

1423–1437 Bloor Street West & 278 Sterling Road

Community Meeting

January 27, 2021

Land Acknowledgment

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

Agenda

Introduction

Presentation

Q&A

Instructions for Attendees on Zoom

The image shows a Zoom meeting interface with several key elements and annotations:

- Top Bar:** Displays "You are viewing John Doe's screen" and "View Options".
- Participant Video:** A placeholder for a participant's video, with an annotation "Change to Side by Side" pointing to the "View Options" menu.
- Recording:** A "Recording" indicator is visible in the top left.
- Main Content:** A presentation slide with the text: "1423-1437 Bloor Street West & 278 Sterling Road Community Meeting January 27, 2021".
- Q&A Panel:** A side panel titled "Q&A" with a "Welcome" message: "Feel free to ask the host and panelists questions". It includes a text input field labeled "Type your question here..." and a callout: "Submit your questions & comments here any time during the meeting".
- Bottom Bar:** Contains "Audio Settings", a "Raise Hand" icon (with annotation "To Raise Hand via Phone, dial *9" and "Raise Hand"), a "Q&A" icon, and a "Leave" button (with annotation "Leave Meeting").
- Navigation:** A "Switch View" button is located in the top right corner.

Project Team

Developer



Planning & Urban Design



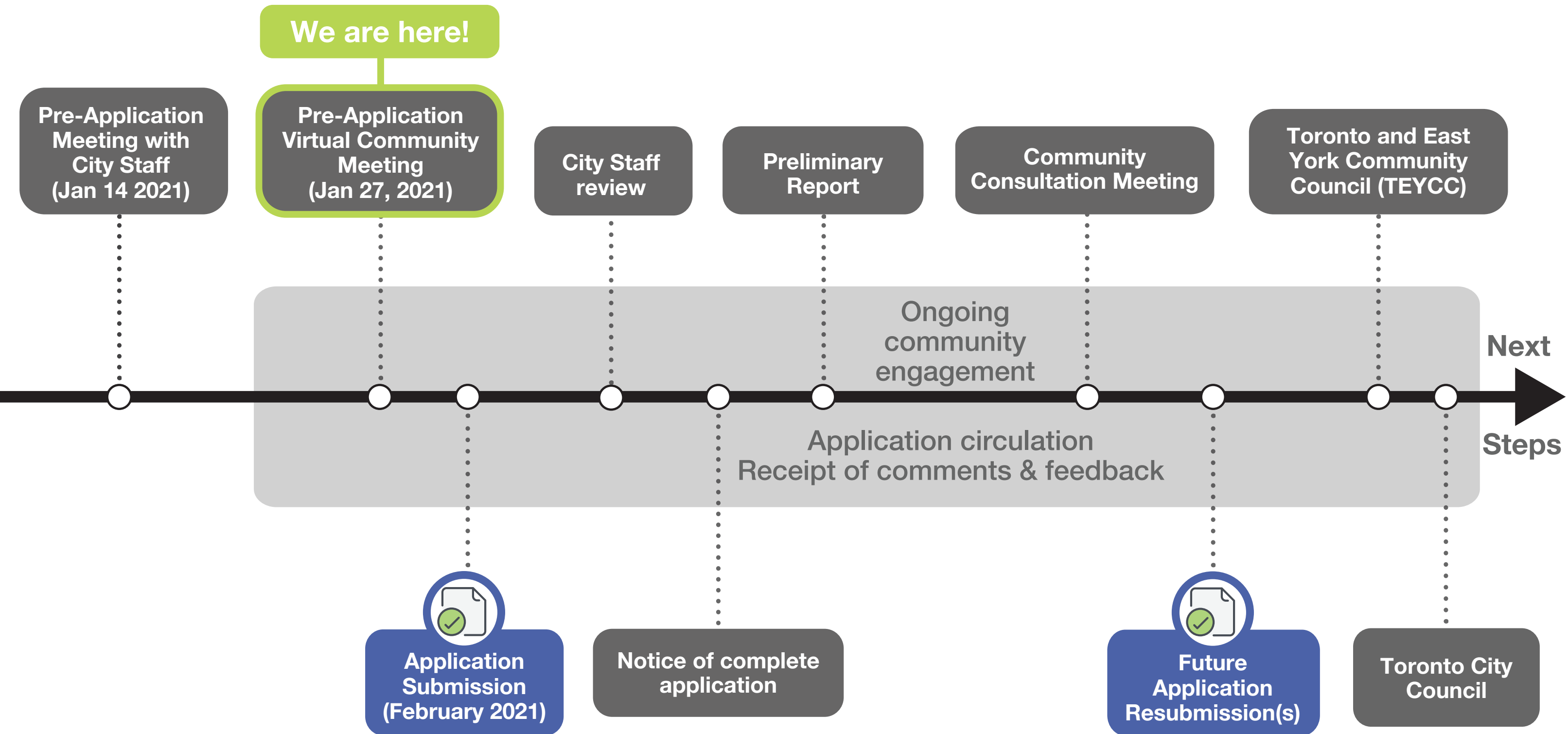
Architect



Transportation Planning



Rezoning Application Process







Official Plan - Urban Structure

PLANNING CONTEXT

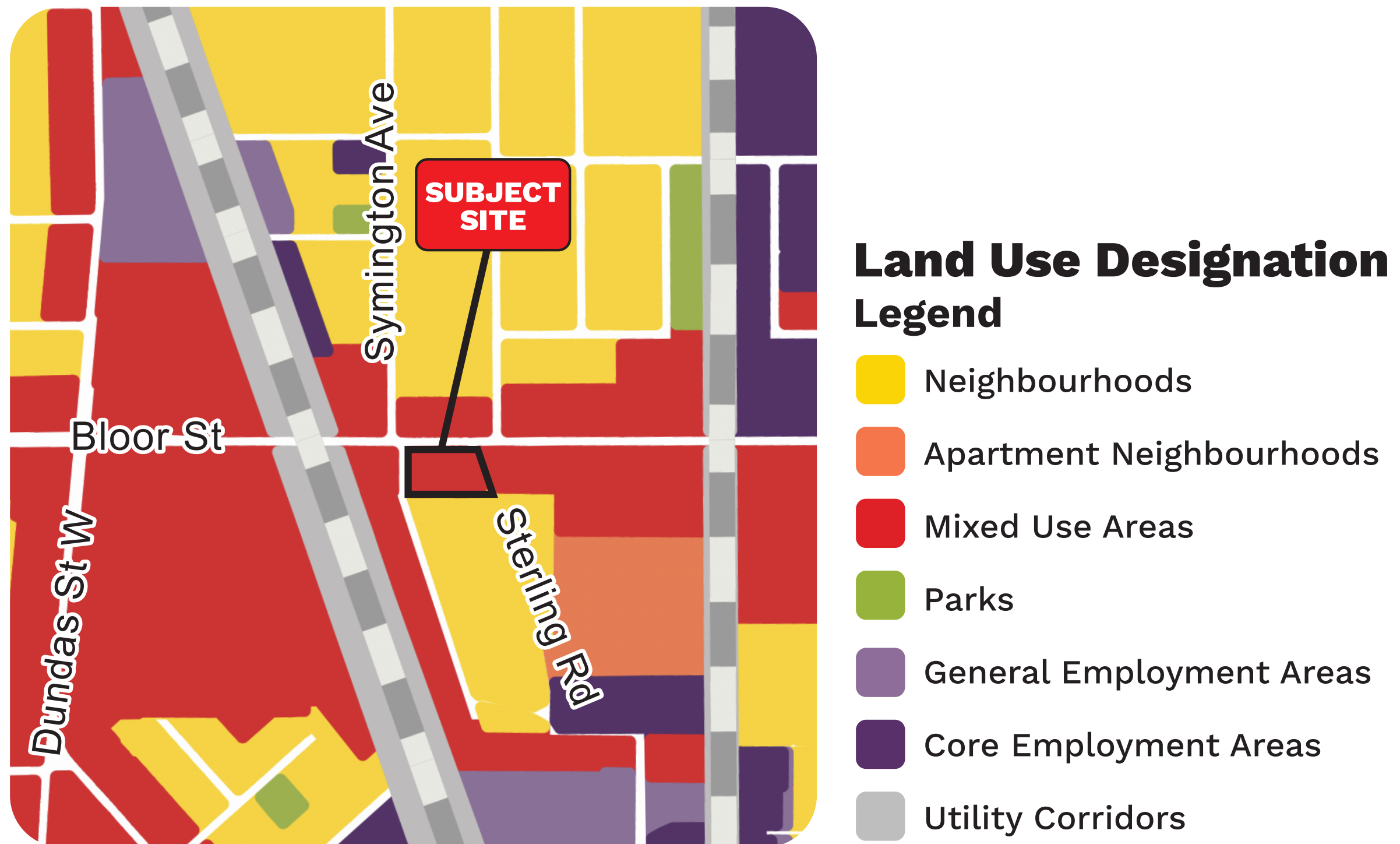


Urban Structure Legend

-  Avenues
-  Centres
-  Employment Areas
-  Green Space System

Official Plan - Land Use

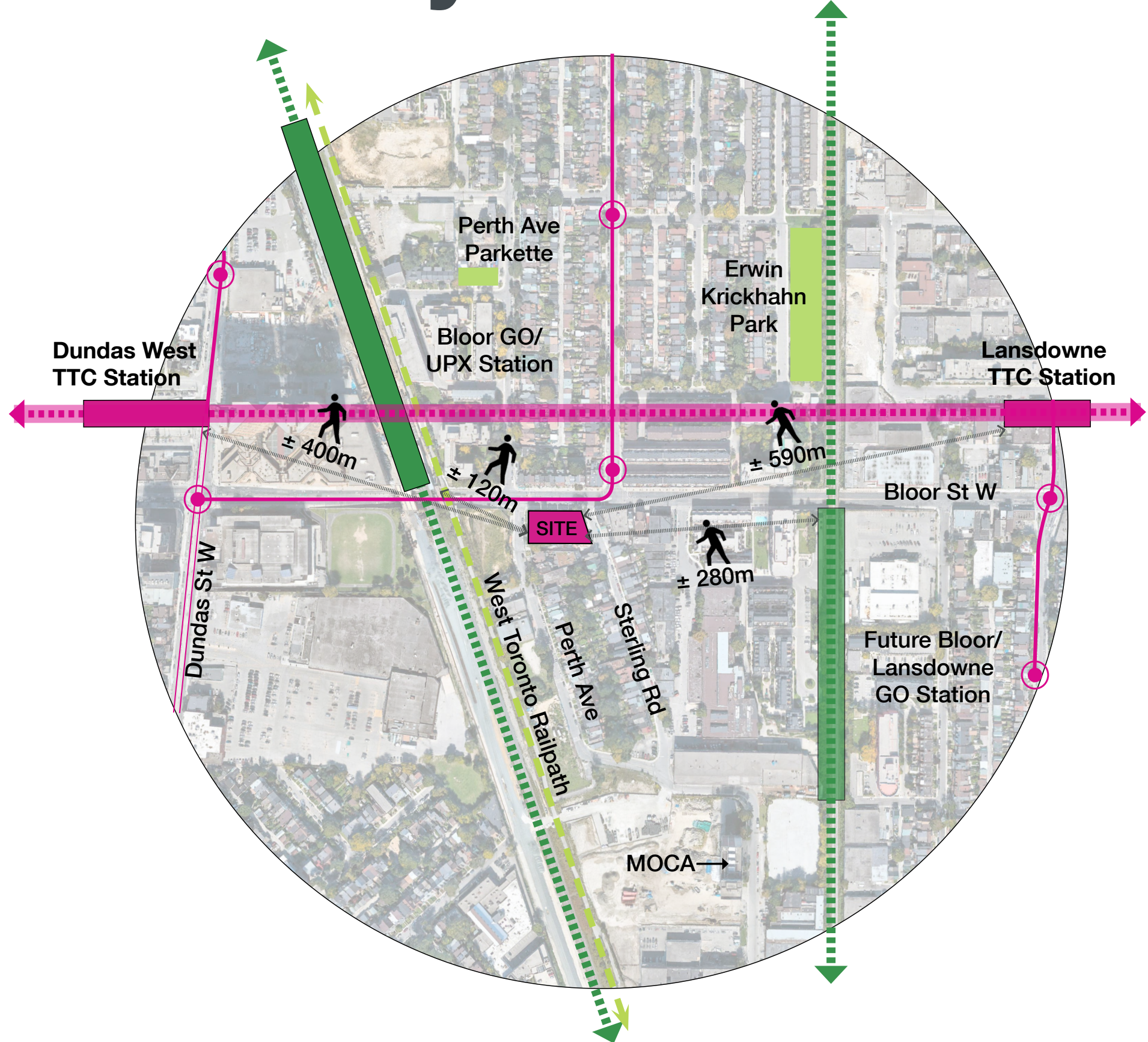
PLANNING CONTEXT



Transit Connectivity

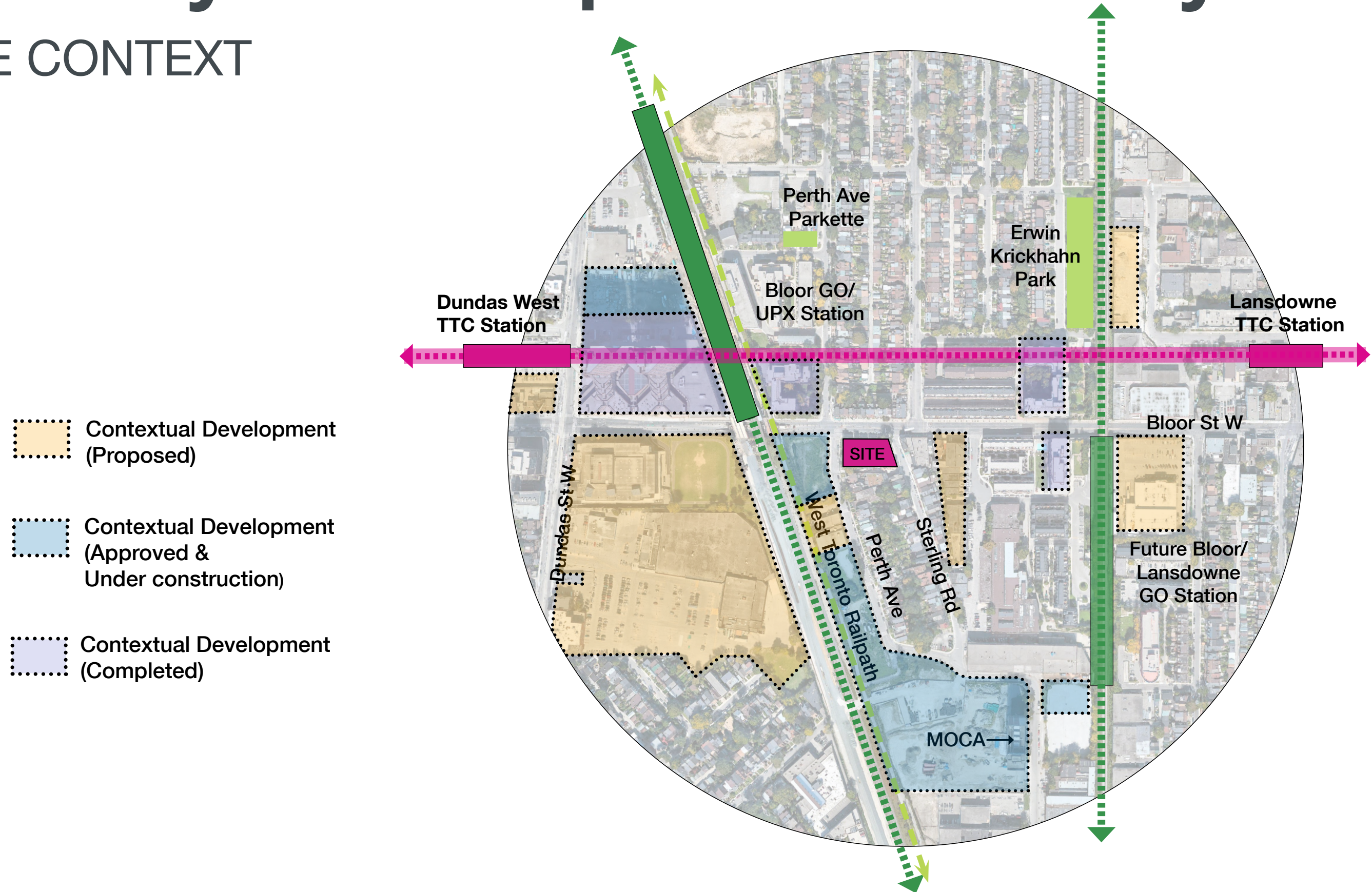
SITE CONTEXT

- Subject Site
- TTC Streetcar
- TTC Bus
- TTC Subway
- GO Train
- Multi-Use Trail



Nearby Development Activity

SITE CONTEXT



Approved Avenue Buildings



111 St. Clair Avenue, Imperial Plaza
(23 Storeys)



581 Bloor Street West, Mirivish Village
(13+19+24+25+26 Storeys)



2490-2514 Yonge Street, Capitol Theatre
(14 Storeys)



Bathurst & St. Clair
(35+30+30 Storeys)



383 Old Weston Road, Reunion Crossing
(11 Storeys)



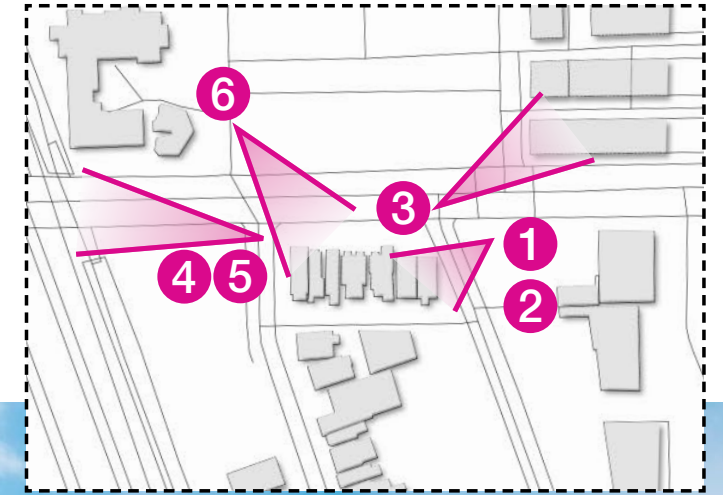
875 Eglinton Avenue West, The Forest Hill
(14 Storeys)



3429 Bloor Street W
(14 Storeys)

Existing Site Photos

SITE CONTEXT



Project Aspirations

VISION



Delivering much needed housing in proximity to high order transit



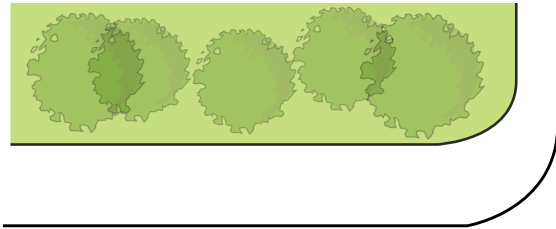
Focusing on enhancing the public realm and the community amenities



Providing contextual architectural design that is complimentary to the character of the neighborhood

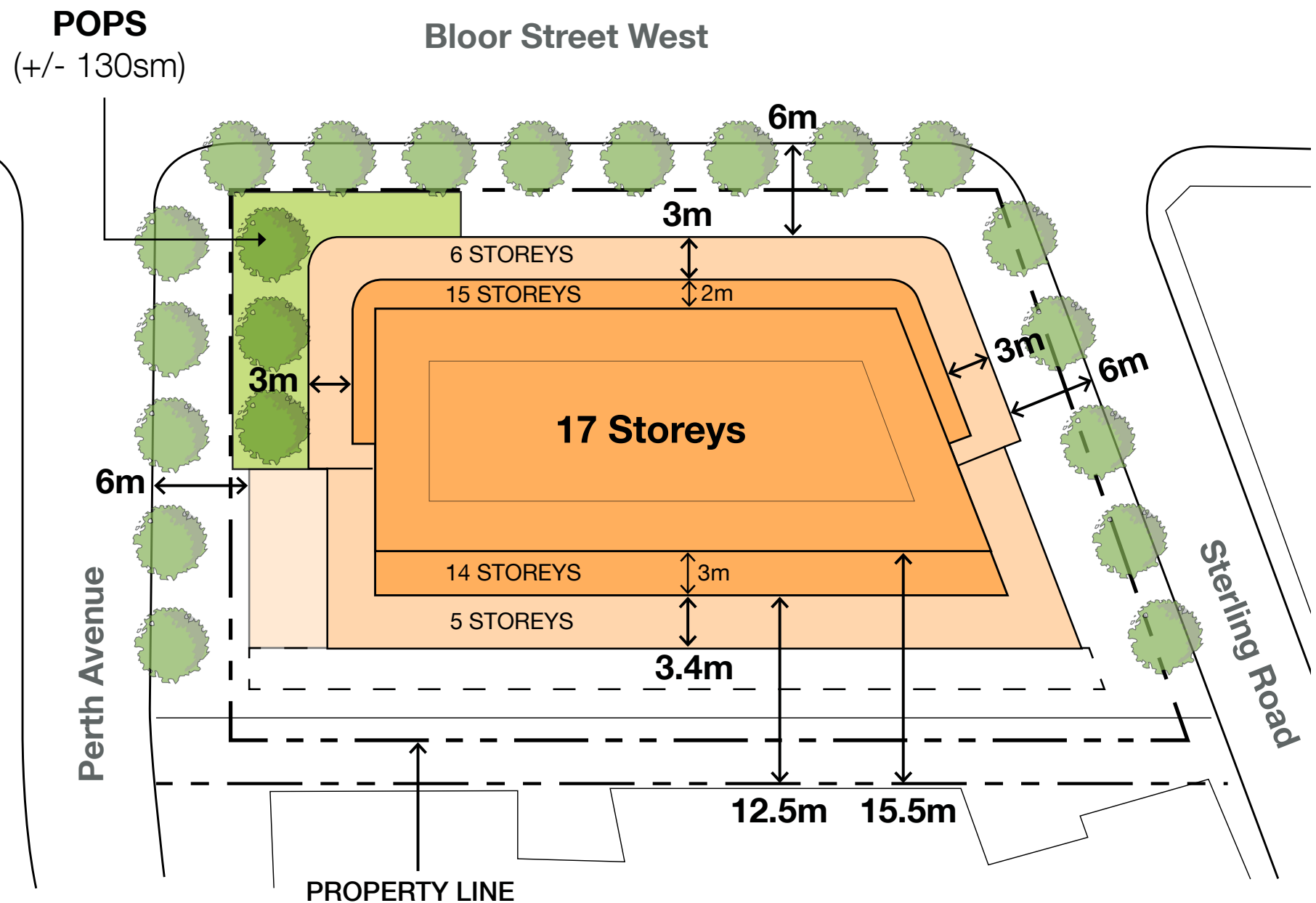
Site Plan

DESIGN



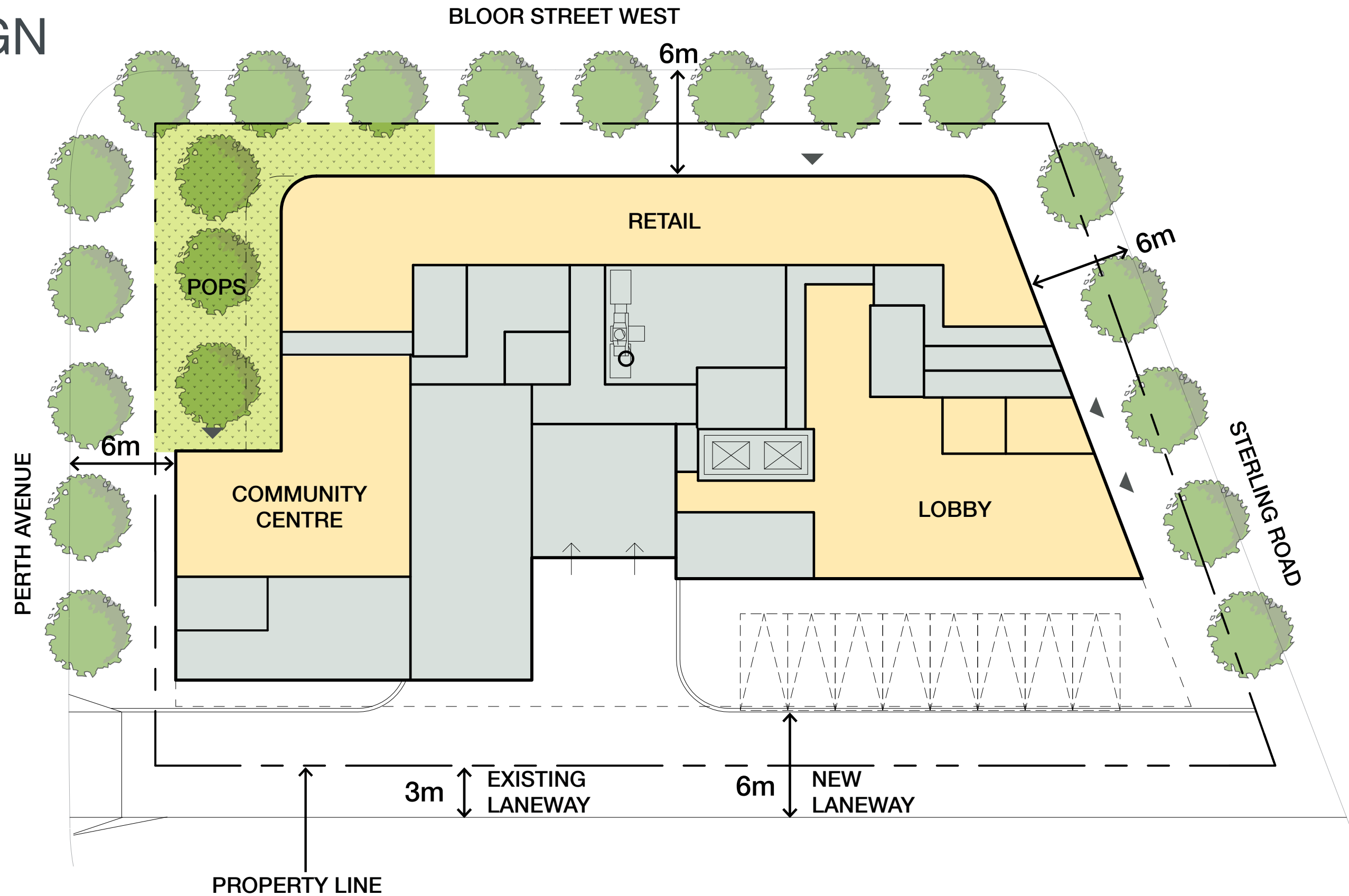
Statistics:

Total Units:	± 180
POPS:	± 130sm
Community Centre:	± 130sm
Resident Parking:	± 50
Visitor Parking:	± 11



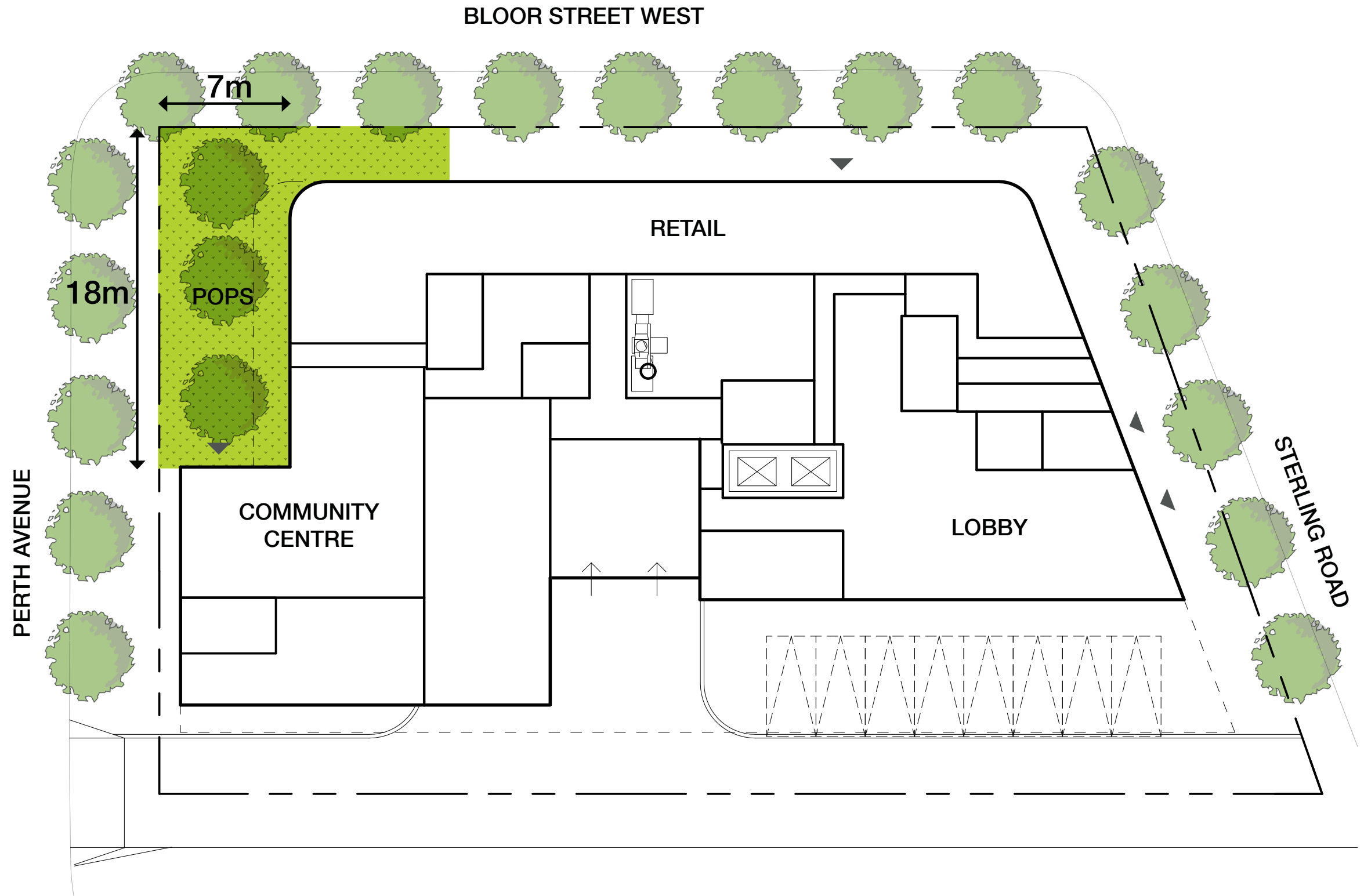
Ground Floor Plan

DESIGN



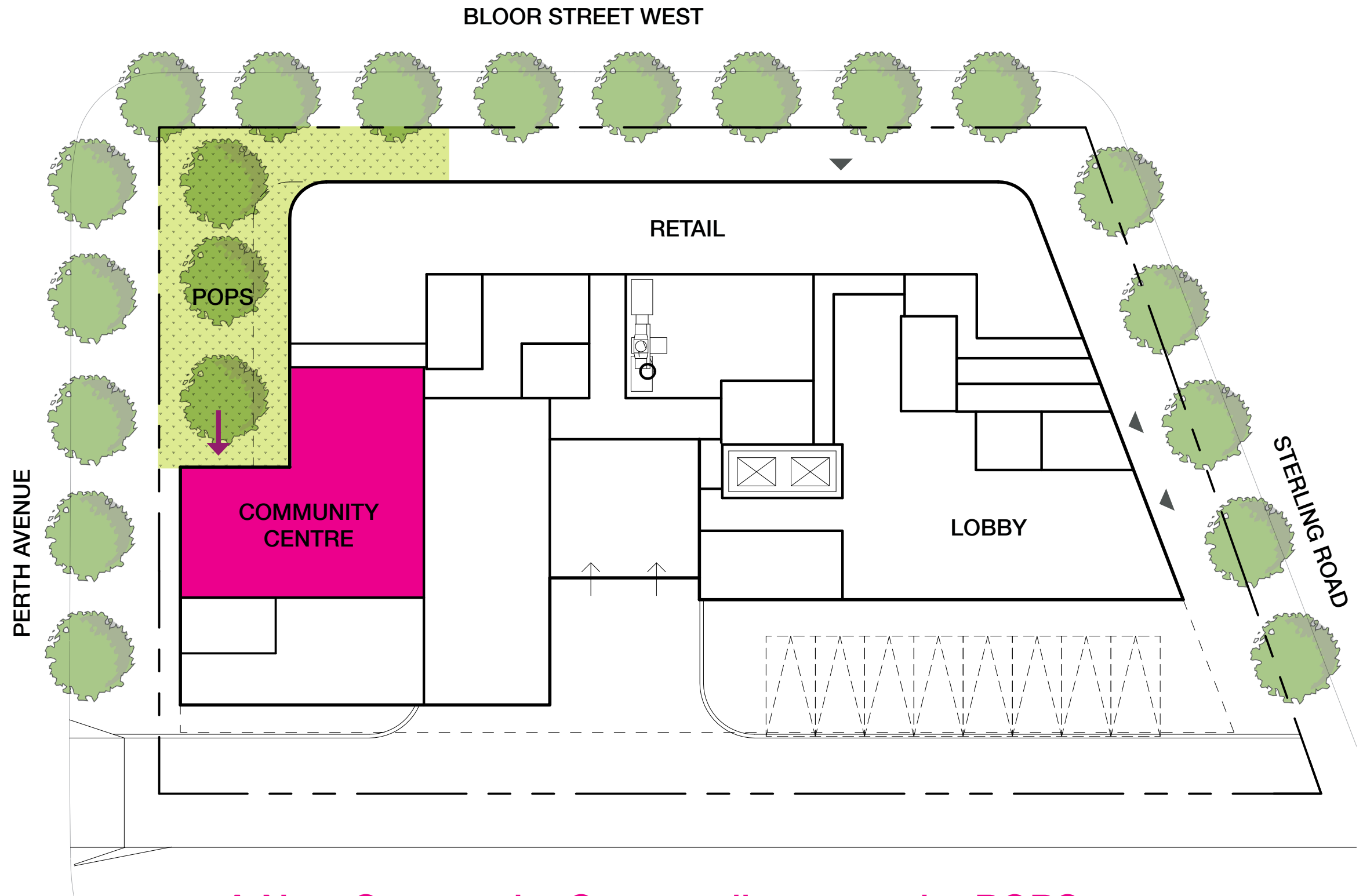
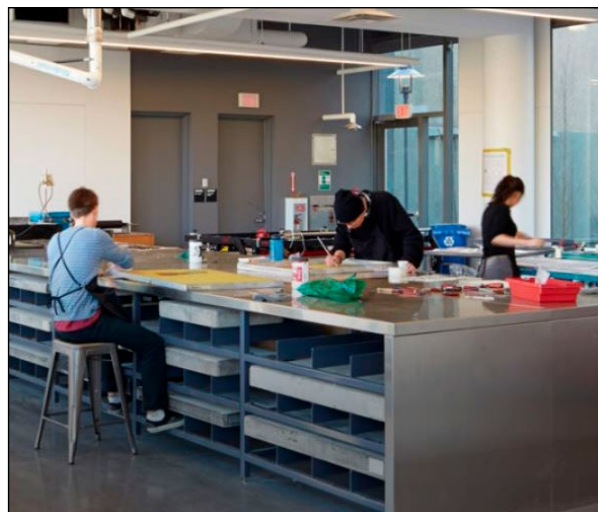
POPS (Privately-Owned Publicly Accessible Space)

DESIGN



Community Centre

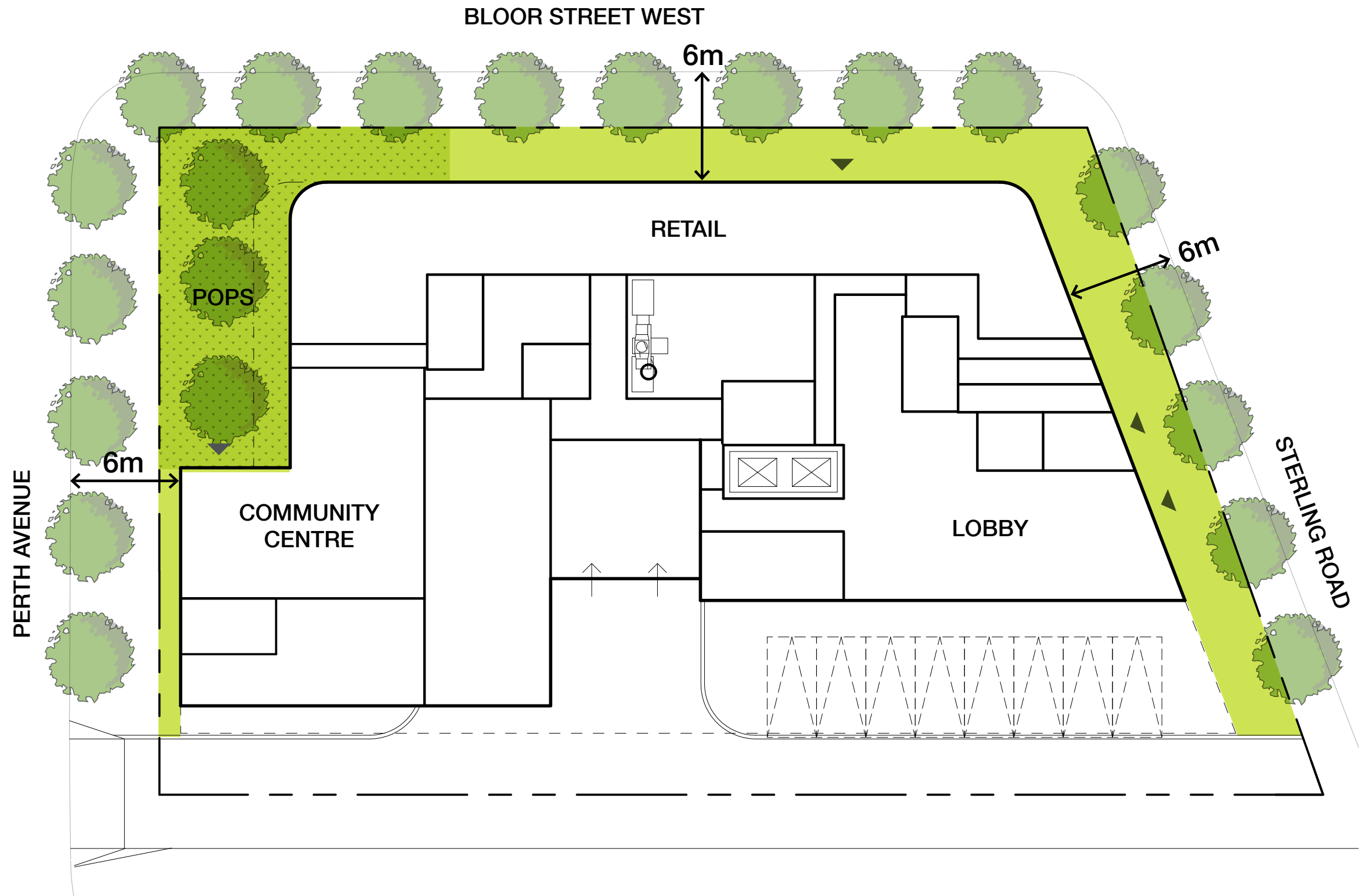
DESIGN



A New Community Centre adjacent to the POPS

Open Space

DESIGN



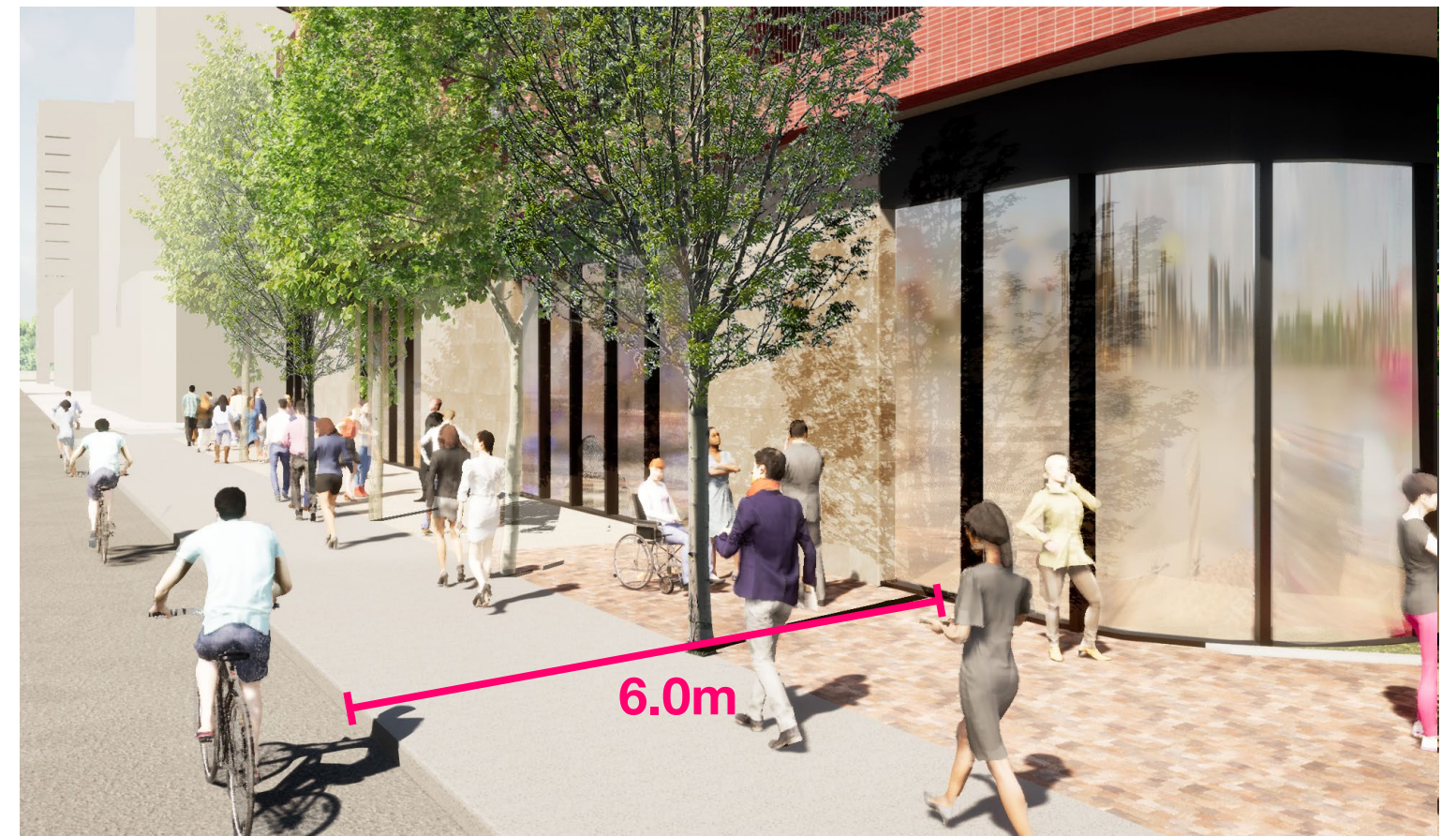
Open space on site is $\pm 20\%$ of total site area

Widened Sidewalks

DESIGN



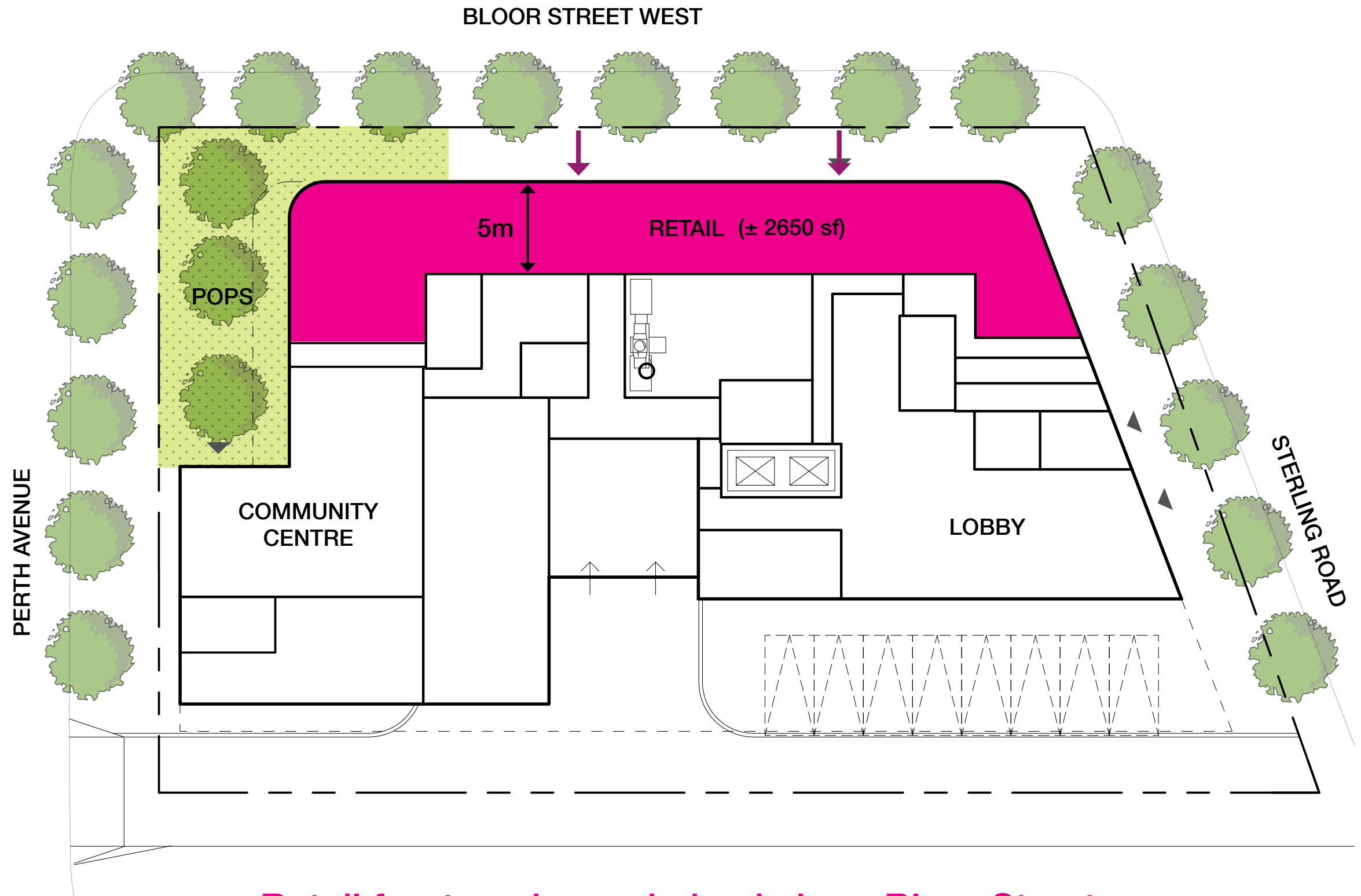
Existing Sidewalk on Bloor Street



Proposed Sidewalk on Bloor Street

All sidewalk widths are increased to 6m

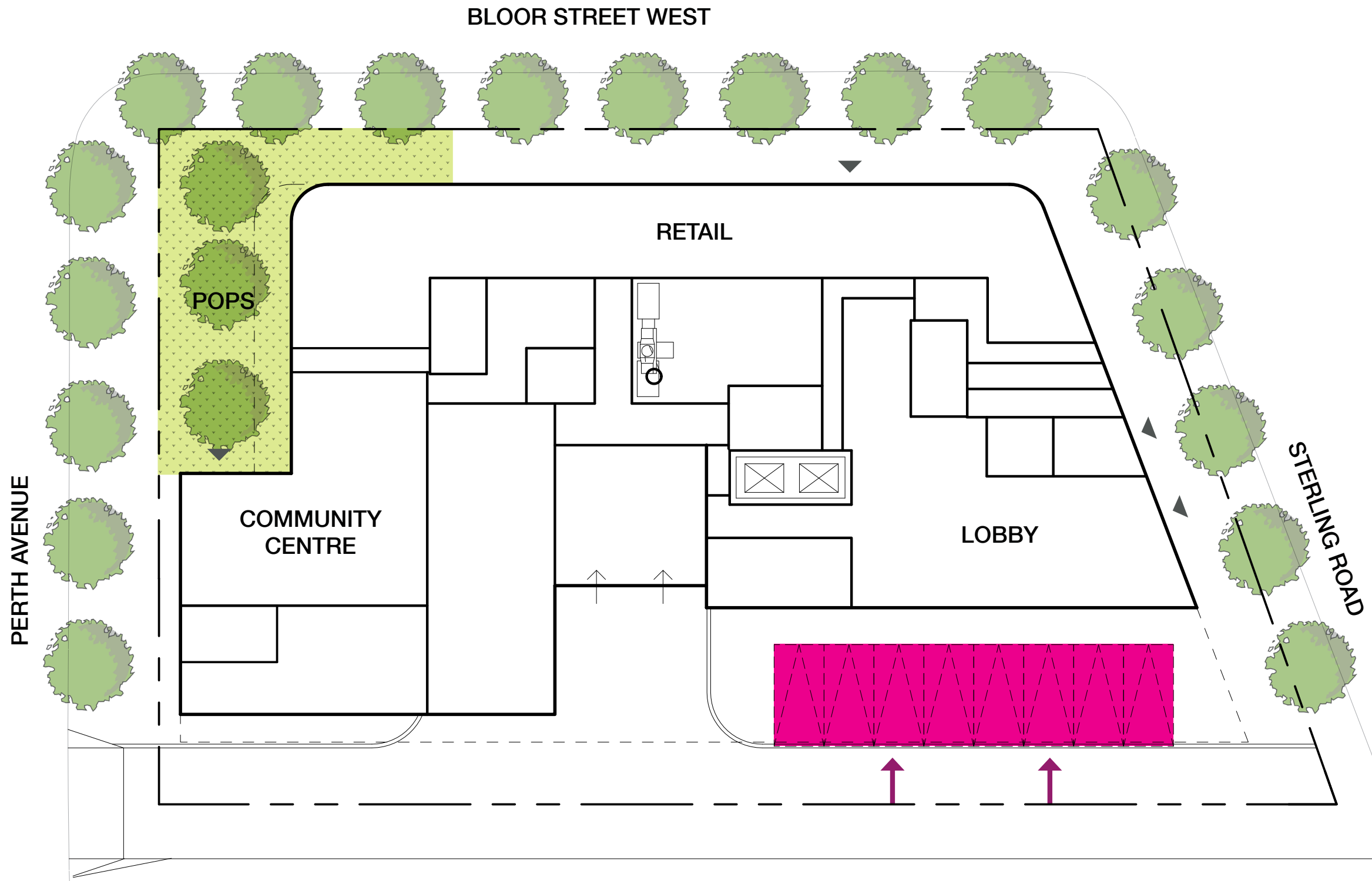
Retail DESIGN



Retail frontage is maximized along Bloor Street

Visitor Parking

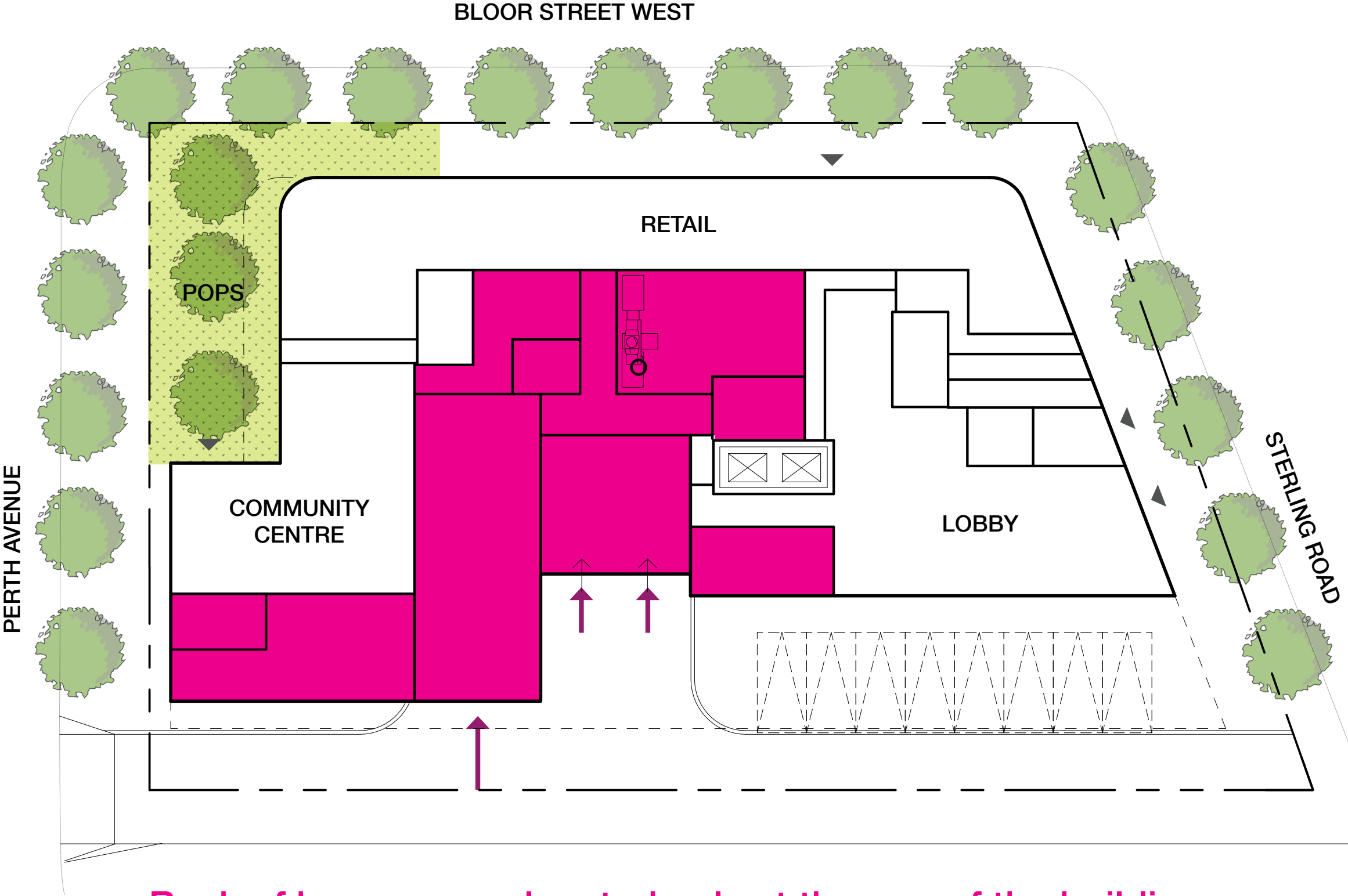
DESIGN



At grade visitor parking on the rear laneway

Back of House

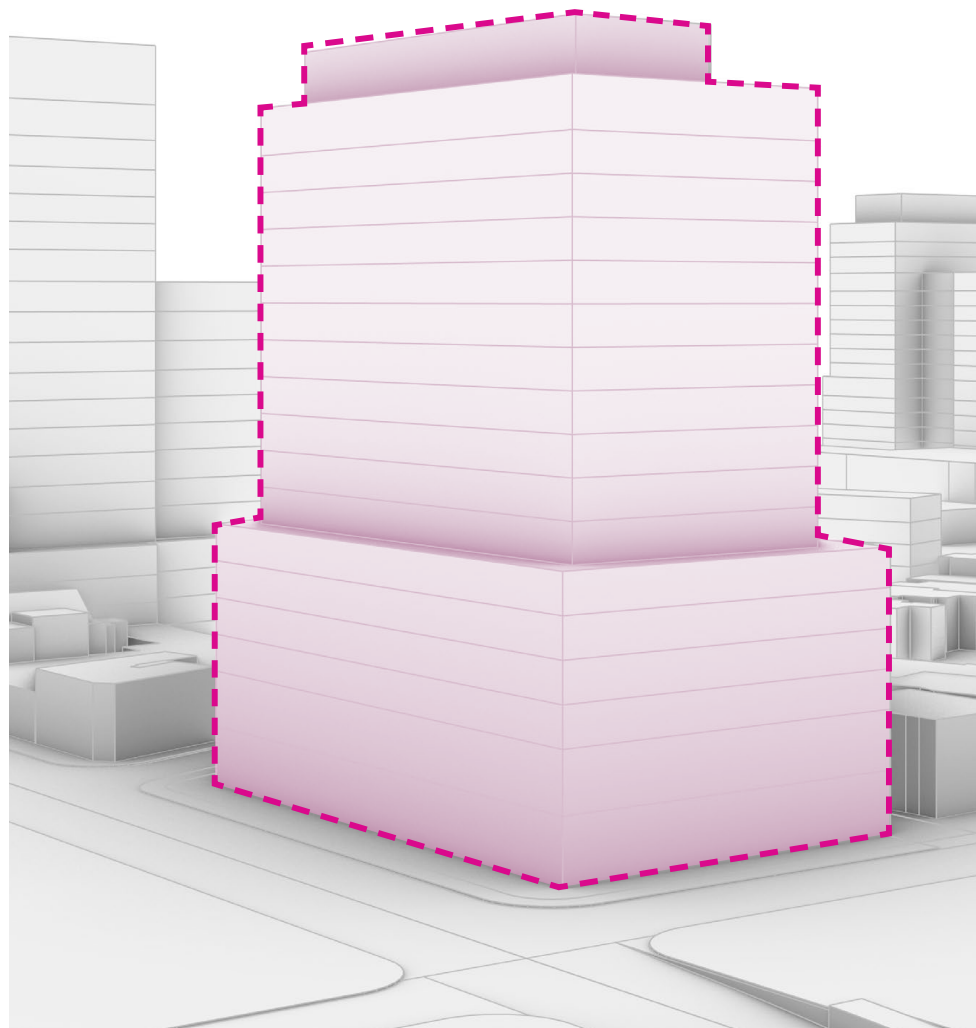
DESIGN



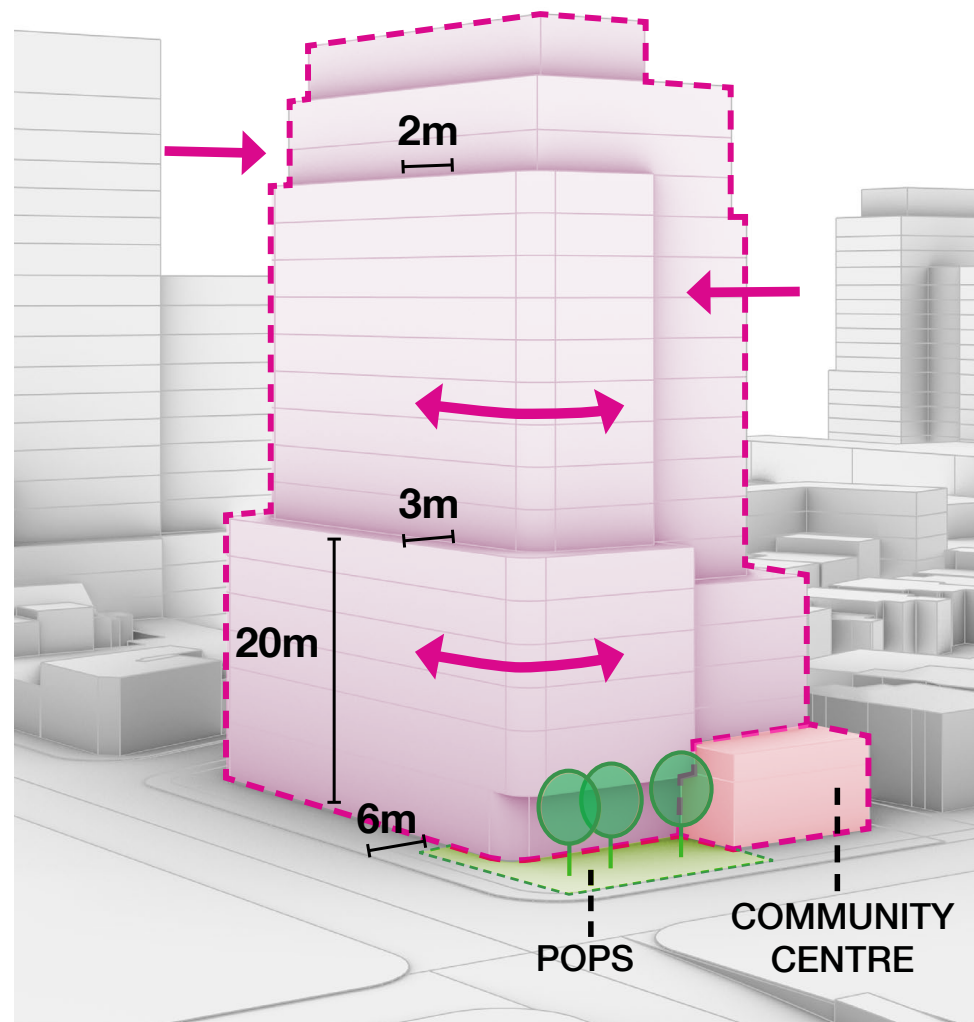
Back of house areas located only at the rear of the building

Building Massing

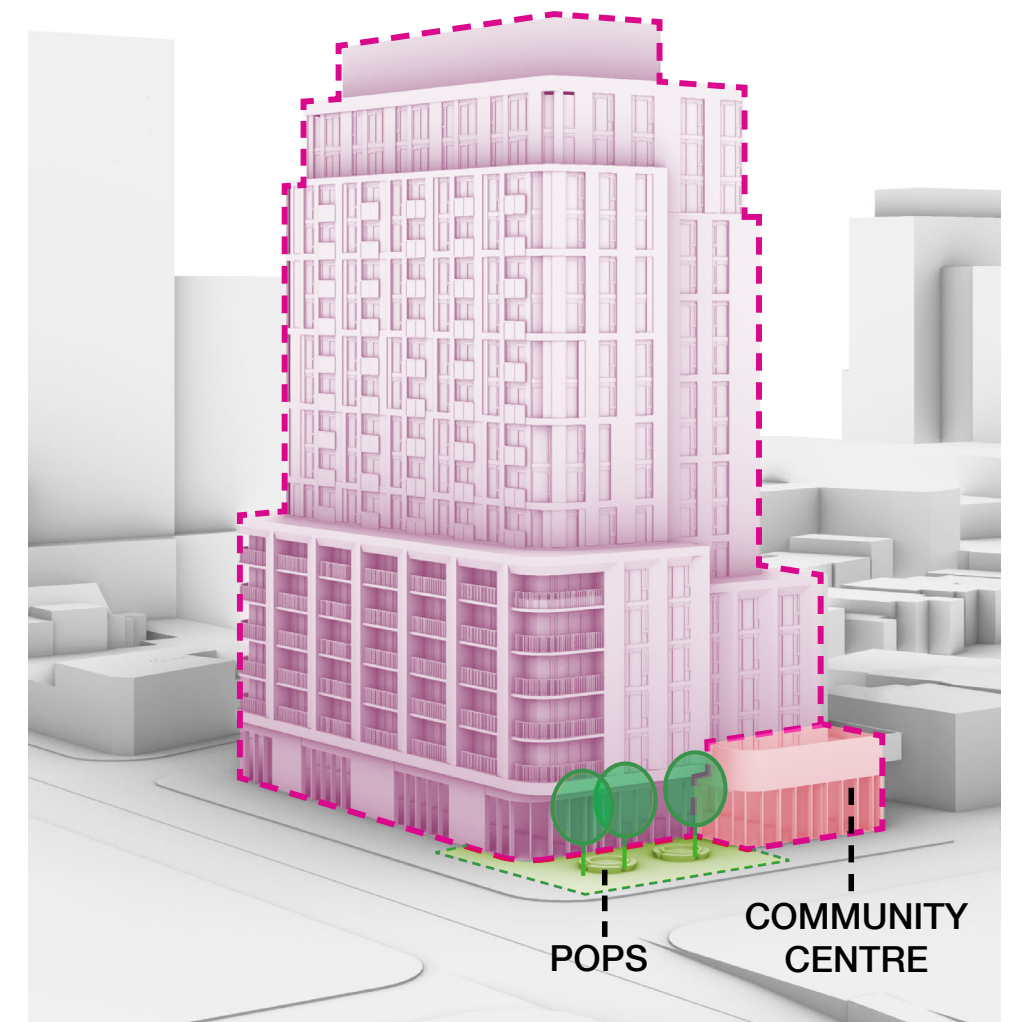
DESIGN



1 Base massing



2 Massing reduced with setbacks and stepping down to the south. POPS and Community Centre at grade.



3 Massing refined with curved corners, balconies and facade patterning



VIEW FROM BLOOR STREET AND PERTH AVENUE LOOKING SOUTHEAST



VIEW FROM BLOOR STREET AND PERTH AVENUE LOOKING SOUTHEAST



VIEW FROM BLOOR STREET AND STERLING ROAD LOOKING SOUTHWEST

An architectural rendering of a modern, multi-story brick building with a curved corner. The building features large windows and balconies with metal railings. The ground floor has a glass-fronted entrance. In the foreground, there are trees, a sidewalk with people walking, and a person riding a bicycle. The sky is clear and blue.

Thank you!
Questions?

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View Options

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1423–1437 Bloor Street West
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Audio Settings

Q&A

Leave

Q&A

Welcome
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Type your question here...

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Leave Meeting

Change to Side by Side

Switch View

To Raise Hand via Phone, dial *9

Raise Hand

The screenshot includes several green callout boxes with arrows pointing to specific UI elements: 'Change to Side by Side' points to the 'View Options' dropdown; 'Switch View' points to the 'Switch View' icon; 'To Raise Hand via Phone, dial *9' points to the 'Raise Hand' icon; 'Raise Hand' points to the 'Raise Hand' icon; 'Leave Meeting' points to the 'Leave' button; and 'Submit your questions & comments here any time during the meeting' points to the Q&A text area.