

# Welcome

The Virtual Update Meeting  
will begin shortly.

Meeting starts at 5:00 pm,  
scheduled to run until 6:30 pm.

- By default, all participants are muted and cameras turned off.
- If you are having issues with audio, you can call in at  
**+1 647 374 4685**  
Webinar ID: **953 1410 5612**

Stay connected: [bloordundas.ca](https://bloordundas.ca).

**ChoiceProperties**

Presented Live during Virtual Update Meeting, July 14, 2022. All renderings and images are conceptual and for presentation purposes.





# Land Acknowledgement

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.





ChoiceProperties

# Bloor & Dundas



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Virtual Update Meeting • July 14, 2022



# Agenda

5:00 – 5:20 pm

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## Presentation

Welcome & Land Acknowledgement

Councillor Gord Perks, Ward 4

Choice Properties Introduction

Alexis Johansen, Choice Properties

Bloor and Dundas Overview

Master Plan Timeline

Guiding Principles

Ben Hoff, Urban Strategies Inc. (USI)

Site Framework and Planning

Architecture and Built Form

David Pontarini, Hariri Pontarini Architects

Urban Design and Landscape Architecture

Jennifer Nagai, PFS Studio

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5:20 – 6:30 pm

## Q&A – Pre-Submitted & Live Questions

Team, Facilitated by Kate Driscoll, Lux 9 Inc.  
and Ben Hoff, USI

Closing Remarks

Alexis Johansen, Choice Properties

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# Who are we?

Choice Properties REIT is a **dedicated city-builder** and is eager to work closely with the City and key stakeholders to bring the vision for **complete, transit-oriented communities** to life.

Choice takes a **long-term approach**, informed by its position as a family business and **strong connections to communities** through the **grocery business**.

[choicereit.ca](http://choicereit.ca)

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Warden & St. Clair

25 Photography - Mt Dennis

Golden Mile



# In Progress

Choice has a portfolio of approximately **715 properties** across Canada diversified between Commercial, Office, Industrial, Residential and Mixed Use GFA.

In the Greater Toronto Area, Choice has approximately **1.3M SF of Residential GFA** in approximately **1,600 new units** currently under construction.

10 Active Major Mixed-Use Applications Submitted  
Approx. 10,500 Units | 9.6M SF of Residential GFA



Bathurst  
& Lakeshore



390 Dufferin  
– The Brixton



39 E Liberty  
– Liberty House



# Bloor & Dundas: Overview



BLOOR ST W

INDIAN TRAIL

DUNDAS ST W

BOUSTEAD AVE.

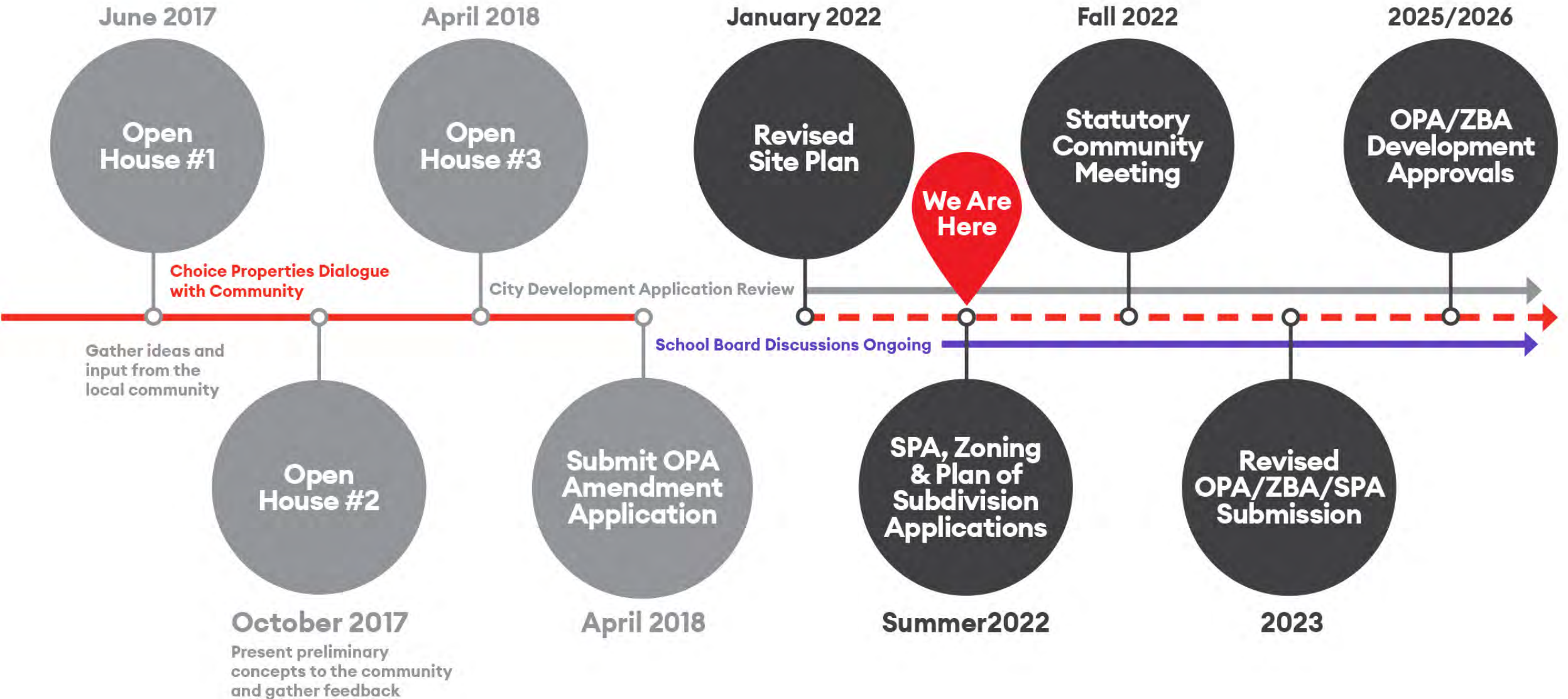
DUNDAS ST W

HEWITT AVE.





# Master Plan Timeline





# 2022 Rezoning Application





# Major Transit Opportunity



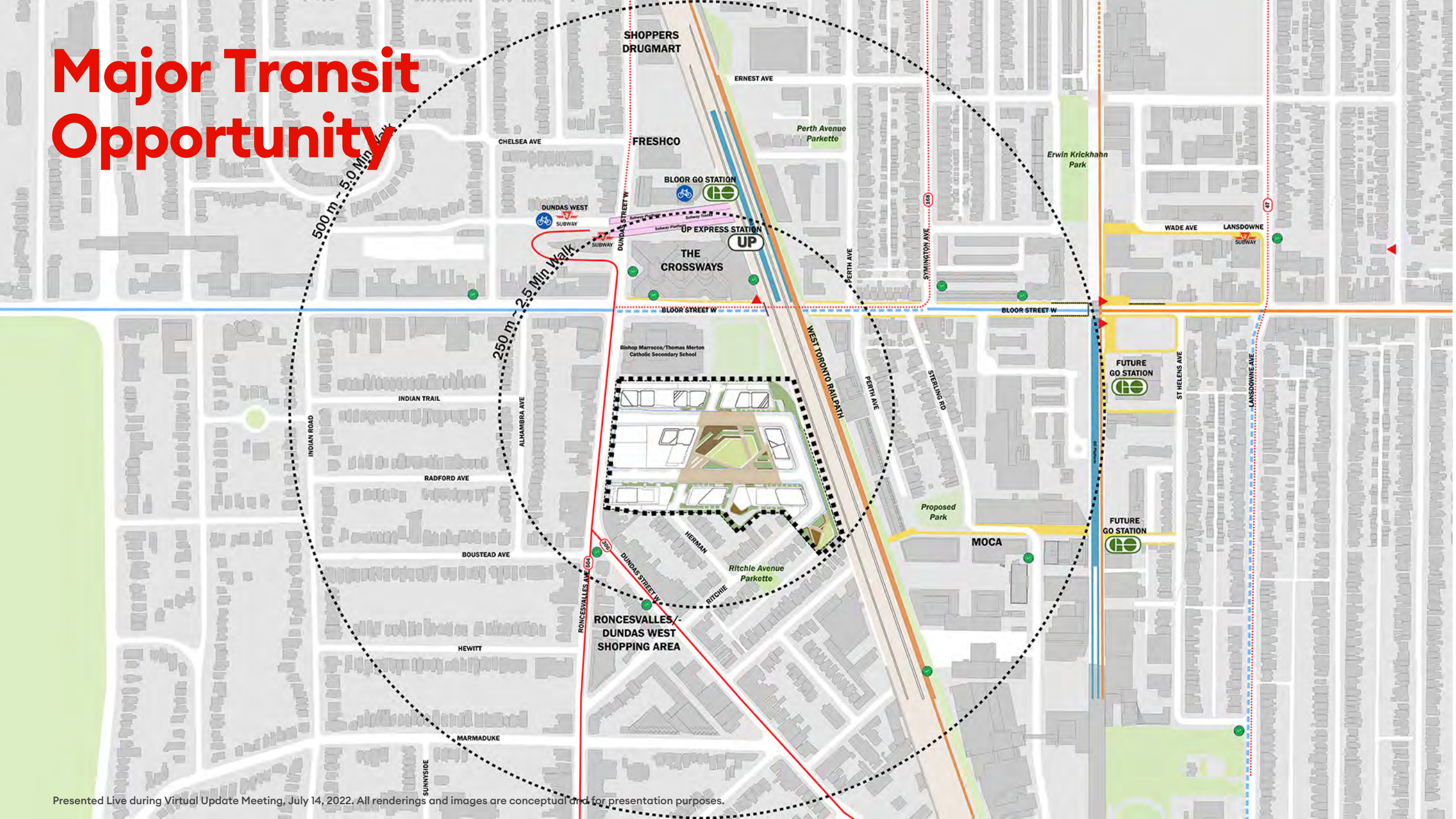
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# Major Transit Opportunity

500 m ~ 5.0 Min Walk

250 m ~ 2.5 Min Walk





# Guiding Principles

01. Public Green & Open Spaces



03. Retail Vibrancy



02. Public Realm and Connectivity



04. Housing Diversity & Options Near Transit





# Transit-Supported Community Around a Central Park





# Project by Numbers



**152,000 sq. m.**  
of TOTAL GFA



**-700 Jobs**  
(retail & 7,600 sq. m.  
of office)



**1,900+**  
**Residential Units**  
(135,000 sq. m. of  
residential GFA  
and 735 rental  
units)



**9,000 sq. m. of**  
**Retail GFA**  
(with Loblaws &  
other anchors)



**4,400 sq. m.**  
**Public Park with**  
**other open spaces**



# Architecture & Built Form





# Building Typology



Building 01 & 02  
Looking North West



Building 01 & 02  
Looking South East



Building 06 & 07  
Looking South East



Building 06 & 07  
Looking North West





# Porosity & Permeability

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# Diversity in Design



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# Street Animation





# Neighbourhood Transition







# Robust Public Realm

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# Intentional Design

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# Dynamic Park Form

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# Quality Urban Design





# Walkable Community





# Places to Recreate







**Q&A**

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# To Ask A Question



**Use the Q&A Function  
to submit your question.**



**Raise your Hand  
using the Raise your  
Hand Feature on the  
Zoom App. When your  
name is called, you will  
be unmuted to ask your  
question.**



**If on a mobile device,  
click \*9 to raise your  
hand.**



# Having Issues with your Audio?

Try listening through your computer only  
(instead of headphones)

**-Or-**

Dial +1 647 374 4685

When prompted for a meeting number enter  
access code 953 1410 5612 and then follow the  
prompts





**Q&A**

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# Thank You

Stay Connected

[bloordundas.ca](https://bloordundas.ca)

[info@bloordundas.ca](mailto:info@bloordundas.ca)

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