



425 BLOOR ST W

WORKING GROUP 1

PROJECT NO: 138025

2023-06-21



AGENDA

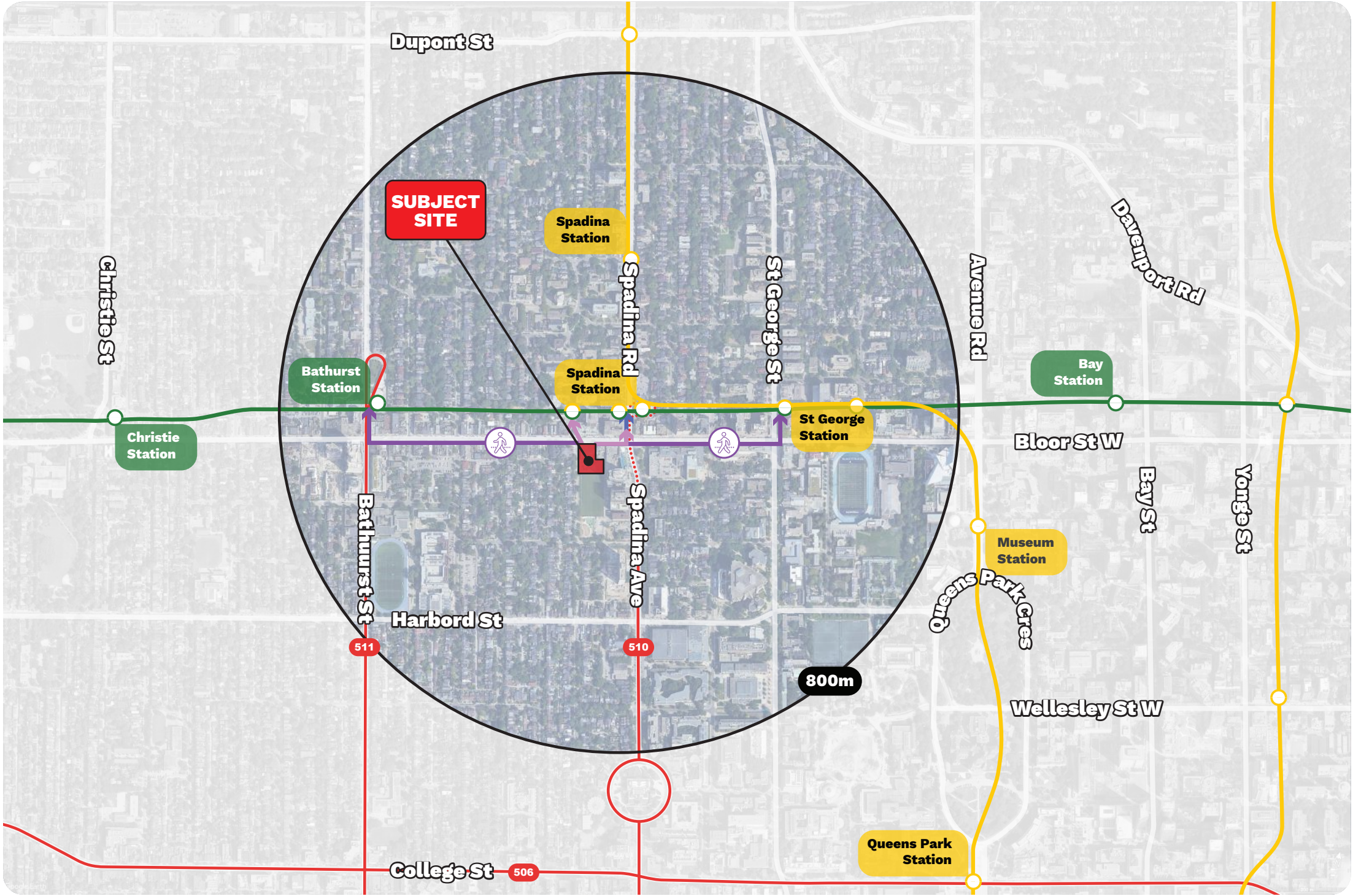
1. Introductions
2. Terms of Reference
3. Meeting Schedule
4. Massing & Form, Movement, Streetscape & Public Realm Presentation
6. Discussion
7. Next steps





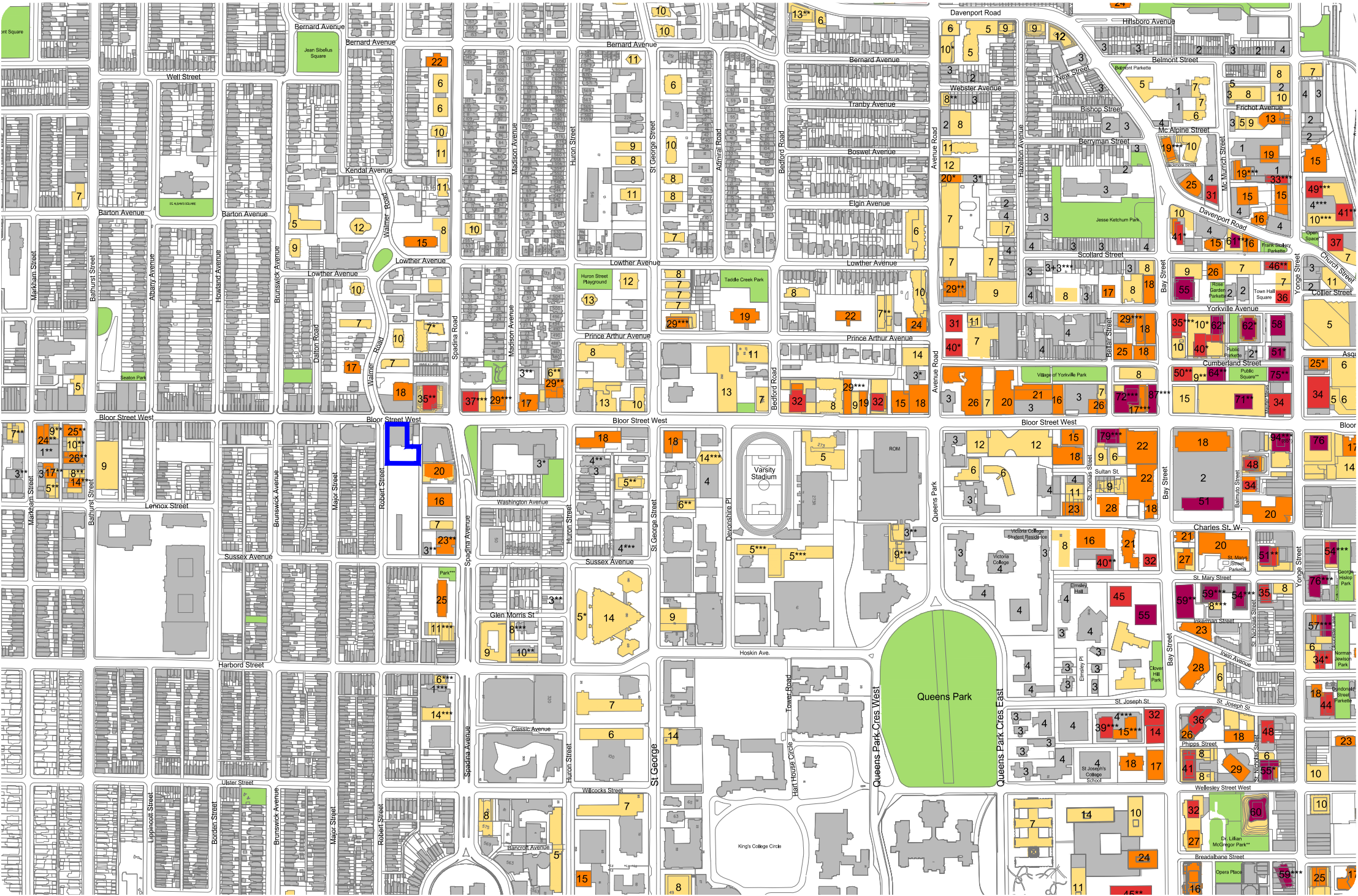
PLANNING

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

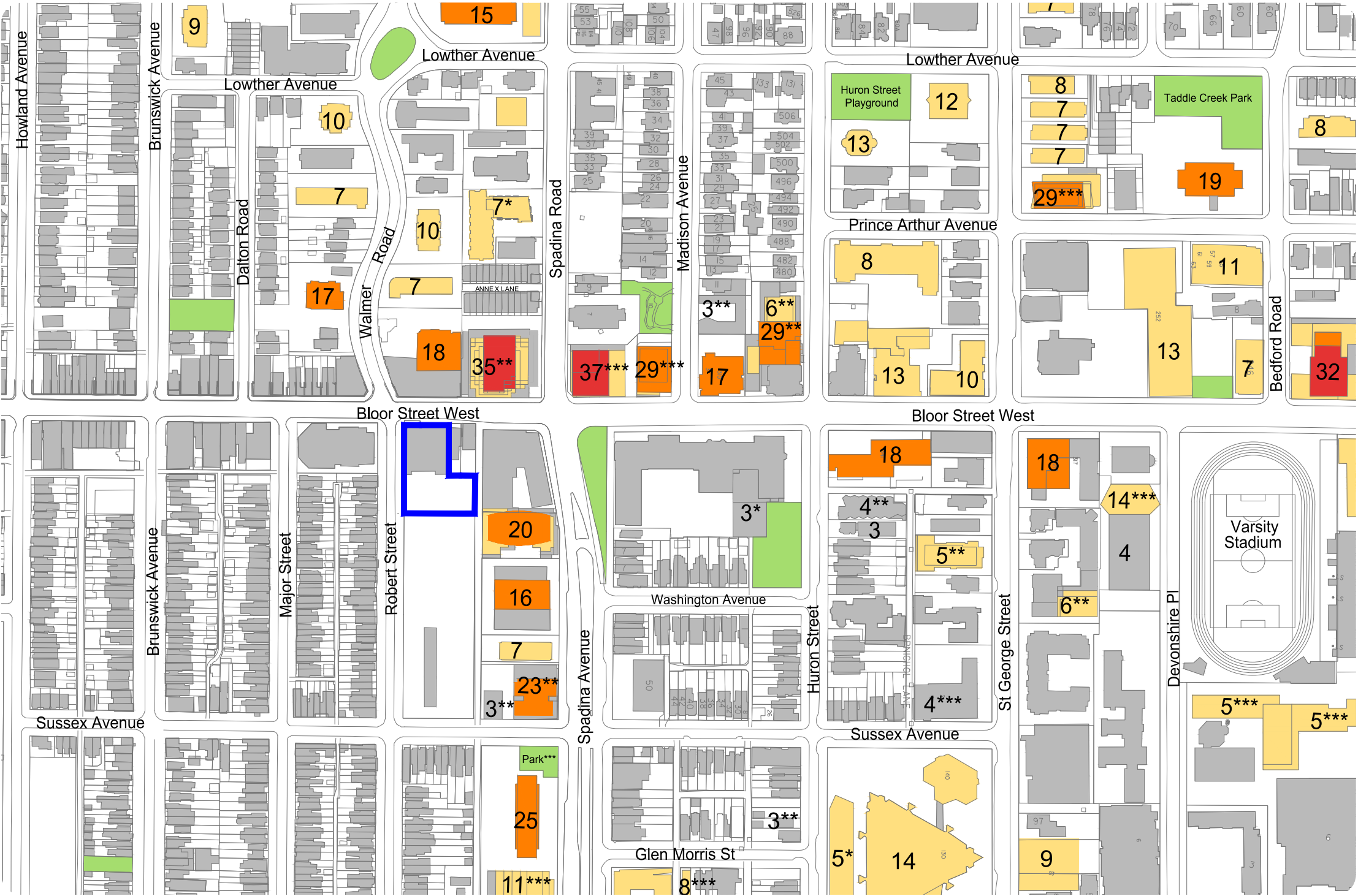
Height Map Surrounding Context



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

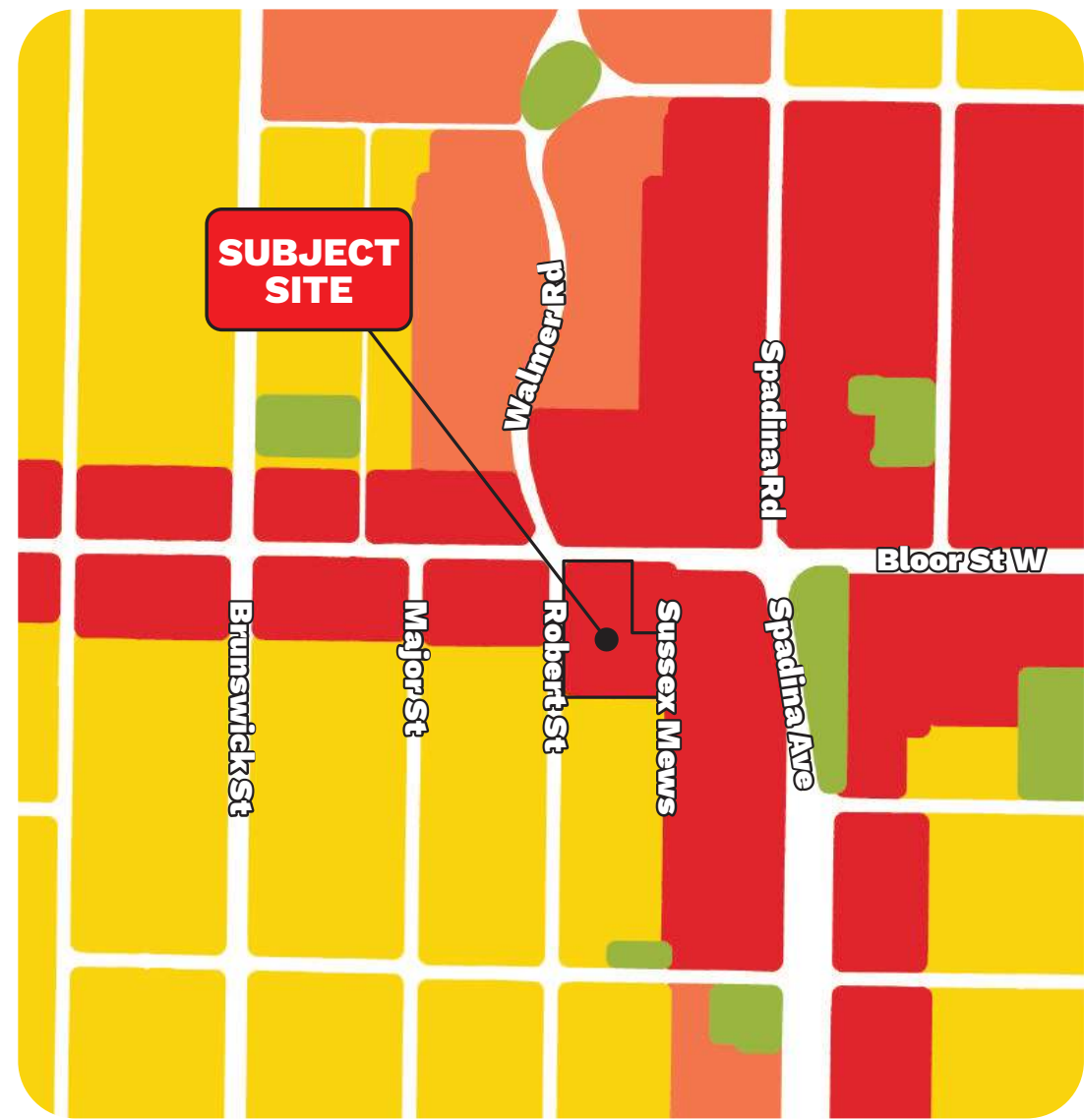
Height Map Immediate Context



Legend

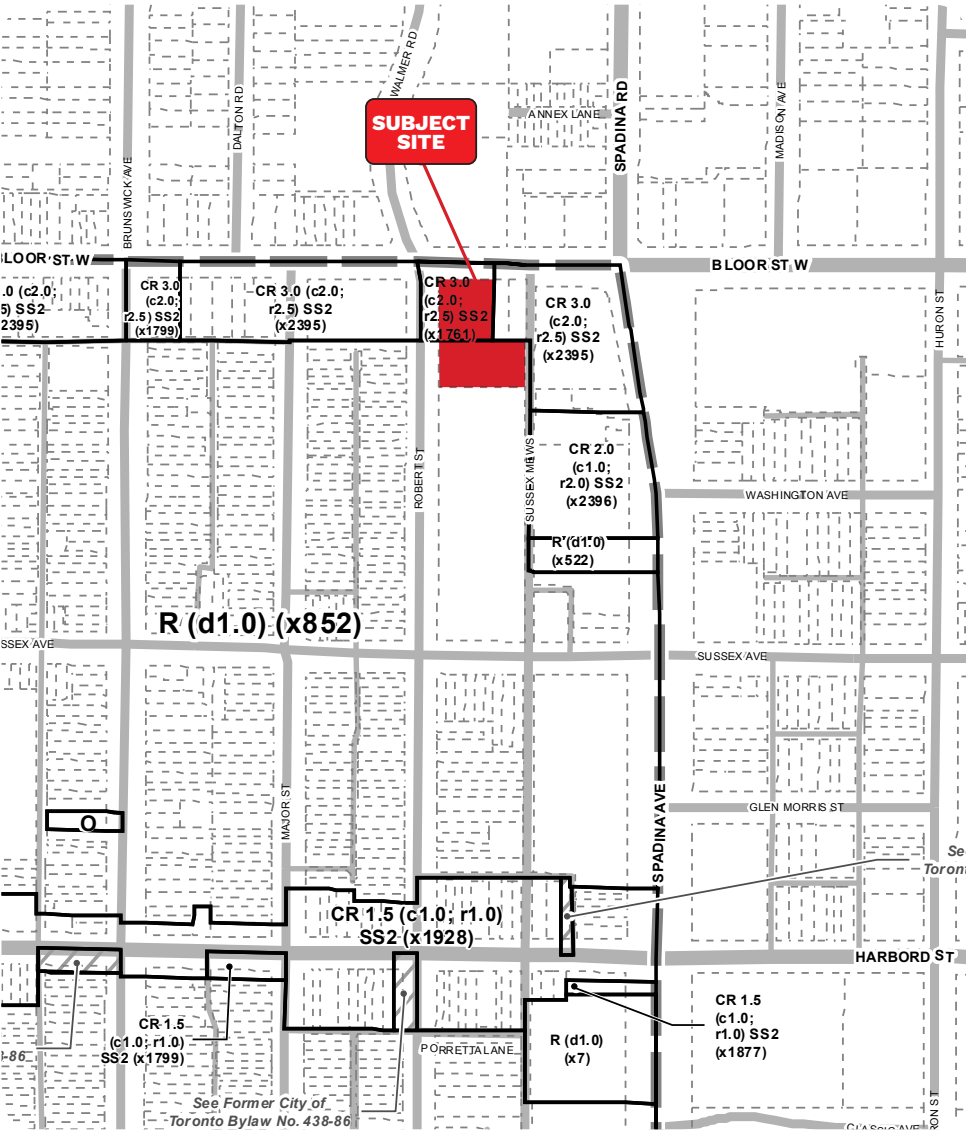
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Official Plan Map 18

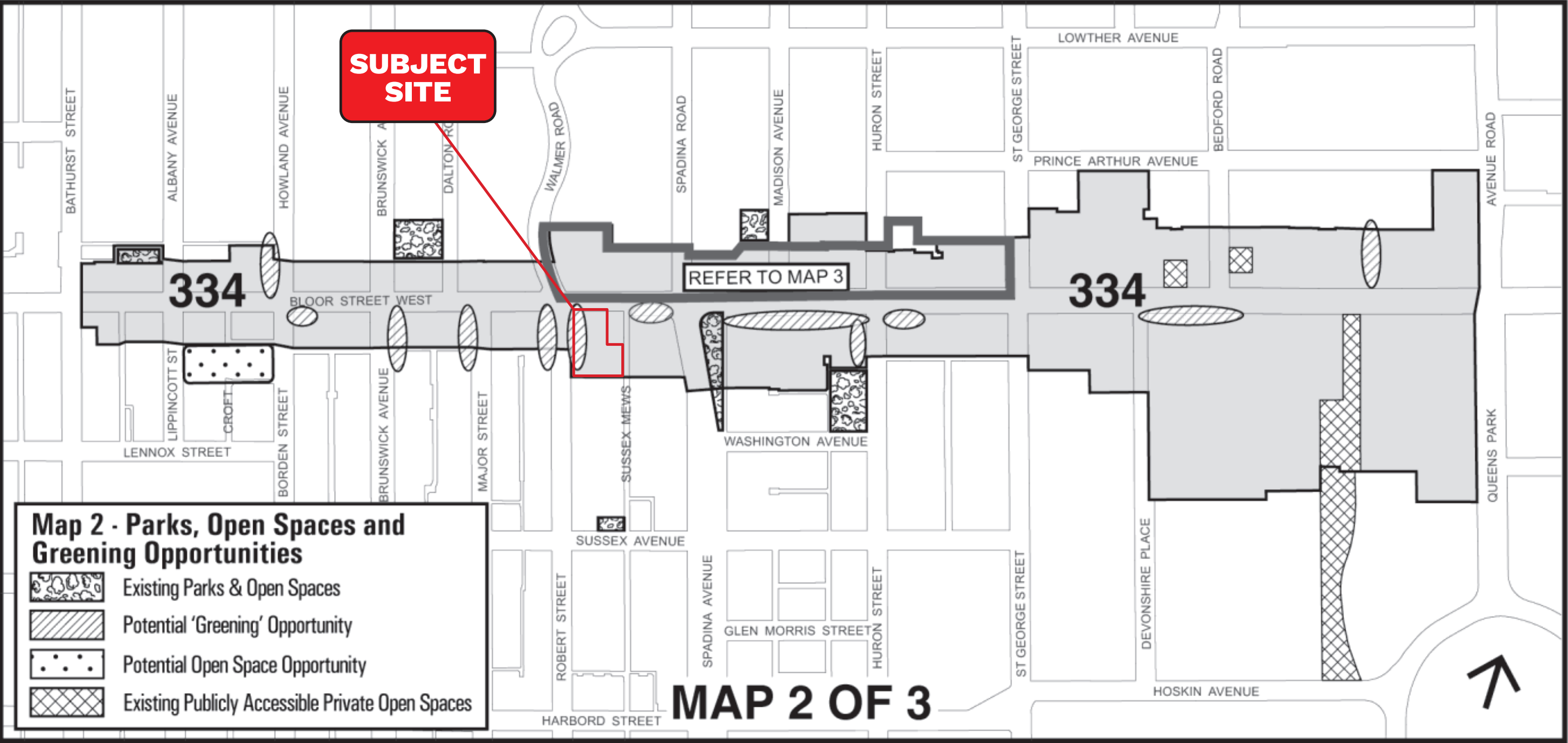


- ### Land Use Designations Legend
- Neighbourhoods
 - Apartment Neighbourhoods
 - Mixed Use Areas
 - Natural Areas
 - Parks
 - Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
 - Institutional Areas
 - Regeneration Areas
 - General Employment Areas
 - Core Employment Areas
 - Utility Corridors
 - Hydro Corridors
 - Railway Lines

Zoning By-law 569-2013

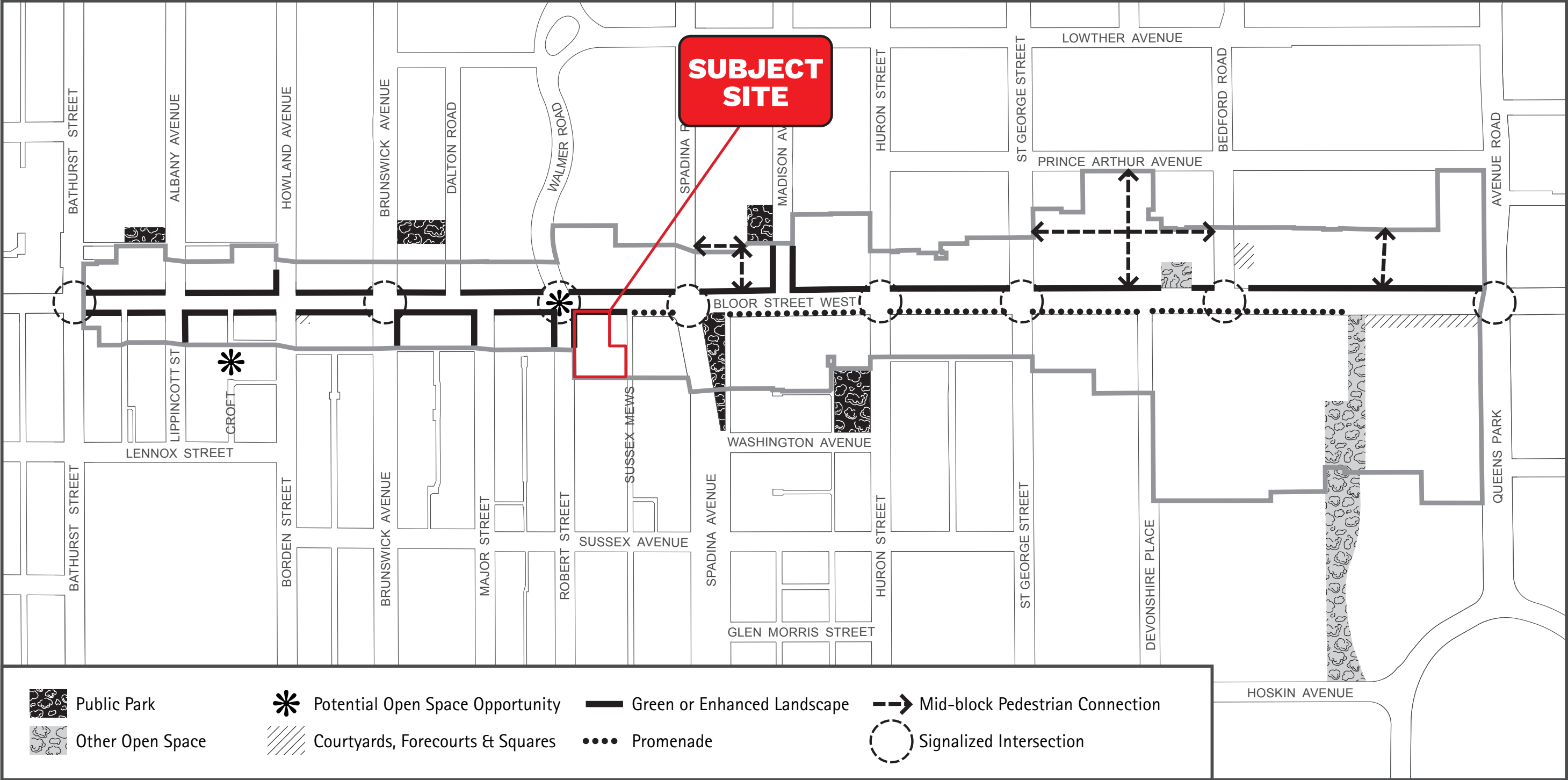


OPA 365 Not Yet In Force



Bloor Corridor Visioning Study

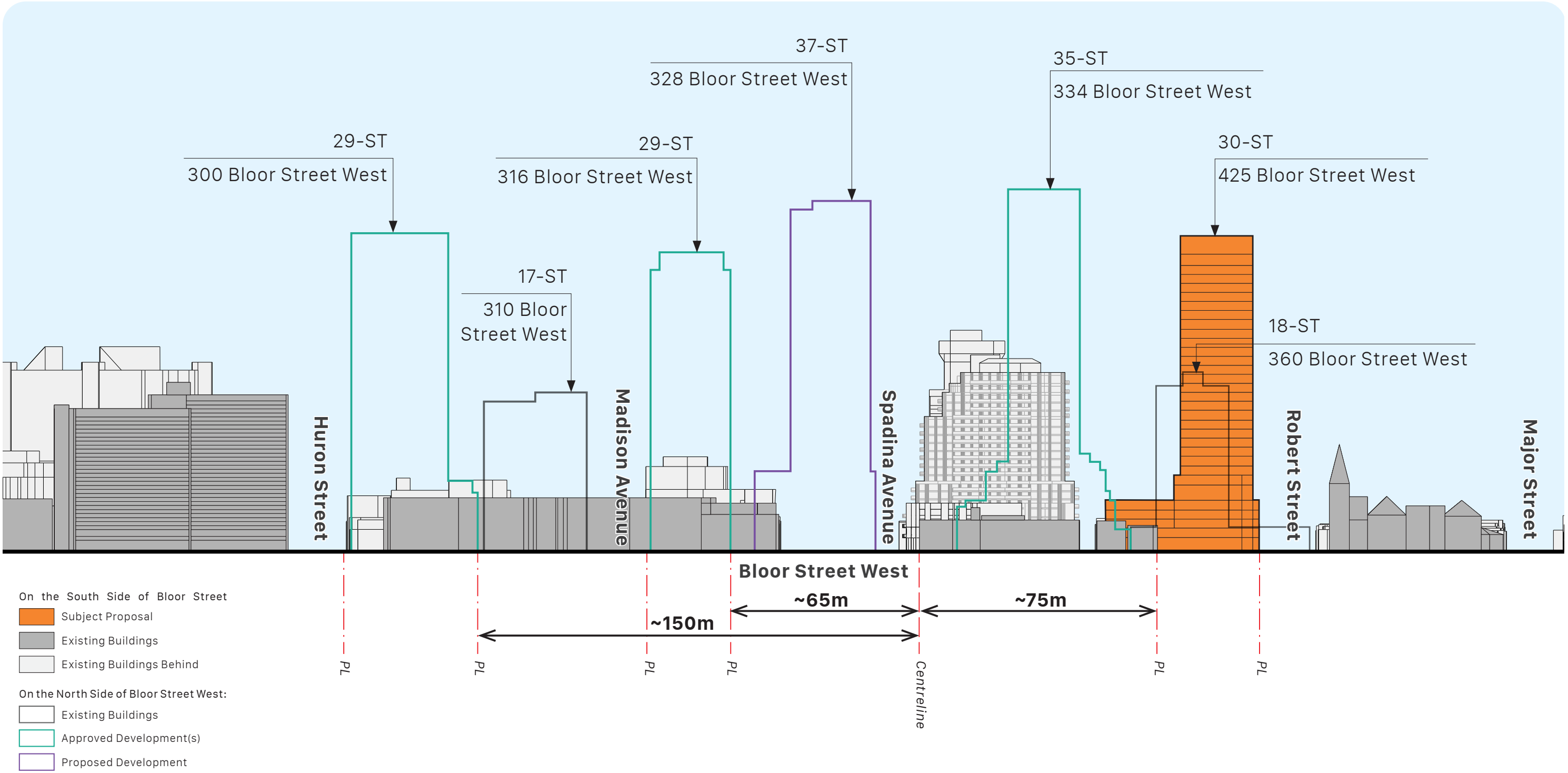
Figure 10 Open Space Network



Bloor Corridor Visioning Study



Street Elevation Along Bloor Street West Looking South



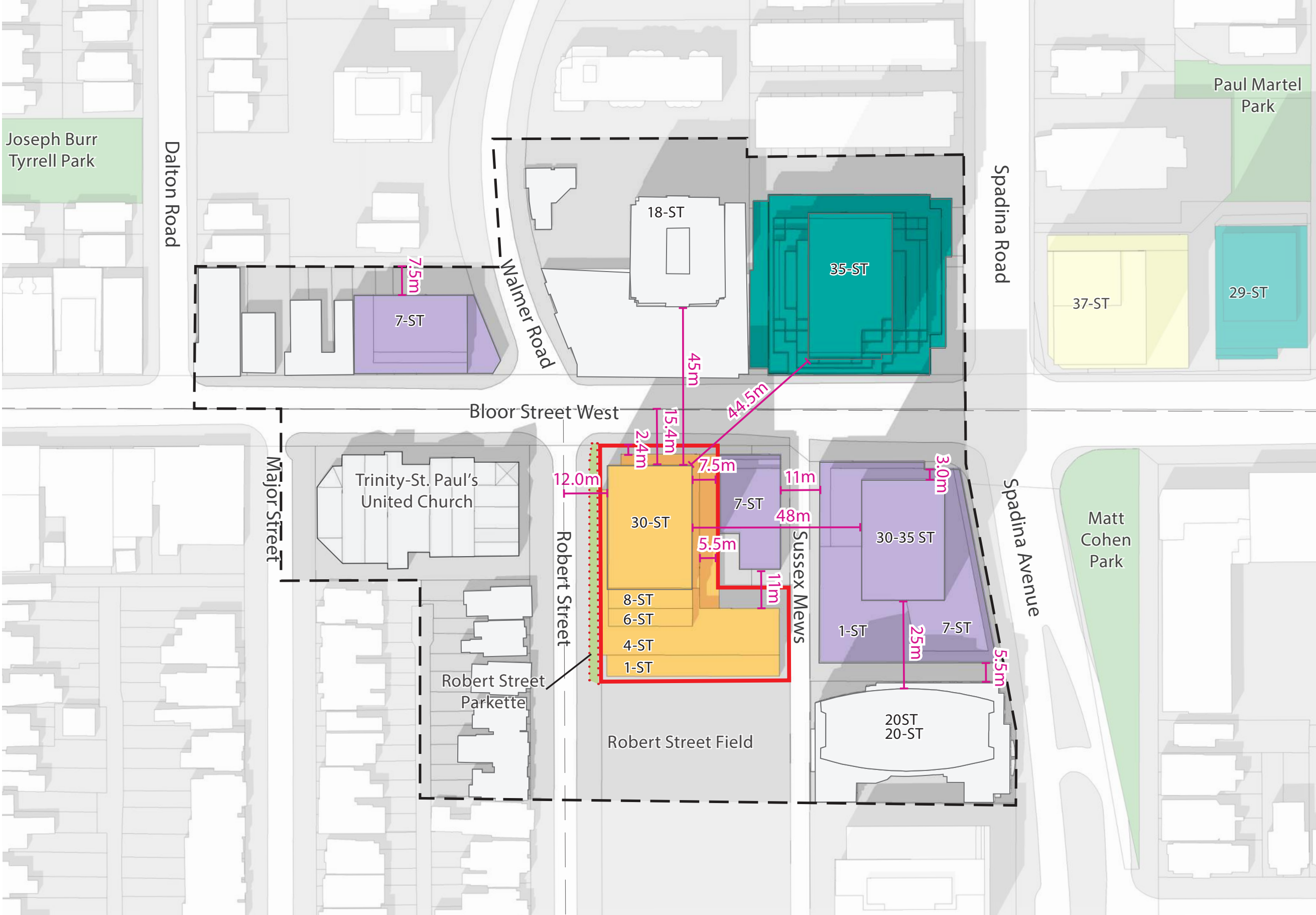


LEGEND

- Subject Site
- Study Area
- Existing Buildings
- Subject Proposal
- Approved Developments
- Proposed Developments
- Potential Future Developments
- Development Under Construction
- Parks and Open Spaces

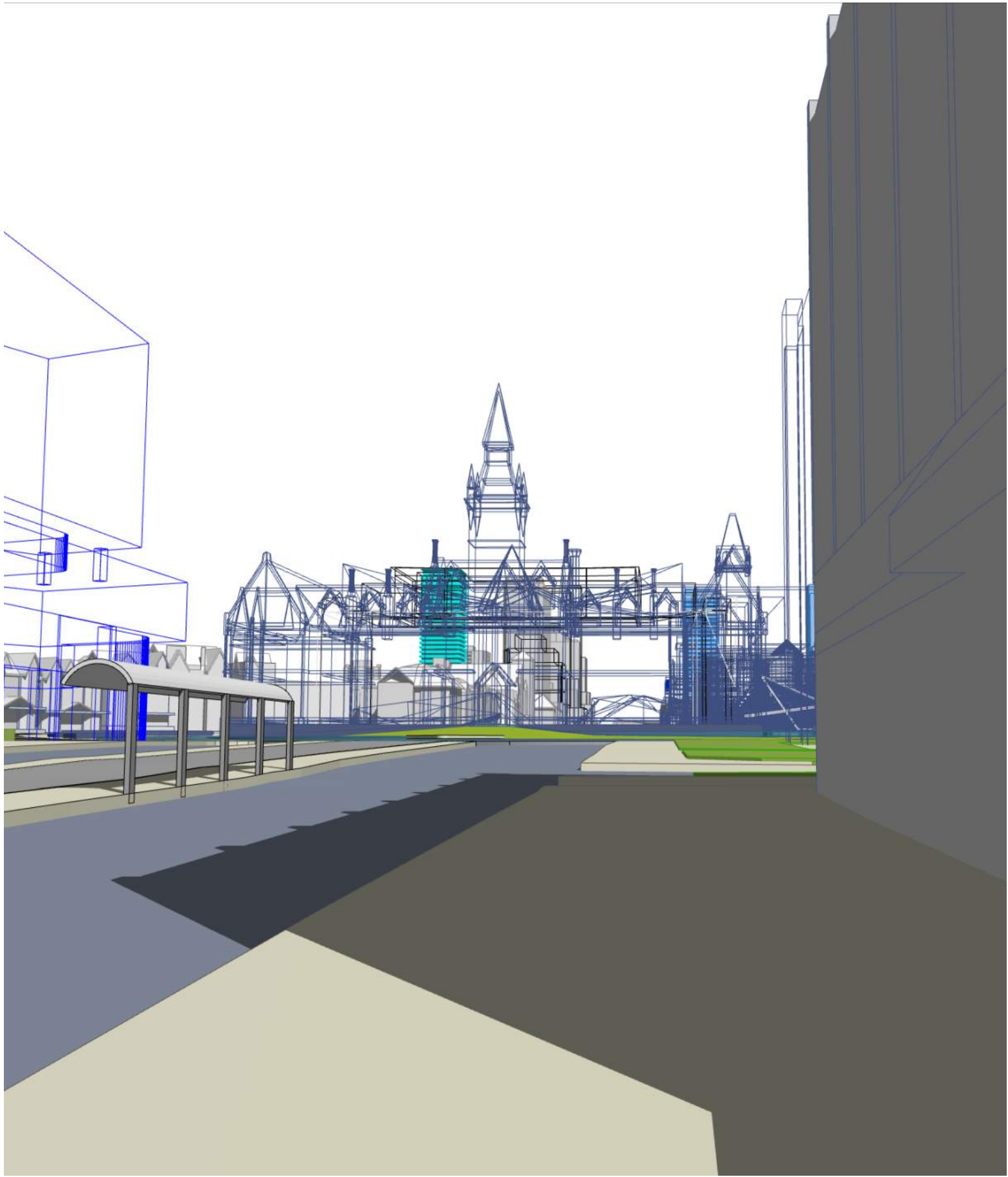
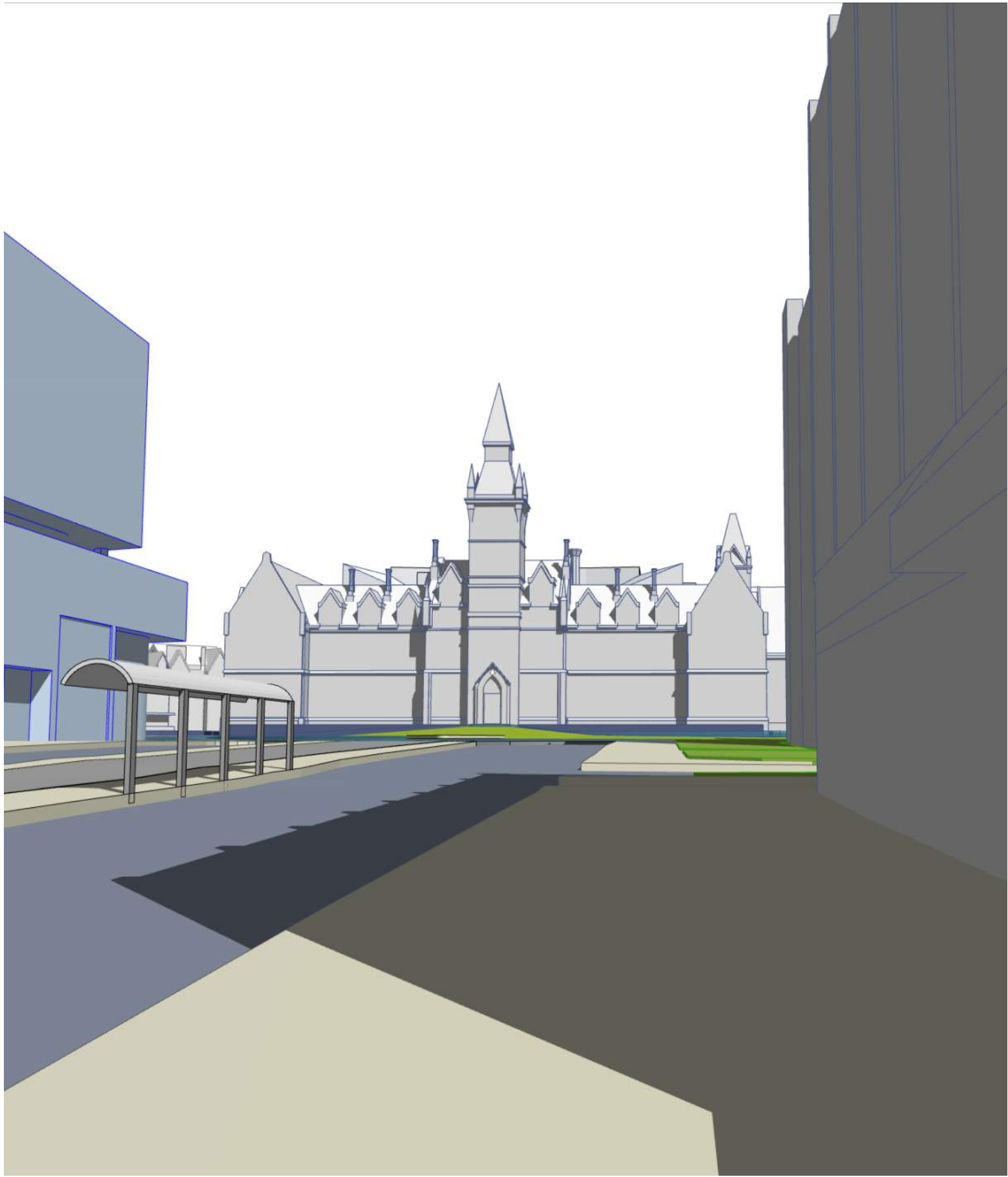
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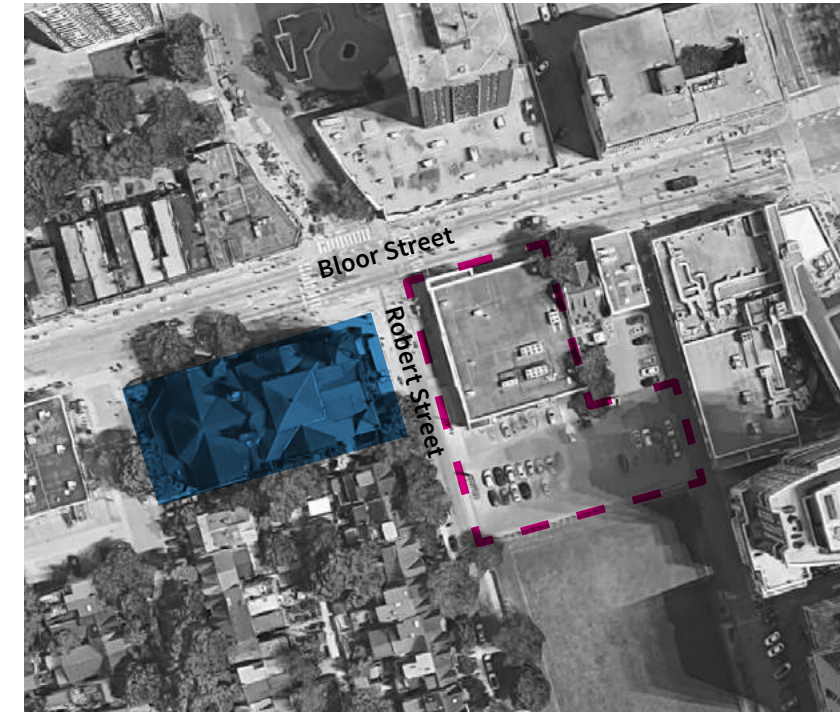


HERITAGE ADJACENCIES

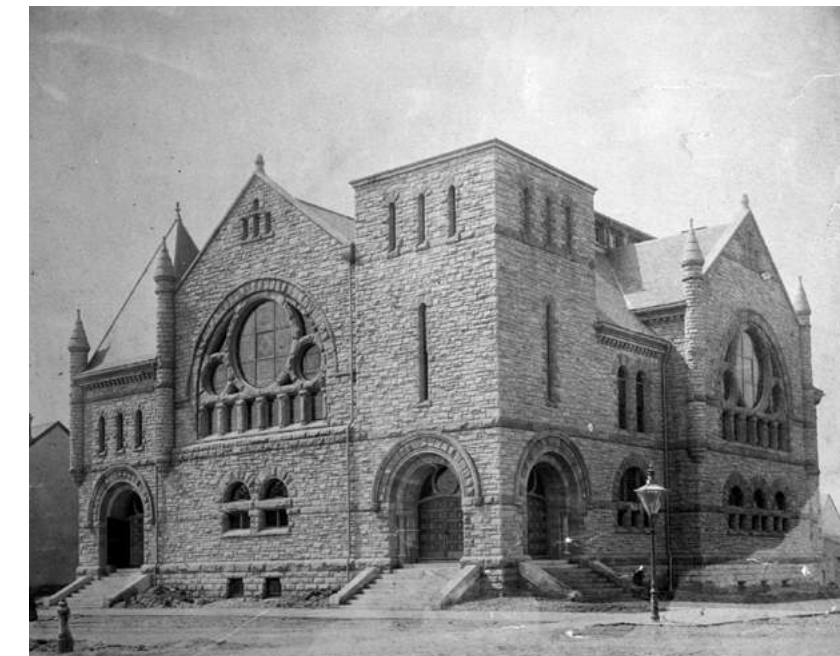
Adjacent: Trinity-St. Paul's United Church - 427 Bloor St. W.



Looking southwest to Trinity-St. Paul's United Church



Trinity-St. Paul's United Church highlighted in blue



1890s image of the north and east elevations of Trinity-St. Paul's United Church

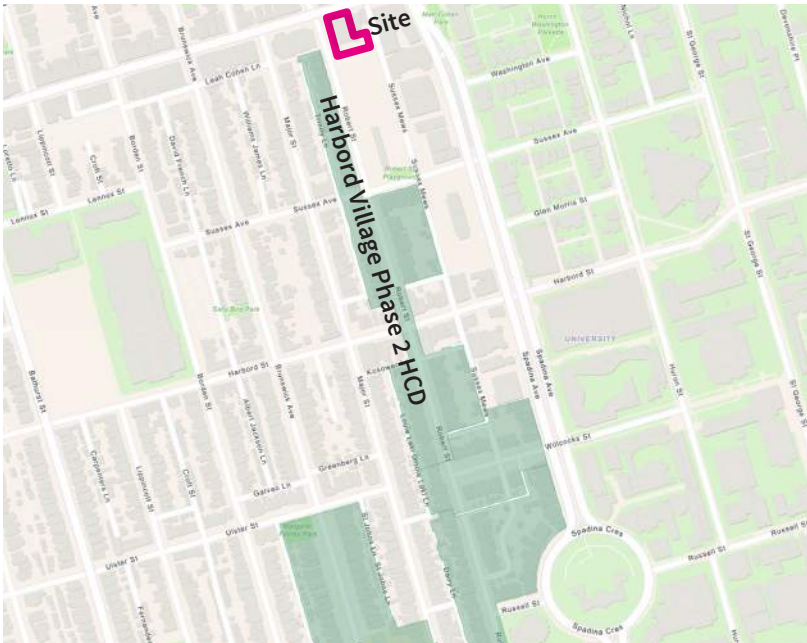
Adjacent: Harbord Village Phase 2 Heritage Conservation District (HCD)



Looking southwest from the Site.



Harbord Village Phase 2 HCD highlighted in red.

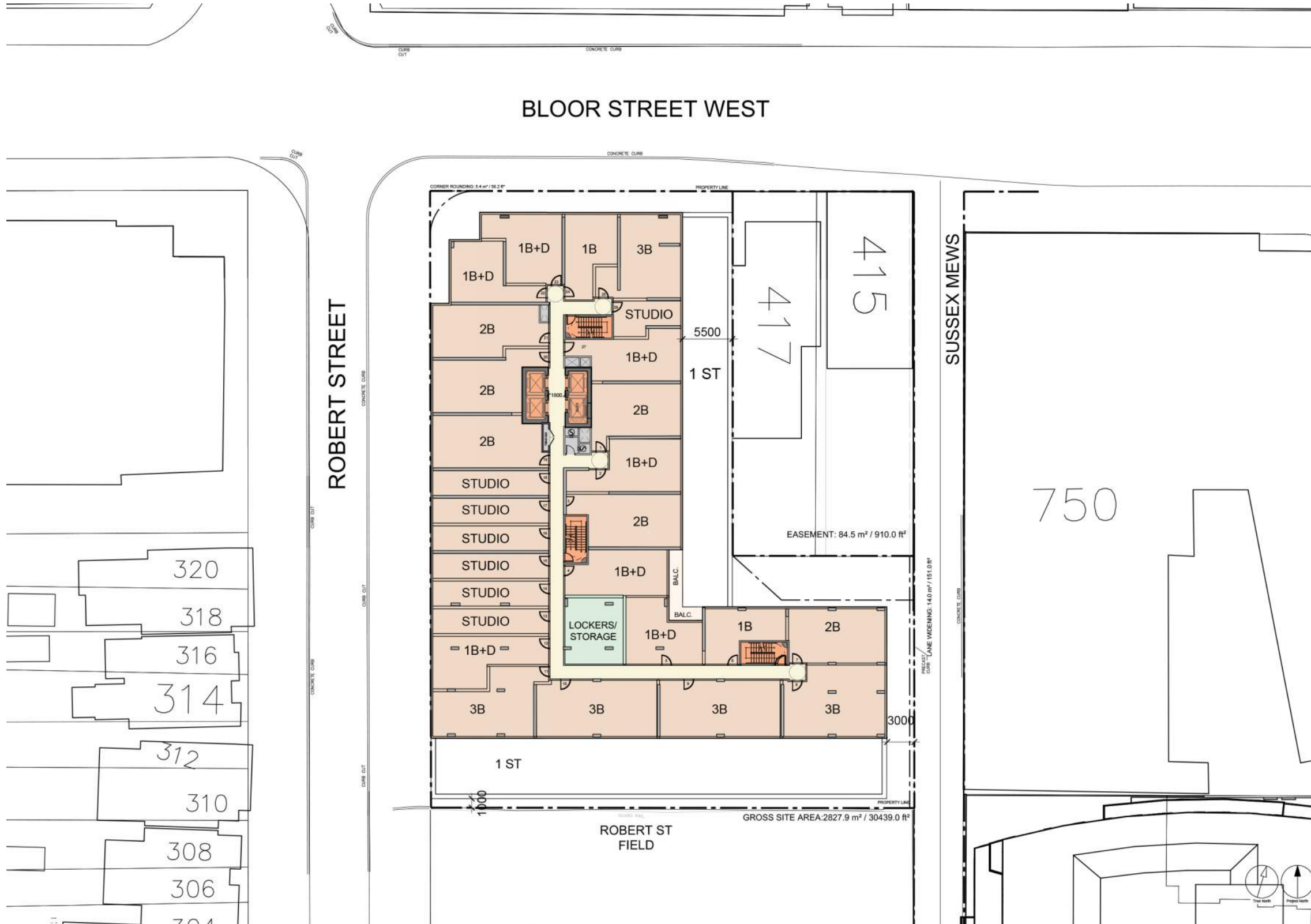


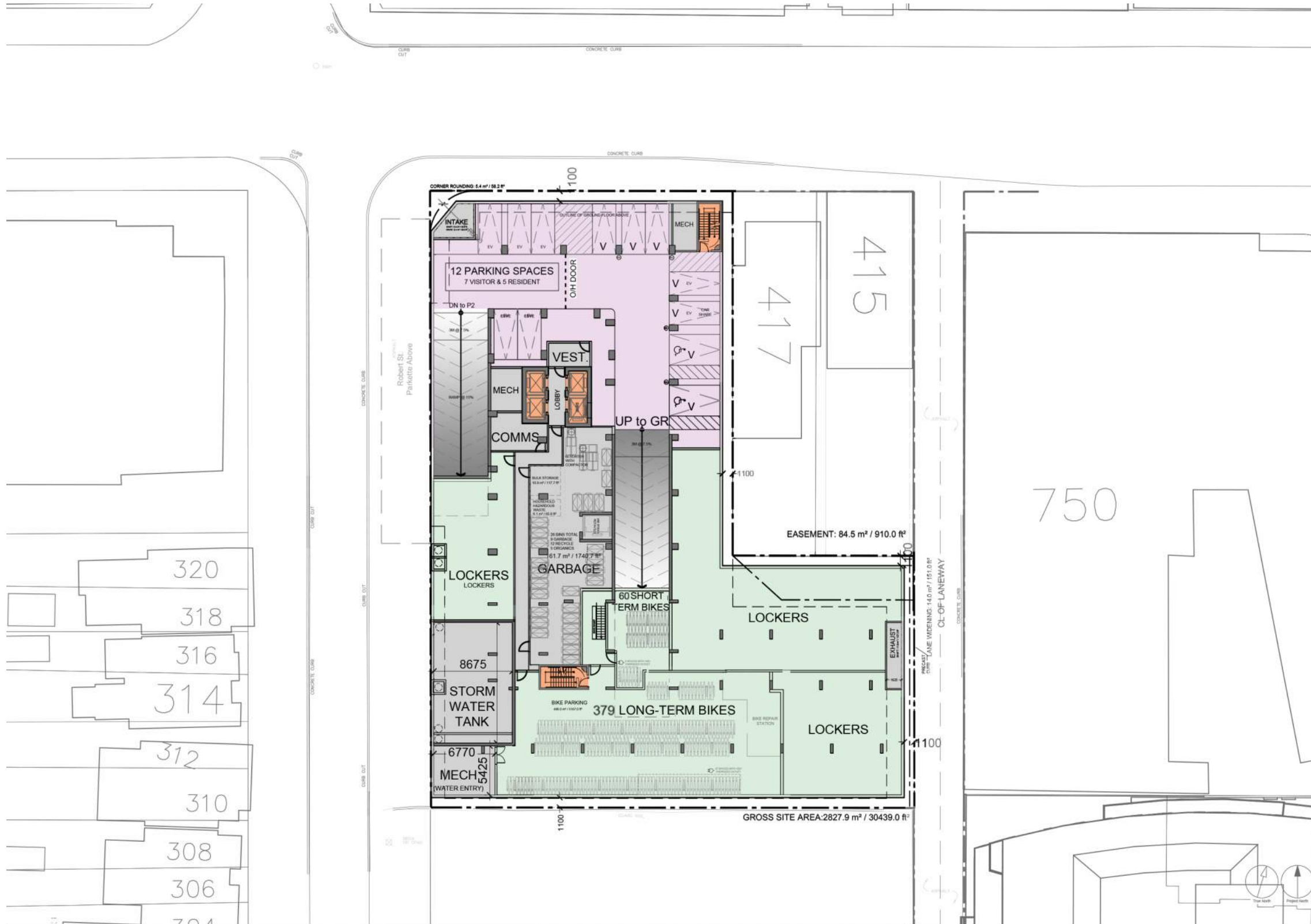
Harbord Village Phase 2 HCD highlighted in green.



DESIGN







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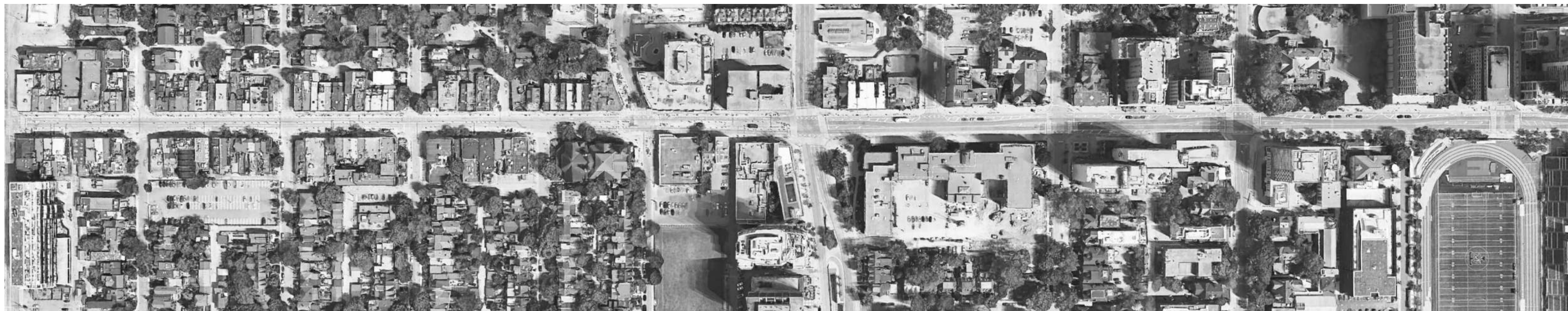
DESIGN | NORTH WEST - AERIAL VIEW



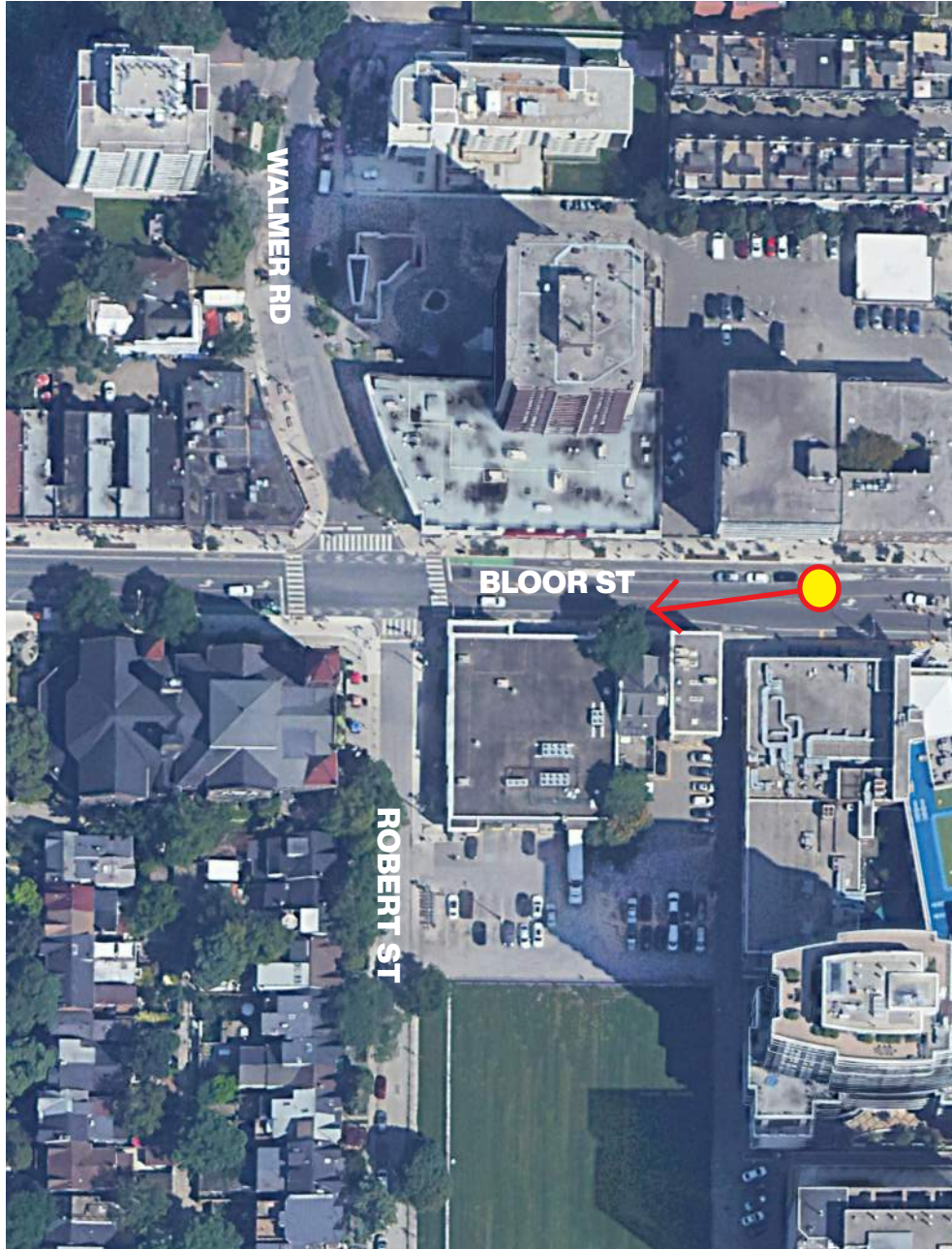
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DESIGN | NORTH WEST - PODIUM VIEW



RELATIONSHIP TO CONTEXT



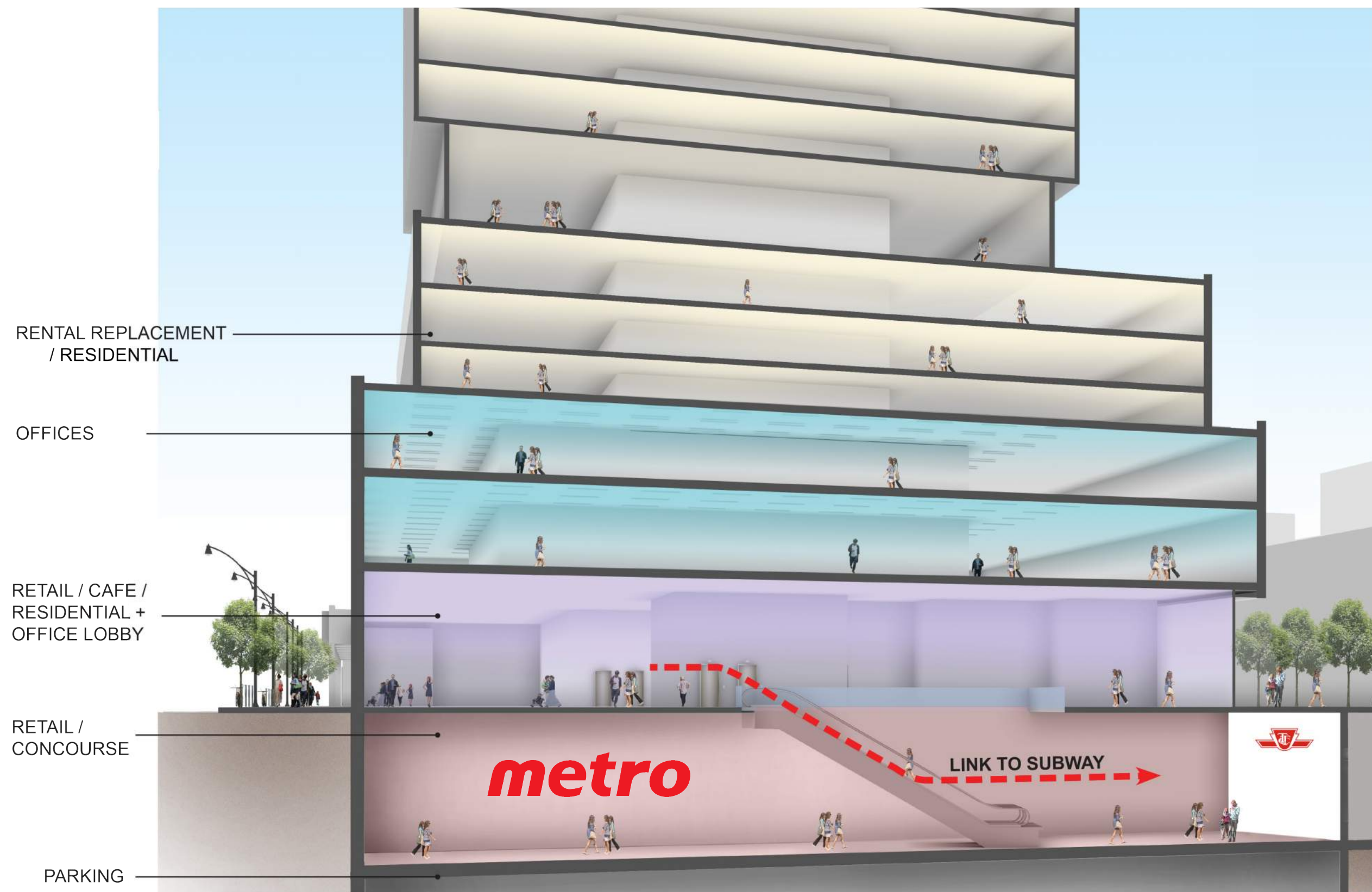
** The Metro Grocery Store that currently occupies the site is being relocated to the concourse of 350 Bloor St W development*



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

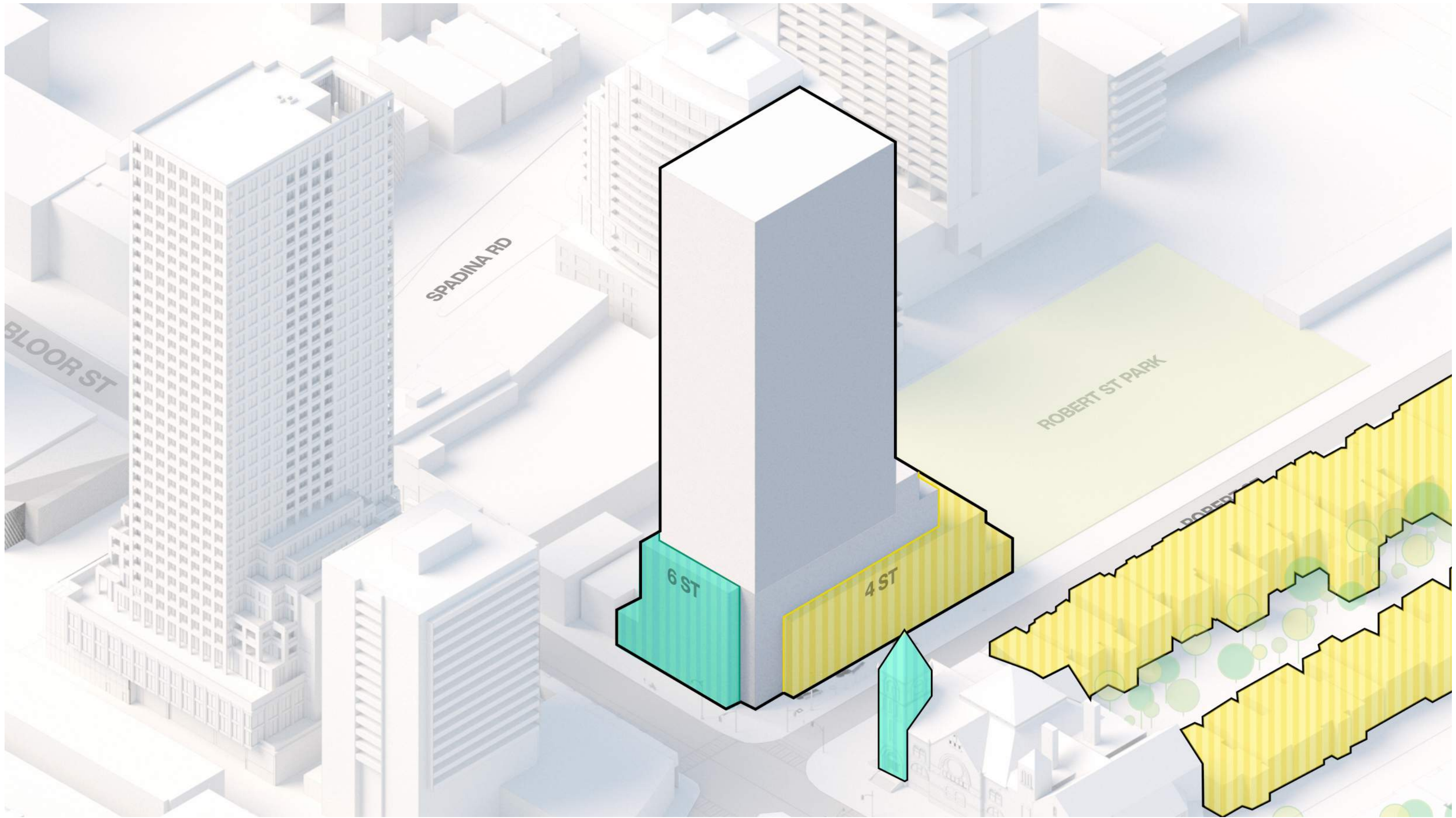


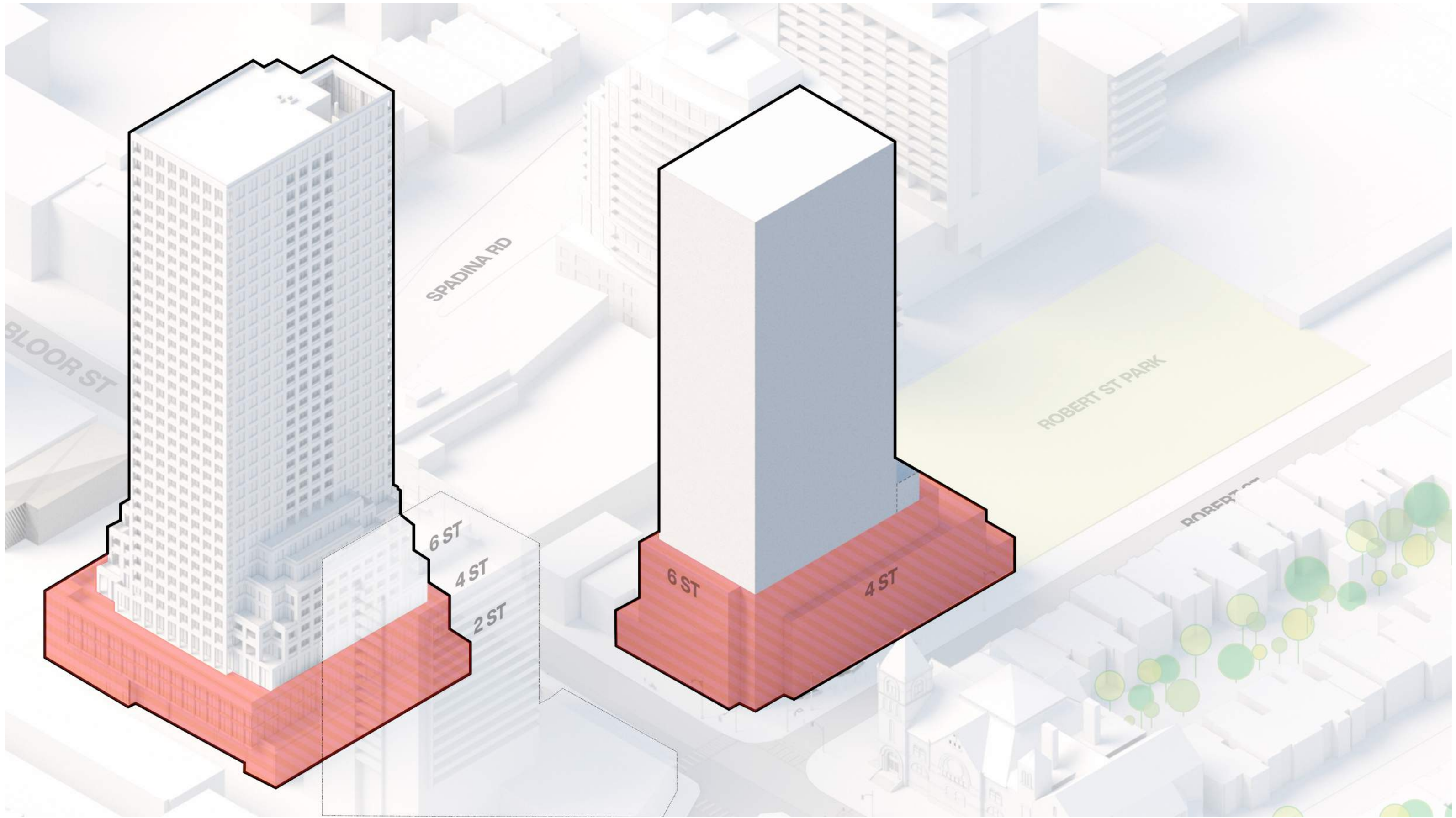
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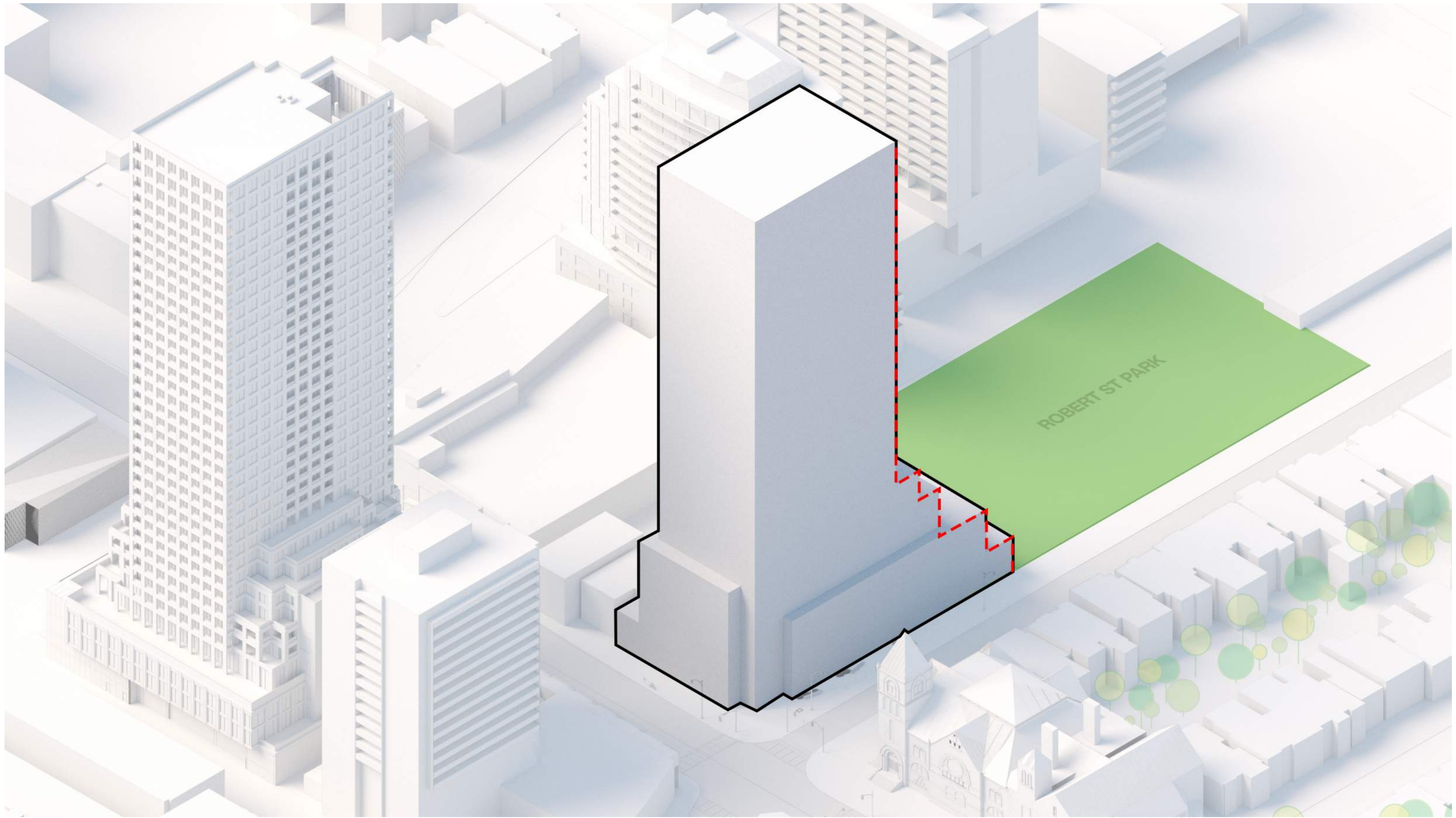
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 **ARCADIS**

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









WARM-TONE METAL PANEL



WARM-TONE METAL PANEL



GLAZING



BRICK OR PRECAST

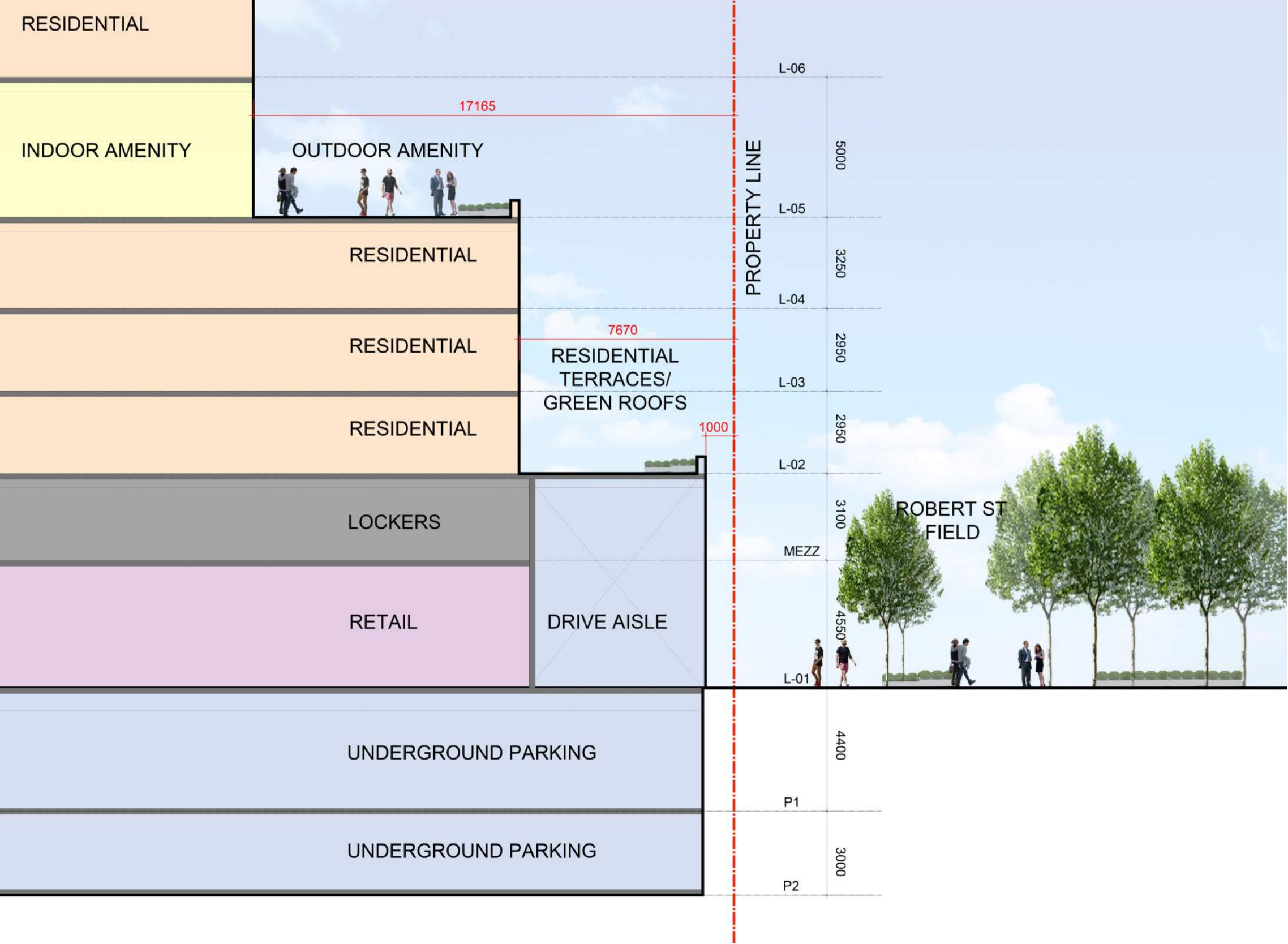


BRICK OR PRECAST



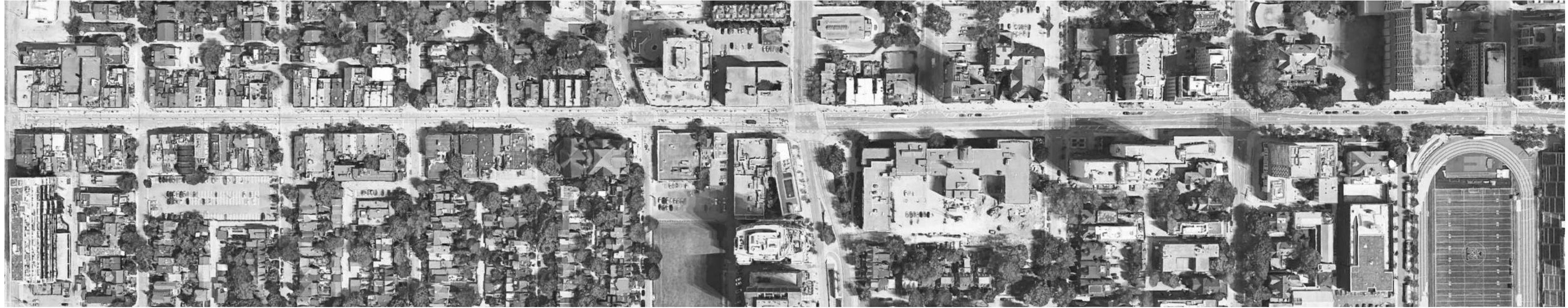


HEIGHT, SETBACKS, AND STEPBACKS

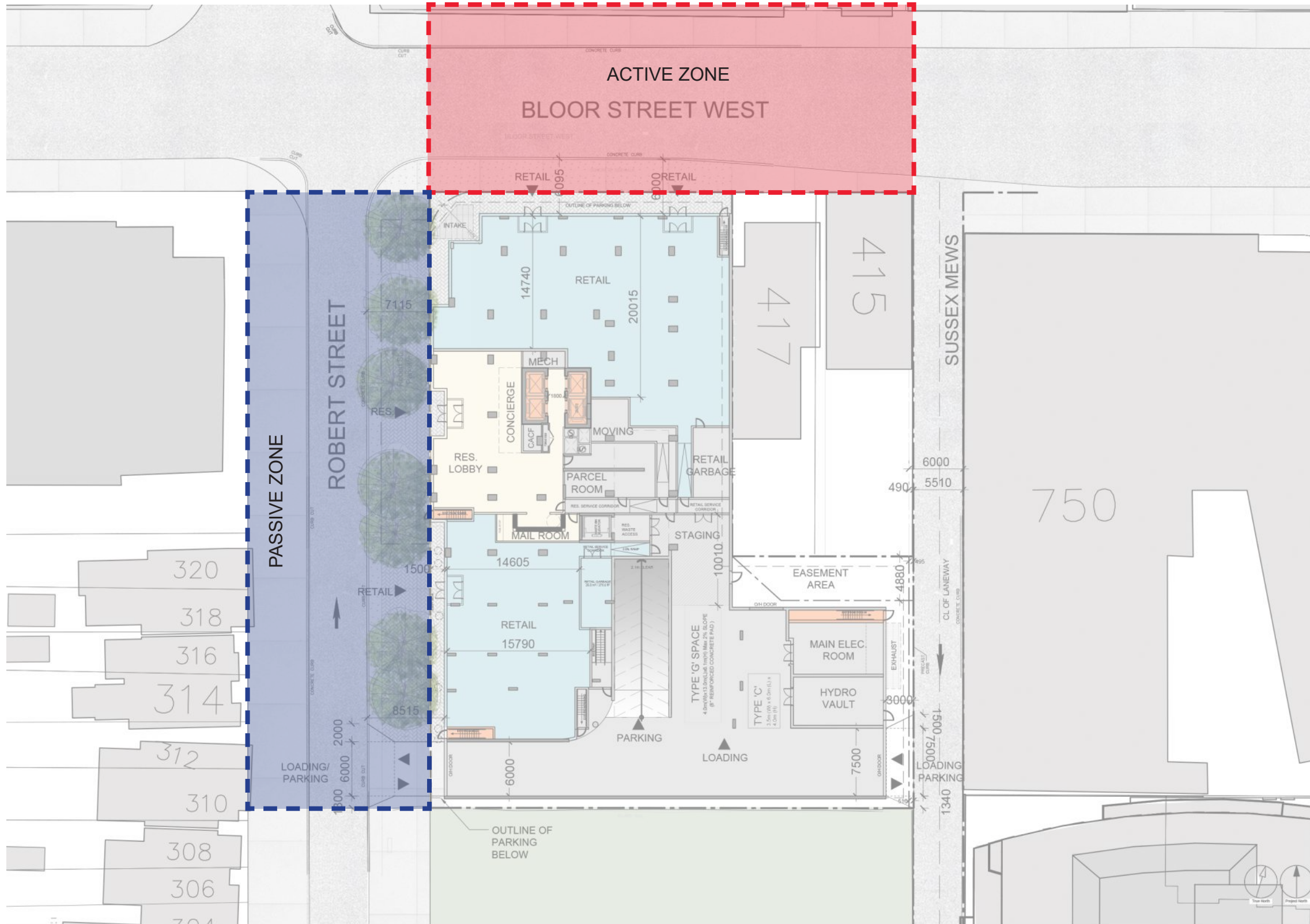


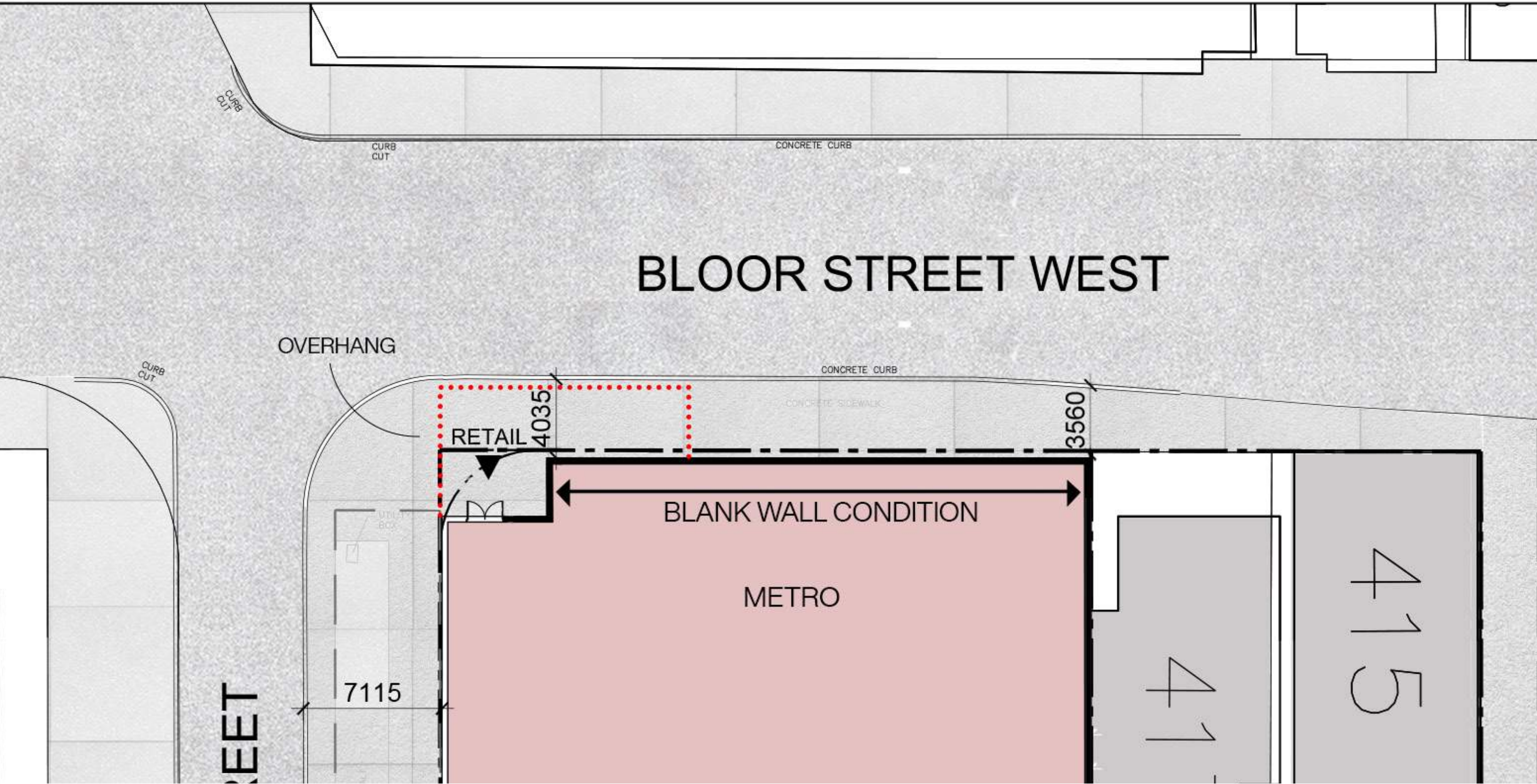
LEGEND

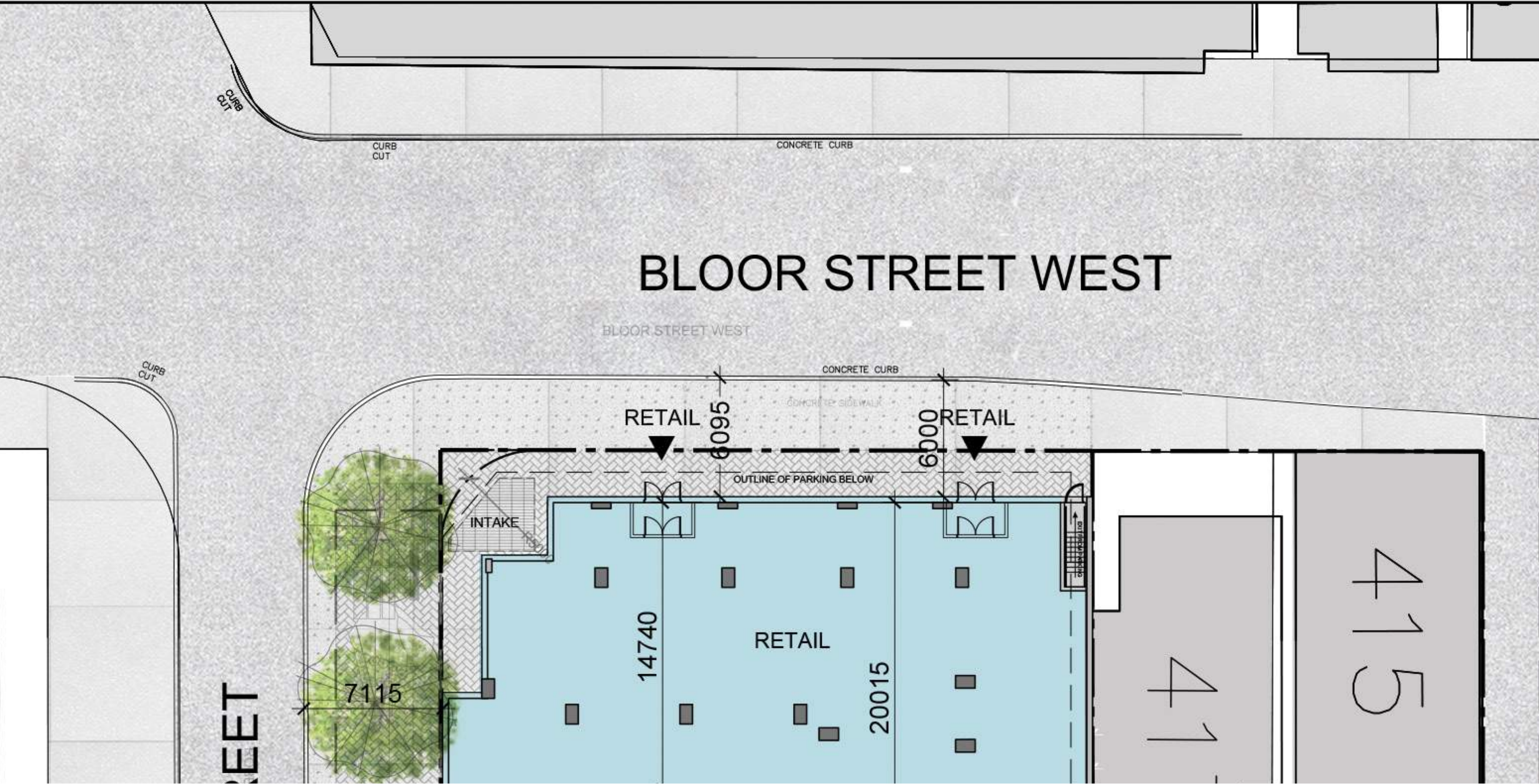
- Parking/ Loading
- Retail
- Amenity
- Residential
- Service

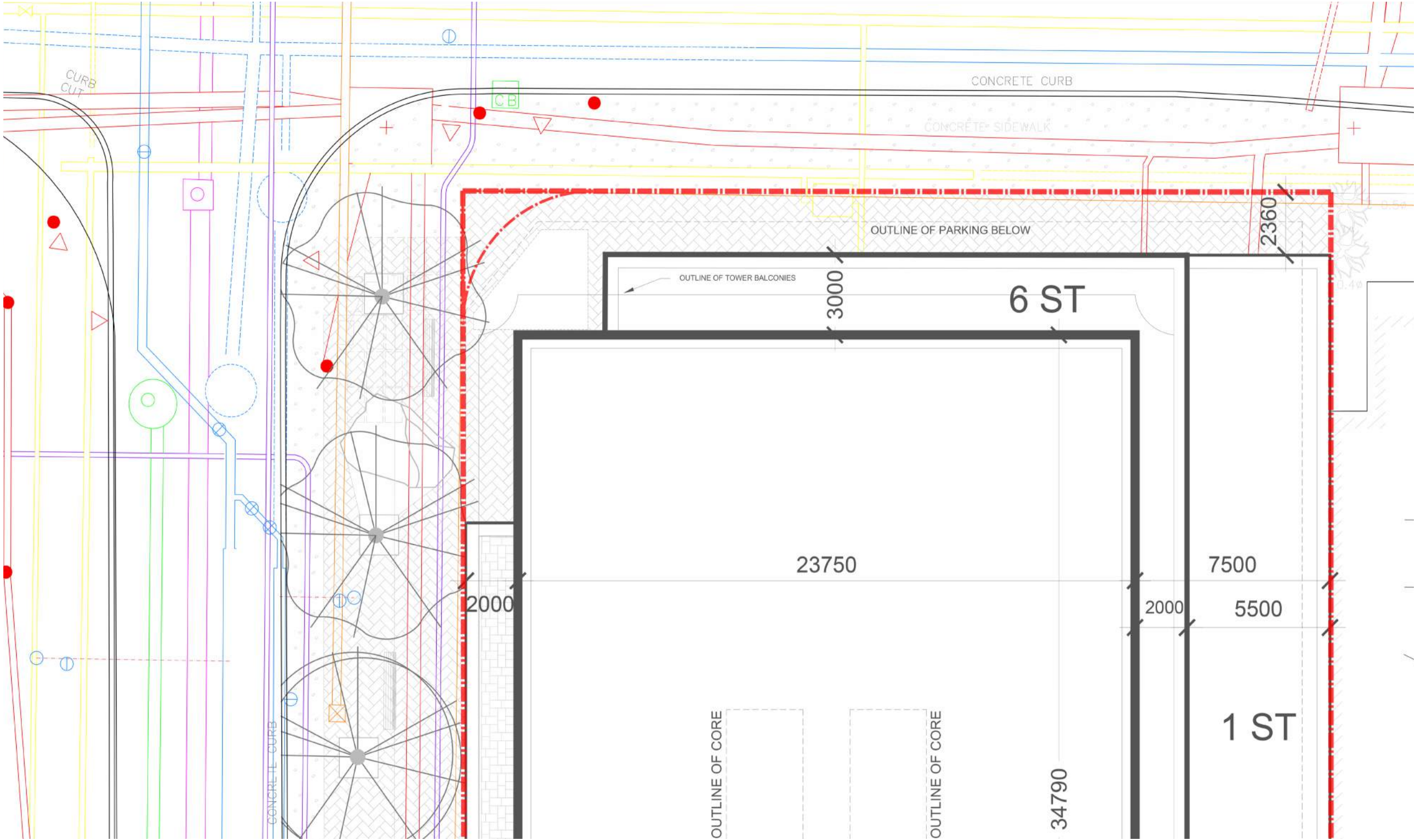


STREETSCAPE AND PUBLIC UTILITIES









LEGEND

- V.P. Comb. Sewer
- Rogers Cable Conduit
- Water Main
- R.C.P. Stm. Sewer
- Gas Main
- Bell Canada Conduit
- T.H.E.S Conduit



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EXISTING



PROPOSED





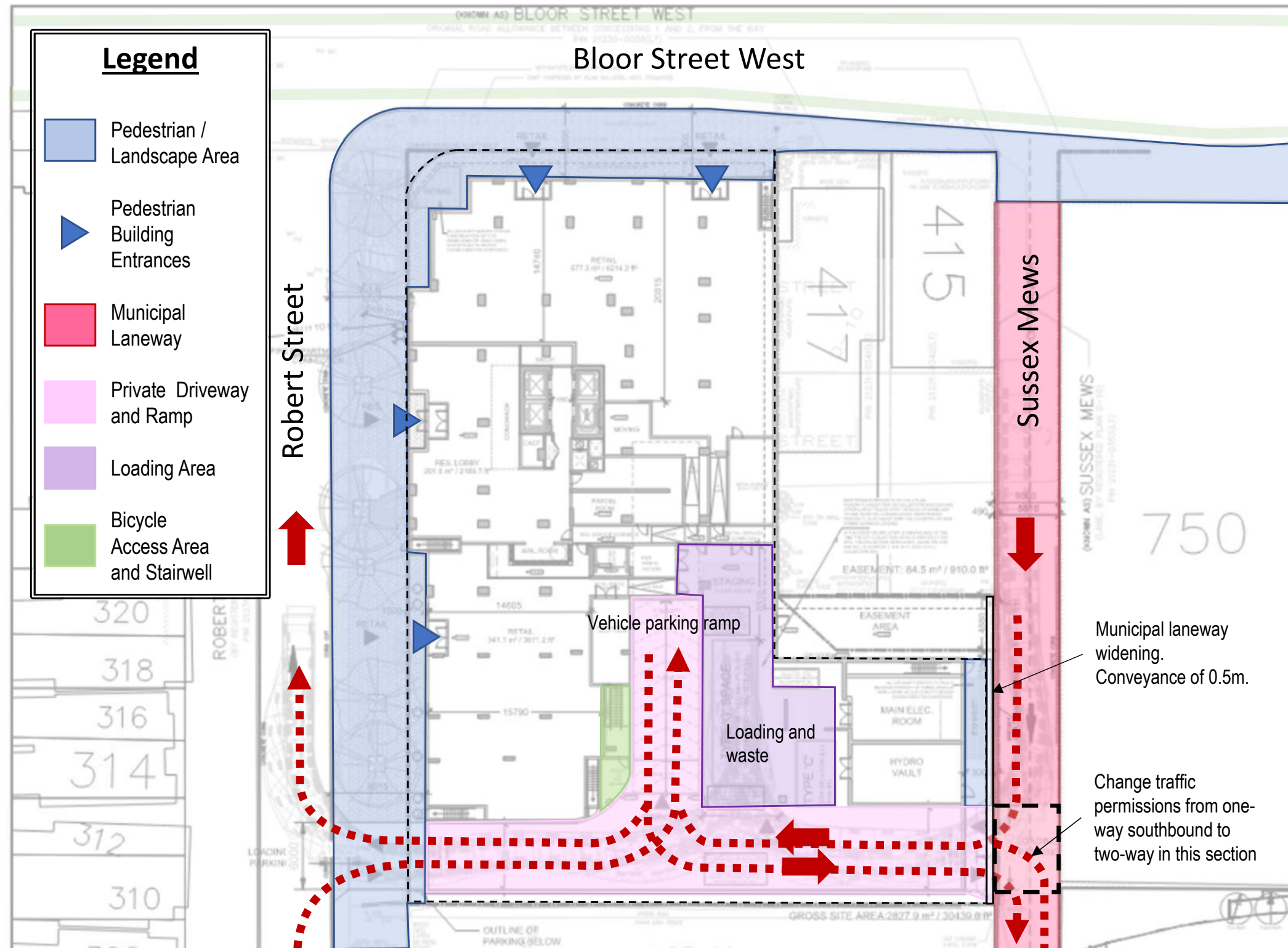
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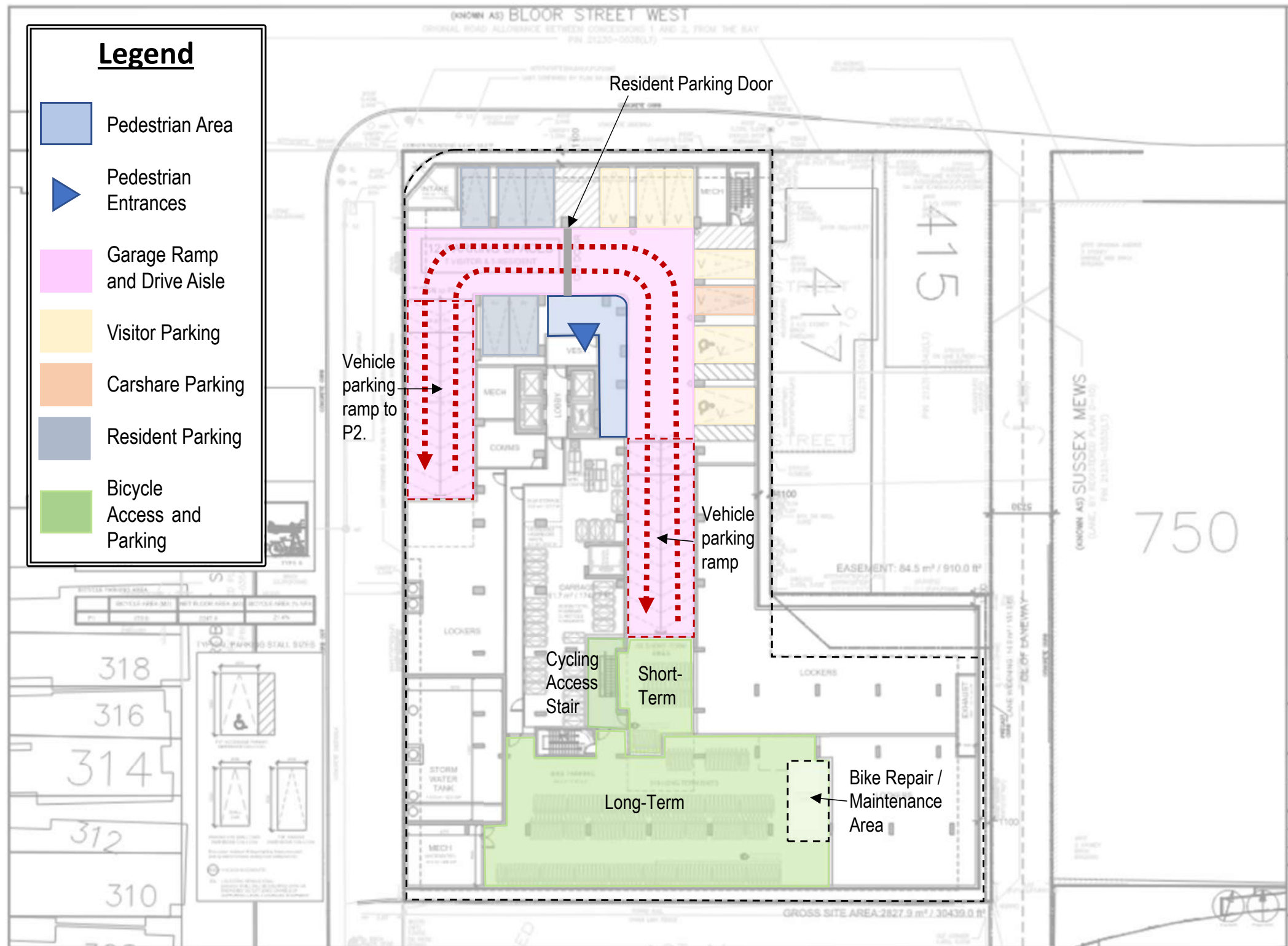


STREETSCAPE AND PUBLIC UTILITIES | BIA PARKETTE - PROPOSED



MOVEMENT







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

SITE STATISTICS - 425 BLOOR		
MUNICIPAL ADDRESS	425 BLOOR ST W	
GROSS SITE AREA	2,827.9 m ²	
NET SITE AREA	2,808.5 m ²	
BUILDING HEIGHT		
STOREY	30	
METRES (TOP OF LAST RES. FLOOR)	97.80 m ²	
METRES (INCL. MPH ROOF)	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	10.3%
TOTAL MARKET UNITS	418	100.0%
CONVERTIBLE UNITS		
CONVERTIBLE UNITS	TOTAL = 42 SUITES	
TOTAL 2BR + 3BR + CONVERTIBLE UNITS =	152	40.4%

RESIDENTIAL AMENITY	(REQUIRED)	(PROVIDED)
INDOOR	836 (2.0 m ² /SUITE)	836 m ²
OUTDOOR	836 (2.0 m ² /SUITE)	618 m ²
AMENITY TOTAL	1,672 m ²	1,454 m ²

PARKING	
RESIDENTIAL PARKING	58 SPACES
VISITOR PARKING	7 SPACES
TOTAL	65 SPACES

EV SPACES	
RESIDENTIAL PARKING	58 SPACES
VISITOR PARKING	2 SPACES
TOTAL	60 SPACES

ACCESSIBLE PARKING	
RESIDENTIAL PARKING	7 SPACES
VISITOR PARKING	2 SPACES
TOTAL	9 SPACES

BICYCLE PARKING	(REQUIRED)	(PROVIDED)
LONG-TERM RESIDENTIAL	376 (0.9 SPACES/SUITE)	378 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	10 SPACES	10 SPACES
TOTAL	439	439

E-BIKE INFRASTRUCTURE (120V OUTLET)	
15% OF TOTAL STALLS	66 STALLS