

## Information Sheet Bloor-Kipling (Six Points) and Bloor-Islington Housing Now April/May 2021

The City of Toronto's Official Plan identifies Etobicoke Centre as a location to accommodate growth and a dynamic mix of housing, employment opportunities, commercial activities and community amenities. Within Etobicoke Centre, the City of Toronto is planning significant city-building investments in the sites at Bloor-Kipling (Six Points) and Bloor-Islington (Figure 1). These investments require a comprehensive approach to guide how they will work together to support new resident and working populations, and the existing local community.

In 2019, City Council approved the new development blocks at Bloor-Kipling (Six Points) and Bloor-Islington to be included in the Housing Now Initiative. As part of the planning for Housing Now, the City with CreateTO launched a study of both the Bloor-Kipling (Six Points) and Bloor-Islington areas called a Block Context Plan. The purpose of the Block Context Plan is to serve as the foundation for the future development of mixed-use communities that will be home to the new Etobicoke Civic Centre, provide new mixed-income housing, community uses, parkland, retail, and employment opportunities, all near transit.

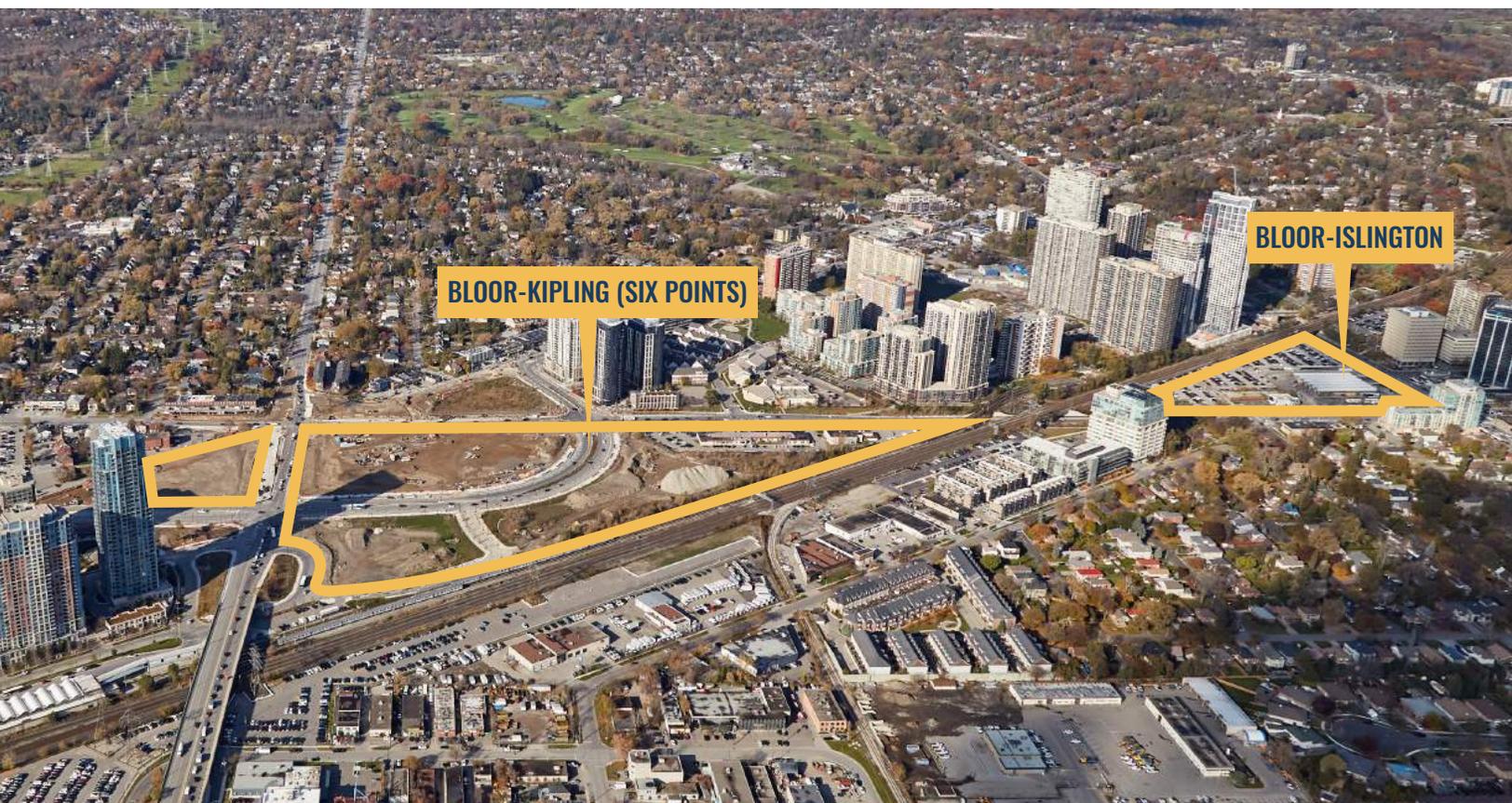


Figure 1: Bloor-Kipling (Six Points) and Bloor-Islington Aerial

## About Housing Now

The Housing Now Initiative is part of the City of Toronto's HousingTO 2020-2030 Action Plan. The City's target is to approve 40,000 affordable rental and supportive homes by 2030. Since the launch of Housing Now in 2018, City Council has approved 17 sites for inclusion in the Initiative. Two of these sites are Bloor-Kipling (Six Points) and Bloor-Islington in the heart of Etobicoke Centre. The new affordable rental units created through Housing Now will remain affordable for 99 years, providing quality housing opportunities for future generations. The affordable rental units will, on average, rent for 80% of Toronto's average market rent. Housing Now will provide access to affordable rental units for households earning up to approximately \$68,000 per year. All Housing Now sites support mixed-use, mixed income, complete communities.

[Learn more about Housing Now.](#)

## Development in Etobicoke Centre

The City of Toronto's vision for Etobicoke Centre is to develop a complete community that includes a dynamic mix of housing, employment opportunities, commercial activities, and community amenities aligning with the objectives of the City's Official Plan and the **Etobicoke Centre** Secondary Plan. Work at Bloor-Kipling (Six Points) and Bloor-Islington contributes to the realization of the City's Official Plan objectives for Etobicoke Centre.

At Bloor-Kipling (Six Points), the Six Points Intersection reconfiguration has created the new city blocks as originally envisioned by the Etobicoke Centre Secondary Plan. These new blocks will be developed to provide new housing, retail, businesses, and services, with a new Etobicoke Civic Centre at its heart. Additionally, Metrolinx and the TTC are working to improve regional connectivity between GO, TTC, and MiWay at Kipling Station. The TTC is also embarking on improvements to both Kipling and Islington stations to ensure they are fully accessible by 2025.

To meet these accessibility improvements by 2025, TTC is reconstructing the bus terminal to the north of the site, south of the Rail and Hydro corridor. This allows for the southern portion to accommodate the Housing Now development opportunity.

## Block Context Plan Overview

The Block Context Plan provides a set of development principles, guidance on the shape of new buildings and location and quality of new public open space. The Block Context Plan has been the subject of two community consultation meetings since 2019. Members of the community have provided comments on a range of issues including safe access to active and public transportation opportunities; creating new outdoor gathering spaces, parks and green spaces, and other community spaces; developing destinations for entertainment and everyday services; and development scale and intensification. For more information on the comments that helped inform the Block Context Plan you can review the summaries from **Community Meeting #1 (December 2019)** and **Community Meeting #2 (February 2020)**.

This feedback has shaped the final Block Context Plan and the Zoning By-law Amendment applications to permit new development at Bloor-Kipling (Six Points) and Bloor-Islington. The final Block Context Plan will be shared at the Community Consultation Meeting (see details on page 6.)

## Project Timeline

2019

Summer

Project Launch

Fall

Community Consultation Meeting #1

2020

Winter

Local Advisory Group Meeting #1 and #2

Design Review Panel #1

Community Consultation Meeting #2

Fall

Design Review Panel #2

2021

**WE ARE HERE**

Spring

Local Advisory Group Meeting #3

Community Consultation Meeting #3

Summer

Zoning By-law application\* and Development Concept for Bloor-Kipling (Six Points) Blocks at Planning and Housing Committee/City Council

Market Offering for Bloor-Kipling (Six Points)

Zoning By-law application\* for Etobicoke Civic Centre at Statutory Public Meeting (Committee to be confirmed)/City Council

Fall/ Winter

Zoning By-law application\* and Development Concept for Bloor-Islington at Planning and Housing Committee/City Council

Select Developer Partner for Bloor-Kipling (Six Points) Blocks

Market Offering for Bloor-Islington

\*There will be separate Statutory Public Meetings as per the Planning Act requirements, for the Bloor-Kipling (Six Points) and Bloor-Islington Zoning By-law Amendment applications. There will be further opportunities for community feedback as individual buildings are brought forward for Site Plan Approval by future developer partners.

## Bloor-Kipling (Six Points)

A growing centre anchored by the new Etobicoke Civic Centre, new community amenities, and access to improved regional transit opportunities.

**Major Intersection:** Bloor Street West and Kipling Avenue (Six Points)

**Ward:** Etobicoke-Lakeshore

**Councillor:** Councillor Mark Grimes

**Site Area (acres):** 17.91 acres (7.25 hectares)

**Current Use:** Vacant

**Proposed Use:** A new Etobicoke Civic Centre and community facilities, surrounded by transit-oriented mixed-use development including affordable rental, market rental and new ownership housing, a new elementary school (TCDSB), retail and commercial uses and new parkland.

**Official Plan – Land Use Designation:** Mixed-Use Areas

**Surrounding Uses:** A mixture of high-density residential developments (to the west and north), low-density residential (further north), industrial buildings, the subway and rail corridor (to the south) and main street retail and commercial plazas (to the north and west).



Figure 2: Bloor-Kipling (Six Points) Aerial

## Bloor-Islington

A new transit-oriented development, establishing a mix of residential, commercial, and office uses directly above Islington Station that enhances the northwest corner of the intersection.

**Major Intersection:** Bloor Street West and Islington Avenue

**Ward:** Etobicoke-Lakeshore

**Councillor:** Councillor Mark Grimes

**Site Area (acres):** 4.9 acres (2.0 hectares)

**Current Use:** TTC bus terminal, Islington Station and TTC commuter parking lot

**Proposed Use:** Integrated transit community including, affordable rental, market rental and new ownership housing, retail and community amenities.

**Official Plan – Land Use Designation:** Mixed-Use Areas

**Surrounding Uses:** TTC Line 2 Islington Station and bus terminal, Canadian Pacific (CP) and Canadian National (CN) rail corridors, Hydro One corridor and high-density residential (to the north); high-density residential, commercial office buildings, retail and restaurants (to the east); residential, retail and parkland (to the south); and high-density residential (to the northwest).

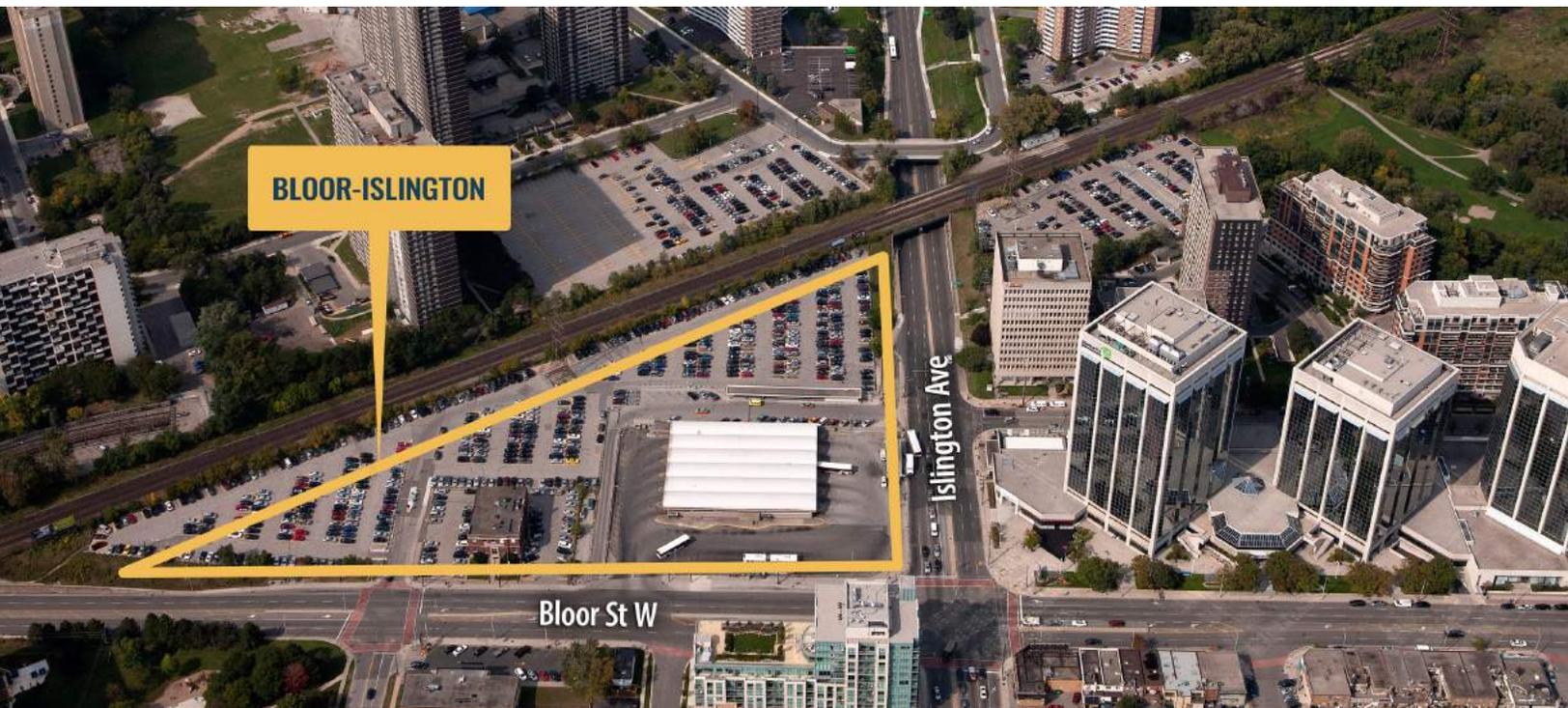


Figure 3: Bloor-Islington Aerial

## Meeting Details

Join us from 6:30 p.m. to 9:00 p.m. on **Wednesday April 28, 2021** for a Community Meeting with staff from City Planning, the Housing Secretariat, and CreateTO.

Visit <http://www.toronto.ca/cpconsultations> before the session for instructions to join and participate online and by phone.

To learn more about Housing Now, visit [www.createto.ca/housingnow](http://www.createto.ca/housingnow).

## Contact City Planning

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