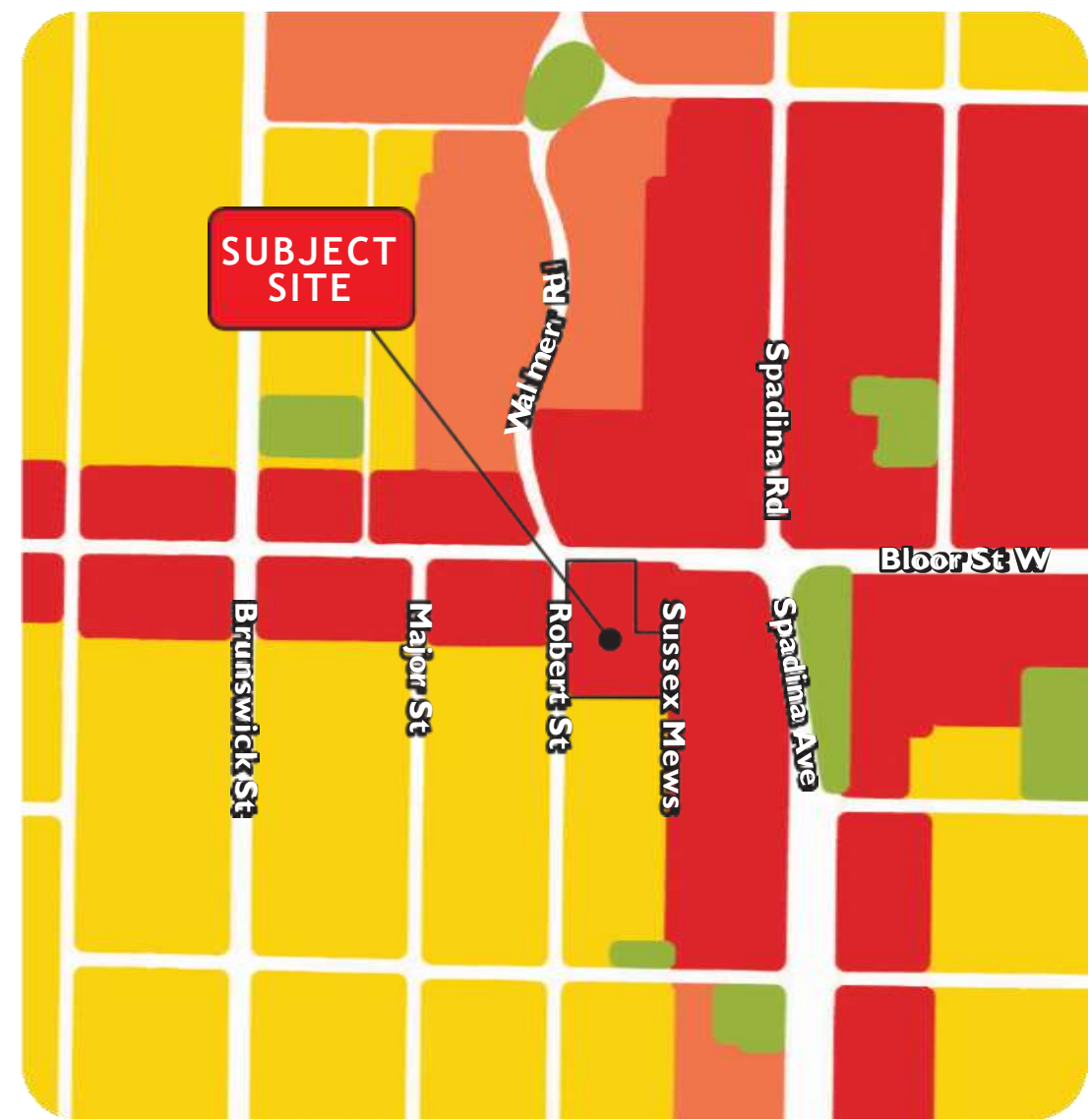
Height Map Immediate Context



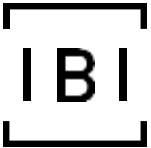
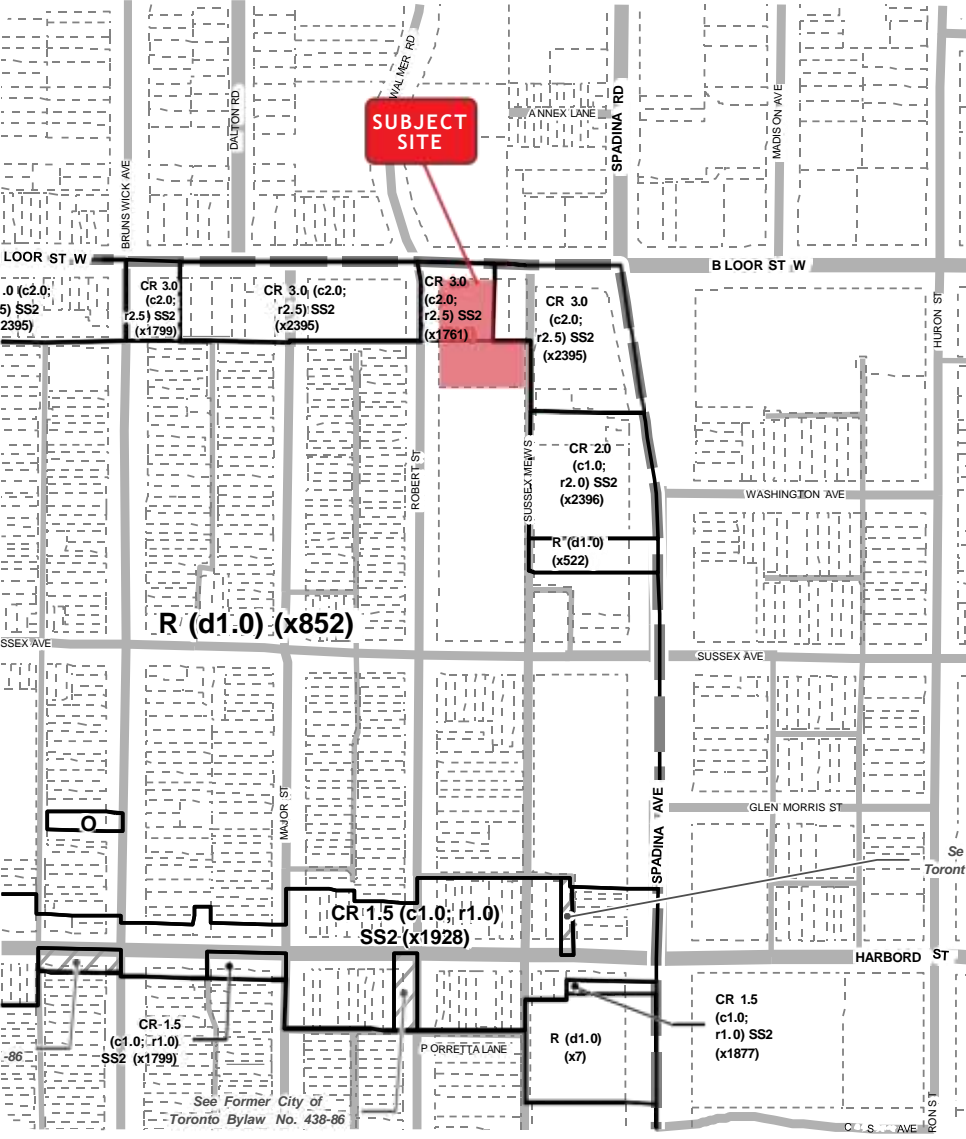
Legend

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Official Plan Map 18

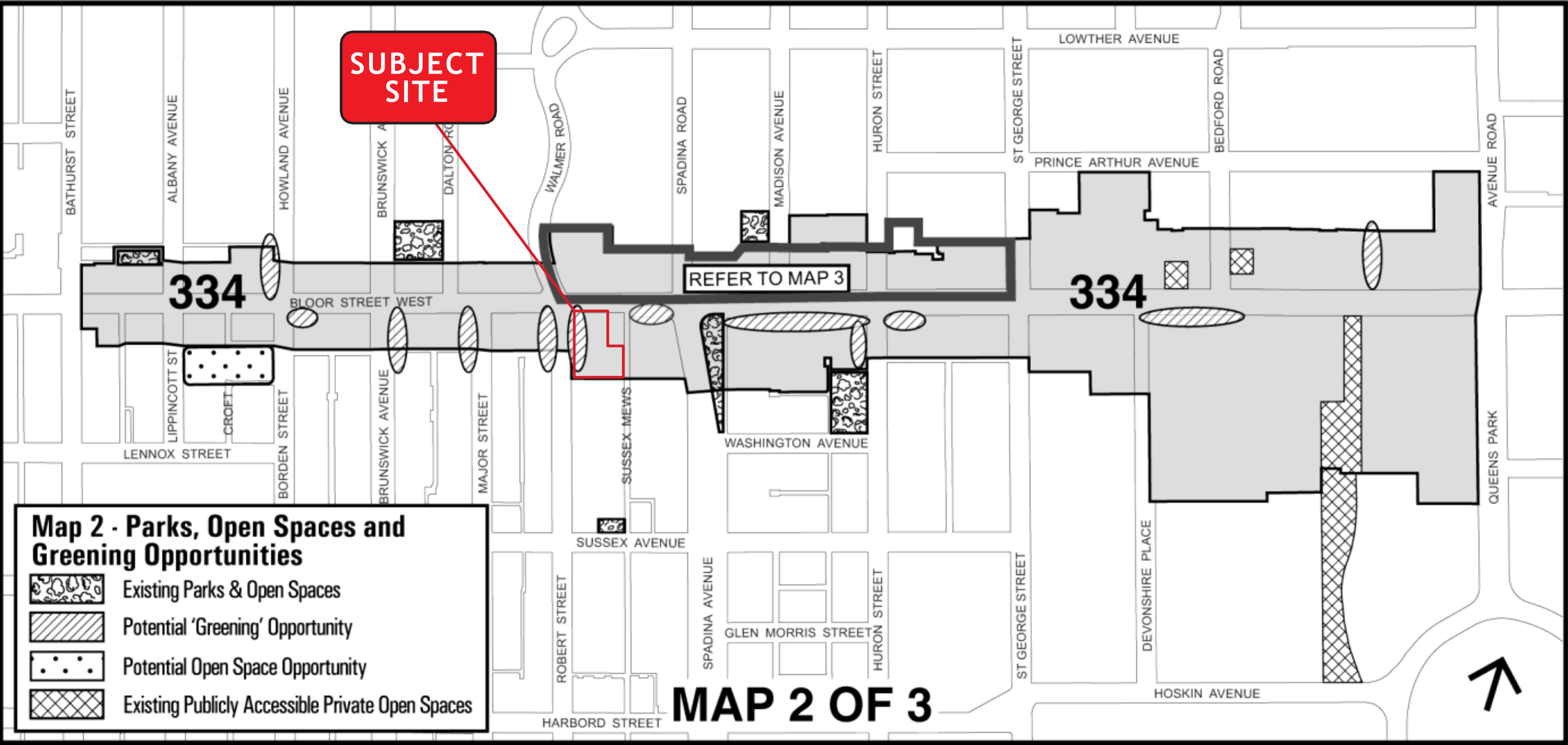


Zoning By-law 569-2013



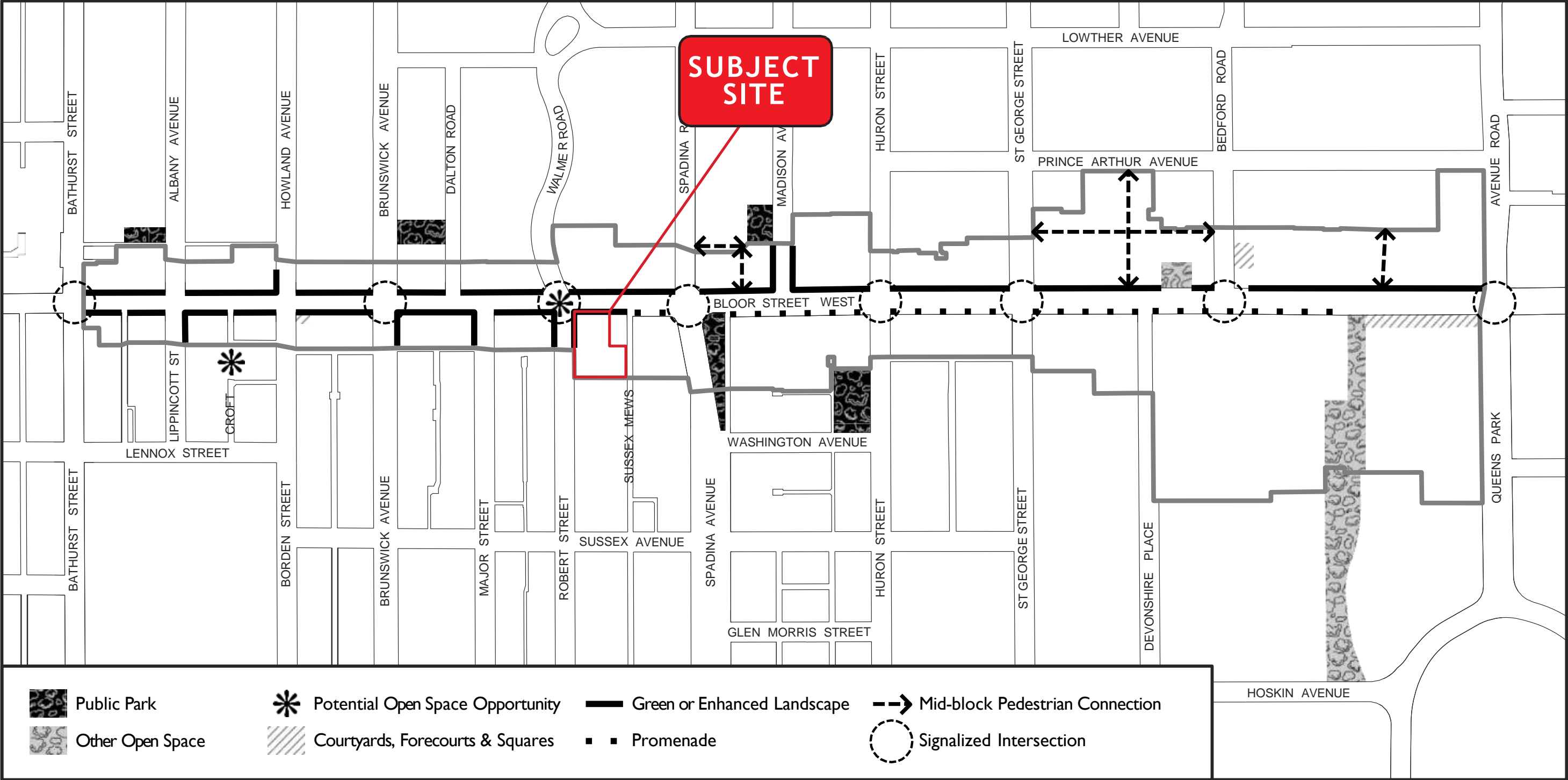
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OPA 365 Not Yet In Force



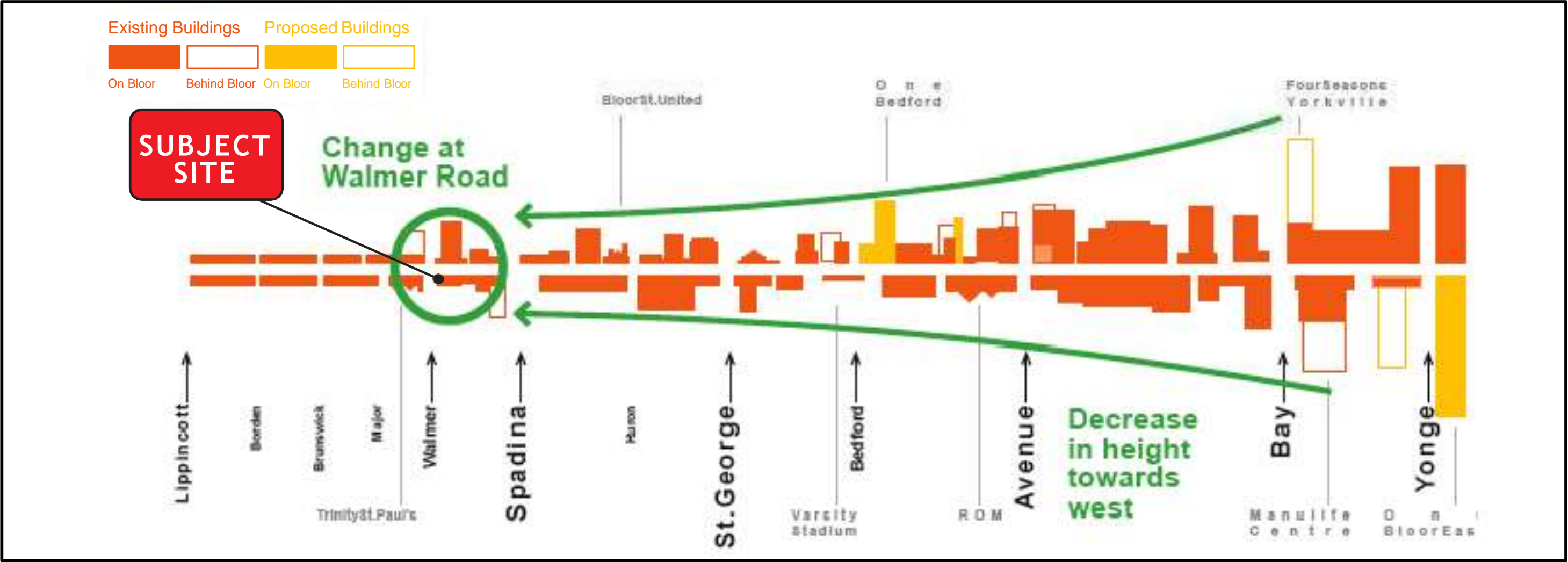
Bloor Corridor Visioning Study

Figure 10 Open Space Network

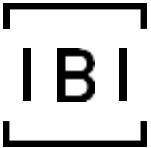
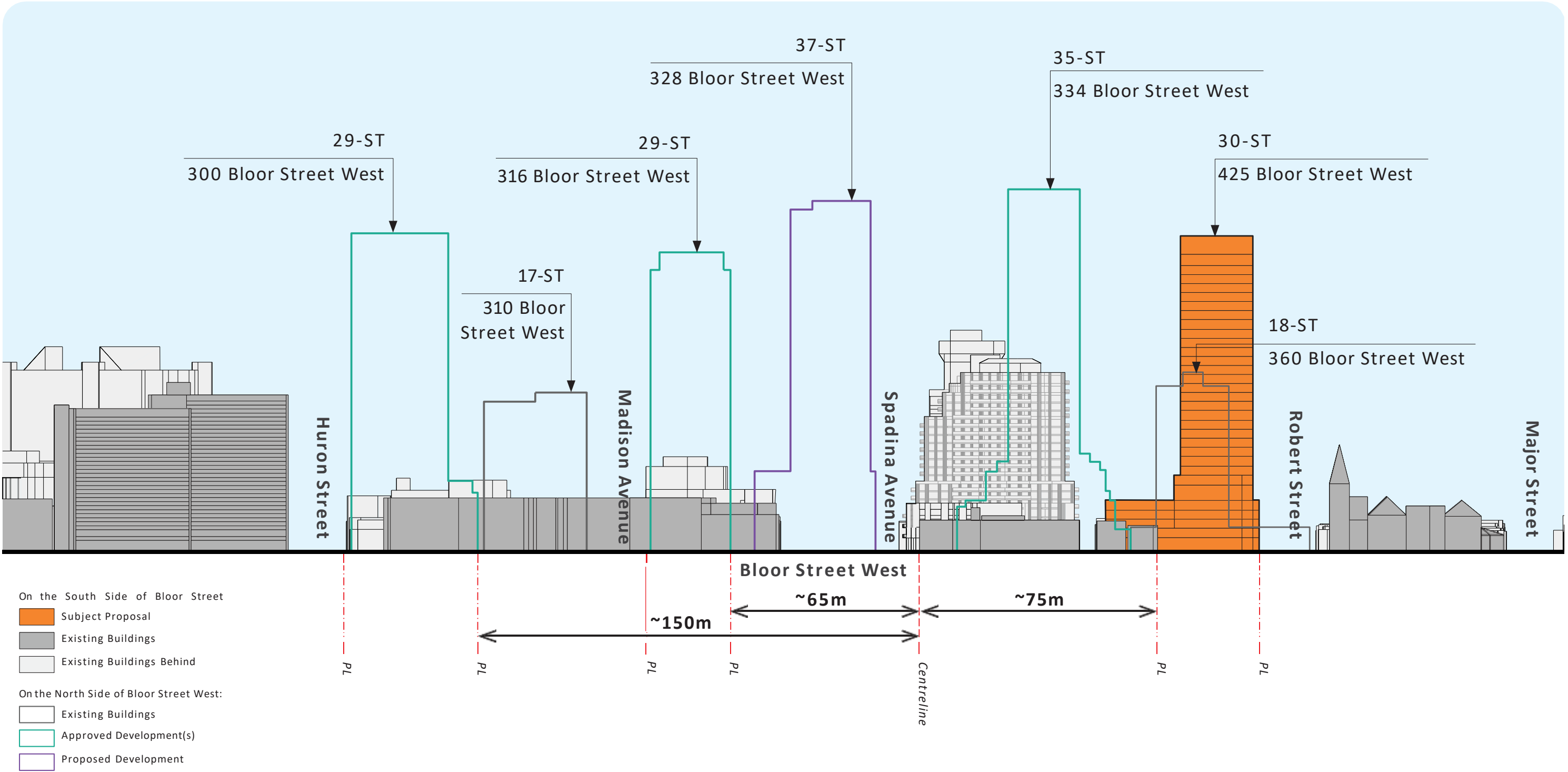


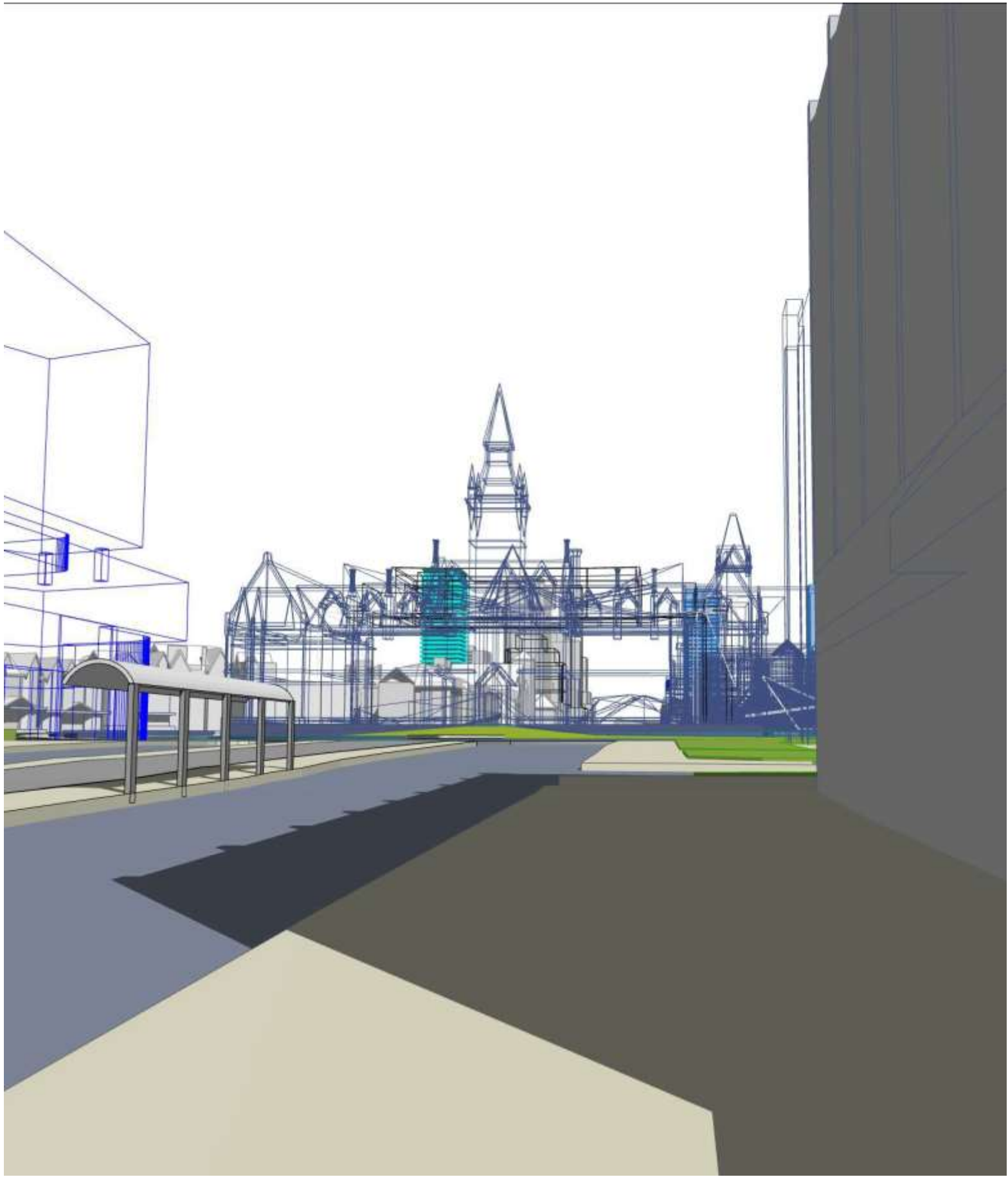
Bloor Corridor Visioning Study

Figure 15 General Pattern of Building Heights



Street Elevation Along Bloor Street West Looking South

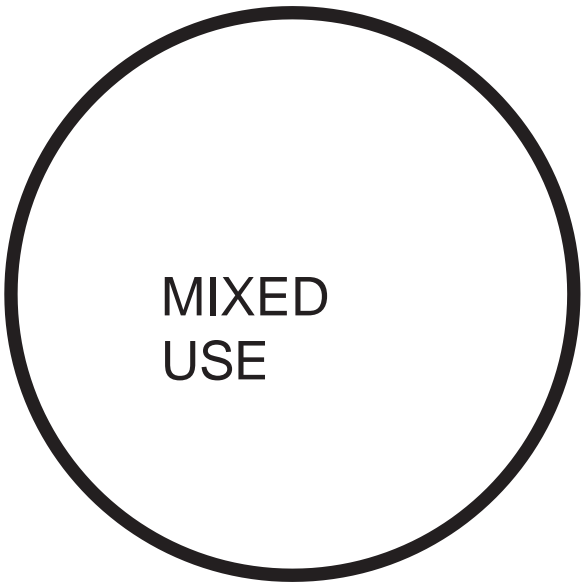
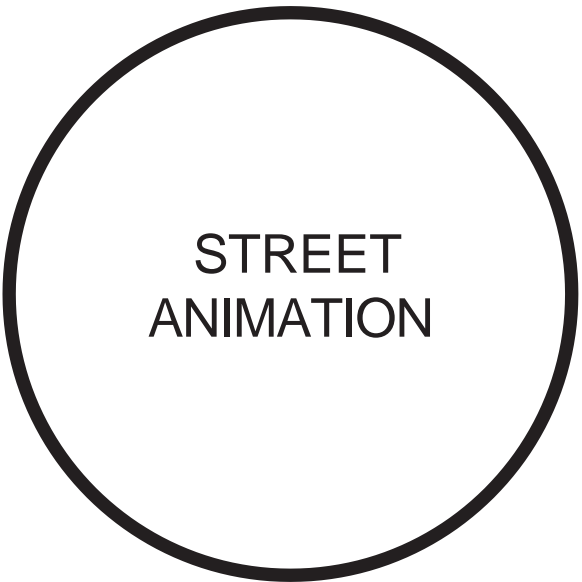
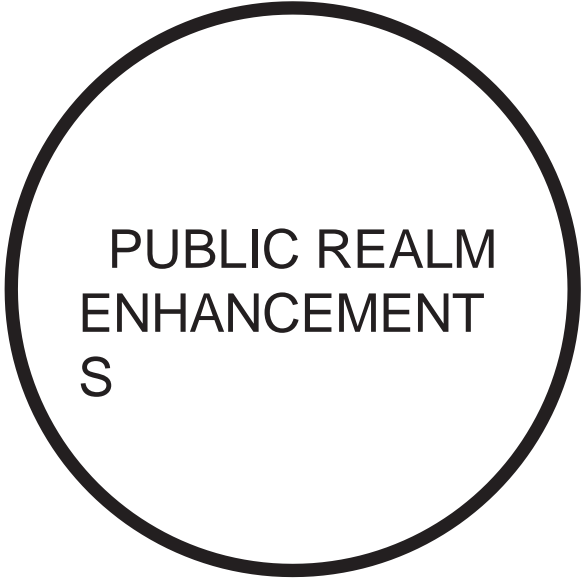
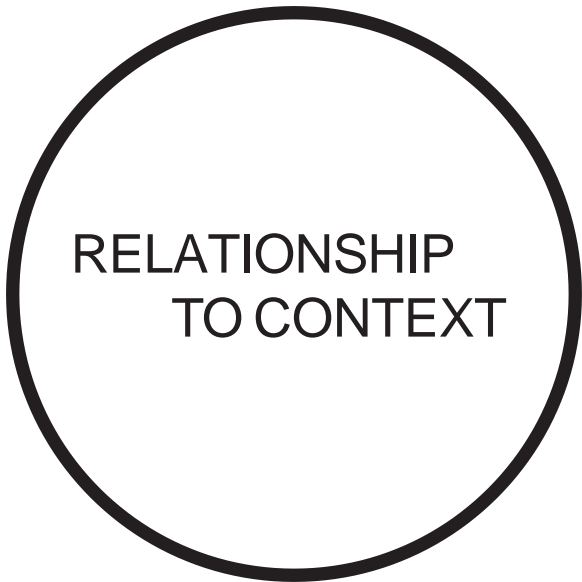


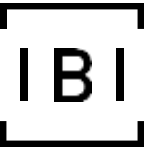
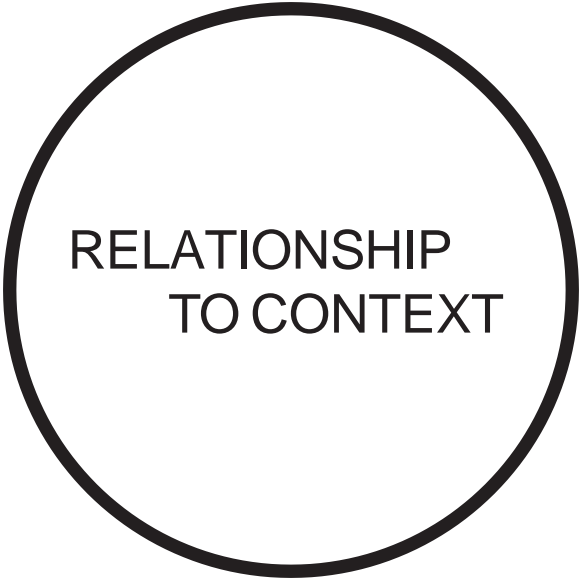


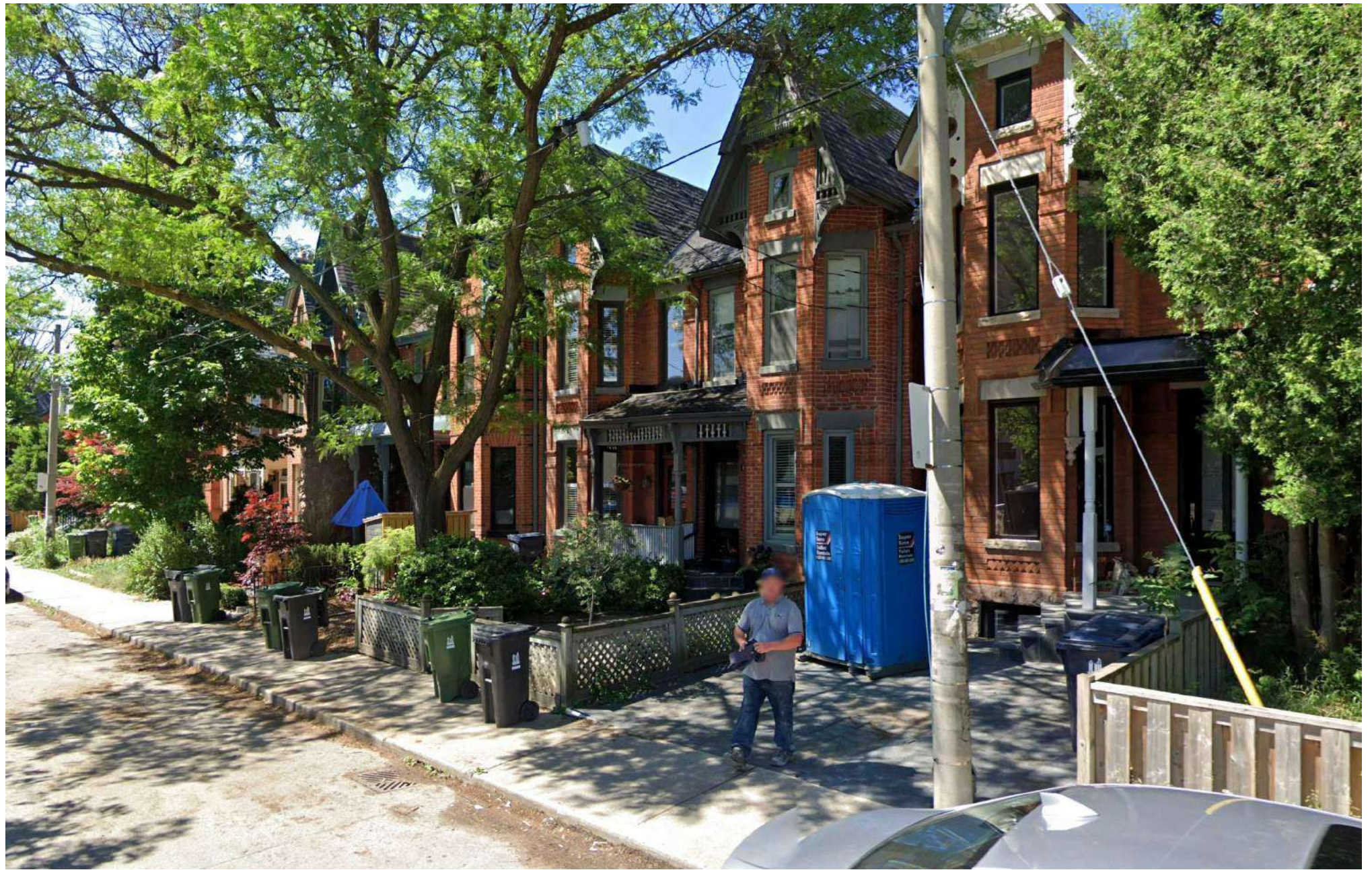
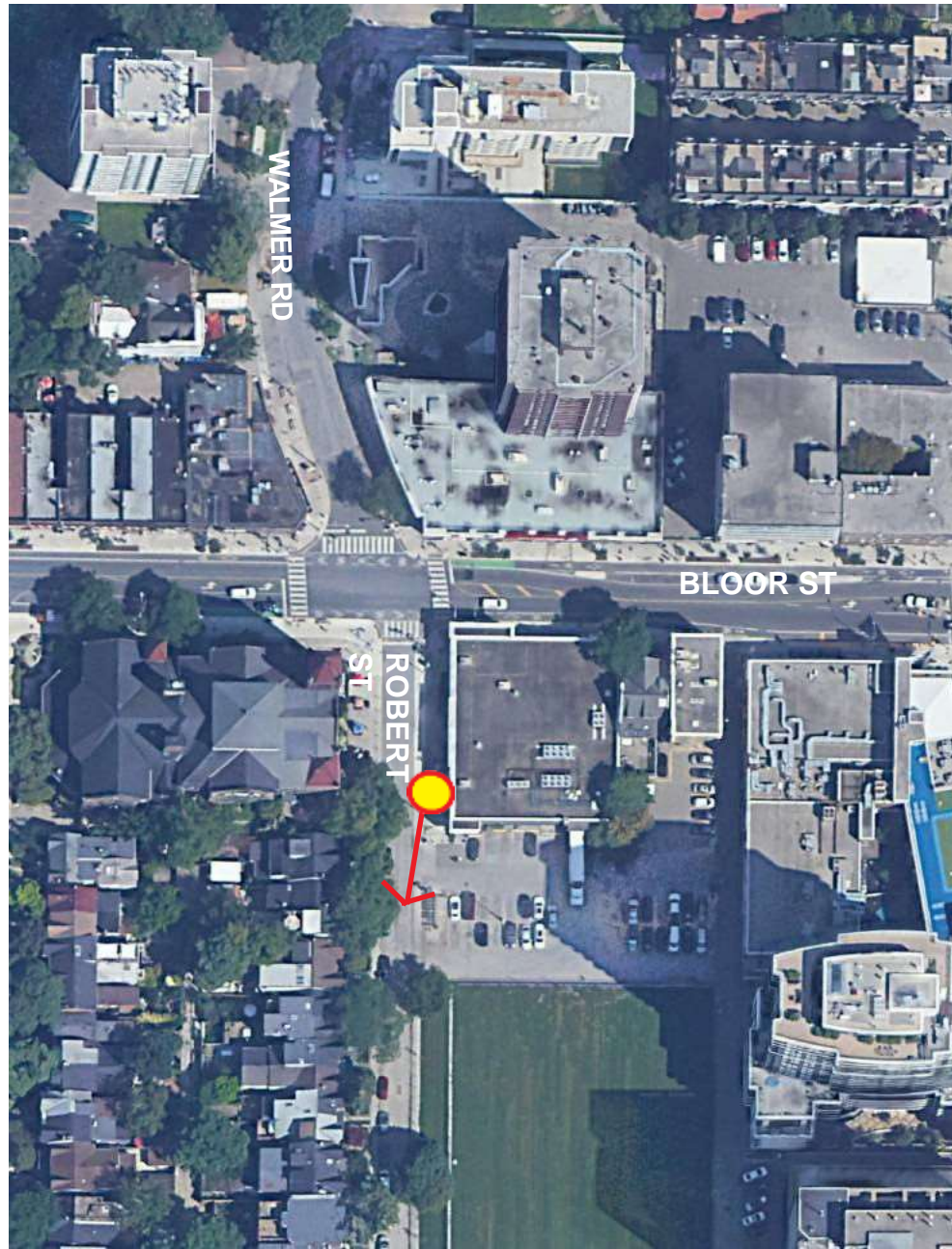
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DESIGN PRINCIPLES

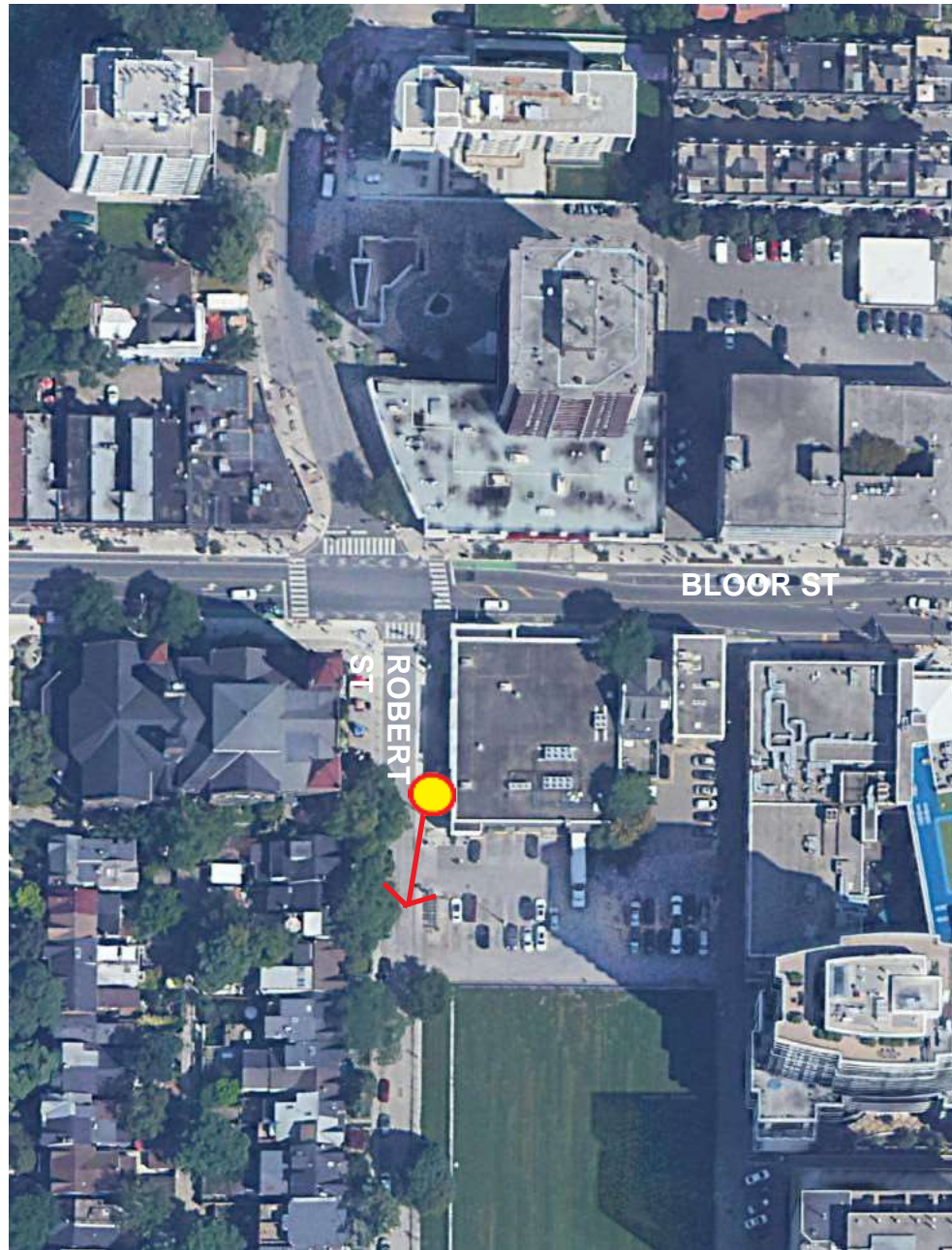






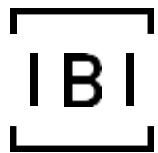
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RELATIONSHIP TO CONTEXT | LOOKING SOUTH-WEST ON ROBERT ST



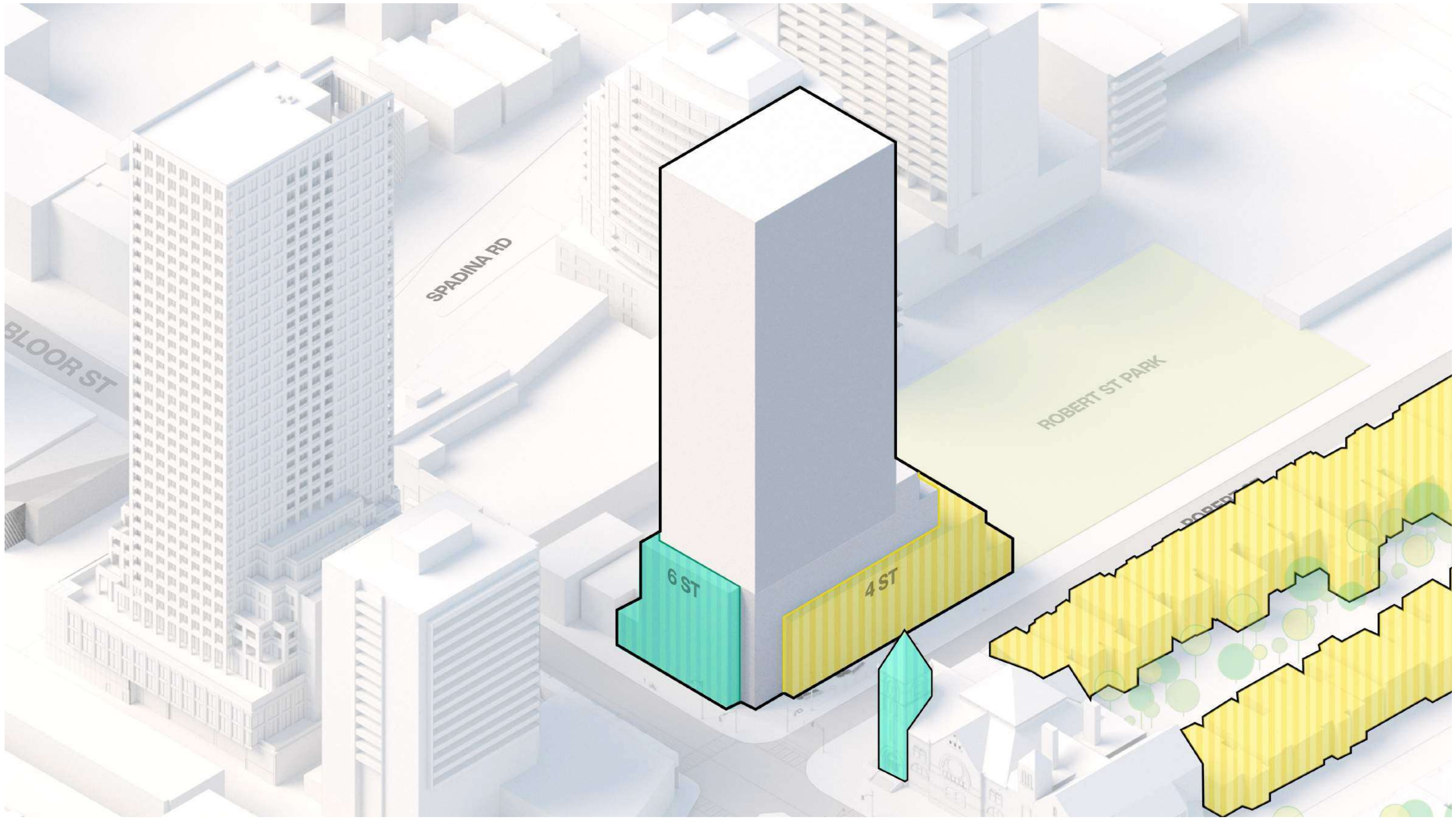
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RELATIONSHIP TO CONTEXT | LOOKING SOUTH-WEST ON ROBERT ST



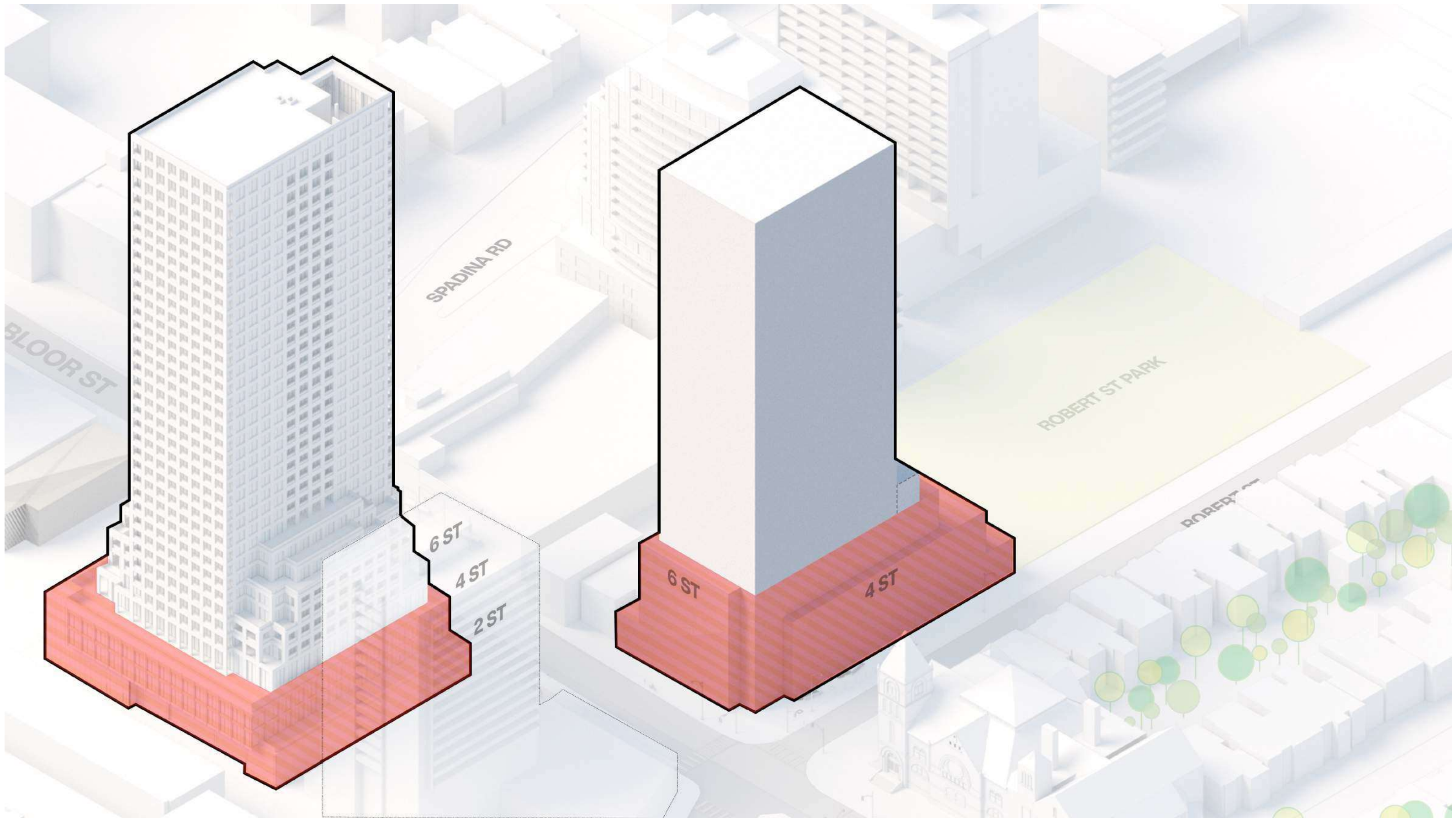
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RELATIONSHIP TO CONTEXT | LOOKING SOUTH-WEST ON BLOOR



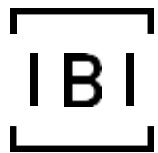
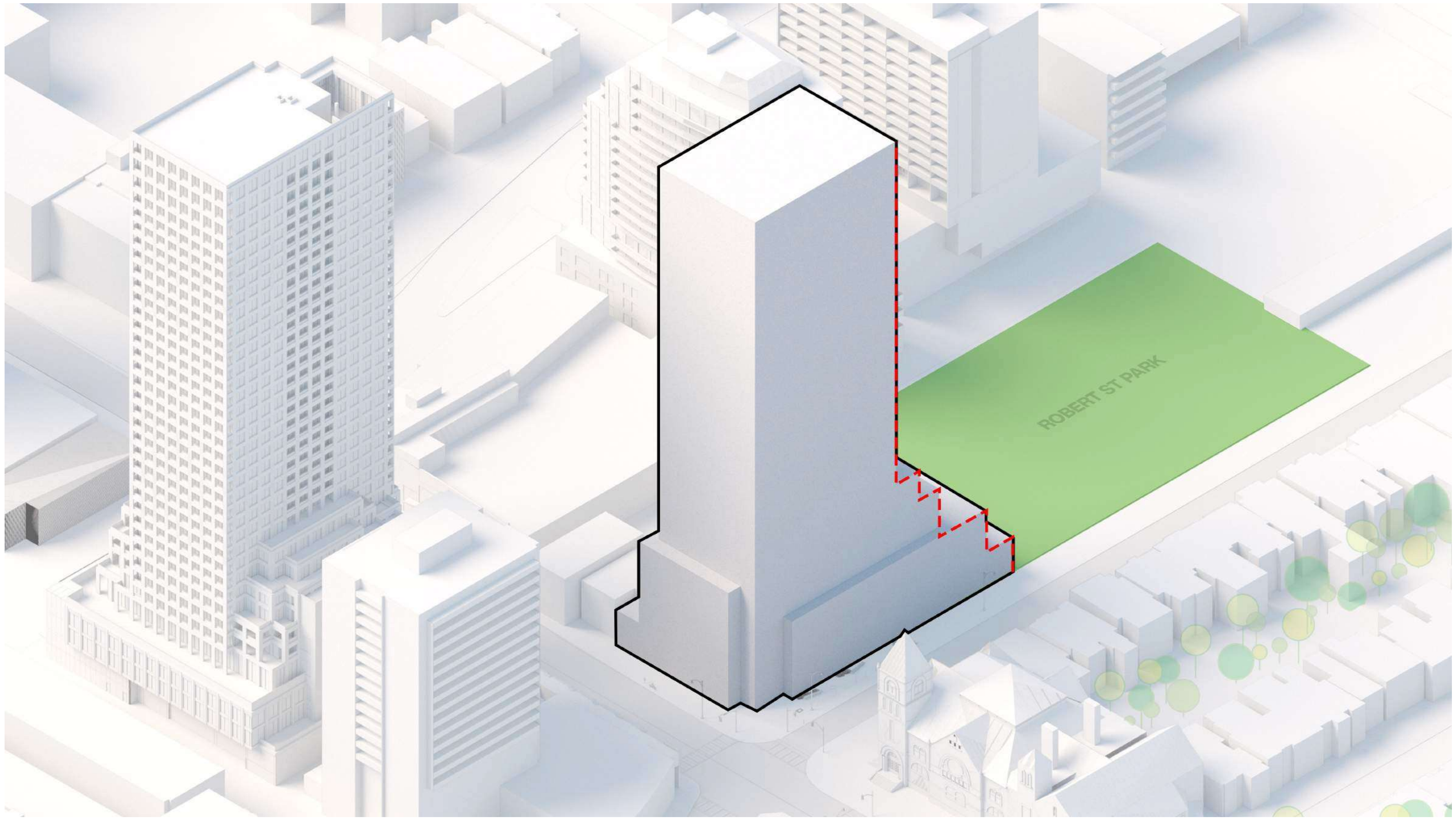
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RELATIONSHIP TO CONTEXT | RELATING TO EXISTING CONTEXT



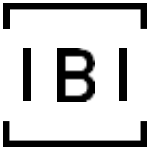
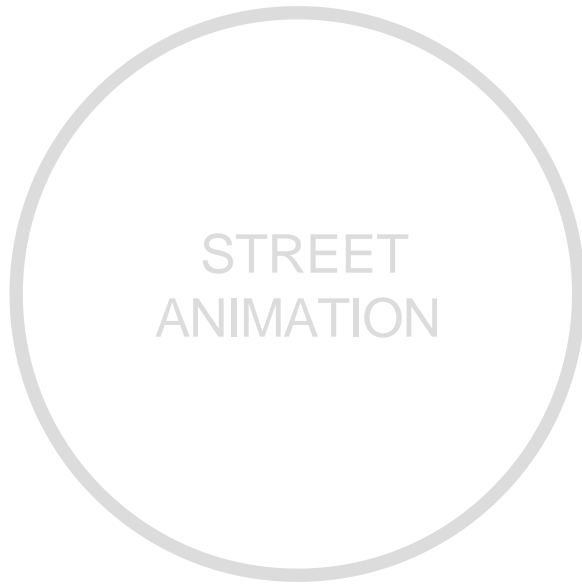
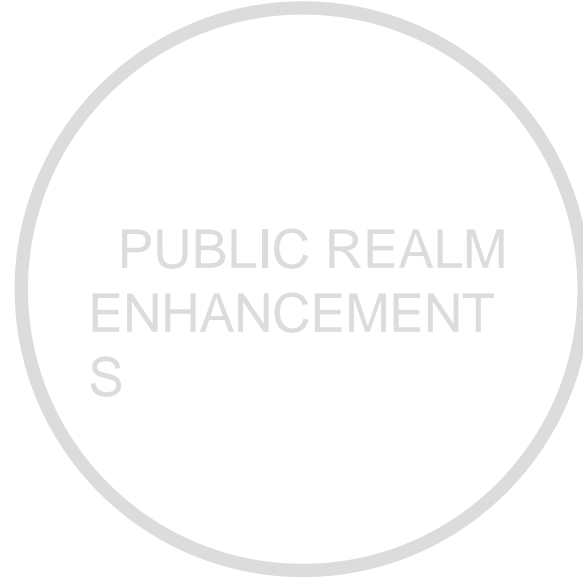
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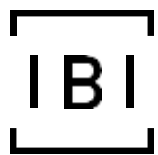
RELATIONSHIP TO CONTEXT | RELATING TO EMERGING CONTEXT



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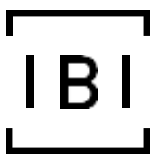
RELATIONSHIP TO CONTEXT | STEPPING TO OPEN SPACE





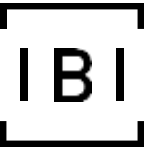
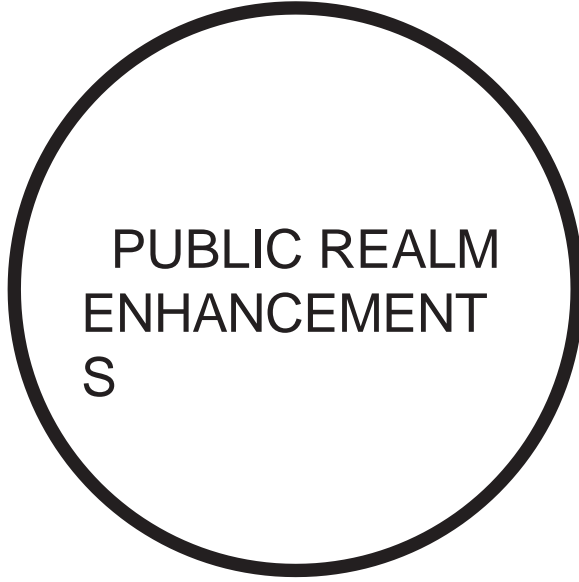
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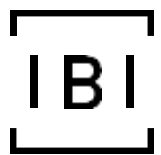
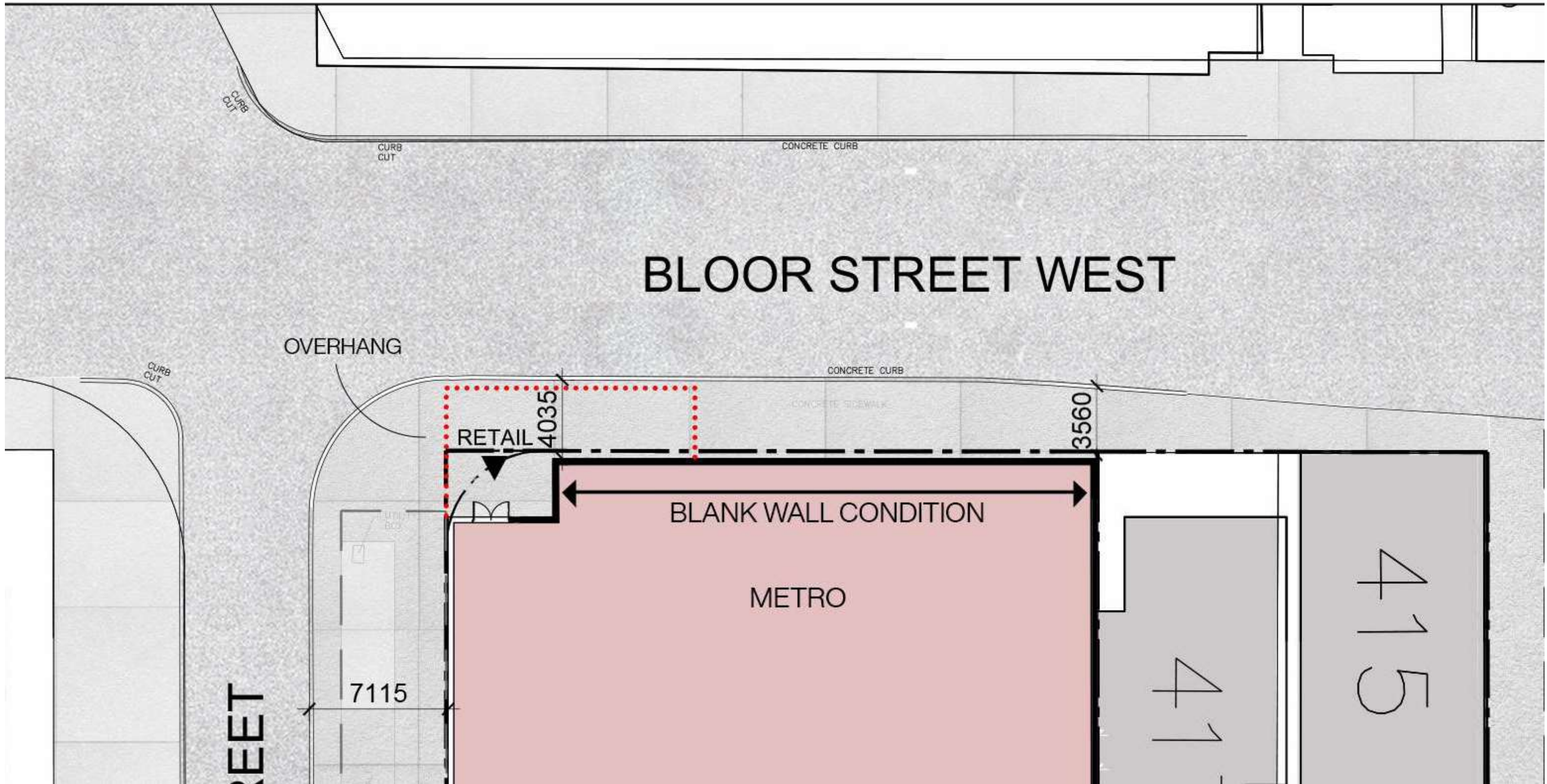
NEIGHBOURHOOD CHARACTER | TRINITY ST. PAUL'S CHURCH

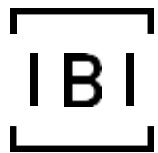
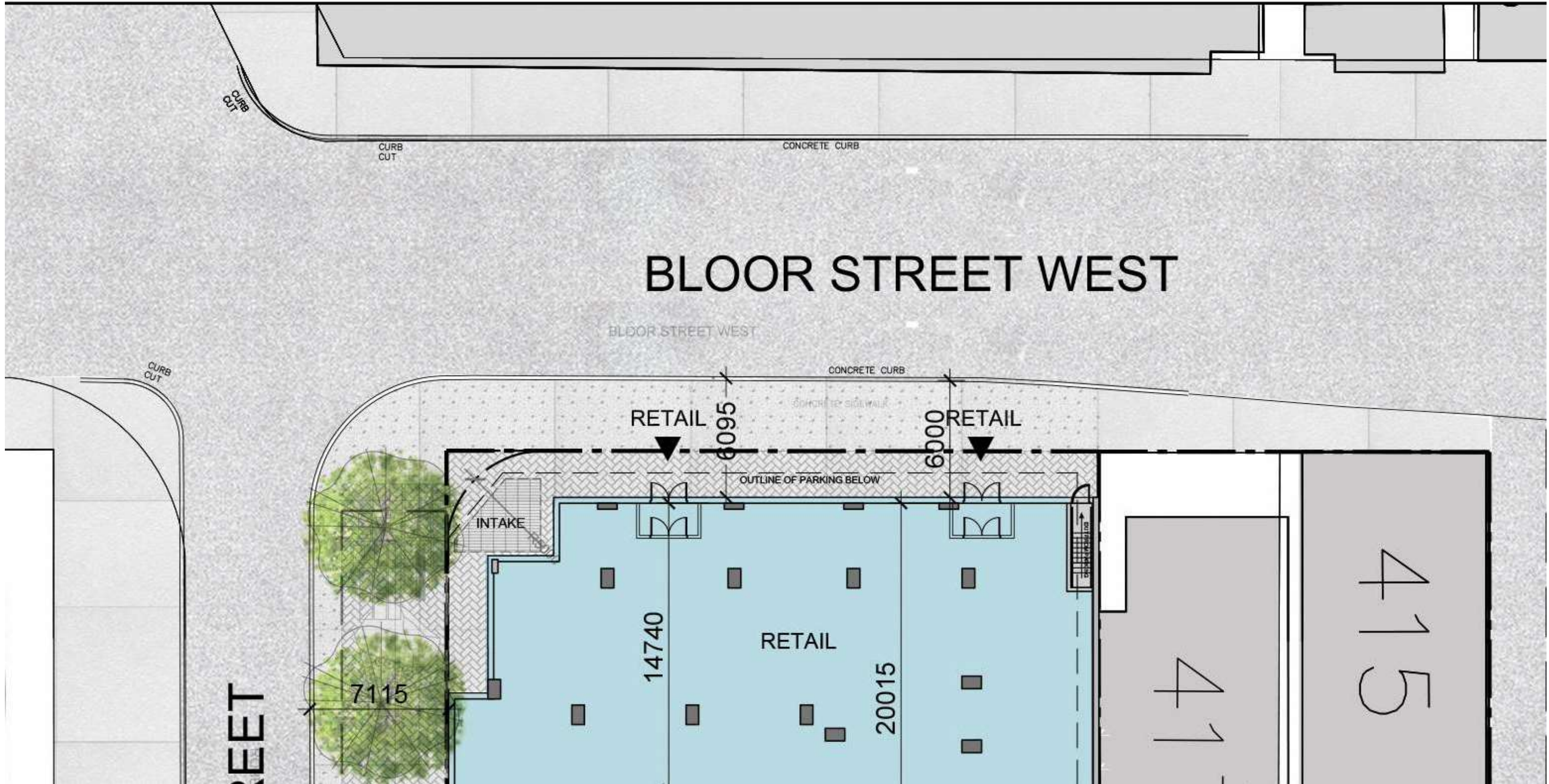


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NEIGHBOURHOOD CHARACTER | ANNEX ARCHITECTURE RESIDENTIAL







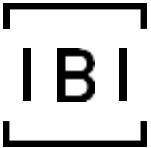
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PUBLIC REALM ENHANCEMENTS | PROPOSED CONDITION



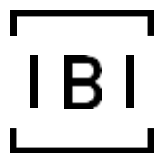
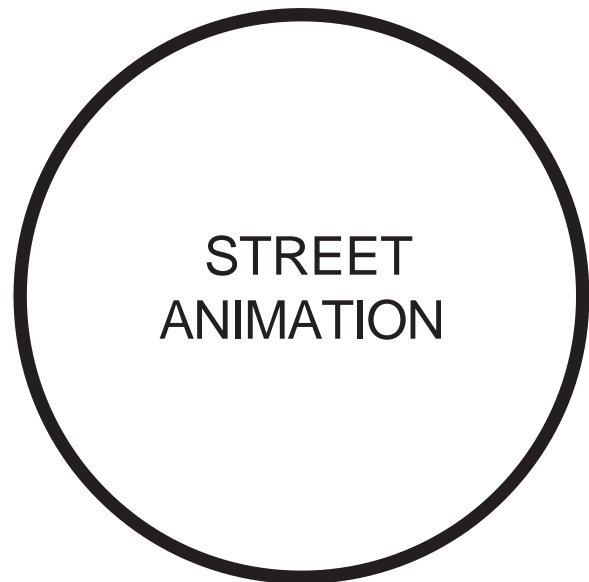
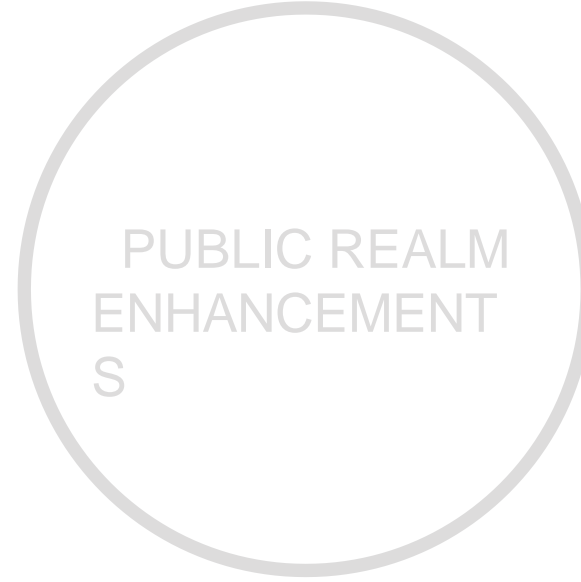
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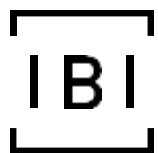
PUBLIC REALM ENHANCEMENTS | BIA PARKETTE - EXISTING CONDITION



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PUBLIC REALM ENHANCEMENTS | BIA PARKETTE - PROPOSED





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STREET ANIMATION | STREET RENDER ALONG BLOOR



EXISTING

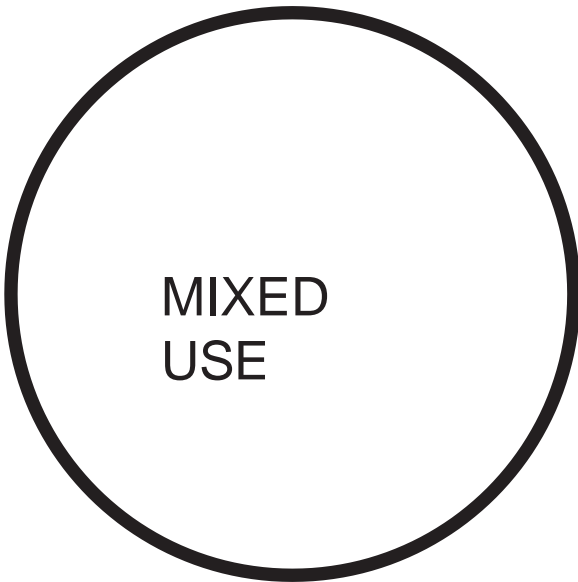


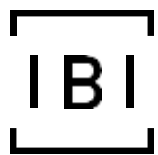
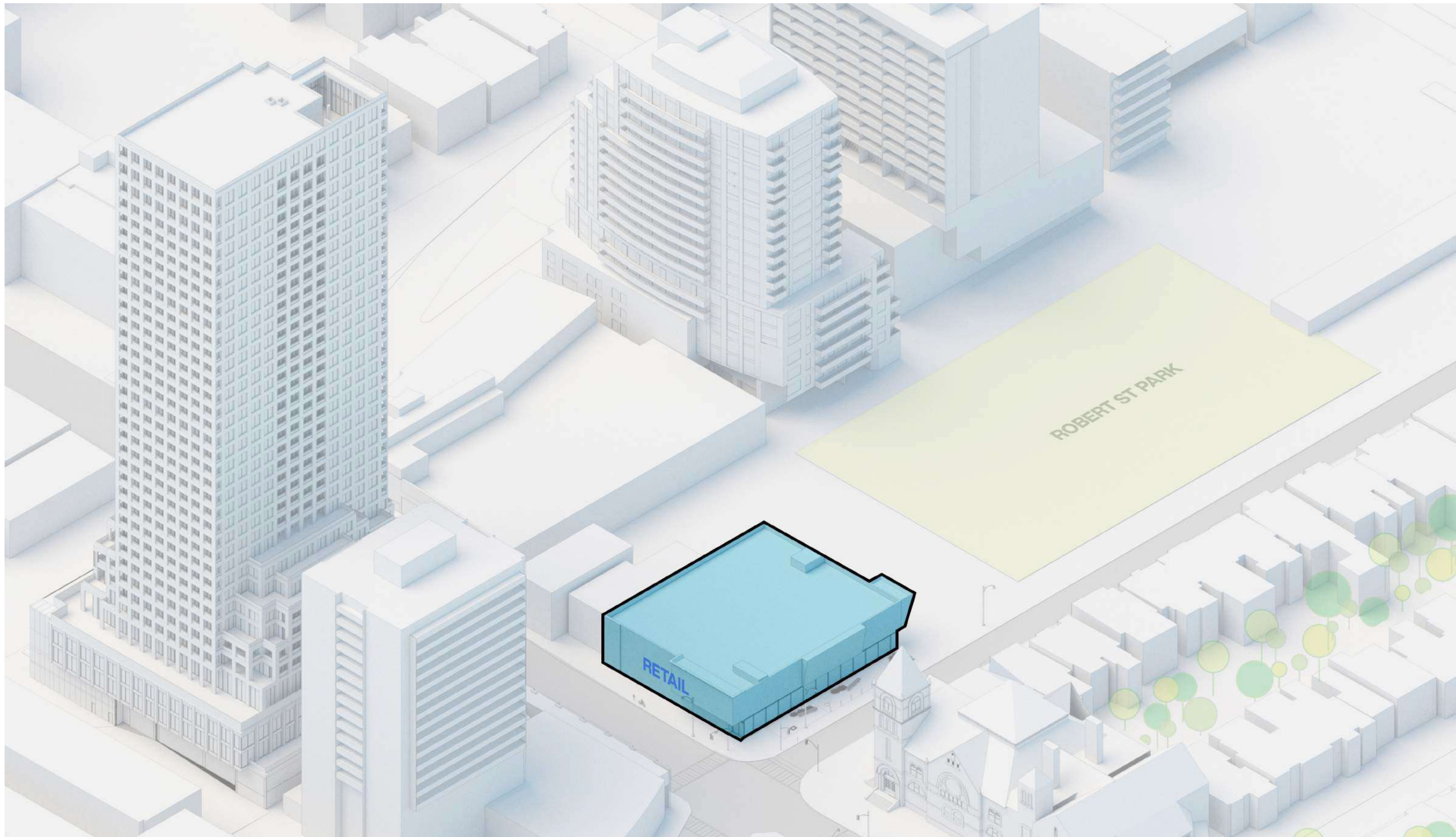
PROPOSED



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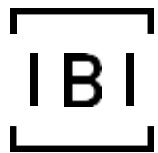
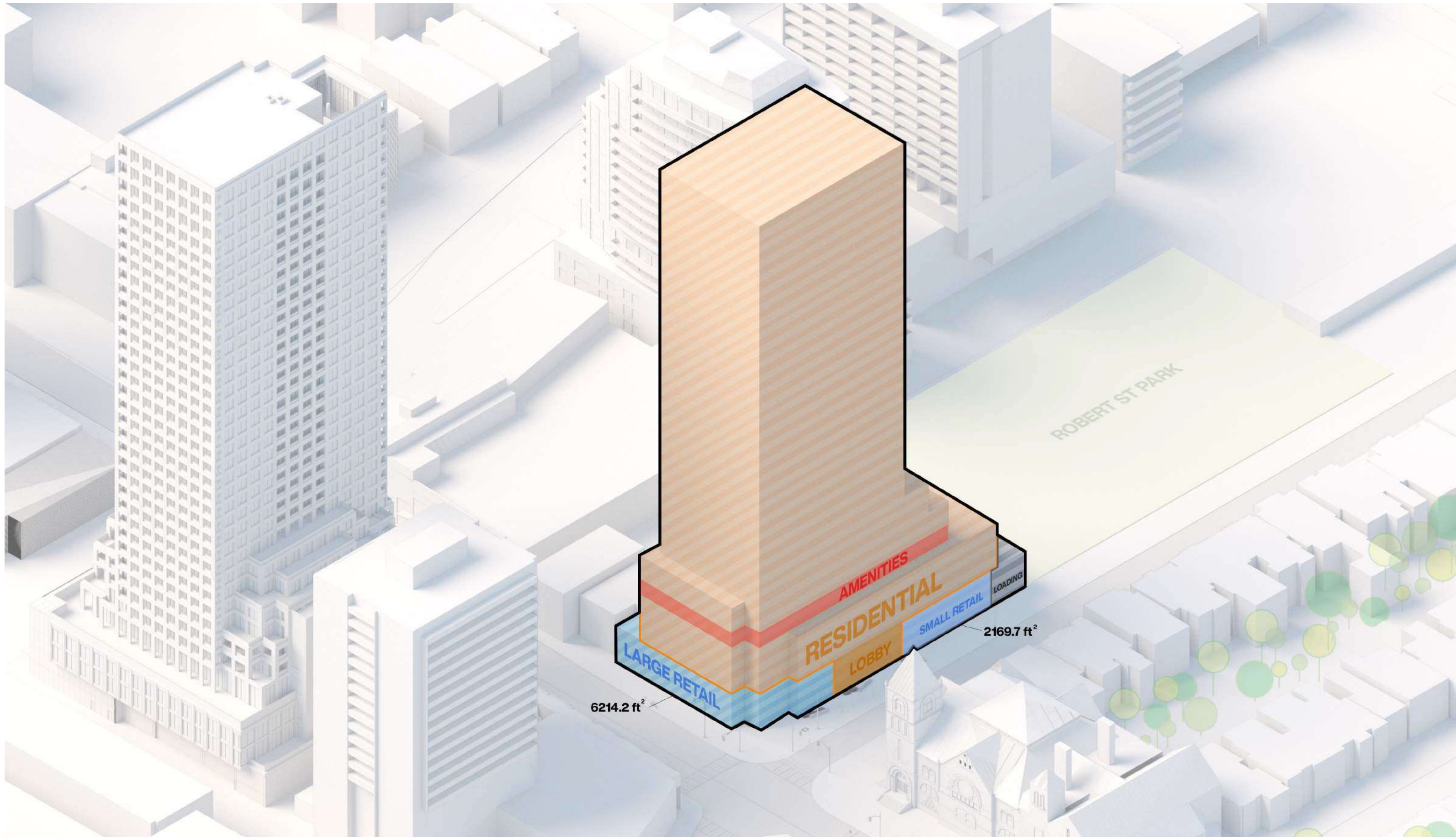
STREET ANIMATION | EXISTING & PROPOSED





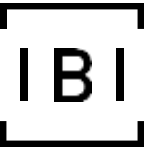
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MIXED USE & DIVERSE RETAIL | EXISTING 'SINGLE USE'



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MIXED USE & DIVERSE RETAIL | MASSING DIAGRAM



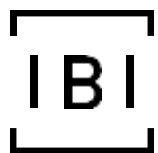


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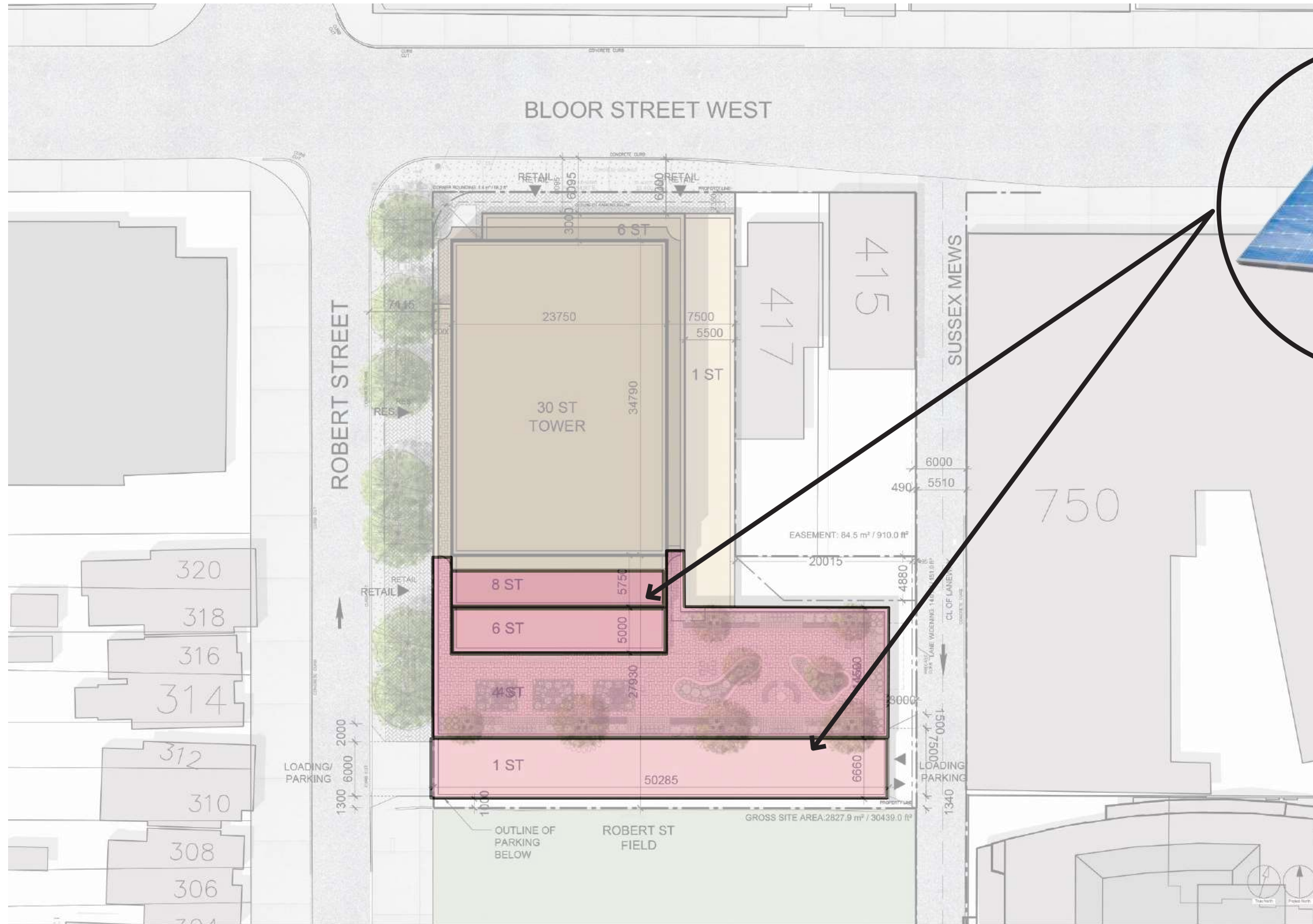


POTENTIAL FOR GEOTHERMAL ON NEIGHBOURING LANDS

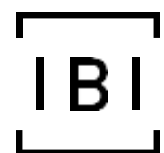


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SUSTAINABILITY | GEOTHERMAL



LONG SOUTHERN FACADES & ROOFSCAPES - INCREASED OPPORTUNITY FOR PV ENERGY



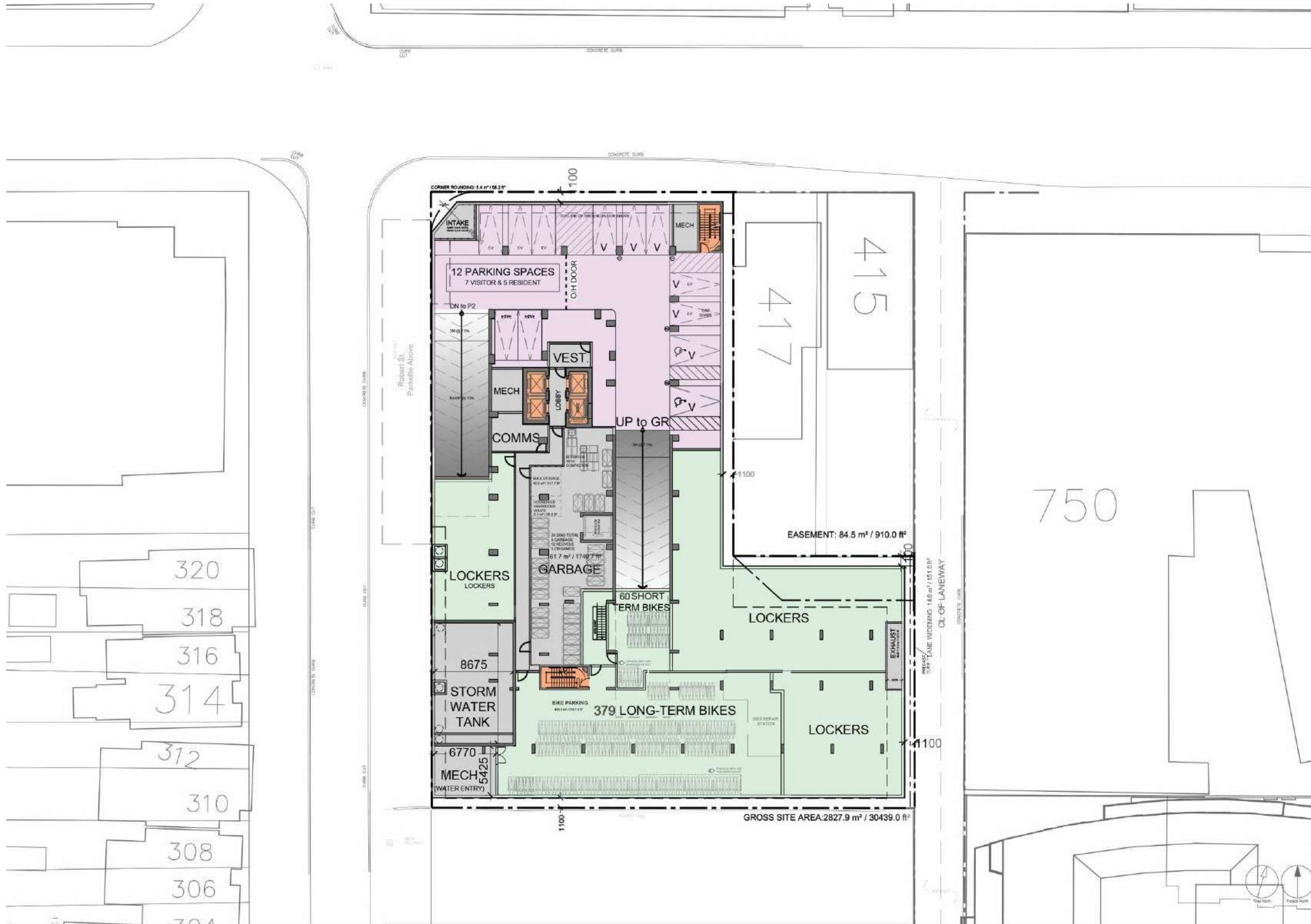
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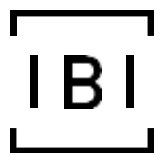
SUSTAINABILITY | PV PANELS

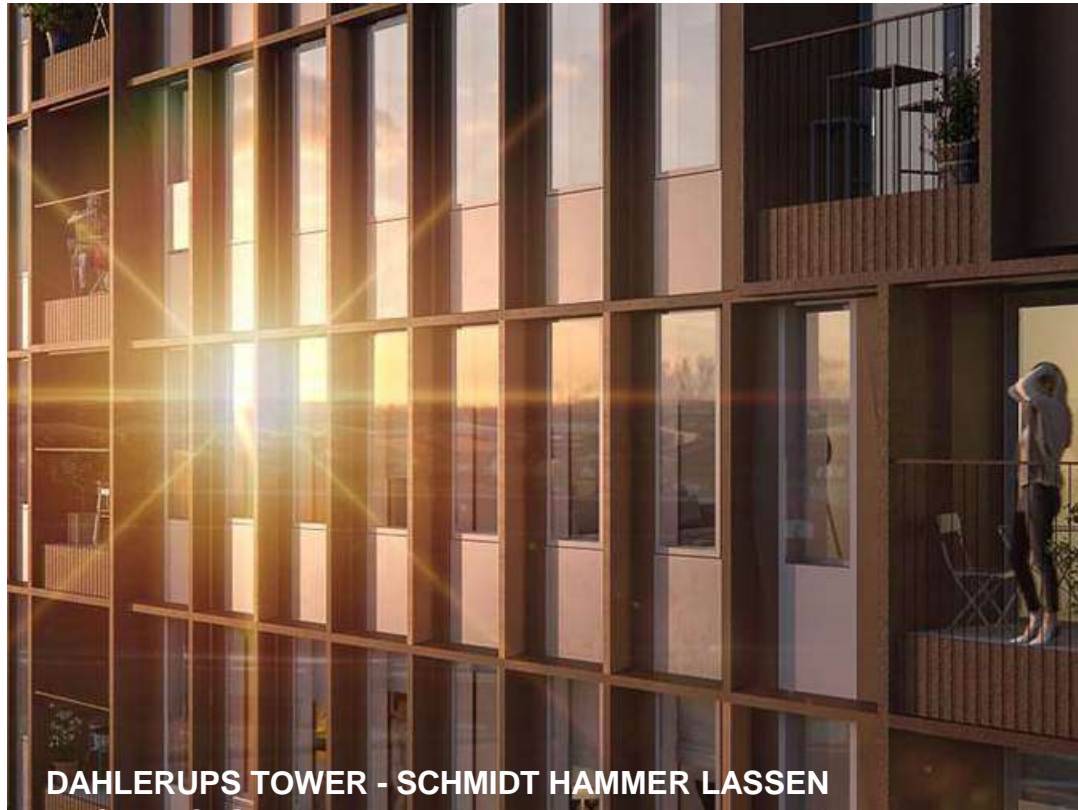


DESIGN









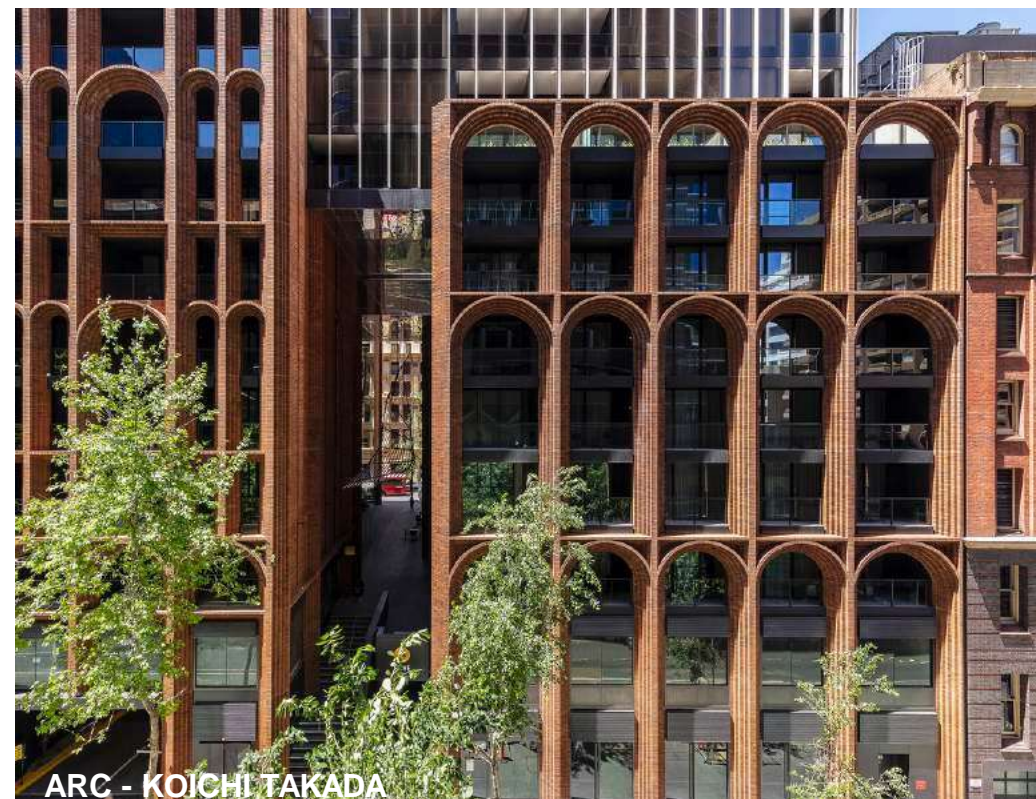
DAHLEUPUS TOWER - SCHMIDT HAMMER LASSEN



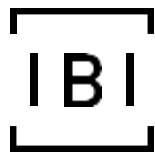
DAHLEUPUS TOWER - SCHMIDT HAMMER LASSEN



LUNA - LUCA

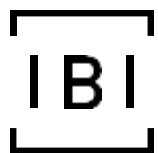


ARC - KOICHI TAKADA



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VISUALIZATIONS | NORTH WEST VIEW



425 BLOOR ST W
COMMUNITY MEETING
PROJECT NO: 138025
APRIL 2023

VISUALIZATIONS | NORTH WEST- PODIUM



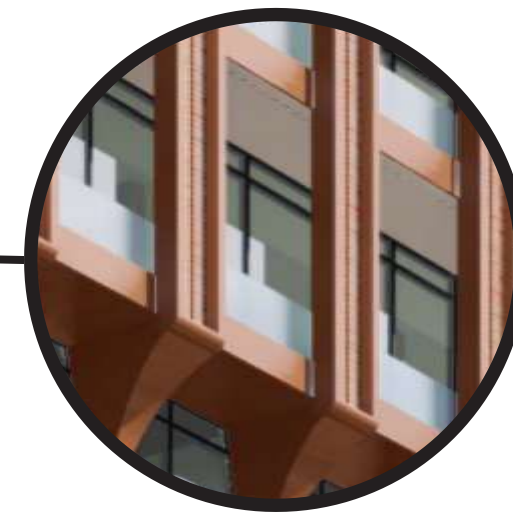
WARM-TONE METAL PANEL



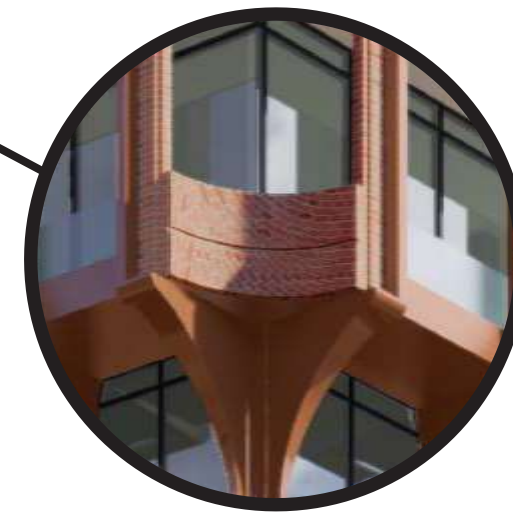
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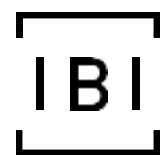
BRICK OR PRECAST



WARM-TONE METAL PANEL



BRICK OR PRECAST



425 BLOOR ST W
COMMUNITY MEETING
PROJECT NO: 138025
APRIL 2023

VISUALIZATIONS | MATERIAL BOARD



THANK YOU!
ENGAGE WITH US AT:
<https://www.425bloorstreetwest.com>



425 BLOOR ST W
COMMUNITY MEETING
PROJECT NO: 138025
APRIL 2023

SITE STATISTICS - 425 BLOOR

MUNICIPAL ADDRESS GROSS	425 BLOOR ST W	
SITE AREA NET	2,827.9 m ²	
SITE AREA	2,808.5 m ²	
BUILDING HEIGHT		
STOREY		30
METRES (TOP OF LAST RES. FLOOR) METRES (INCL. MPH ROOF)	97.80 m ²	103.80 m ²
GFA		
GFA RESIDENTIAL	27, 787 m ²	
GFA NON RESIDENTIAL (RETAIL)	1444 m ²	
GFA TOTAL	29,230 m ²	
FSI	10.41	
UNIT BREAKDOWN		
STUDIO	79	18.9%
1B	60	14.4%
1B+ D	169	40.4%
2B	67	16.0 %
3B	43	
TOTAL MARKET UNITS	418	10.3 %
CONVERTIBLE UNITS		100.0 %
CONVERTIBLE UNITS SUITES		TOTAL = 42
TOTAL 2BR + 3BR + CONVERTIBLE UNITS =	152	40.4%

RESIDENTIAL AMENITY		(REQUIRED)	(PROVIDED)
INDOOR	836 (2.0 m ² /SUITE)		836 m ²
OUTDOOR			618 m ²
AMENITY	836 (2.0 m ² /SUITE)		1,454 m ²
TOTAL		1,672 m ²	
PARKING			
RESIDENTIAL		58 SPACES	
PARKING VISITOR		7 SPACES	
PARKING TOTAL		65 SPACES	
EV SPACES			
RESIDENTIAL		58 SPACES	
PARKING VISITOR		2 SPACES	
PARKING TOTAL		60 SPACES	
ACCESSIBLE PARKING			
RESIDENTIAL		7 SPACES	
PARKING VISITOR		2 SPACES	
PARKING TOTAL		9 SPACES	
BICYCLE PARKING			
LONG-TERM RESIDENTIAL	376 (0.9 SPACES/SUITE)		376 SPACES
SHORT-TERM RESIDENTIAL	42 (0.1 SPACES/SUITE)		60 SPACES
LONG-TERM RETAIL	3 (0.2 SPACES/100sm)		3 SPACES
SHORT-TERM RETAIL	8 (3+ 0.3 SPACES/SUITE)		8 SPACES
ADDITIONAL SHORT-TERM TOTAL	10 SPACES		10 SPACES
		439	
E-BIKE INFRASTRUCTURE (120V OUTLET)			439
15% OF TOTAL STALLS	66		
STALLS			

Shadow Study

425 Bloor Street West
City Of Toronto

Prepared For
425 Bloor West GP Inc.

August 2022

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Shadow Analysis
March 21st

Existing Context



Proposed Context



Legend

- Subject Site
- Proposed Development
- Shadow Cast by Proposed Development
- Shadow Cast by AOR Massing
- Approved Developments (Not Yet Built)
- Developments Under Construction
- Parks
- Existing Buildings
- Designated Heritage Buildings
- Shadows Cast by Existing, Heritage, Approved and Under Construction Buildings



Existing Context



Proposed Context



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Existing Context



Proposed Context



Legend

- Subject Site

Proposed Development

Shadow Cast by Proposed Development

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Shadows Cast by Existing, Heritage, Approved and Under Construction Buildings



Existing Context



Proposed Context



Legend

- | | | |
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Existing Context



Proposed Context



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Existing Context



Proposed Context



Legend

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Existing Context



Proposed Context



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March 21st

5:18pm

Existing Context



Proposed Context



Legend

- | | | |
|-------------------------------------|---------------------------------------|---|
| Subject Site | Approved Developments (Not Yet Built) | Existing Buildings |
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March 21st

6:18pm

Existing Context



Proposed Context



Legend

- | | | |
|-------------------------------------|---------------------------------------|---|
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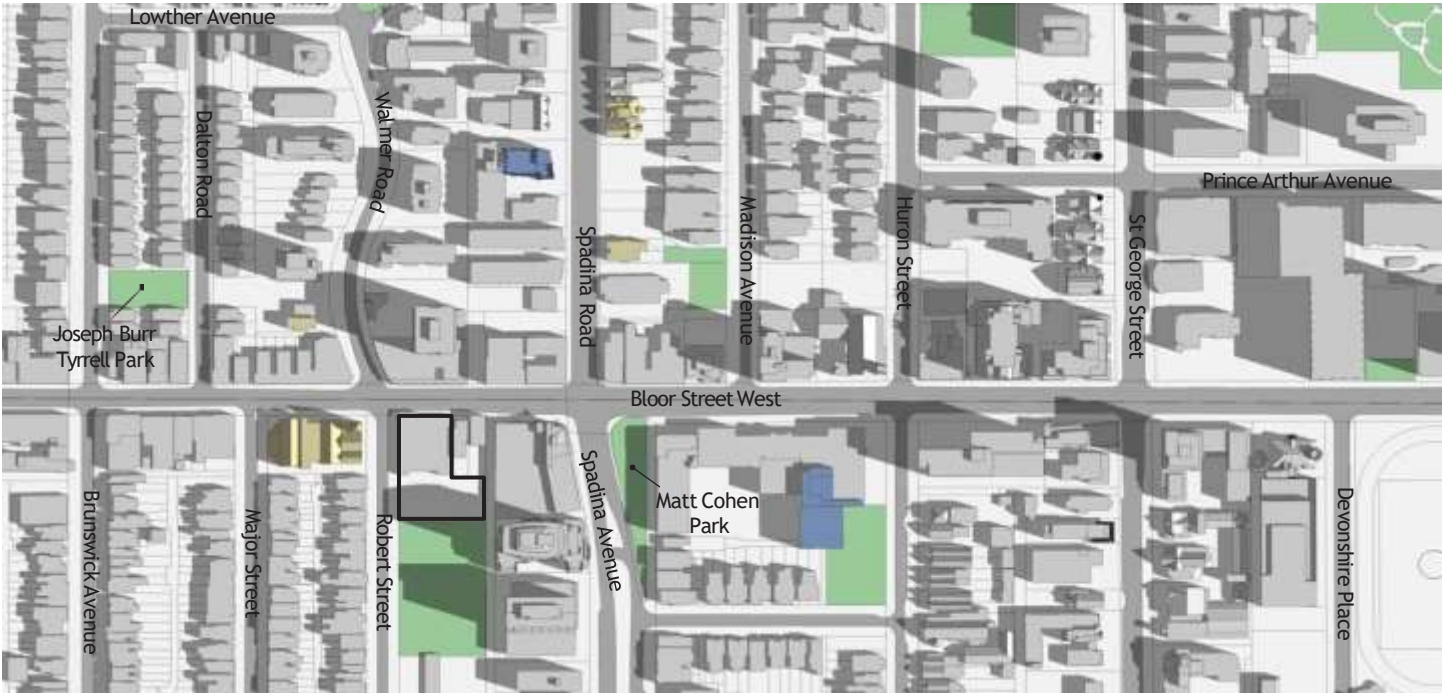
3

Shadow Analysis
June 21st

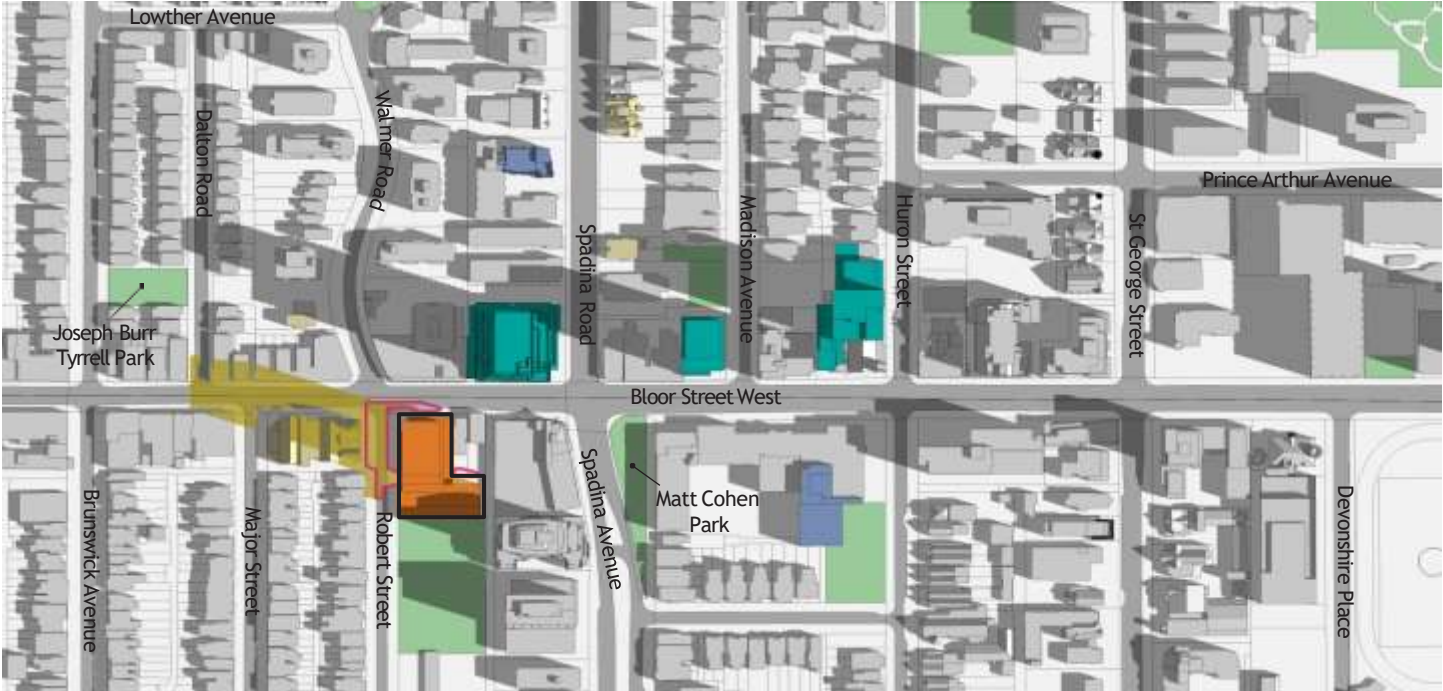
June 21st

9:18am











Existing Context



Proposed Context



Legend

- | | | |
|--|---|---|
|  Subject Site |  Approved Developments (Not Yet Built) |  Existing Buildings |
|  Proposed Development |  Developments Under Construction |  Designated Heritage Buildings |
|  Shadow Cast by Proposed Development |  Parks |  Shadows Cast by Existing, Heritage, Approved and Under Construction Buildings |
|  Shadow Cast by AOR Massing | | |



June 21st

10:18am

Existing Context



Proposed Context



Legend

- | | | |
|-------------------------------------|---------------------------------------|---|
| Subject Site | Approved Developments (Not Yet Built) | Existing Buildings |
| Proposed Development | Developments Under Construction | Designated Heritage Buildings |
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Existing Context





Proposed Context






Legend



-  Subject Site


 Proposed Development


 Shadow Cast by Proposed Development

 Shadow Cast by AOR Massing
-  Approved Developments (Not Yet Built)

 Developments Under Construction

 Parks
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Existing Context



Proposed Context



Legend

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Existing Context



Proposed Context



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Existing Context



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Existing Context



Proposed Context



Legend

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June 21st

4:18pm

Existing Context



Proposed Context



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Existing Context



Proposed Context



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Existing Context



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Shadow Analysis
September 21st

Existing Context



Proposed Context



Legend

- Subject Site

Proposed Development

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Shadow Cast by AOR Massing
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Developments Under Construction

Parks
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Existing Context



Proposed Context



Legend

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Existing Context



Proposed Context

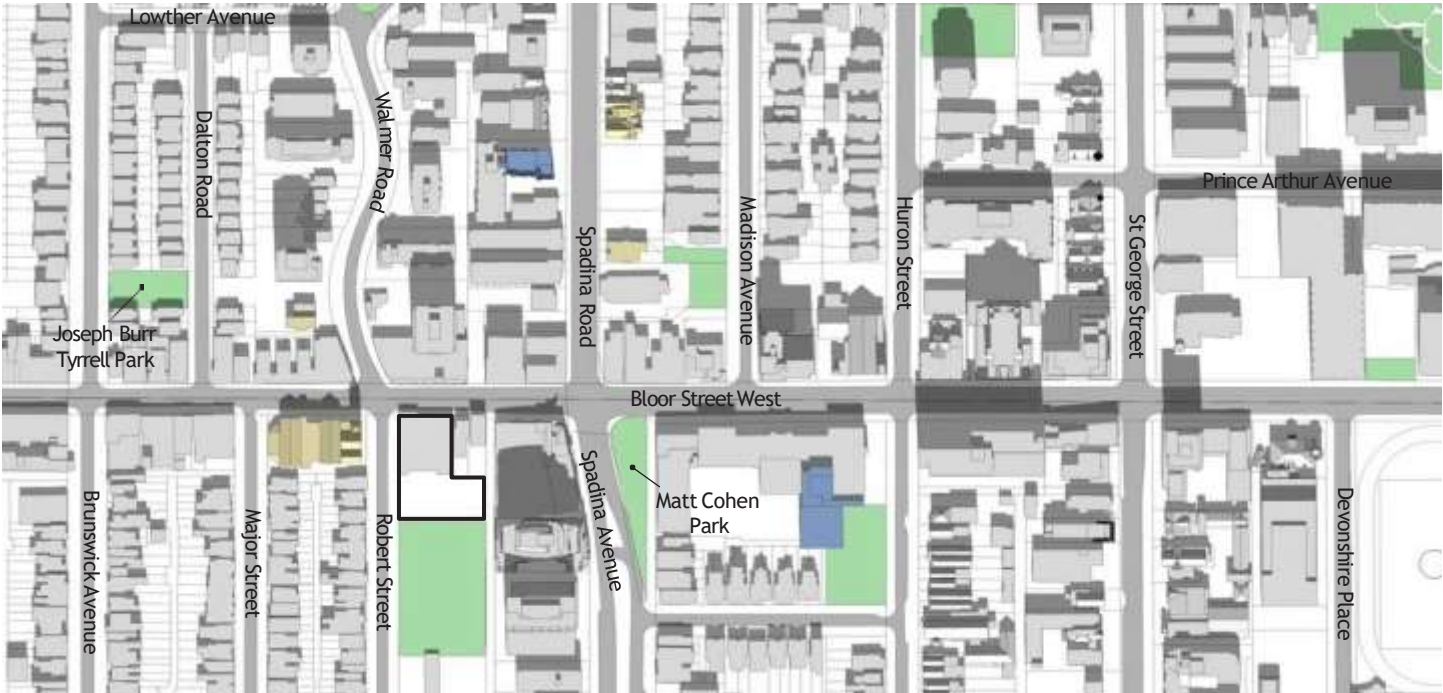


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Existing Context



Proposed Context

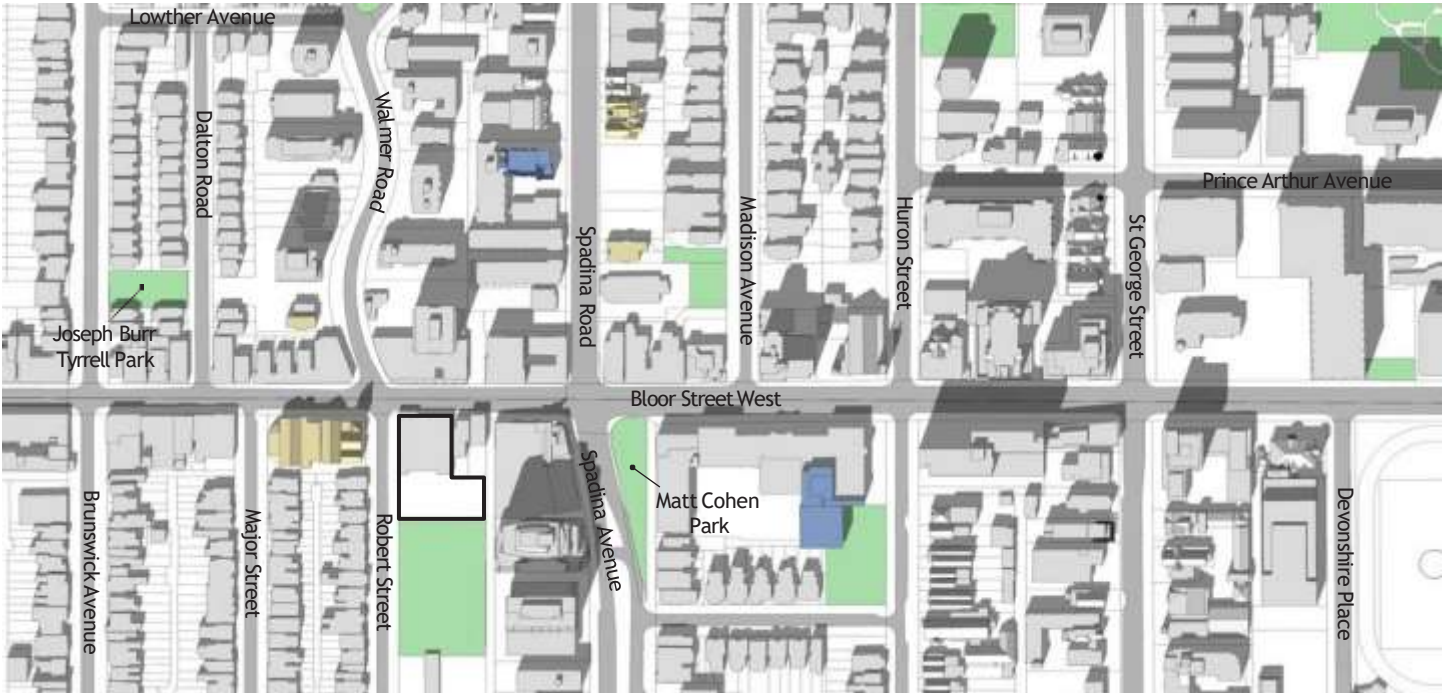


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