



BLOOR & KINGSCOURT

ETOBICOKE, ONTARIO

**Mid Rise Development
Opportunity In The Kingsway**

CBRE



PROPERTY OVERVIEW

THE OFFERING

CBRE is pleased to offer for sale 2816 Bloor Street West & 3-5 Kingscourt Drive, Etobicoke, ON (the "Site" or the "Property"). This prime corner location presents an exceptional opportunity for a residential mid-rise development in The Kingsway, the most highly sought after neighbourhood in Etobicoke. The Property benefits from outstanding transit access, with Royal York Subway Station and Old Mill Subway just 600 meters away. Surrounded by many amenities, including shopping, dining, parks, top rated schools, and recreational facilities, the neighbourhood is the ideal choice for families, professionals, and retirees.

This 15,062 sq. ft. Site has 125 ft. of frontage along Bloor Street West and is ideally located on the northeast corner of Bloor Street West & Kingscourt Drive. The Property is located along an Avenue and within the Old Mill Protected Major Transit Station Area (PMTSA), making it an ideal location for a luxury mid-rise residential development with unobstructed south facing views to Lake Ontario. The Vendors engaged Bousfields Inc. ("Bousfields") to develop a Planning Opinion and Massing Analysis that supports the development of a residential mid-rise building up to 14 storeys.

DETAILS

PROPERTY BREAKDOWN

2816 Bloor Street West: Residential Triplex
3 Kingscourt Drive: Single Family Dwelling
5 Kingscourt Drive: Single Family Dwelling

LOT SIZES

2816 Bloor Street West: 5,062 sq. ft.
3 Kingscourt Drive: 5,000 sq. ft.
5 Kingscourt Drive: 5,000 sq. ft.

TOTAL LOT SIZE

15,062 sq. ft.

LOT DIMENSIONS

125 ft x 120.70 ft

URBAN STRUCTURE

Avenues

OFFICIAL PLAN LAND USE

Apartment Neighbourhoods

ZONING

Residential Multiple Dwelling (RM)
& Residential Detached (RD)

PROTECTED MAJOR TRANSIT AREA (PMTSA)

Old Mill Station PMTSA

BOUSFIELDS CONCEPTUAL MASSING

	CONCEPT 1	CONCEPT 2	CONCEPT 3
GFA	6,819 sq. m (73,399 sq. ft.)	8,885 sq. m (95,637 sq. ft.)	9,990 sq. m (107,531 sq. ft.)
STOREYS	9	12	14
FSI	4.88	6.36	7.16

INVESTMENT HIGHLIGHTS



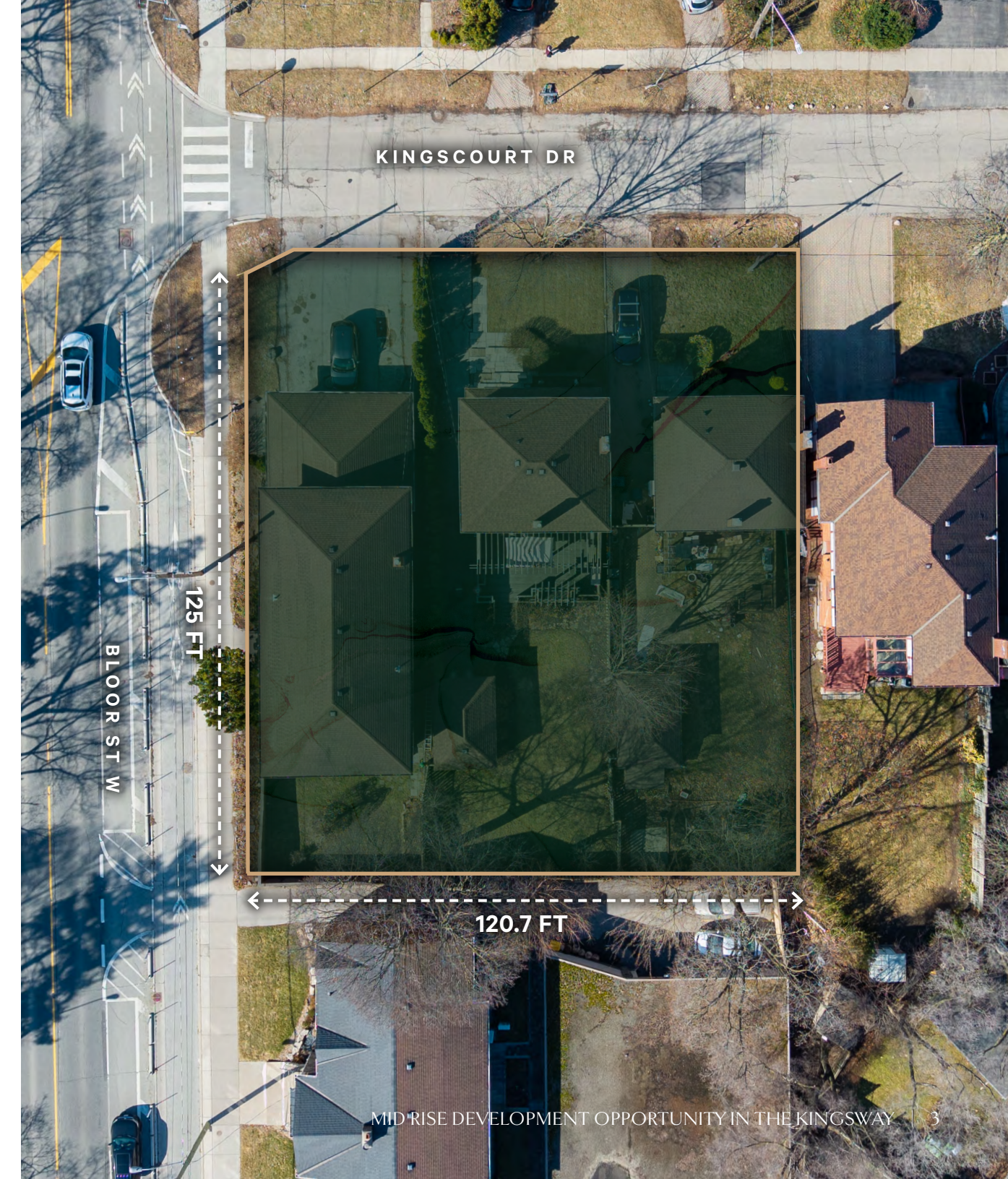
PRIME CORNER PROPERTY IN THE KINGSWAY



LUXURY MID-RISE DEVELOPMENT OPPORTUNITY



IMMEDIATE PROXIMITY TO TRANSIT & AMENITIES





INVESTMENT HIGHLIGHTS



9-14
STOREYS



73,399 - 107,531
RESIDENTIAL GFA
(SQ. FT.)



4.88 - 7.16
FSI

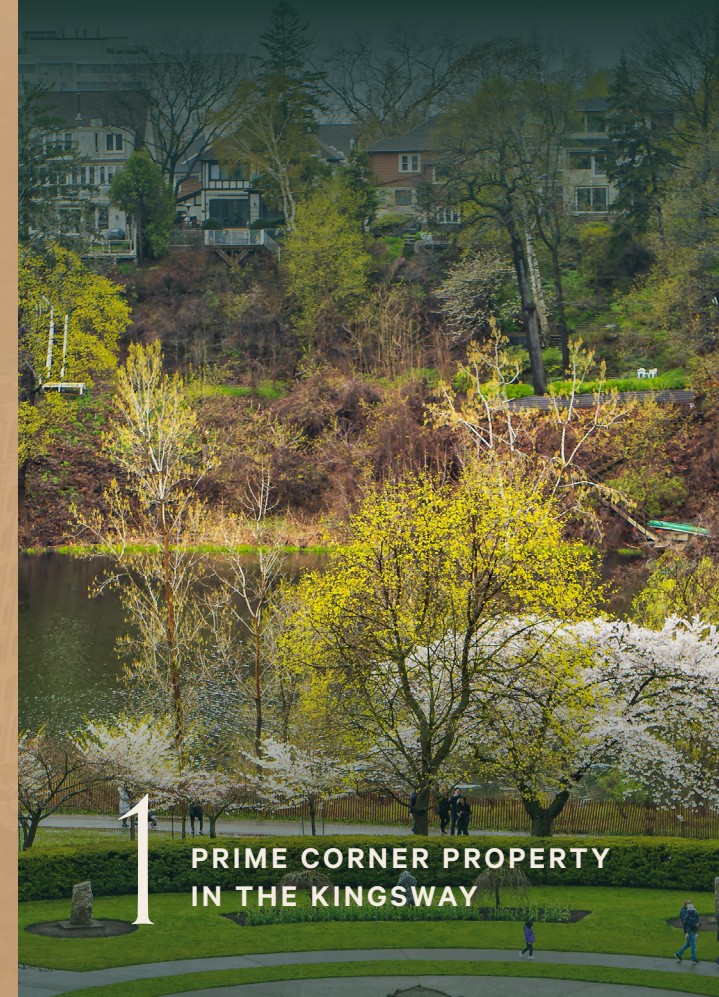
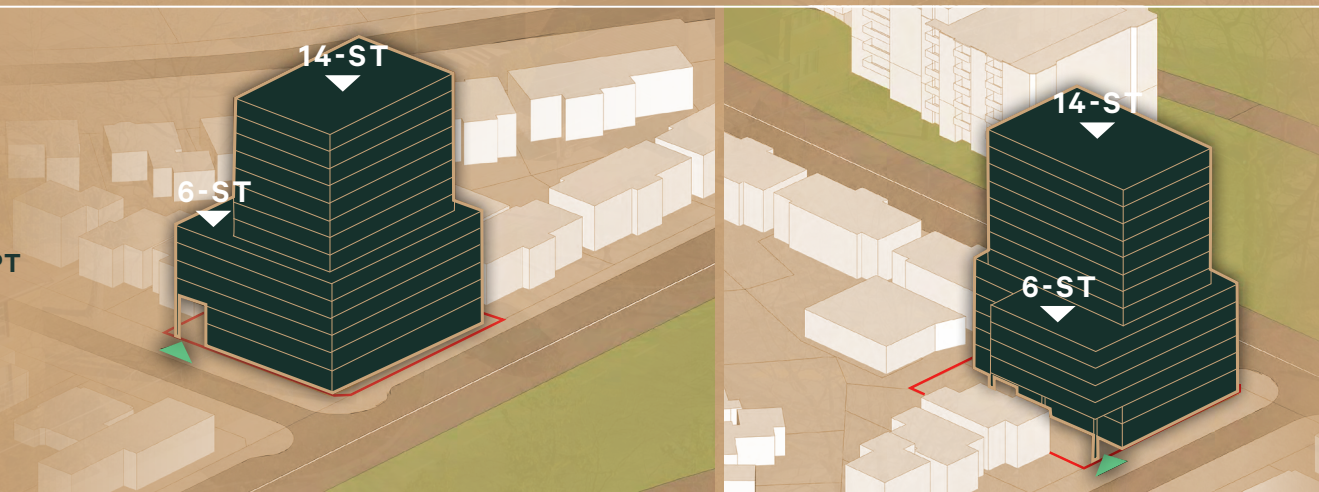


\$367,524
AVERAGE HOUSEHOLD
INCOME (1 KM RADIUS)



600m
TO ROYAL YORK SUBWAY
STATION AND
OLD MILL SUBWAY STATION

14 Storey
Mid-Rise
MASSING CONCEPT



1 PRIME CORNER PROPERTY IN THE KINGSWAY

The Site is ideally located at the corner of Bloor Street West & Kingscourt Drive in The Kingsway, a highly sought after neighbourhood in Toronto's west end. This charming neighbourhood is known for its tree-lined streets, historic homes, and vibrant community. The neighbourhood benefits from excellent schools, parks, retail amenities, and two TTC Subway Stations within 600m. Future residents will enjoy unobstructed south facing views of Lake Ontario.



2 LUXURY MID-RISE DEVELOPMENT OPPORTUNITY

The Site benefits from favourable land use planning designations. The Property is within the Old Mill Protected Major Transit Station Area (PMTSA) and falls within the definition of a "strategic growth area". It's designated "Apartment Neighbourhoods" in the Official Plan which permits intensification of the Site without requiring an Official Plan Amendment. Bousfields has completed massing model concepts which support the development of a 9 to 14 storey building and up to 107,531 SF of residential GFA.



3 PROXIMITY TO AMENITIES & TRANSIT

The Property has excellent transit accessibility, including Old Mill Subway Station and Royal York Subway Station within 600m. Both Stations are located on Line 2 (Bloor-Danforth), providing east-west connectivity to Line 1, UP Express, Dundas GO Station, High Park, and more. Residents can enjoy all the retail amenities along Bloor St W within a short walk, top rated schools, shopping, parks, and recreational activities.



NEIGHBOURHOOD OVERVIEW

The Site is ideally situated in The Kingsway, an affluent and highly sought after neighbourhood in Etobicoke. This meticulously planned neighbourhood is characterized by tree lined streets, beautiful homes, pedestrian-friendly areas, and a range of amenities within walking distance, including top-rated schools, shopping, parks, and recreation. Surrounded by the natural beauty of the Humber River Valley, The Kingsway offers a serene and idyllic setting, with majestic oak and maple trees lining its quiet streets. This sought-after Toronto neighbourhood is perfect for families, retirees, and young urban professionals seeking the perfect blend of urban amenities in a relaxing and convenient lifestyle.



THE KINGSWAY

The Kingsway is a affluent neighborhood in Etobicoke, located between Islington Avenue and the Humber River, with Bloor Street West as its southern boundary and Dundas Street West as its northern boundary. The neighborhood was inspired by English Garden City principles and is characterized by large, beautifully designed homes, tall trees, and a majestic atmosphere.

THINGS TO DO

The Kingsway has a variety of shopping and dining options, including the Kingsway Business Improvement Area (BIA) on Bloor Street West, which features over 30 restaurants and shops. The Kingsway Theatre, The Crooked Cue, and Kingsway Mills Shopping Centre are just a few of the most popular local entertainment and shopping options available. In early September, residents can enjoy The Taste of The Kingsway, large festival with food vendors and live entertainment.

PARKS AND RECREATION

The Kingsway has a strong focus on natural beauty and recreation, with a number of parks and trails throughout the neighborhood. The Humber River Recreation Trail follows the winding river and offers beautiful views of the water. Tom Riley Park is another beautiful piece of greenery in the southwest portion of the Kingsway. This Park is notable for being the home of the Kingsway Platform Tennis Club. The neighborhood also has two 18-hole golf courses, the Lambton Golf and Country Club and the Islington Golf Club.

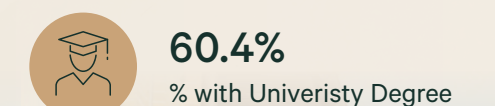
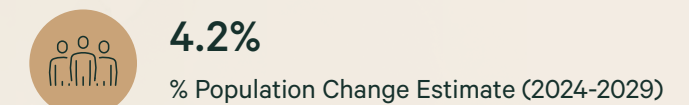
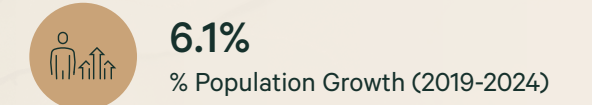
SCHOOLS

The Kingsway has an excellent school system, with a number of highly-rated schools in the Toronto District School Board and Toronto Catholic District School Board. The neighborhood is home to the Etobicoke Collegiate Institute, as well as several highly-rated elementary and middle schools, including Lambton-Kingsway Junior Middle School, Islington Junior Middle School, Our Lady of Sorros Catholics School, and Humbercrest Public School. It's also home to several independent education options, including the Kingsway College School and Prince Edward Montessori School.

FOOD AND RESTAURANTS

The Kingsway has plenty of excellent dining options including Azarias Restaurant, Merlot Restaurant, La Veranda Osteria, and Bramble Gastropub. For a laid-back atmosphere, residents can enjoy Henry VIII or Gabby's. The neighbourhood has several cafes and local shops along Bloor St W and Dundas St W. There are excellent grocery shopping options including Bruno's Fine Foods

NEIGHBOURHOOD DEMOGRAPHICS (1KM RADIUS)



700 m

King's Mill Park



600 m

Royal York & Old Mill TTC Subway Stations



2.5 km

High Park



3 min drive to

Old Mill Hotel, Event Venue, & Restaurant



7 min drive to

Gardiner Expressway



10 min drive to

Islington Golf Club and Lambton Golf & Country Club



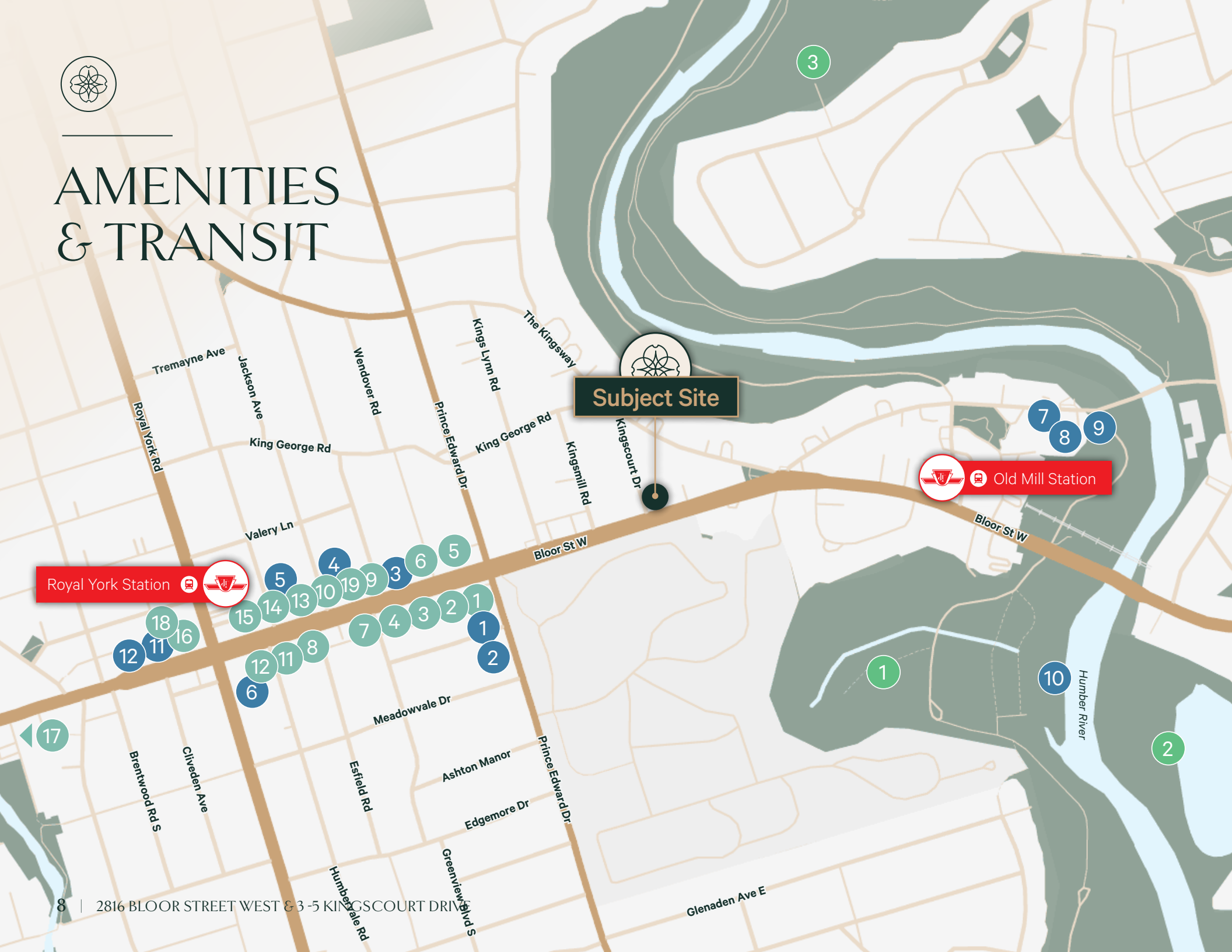
8 min drive to

Humbertown Shopping centre





AMENITIES & TRANSIT



RESTAURANTS

- 1 Cakes and Bakes Shop
- 2 Gabby's
- 3 Via Cibo
- 4 Eggsmart
- 5 Bellows Barbecue
- 6 Demetres
- 7 Swiss Chalet
- 8 Magic Spot Grill
- 9 Hot Oven Bakery
- 10 Sushi2Go
- 11 Creme De La Creme Cafe
- 12 ViBo Restaurant
- 13 Merlot Restaurant
- 14 Just Greek Restaurant
- 15 Green Mango
- 16 La Varanda Osteria
- 17 Harry's Steak House
- 18 Azarias Restaurant
- 19 Bramble Gastropub

RETAIL & ENTERTAINMENT

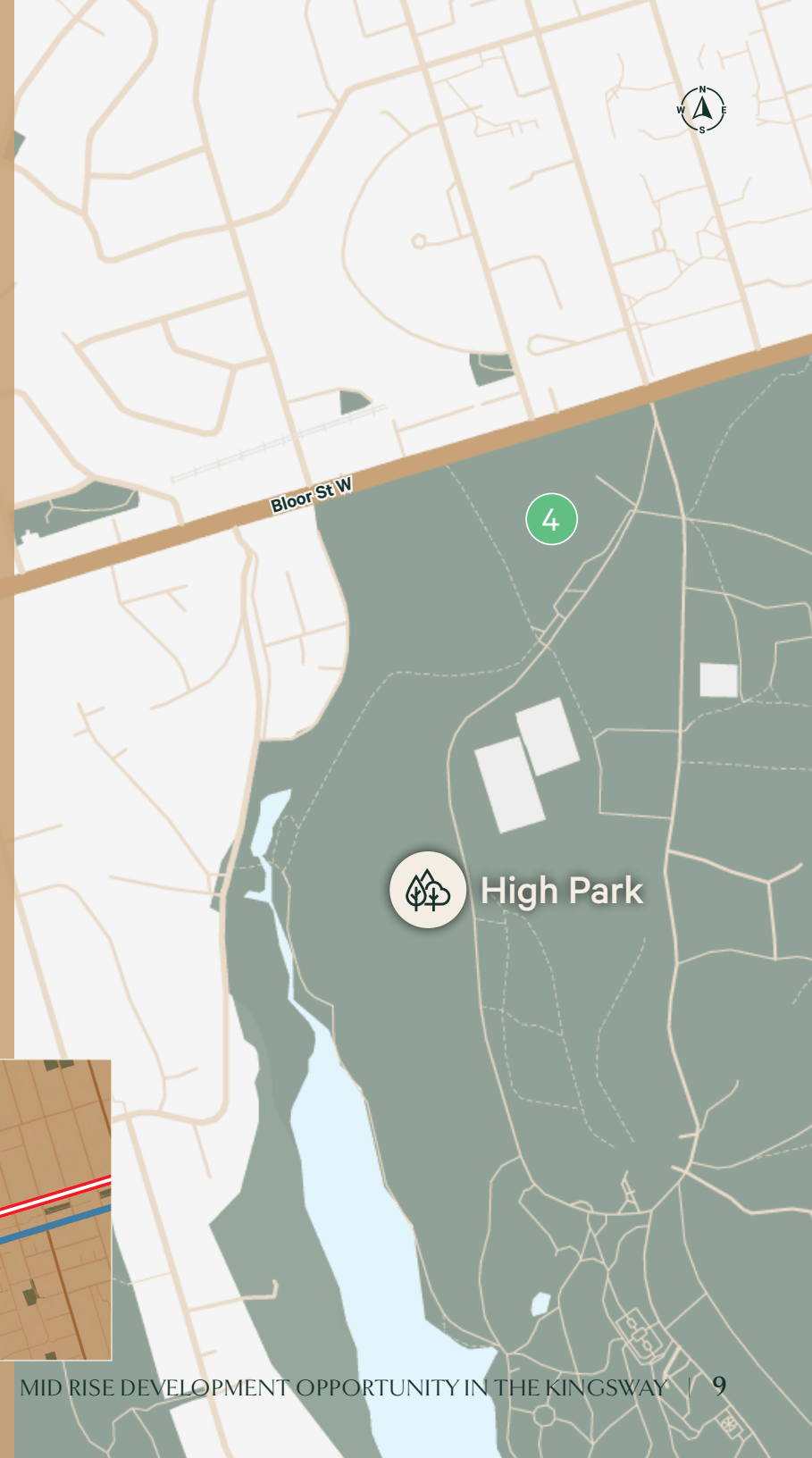
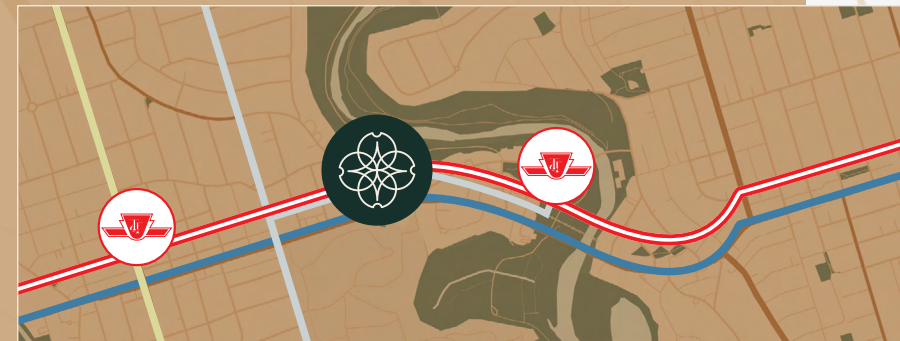
- 1 The UPS Store
- 2 Prince Edward Pharmacy
- 3 LCBO
- 4 TD
- 5 Shoppers Drug Mart
- 6 Hakim Optical Bloor & Royal York
- 7 Old Mill Restaurant and Event Venue
- 8 Old Mill Toronto Hotel
- 9 York Old Mill Tennis Club
- 10 Toronto Humber Yacht Club
- 11 The Crooked Cue
- 12 Kingsway Theatre

PARKS & RECREATION

- 1 King's Mill Park
- 2 Humber Marshes
- 3 Magwood Park
- 4 High Park

TRANSIT

- TTC Subway Line 2
- TTC Bus - Route 149
- TTC Bus - Route 73
- TTC Bus - Route 66





BLOOR & KINGSCOURT
ETOBICOKE, ONTARIO



High Park

CBRE



Mid Rise Development Opportunity In The Kingsway

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SUBMISSION GUIDELINES

Offers will be reviewed upon submission beginning on April 23rd, 2025. Offers should be submitted on the Purchaser's form of Letter of Intent or Agreement of Purchase and Sale.

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*Sales Representative **Broker | All outlines approximate | CBRE Limited, Real Estate Brokerage | 2005 Sheppard Avenue E, Suite 800, Toronto, ON M2J 5B4 | www.cbre.ca

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