



350  
BLOOR

## the HIGHLIGHTS

### APPROVED DEVELOPMENT CONCEPT

On April 17th, 2024, City Council approved the Official Plan Amendment (OPA) and the Zoning By-law Amendment (ZBA) applications submitted on site to permit a 63-storey mixed-use development. The development contemplates a total gross floor area of 528,626 square feet and 806 residential units. The development would also include 5,210 square feet of retail area as well as 63 underground parking stalls and 807 bicycle parking spaces.

Building Height:	63 Storeys (215 meters)
Total Gross Floor Area (GFA):	528,626 sf
Number of Units	806
Average Unit Size:	548.44 sf
Floor Space Index:	19.41
Bicycle Parking Spaces:	807
Vehicle Parking Spaces:	63

### FROZEN DEVELOPMENT CHARGES

A complete development application was received by the City of Toronto on August 15th, 2022. As a result, development charges for the application freeze to this date.

### NO COMMERCIAL REPLACEMENT REQUIREMENT

City Council has also granted that none of the existing office space on site will need to be replaced within the approved development. The City of Toronto will require 16 affordable rental housing units be included within the development in lieu of replacing the existing office space. The units will be operated by a non-profit housing provided as affordable rental housing with the units being rented at a significantly reduced cost.

### IRREPLACEABLE, TRANSIT ORIENTED LOCATION

The Property sits at the northeast corner of Bloor Street East and Mount Pleasant Road, just east of Yonge Street. The Property has views of the Mount Pleasant Corridor, Rosedale Valley Ravine and Yellow Creek. The Property is within close proximity to some of Toronto's most affluent neighbourhoods including Yorkville, Summerhill and Rosedale. With respect to transit, the Property benefits from excellent connectivity with Sherbourne Station only 150 metres east of the Property and Bloor-Yonge Subway Station 500 metres to the west. Furthermore by car, Mount Pleasant Road and the Don Valley Parkway can both be accessed in less than 5 minutes.

### PROPERTY DETAILS

ADDRESS	350 Bloor Street East, Toronto
LEGAL DESCRIPTION	PCL 20-19 SEC Y3; PT LT 20 CON 2 FTB TORONTO, PARTS 1 & 2, R3309; TORONTO, CITY OF TORONTO
PIN	21112-0001
YEAR BUILT	1972
SITE AREA	0.63 acres
FRONTAGE	157 feet on Bloor Street East
ZONING	CR 4.0 (c2.0; r4.0) SS1 x990
OFFICIAL PLAN	Mixed Use Areas
BUILDING AREA	92,976 SF
EXISTING STOREYS	Seven
FOUNDATION	Concrete Slab
STRUCTURE	Cast-in-place concrete
ROOF CONSTRUCTION	Membrane
EXTERIOR WALLS	Precast concrete panels / Aluminum frame
PARKING	117 underground spots
ELEVATORS	3
POWER	5,000 Amps
FIRE / LIFE SAFETY	Yes










## Neighbourhoods & Transit

WALK SCORE 95

BIKE SCORE 100

TRANSIT SCORE 95

-  → Sherbourne Subway Station (150m)
-  → Bloor-Yonge Subway Station (500m)
-  → Mount Pleasant Road (50m)
-  → Don Valley Parkway (1.5 km)

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Subway/Bus Routes



Rosedale

Summerhill

Yorkville

DON VALLEY PARKWAY

350 BLOOR

SHERBOURNE SUBWAY STATION

BLOOR/YONGE SUBWAY STATION

BAY SUBWAY STATION

N

AVENUE RD

BLOOR ST W

BAY ST

QUEEN'S PARK

YONGE ST

BLOOR ST E

MT PLEASANT RD



# OFFERING PROCESS

## TERMS OF SALE

Cushman & Wakefield ULC., Brokerage has been retained by Rogers Communications Inc. (the “Vendor”) as exclusive advisor (“Advisor”) to seek proposals for the disposition of 350 Bloor Street East, Toronto. The Property is offered on an unpriced basis and will be sold free and clear of debt. The Vendor’s objective is to maximize sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing.

## PROCESS

Based on information contained in this information package, the Data Room and other information that may be made available by the Advisor, interested parties are invited to submit a letter of intent to purchase the Property with an all-cash structure without a Vendor-Take-Back mortgage. The specific date on which Offers will be accepted will be communicated to interested parties through the Advisor, with at least one weeks’ notice. Offers should be submitted to the attention of:

**Dan Rogers, Jeff Lever & Matthew Rakhit**

It is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale on the Vendor’s form of Agreement of Purchase and Sales (“APS”) for the Property with the appropriate bidding entity or entities. None of the initial Offers, regardless of their form and content, will create any binding legal obligations upon the Vendor or the Advisor.

Offers will be evaluated, among other criteria, on the consideration offered for the Property, the prospective purchaser’s ability to complete the transaction, and the proposed conditions of closing. Following a review of the Offers, the Vendor, in its sole discretion, intends to select one or more of the Offers that it judges to be most attractive for further negotiations. Following the final selection of an Offer that meets the Vendor’s objectives, an APS will be entered into by the Purchaser and the Vendor. Prospective purchasers should note that the Vendor is under no obligation to select any Offer. The Vendor also reserves the right to modify the offering process.

## EXCLUSIVE ADVISORS

All inquiries regarding the Property or any information contained in this Information Package should be directed to the Advisor as exclusive agents for the Vendor.



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## BROKERAGE TEAM

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## DEBT ADVISORY

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\*\*Broker \*Sales Representative



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