

February 3, 2023

**Raj Kehar**  
Partner  
t. 416-947-5051  
rkehar@weirfoulds.com

**VIA EMAIL**

File 21766.00003

Jennifer Le  
Municipal Services Office – Central Ontario  
16<sup>th</sup> Floor  
777 Bay Street  
Toronto, ON M7A 2J3

Dear Ms. Le:

**Re: ERO No. 019-5936**  
**Ministry Reference No. 20-OP-221476**

**By-law 844-2022 - City of Toronto Official Plan Amendment No. 540 re Protected  
Major Transit Station Areas (“PMTSA”)  
Schedule 14 – SASP 652 - PMTSA – High Park Station  
Schedule 15 – SASP 653 - PMTSA – Keele Station**

**Submission from High Park Plaza Ltd. re 1730 Bloor Street West, Toronto**

---

We are counsel to High Park Plaza Ltd. (“**Client**”) with respect to the redevelopment of its lands at 1730 Bloor Street West, Toronto, which is at the north-west corner of Indian Grove Road and Bloor Street West (the “**Subject Site**”). The Subject Site is almost immediately adjacent to the Keele Subway Station and within the MTSA area for the High Park Subway Station. Our Client seeks to redevelop these lands with a 22-storey, 176 unit mixed use building with retail at grade.

We write to provide our Client’s comments on the City of Toronto’s (the “**City**”) proposed Official Plan Amendment No. 540 (“**OPA 540**”) as it applies to the High Park Station PMTSA, SASP 652 (schedule 14 of OPA 540) and the Keele Station PMTSA, SASP 653 (schedule 15 of OPA 540). For ease of reference, we have attached the relevant excerpts from OPA 540 that apply to the Keele Station PMTSA and High Park Station PMTSA (collectively, the “**PMTSAs**”) at **Appendix “A”**.

Our Client is concerned that the minimum densities identified by the City for the High Park Station PMTSA and Keele Station PMTSA generally, and for the Subject Site specifically, are too low to facilitate transit supportive development that optimizes use of these lands and transit.

As you know, one of the core objectives of provincial policy as reflected in the Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe is to increase density in protected major transit station areas and optimize use of these lands and transit. The portion of Bloor Street West that falls within the PMTSAs is a prime location for increased density. The City's current policy regime for these lands is deficient to encourage the level of density needed to support transit and optimize the use of these lands. We are hopeful the Province will amend the OPAs before it so that they facilitate a level of density on the Subject Site that optimizes use of the lands.

To illustrate the issue as it applies to the Subject Site, OPA 540 sets a minimum density of 2.0 FSI. This minimum density is in fact lower than the as-of-right density permission that exists in the City's Zoning By-law for the Subject Site, which is 5.5 FSI. A minimum FSI of 2.0, as proposed in OPA 540, is insufficient to facilitate transit supportive development that optimizes use of the land as it would not facilitate any form of high rise building on the Subject Site.

### **Request**

Our Client requests the Province to revise the High Park Station PMTSA, SASP 652 (schedule 14 of OPA 540) and the Keele Station PMTSA, SASP 653 (schedule 15 of OPA 540) to increase the minimum density for the Subject Site to 10.5 FSI. This would facilitate a 22 storey mixed use building on the Subject Site as described in more detail below. This can be done by amending Map 2 to SASP 652 and SASP 653 to reflect this increased minimum density for the Subject Site.

If our requested amendments are not made, and SASP 652 and SASP 653 are approved in the form as adopted by the City, these planning instruments will do little to achieve the Province's minimum persons and job targets for these PMTSA – which is set at a minimum of 200 persons and jobs per hectare. This is especially the case for the Subject Site, as the PMTSAs would not facilitate high rise development on the Subject Site. This should not be an outcome that the Province should approve given its objective to intensify within major transit station areas. The Subject Site is perfectly situated for such density because it has the size, frontage, and proximity to Keele Station. It is almost adjacent to Keele Station, and is within 150 metre walking distance to the station entrance.

## The Subject Site

The Subject Site is a 1220 square metre (13,132 sq. ft.) parcel of land on the north side of Bloor Street West, approximately 40 metres east of Keele Street. The entrance for Keele Station is located at the north west corner of Keele Street and Bloor Street West. Keele Station is directly adjacent to the rear of the Subject Site. A location map showing the Subject Site and its proximity to Keele Station is attached at **Appendix “B”**.

The Subject Site is designated *Mixed Use Areas* on Map 17 of the City’s Official Plan. An excerpt of Map 17 is attached at **Appendix “C”**. The Subject Site is zoned Mixed Commercial Residential (MCR T5.5 C2.0 R4.5, H 32.0) in the former City of Toronto By-law 438-86 and pursuant to area specific By-law 1222-2009. The zoning permits a density of 5.5 times the lot area and a height maximum of 32 metres. By-law 1222-2009 that applies to the Subject Site is attached at **Appendix “D”**.

## Proposed Development

Our Client seeks to redevelop the Subject Site with a 22 storey, 176 unit mixed use building with retail at grade. A building of this size would make a meaningful contribution to the Province’s minimum resident and job target for the PMTSAs. To facilitate such a building on the Subject Site, a minimum FSI of 10.5 FSI is required.

Our Client’s architect, with input from other experts, have prepared a concept block plan for the proposed development, which is attached at **Appendix “E”**. This concept block plan shows the proposed development in pink together proposed retail at grade in blue. It also shows how the adjacent lands in the block could be redeveloped in purple.

We thank you for your time in reviewing this submission. We would be pleased to discuss with you any of the above proposed amendments, or our concerns more generally, at your convenience. We look forward to the Province’s revisions to, and approval of, OPA 540.

Yours truly,

**WeirFoulds LLP**



Raj Kehar  
Partner  
RK/JS/lb  
Encls.

# APPENDIX “A”

Authority: Planning and Housing Committee Item  
PH35.16, adopted as amended, by City of Toronto Council  
on July 19, 20, 21, and 22, 2022

## **CITY OF TORONTO**

### **BY-LAW 844-2022**

**To adopt Amendment 540 to the Official Plan for the City of Toronto with respect to the implementation of twenty-three Major Transit Station Areas and Protected Major Transit Station Areas and associated maps along the Bloor-Danforth Corridor in the City of Toronto.**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas authority is given to Council under section 16(15) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with section 17 the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 540 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT 540 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by:
  - a. adding a Site and Area Specific Policy 614 as included in Schedule "1";
  - b. adding a Site and Area Specific Policy 615 as included in Schedule "2";
  - c. adding a Site and Area Specific Policy 616 as included in Schedule "3";
  - d. adding a Site and Area Specific Policy 617 as included in Schedule "4";
  - e. adding a Site and Area Specific Policy 618 as included in Schedule "5";
  - f. adding a Site and Area Specific Policy 619 as included in Schedule "6";
  - g. adding a Site and Area Specific Policy 620 as included in Schedule "7";
  - h. adding a Site and Area Specific Policy 621 as included in Schedule "8";
  - i. adding a Site and Area Specific Policy 622 as included in Schedule "9";
  - j. adding a Site and Area Specific Policy 623 as included in Schedule "10";
  - k. adding a Site and Area Specific Policy 649 as included in Schedule "11";
  - l. adding a Site and Area Specific Policy 650 as included in Schedule "12";
  - m. adding a Site and Area Specific Policy 651 as included in Schedule "13";
  - n. adding a Site and Area Specific Policy 652 as included in Schedule "14";
  - o. adding a Site and Area Specific Policy 653 as included in Schedule "15";
  - p. adding a Site and Area Specific Policy 654 as included in Schedule "16";
  - q. adding a Site and Area Specific Policy 655 as included in Schedule "17";
  - r. adding a Site and Area Specific Policy 656 as included in Schedule "18";
  - s. adding a Site and Area Specific Policy 657 as included in Schedule "19";
  - t. adding a Site and Area Specific Policy 658 as included in Schedule "20";
  - u. adding a Site and Area Specific Policy 659 as included in Schedule "21";

- v. adding a Site and Area Specific Policy 660 as included in Schedule "22";
  - w. adding a Site and Area Specific Policy 661 as included in Schedule "23".
2. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by adding the following Site and Area Specific Policies to the "Table of Contents", in alphabetical order:

Site and Area Specific Policy Number	Protected Major Transit Station Area/ Major Transit Station Area
661	Bathurst
655	Bloor GO
656	Bloor-Lansdowne GO
614	Broadview
649	Castle Frank
615	Chester
660	Christie
619	Coxwell
623	Danforth GO
617	Donlands
658	Dufferin
654	Dundas West
618	Greenwood
652	High Park
650	Jane
653	Keele
657	Lansdowne
621	Main Street
659	Ossington

Site and Area Specific Policy Number	Protected Major Transit Station Area/ Major Transit Station Area
616	Pape
651	Runnymede
622	Victoria Park
620	Woodbine



**Schedule "14" to Amendment 540**

**SASP 652. Protected Major Transit Station Area – High Park Station**

**a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing High Park Subway Station is a Protected Major Transit Station Area shown as the High Park Protected Major Transit Station Area on Map 1.

**b) Residents and Jobs per Hectare**

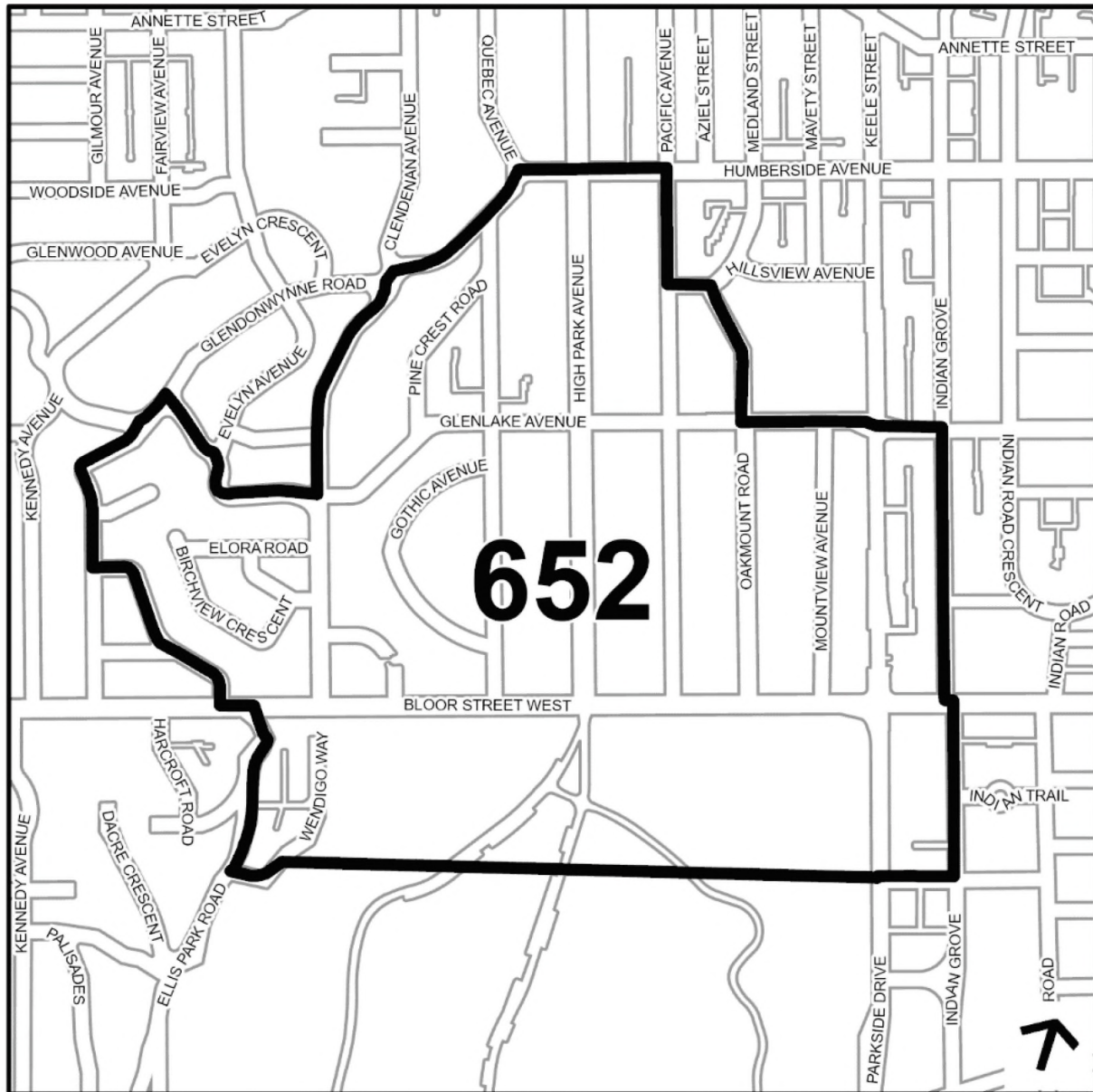
Existing and permitted development within the Protected Major Transit Station Area – High Park Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

**c) Authorized Uses of Land**

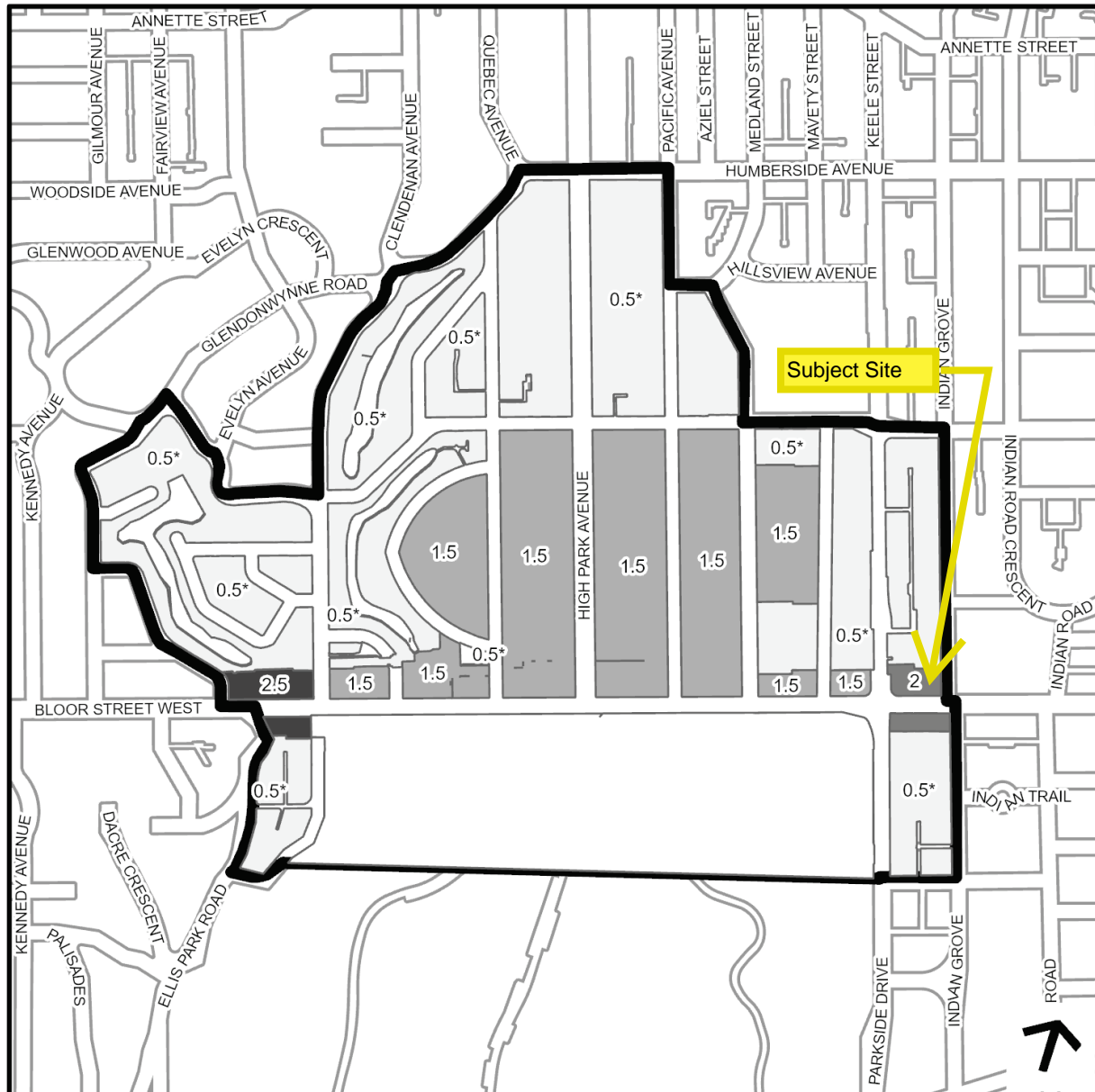
The authorized uses of land are as identified by the land use designations on Maps 14, 17, and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

**d) Minimum Densities**

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

**Map 1 – High Park Protected Major Transit Station Area**

**Map 2 – Minimum Densities, High Park Protected Major Transit Station Area**



### Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

\*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

**Schedule "15" to Amendment 540**

**SASP 653. Protected Major Transit Station Area – Keele Station**

**a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing Keele Subway Station is a Protected Major Transit Station Area shown as the Keele Protected Major Transit Station Area on Map 1.

**b) Residents and Jobs per Hectare**

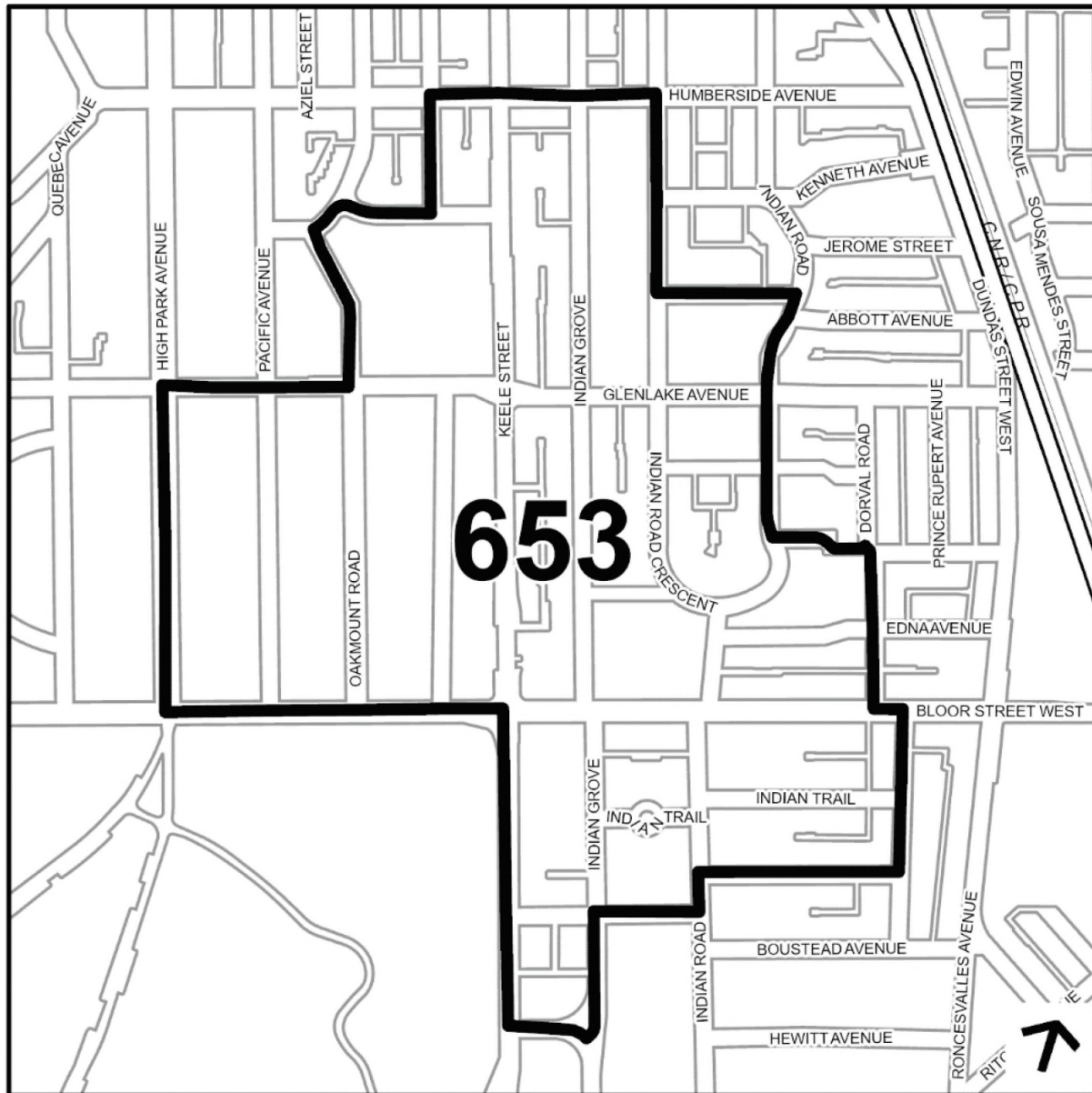
Existing and permitted development within the Protected Major Transit Station Area – Keele Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

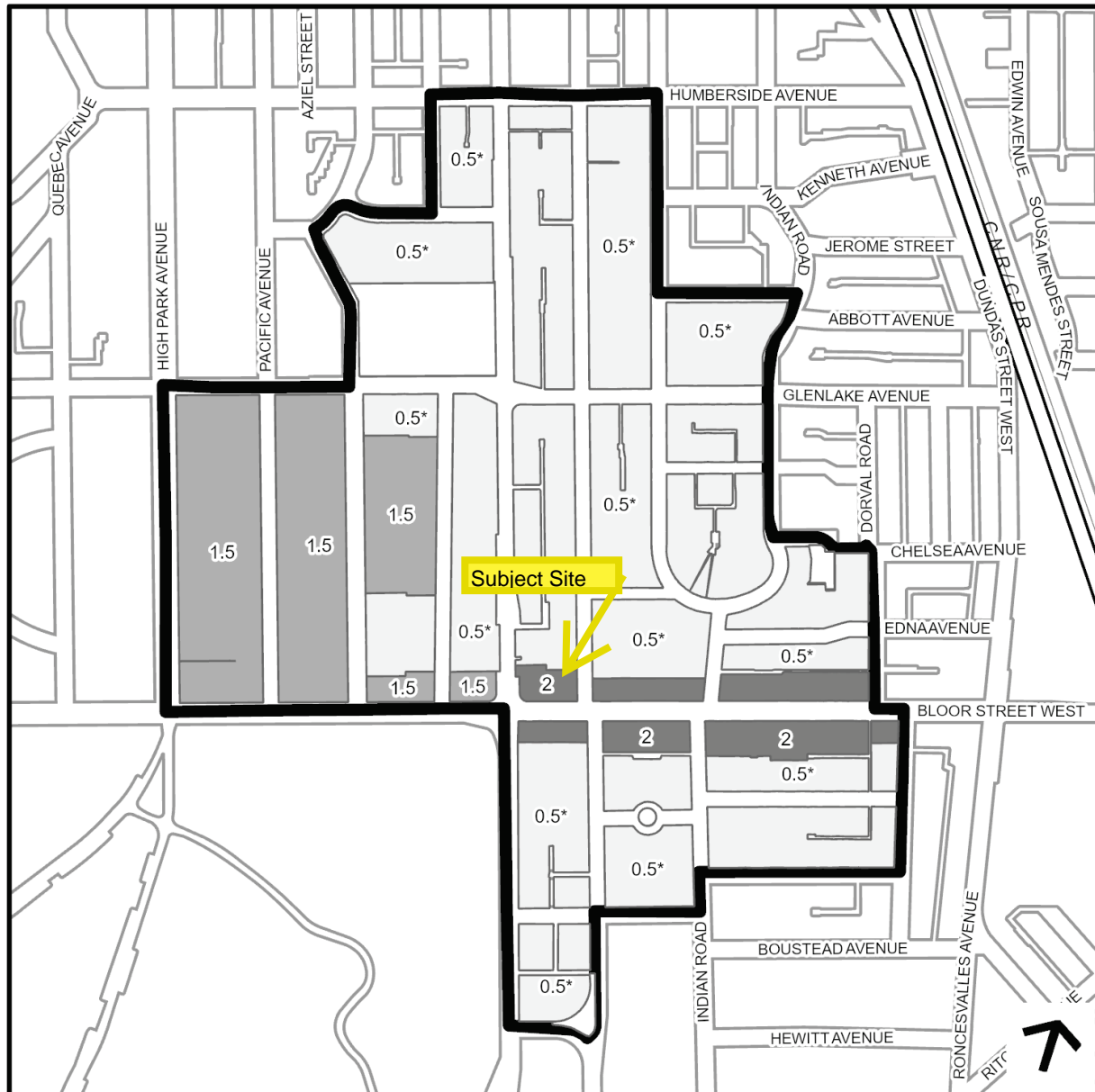
**c) Authorized Uses of Land**

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

**d) Minimum Densities**

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

**Map 1 – Keele Protected Major Transit Station Area**

**Map 2 – Minimum Densities, Keele Protected Major Transit Station Area**

### Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

\*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

# APPENDIX “B”



KEELE STATION

150 m

Subject Site





# APPENDIX “C”

# Toronto Official Plan

## Map 17 Land Use Plan

February 2019

Subject Site



### Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

# APPENDIX “D”

Authority: Toronto and East York Community Council Item 29.2, as adopted by  
City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009  
Enacted by Council: December 4, 2009

## **CITY OF TORONTO**

### **BY-LAW No. 1222-2009**

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands on the north and south sides of Bloor Street West between Keele Street and the rail corridor, and the lands on the west side and portions of the east side of Dundas Street West between Glenlake Avenue and Boustead Avenue.**

WHEREAS the Council of the City of Toronto has proposed an amendment to its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, respecting the Bloor-Dundas Avenue Study area being the lands on the north and south sides of Bloor Street West between Keele Street and the rail corridor, and the lands on the west side and portions of the east side of Dundas Street West between Glenlake Avenue and Boustead Avenue; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment; and

WHEREAS the Council of the City of Toronto, at its meeting on November 30 and December 1, 2009, determined to amend Zoning By-law No. 438-86, as amended, of the former City of Toronto;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. District Maps 48H-321, 48H-322, 48J-311 and 48J-312 contained in Appendix "A" of *By-law No. 438-86* are amended by re-designating the lands outlined by heavy lines to "MCR T4.0 C1.5 R3.0" as shown on Schedule 1, attached hereto.
2. District Maps 48J-311 and 48J-312 contained in Appendix "A" of *By-law No. 438-86* are amended by re-designating the lands outlined by heavy lines to "IC D2 N2" as shown on Schedule 1, attached hereto.
3. Height and Minimum Lot Frontage Maps No. 48H-321, 48H-322, 48J-311 and 48J-312 contained in Appendix "B" of *By-law No. 438-86* are amended to establish maximum permitted heights in metres as delineated by heavy lines shown on Schedule 2, attached hereto.

4. Section 12(2) of *By-law No. 438-86* is amended by adding a new exception as follows:

“347. No person shall erect or use a building or structure on the lands shown delineated by heavy lines on the map appearing at the end of this paragraph that does not comply with the following:

(1) **HEIGHTS AND PODIUM STEP-BACKS**

- (a) No person shall erect or use a building or structure unless it has a height of at least 10.5 metres over more than 50% of the depth of the building or structure.
- (b) No person shall erect or use a building or structure any portion of which has a *first storey* floor-to-floor height of less than 4.5 metres.
- (c) No person shall erect or use a building or structure having a height of more than 13.5 metres or four *storeys*, whichever is lower, unless it contains a podium with a maximum height at the lower of the said 13.5 metres or four *storeys*, and with the following minimum step-backs immediately above the podium:
  - (i) abutting Bloor Street West, a minimum step-back of 5.0 metres measured from the exterior wall of the podium, provided this will not preclude balconies projecting not more than 2.0 metres from the façade to which they are attached,
  - (ii) abutting Dundas Street West, a minimum step-back of 2.5 metres measured from the exterior wall of the podium,
  - (iii) abutting a flanking street on a *corner lot*, a minimum step-back of 2.5 metres measured from the exterior wall of the podium,
  - (iv) abutting a *side lot line*, a minimum step-back of 1.2 metres measured from the exterior wall of the podium.
- (d) No person shall erect or use a building or structure on a *lot* having a greater *height* in metres than the *height* limit specified by the numbers following the symbol “H” as shown on the District Maps, but this paragraph does not prevent the erection or use of the following:
  - (i) a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building of a fence, wall or structure enclosing such elements provided:

- a. the maximum *height* of the top of such elements or enclosures:
  - i. are no higher than the sum of five metres and the *height* limit applicable to the *lot*; and
  - ii. are contained within a 45 degree angular plane projected, from the edge of the roof that contains such elements or enclosures, over the roof;
- b. the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the *height* limit, does not exceed 30 percent of the area of the roof of the building; and
- c. the width of such elements, including the width of an enclosure, located within three metres of a *lot* line that is a *street* line, does not exceed 20 percent of the width of the main wall of the building facing the *lot* line, provided the width is to be measured parallel to the *lot* line.

(2) **BUILDING SETBACKS**

(a) Setbacks from Dundas Street West

- (i) No person shall erect or use a building or structure on a *lot* abutting Dundas Street West having any part of the building or structure,
  - a. closer than 1.5 metres to a *lot line* abutting the west side of Dundas Street West, and
  - b. closer than 2.0 metres to a *lot line* abutting the east side of Dundas Street West.

(b) Rear Yard Setbacks

- (i) No person shall erect or use a building or structure above *grade* unless the building or structure is setback a minimum distance of 7.5 metres from any *lot* or portion of any *lot* located in an R or T District.

(c) Side Lot Setbacks above 20 metres

- (i) No person shall erect or use a building or structure abutting a *side lot line* having any part thereof closer than 5.5 metres to the *side lot line* at a height greater than 20 metres above *grade*.

(3) **ANGULAR PLANE**(a) South side of Bloor Street West, and west side of Dundas Street West

- (i) Within a *lot* which abuts the south side of Bloor Street West or the west side of Dundas Street West, no person shall erect or use a building or structure unless the building or structure is contained within a 45 degree angular plane projected over the *lot* from the 7.5 metre setback required in Section 2(b), at a height of 10.5 metres above the average elevation of the ground level at such setback, as shown on the diagram immediately following this section.

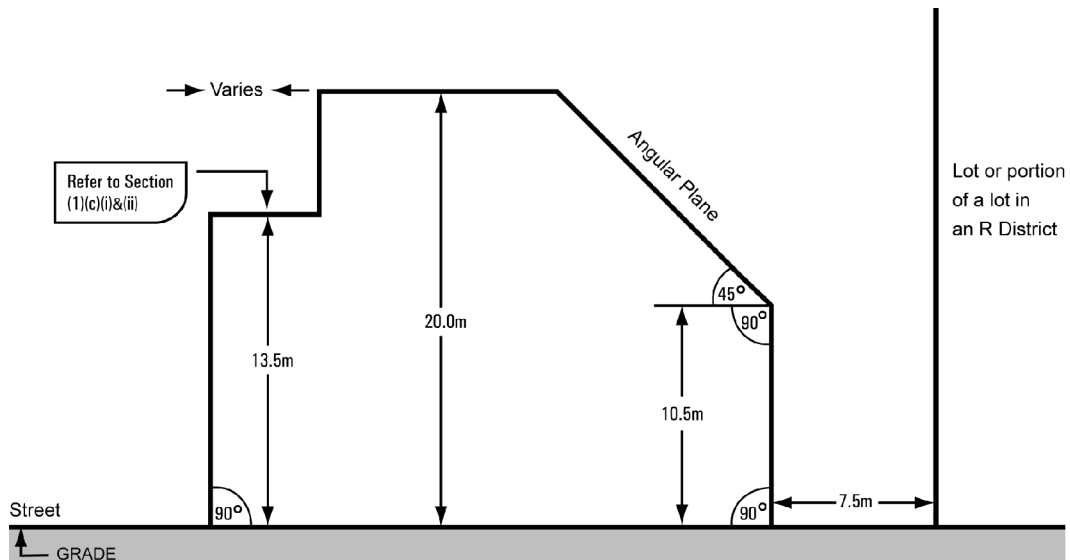


DIAGRAM REFERRED TO IN SECTION 12(2)347 3(a)i

(4) **BUILD-TO-AREA**

- (a) No person shall erect or use a building or structure on a *lot* unless one or more of its main external walls:
  - (i) has a minimum height of 10.5 metres at the *build-to-area* that occupies at least 80% of the length of the portion of the *build-to-area*, within the *lot*, measured along the length of the *lot* to the full height of 10.5 metres, and
  - (ii) notwithstanding subsection (i), where the height of a building or structure is greater than 10.5 metres, the main external wall below the podium shall occupy at least 80% of the length of the *build-to-area*, within the *lot*, measured along the length of the *lot* to the full height of the podium.

(5) **LANDSCAPED OPEN SPACE**

- (a) No person shall use that portion of a *lot* located within 1.5 metres of an R District except for *landscaped open space* used for *soft landscaping*.
- (b) The requirement of subsection (a) shall not apply to that portion of a *lot* located abutting a public lane located within an R District.

(6) **WINDOWS**

- (a) No person shall erect or use a building or structure containing windows facing and located within 5.5 metres of a *side lot line*.
- (b) The requirement of subsection (a) shall not apply to *secondary windows* provided they are no closer than 1.2 metres to the *side lot line*.

(7) **ACCESS**

- (a) Where a *lot* abuts a flanking *street* or laneway, all vehicular ingress and egress points shall be located only on the flanking *street* or laneway.

(8) **GROUND FLOOR USES**

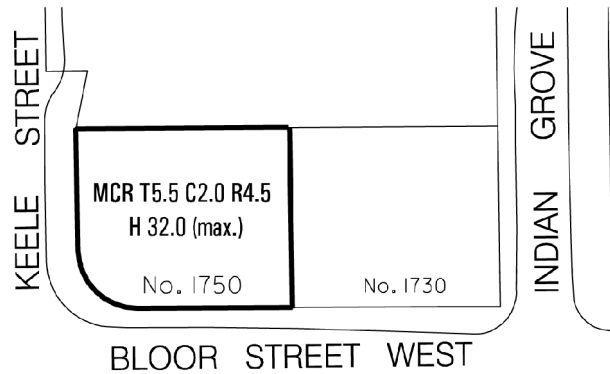
- (a) Only *non-residential gross floor area* is permitted within the *first storey* of any building with the exception of entrances and lobby space associated with *residential gross floor area* located above the *first storey*.



(9) **INCREASES IN HEIGHTS AND DENSITIES OTHERWISE PERMITTED IN RETURN FOR THE PROVISION OF FACILITIES, SERVICES OR MATTERS PURSUANT TO SECTION 37 OF THE PLANNING ACT**

- (a) Pursuant to Section 37 of the *Planning Act*, the heights and density of development permitted by this Section 9 are permitted subject to compliance with the conditions set out in this By-law and in return for the provision by the *owner* of the *lot* of the *facilities, services and matters* the provision of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the *Planning Act* and execution and registration of an agreement or agreements with the *owner* of the *lot*, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the *owner* may not erect or use such building until the *owner* has satisfied the said requirement.
- (b) For each of *Site A*, *Site B*, *Site C*, *Site D*, and *Site E* the applicable maximum density and *height* limit shall be the density and *height* limit shown on the following maps instead of the density and *height* limits specified by the numbers following the symbols “MCR” and “H” as shown on the District Maps,

Map 1 of 5



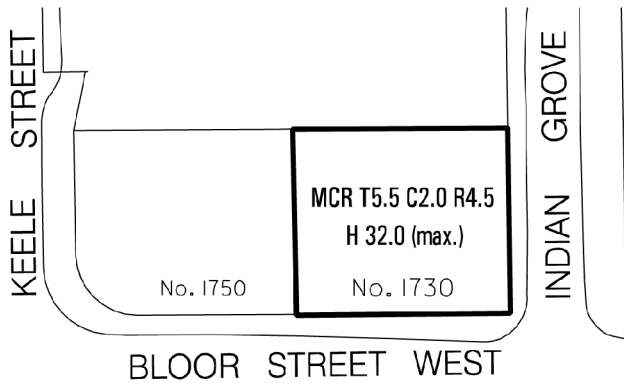
LANDS REFERRED TO IN SECTION 12(2)347(9)(b) - SITE A

H: DENOTES HEIGHT IN METRES ABOVE GRADE



City of Toronto  
City Planning  
File # 08\_164661\_12(2)347(9)(b)A  
11/24/09\_NRS

Map 2 of 5



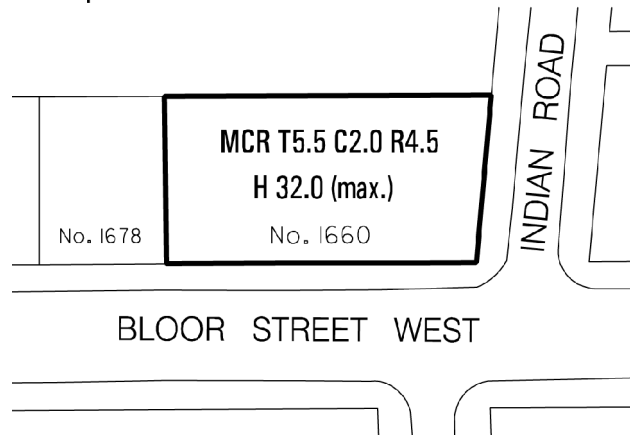
LANDS REFERRED TO IN SECTION 12(2)347(9)(b) - SITE B

H: DENOTES HEIGHT IN METRES ABOVE GRADE

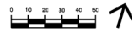


City of Toronto  
City Planning  
File # 08\_164661\_12(2)347(9)(b)B  
11/24/09\_NRS

Map 3 of 5

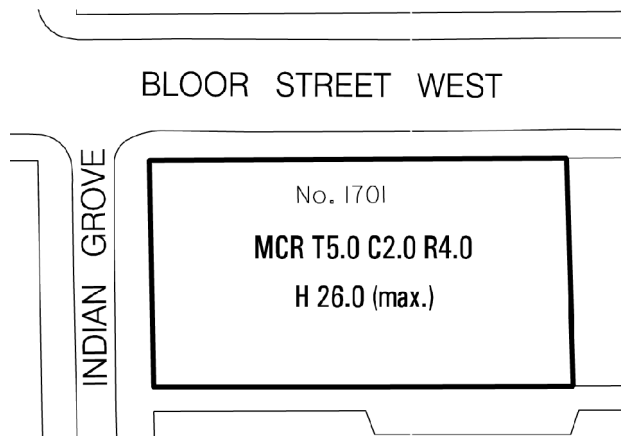


 LANDS REFERRED TO IN SECTION 12(2)347(9)(b) - SITE C  
H: DENOTES HEIGHT IN METRES ABOVE GRADE



City of Toronto  
City Planning  
File # 08\_164661\_12(2)347(9)(b)C  
11/24/09\_NRS

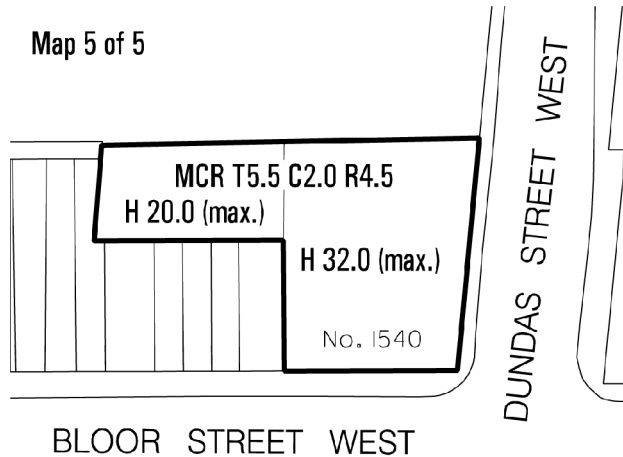
Map 4 of 5



 LANDS REFERRED TO IN SECTION 12(2)347(9)(b) - SITE D  
H: DENOTES HEIGHT IN METRES ABOVE GRADE



City of Toronto  
City Planning  
File # 08\_164661\_12(2)347(9)(b)D  
11/24/09\_NRS

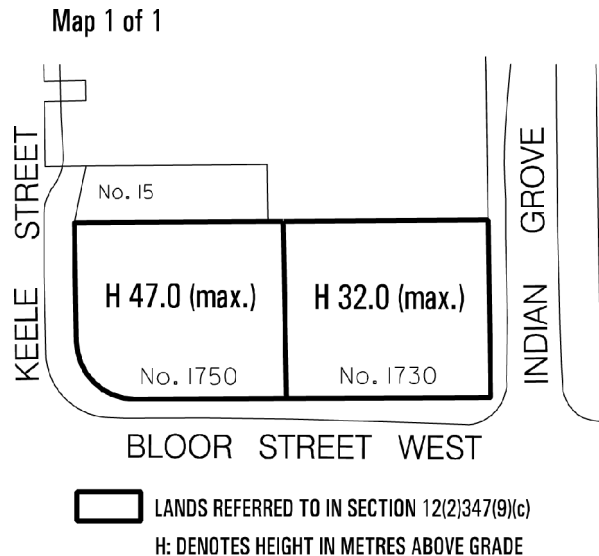


 LANDS REFERRED TO IN SECTION 12(2)347(9)(b) - SITE E  
H: DENOTES HEIGHT IN METRES ABOVE GRADE



City of Toronto  
City Planning  
File # 08\_164661\_12(2)347(9)(b)E  
11/24/09\_NRS

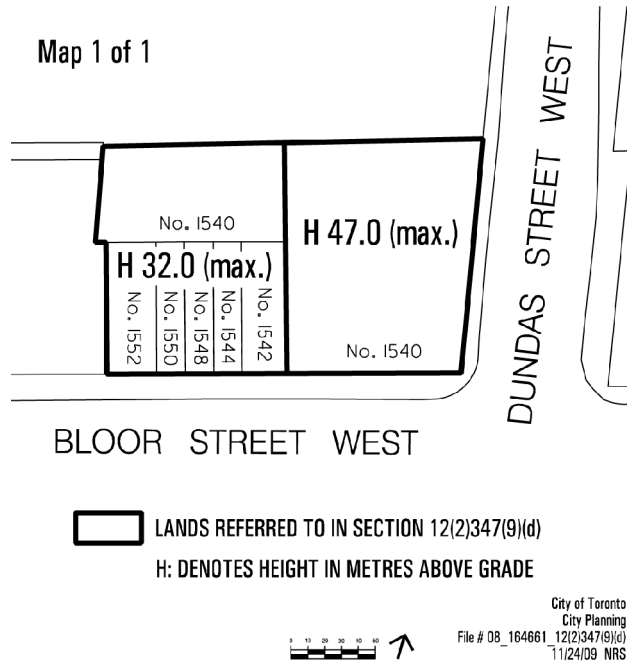
- (c) Notwithstanding subsection (b), provided *Site A* and *Site B* are consolidated into one *lot* and it contains a building podium that occupies at least 80% of the length of the applicable *build-to-area*, the applicable density and *height* limit for the said consolidated *lot* shall be a maximum density of MCR T7.0 C2.0 R6.0 and the *height* limits as shown on the following map:



City of Toronto  
City Planning  
File # 08\_164661\_12(2)347(9)(c)  
11/24/09\_NRS

- (d) Notwithstanding subsection (b), provided *Site E* is consolidated with the properties municipally known as Nos. 1542 to 1552 Bloor Street West (inclusive) into one *lot* and it contains a building

podium that occupies at least 80% of the length of the applicable *build-to-area*, the applicable density and *height* limit for the said consolidated *lot* shall be a maximum density of MCR T7.0 C2.0 R6.0 and the *height* limits as shown on the following map.



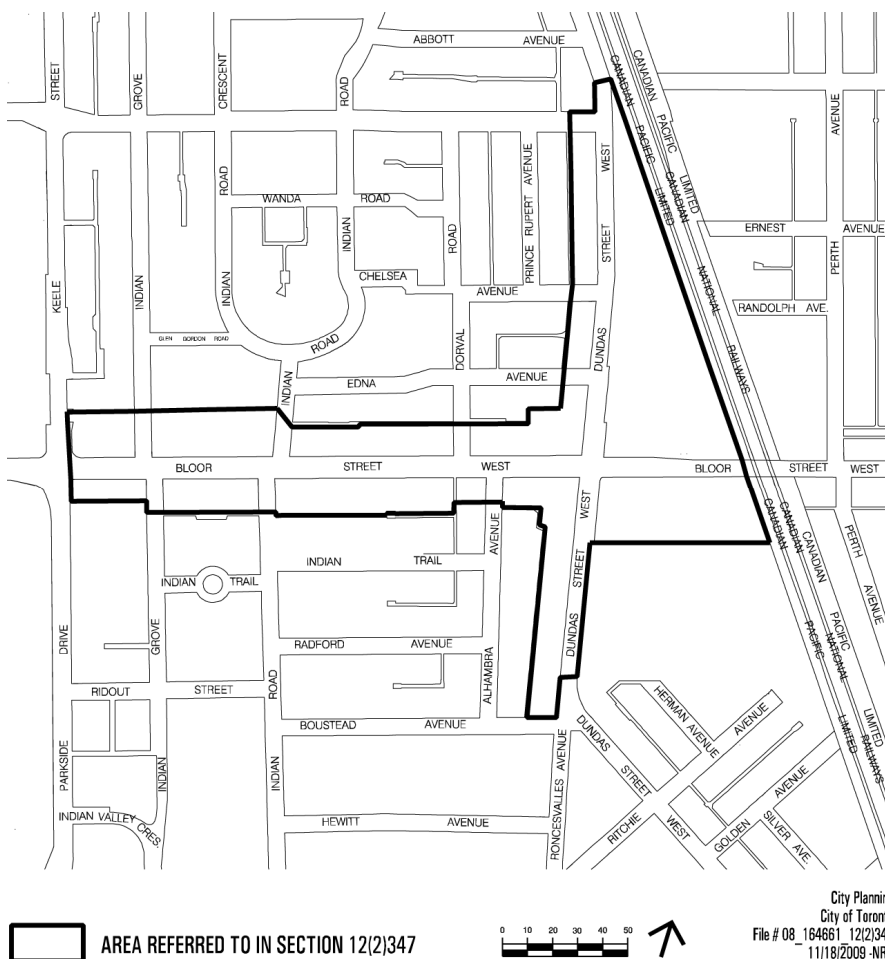
- (e) Any building or structure erected pursuant to the additional height provisions of either subsection (c) or (d) shall, on each building face that abuts a *street* other than a laneway, have a further step-back of at least 2.5 metres at the height of 32 metres measured from the portion of the exterior wall located immediately below the height of 32 metres.

## (10) DEFINITIONS

For the purposes of this exception:

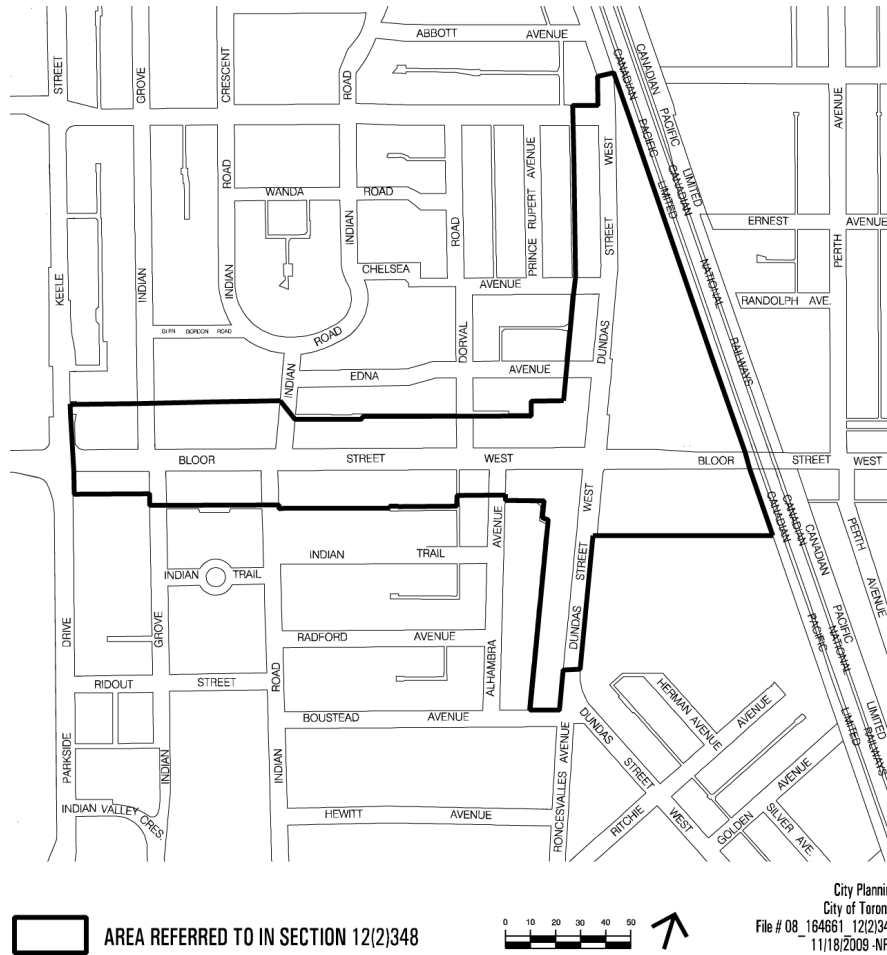
- (a) “*build-to-area*” means, (i) in the case of a *lot* that abuts Bloor Street West, the area of the *lot* that is located within 0.5 metres of the *lot line* that abuts Bloor Street West, and (ii) in the case of a *lot* that abuts Dundas Street West, the area of the *lot* that is located within 0.5 metres of the required building setback from Dundas Street West as set out in Section 12(2)347(2)(a)(i).

- (b) “*By-law No. 438-86*” means By-law No. 438-86, as amended, of the former City of Toronto being, “A By-law to regulate the use of land and the erection, use, bulk, height, spacing and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto.
- (c) “*facilities, services and matters*” means: fully furnished and equipped non-profit child care facilities, including start up funding; multi-purpose/recreational facilities; and, other capital facilities and/or cash contributions toward capital facilities as set out in Policy 6 in Section 5.1.1 of the City of Toronto Official Plan.
- (d) “*first storey*” means the finished ground level *storey* of the building closest to the average elevation of the public sidewalk abutting the *street*.
- (e) “*front lot line*” means a *lot line* abutting Bloor Street West or Dundas Street West provided that in the case of a corner *lot* the shorter *lot line* that abuts Bloor Street West or Dundas Street West is deemed to be the *front lot line* and the longer *lot line* that so abuts is termed the “*flank*” of the *lot*.
- (f) “*lot line*” means a *front lot line*, *side lot line* or a *rear lot line*.
- (g) “*secondary window*” shall mean the window of any bathroom or kitchen in a *dwelling unit* or *dwelling room*.
- (h) “*Site A*”, “*Site B*”, “*Site C*”, “*Site D*” and “*Site E*” shall mean respectively those sites shown and identified as “*Site A*”, “*Site B*”, “*Site C*”, “*Site D*” and “*Site E*”, on the maps shown in Section 9 of this by-law, which for clarity have the following municipal address in 2009: *Site A* is 1750 Bloor Street West; *Site B* is 1730 Bloor Street West; *Site C* is 1660 Bloor Street West; *Site D* is 1701 Bloor Street West; and *Site E* is 1540 Bloor Street West.
- (i) each other word or expression, which is italicized in this by-law, shall have the same meaning as each such word or expression as defined in *By-law No. 438-86*.



5. Section 12(2) of *By-law No. 438-86*, is amended by adding a new exception as follows:

“348. No person shall use the lands delineated by heavy lines on the attached map for the following uses, except where existing on October 1, 2009: *automobile service and repair shop, automobile service station, car washing establishment, commercial parking lot, motor vehicle repair shop class ‘A’, motor vehicle repair shop class ‘B’, private commercial garage, public garage and sales and hire garage, detached house, duplex, row house, rowplex, semi-detached duplex, semi-detached house, semi-detached triplex.*”



ENACTED AND PASSED this 4th day of December, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



# APPENDIX “E”



405-317 ADELAIDE ST. W.  
TORONTO CANADA M5V 1P9  
+1 416 599 9729  
WWW.RAWDESIGN.CA

1730 BLOOR STREET WEST  
TORONTO, ON

SITE STATISTICS

27/01/2023

Official Plan	Mixed Use	SITE AREA	1220.0 sq.m.	13,132 sq.ft.	FSI	
Avenue Width	27M	ROAD WIDENING	0.0 sq.m.	0 sq.ft.	RESIDENTIAL	RETAIL
Character Area		LANE CONVEYANCE	0.0 sq.m.	0 sq.ft.		
		NET AREA	1220.0 sq.m.	13,132 sq.ft.	10.21	0.27
Current Zoning						

AREA CALCULATIONS

		UNITS									GCA		GFA EXCLUSIONS (1)	
FLOOR	FLOOR TO FLOOR (m)	STUDIO	1B	2B	3B			TOTAL	RETAIL	sq.ft.	RESIDENTIAL	sq.ft.	sq.m.	sq.ft.
P1	3.00												513	5,522
													513	5,522
													TOTAL-BELOW	
1	4.50							0	331	3,563	168	1,808	499	5,371
2	3.25	4		7	1			12			821	8,837	821	8,837
3	2.95	4		7	1			12			821	8,837	821	8,837
4	3.25	4		7	1			12			821	8,837	821	8,837
5	3.25	5		4	1			10			684	7,363	684	7,363
6	2.95	5		4	1			10			684	7,363	684	7,363
7	2.95	5		4	1			10			684	7,363	684	7,363
8	2.95	5		4	1			10			684	7,363	684	7,363
9	2.95	5		4	1			10			684	7,363	684	7,363
10	2.95	5		4	1			10			684	7,363	684	7,363
11	2.95	5		4	1			10			684	7,363	684	7,363
12	3.25	5		4	1			10			684	7,363	684	7,363
13	2.95	3		2	1			6			435	4,682	435	4,682
14	2.95	3		2	1			6			435	4,682	435	4,682
15	2.95	3		2	1			6			435	4,682	435	4,682
16	2.95	3		2	1			6			435	4,682	435	4,682
17	2.95	3		2	1			6			435	4,682	435	4,682
18	2.95	3		2	1			6			435	4,682	435	4,682
19	2.95	3		2	1			6			435	4,682	435	4,682
20	2.95	3		2	1			6			435	4,682	435	4,682
21	2.95	3		2	1			6			435	4,682	435	4,682
22	2.95	3		2	1			6			435	4,682	435	4,682
													12,784	137,606
													TOTAL-ABOVE	
TOTAL	68	0	82	0	73	0	21	176	331	3,563	12,453	134,043	13,297	143,128
Mix		0%	47%	0%	41%	0%	12%							
BF		0	12	0	11	0	3	26						

Indoor Amenity			
Required	2 sq.m. per unit	352 sq.m.	3,789 sq.ft.
Provided		266 sq.m.	2,863 sq.ft.
Outdoor Amenity			
Required		352 sq.m.	3,789 sq.ft.
Provided		222 sq.m.	2,390 sq.ft.
Combined Amenity			
Required	4 sq.m. per unit	704 sq.m.	7,578 sq.ft.
Provided		488 sq.m.	5,253 sq.ft.

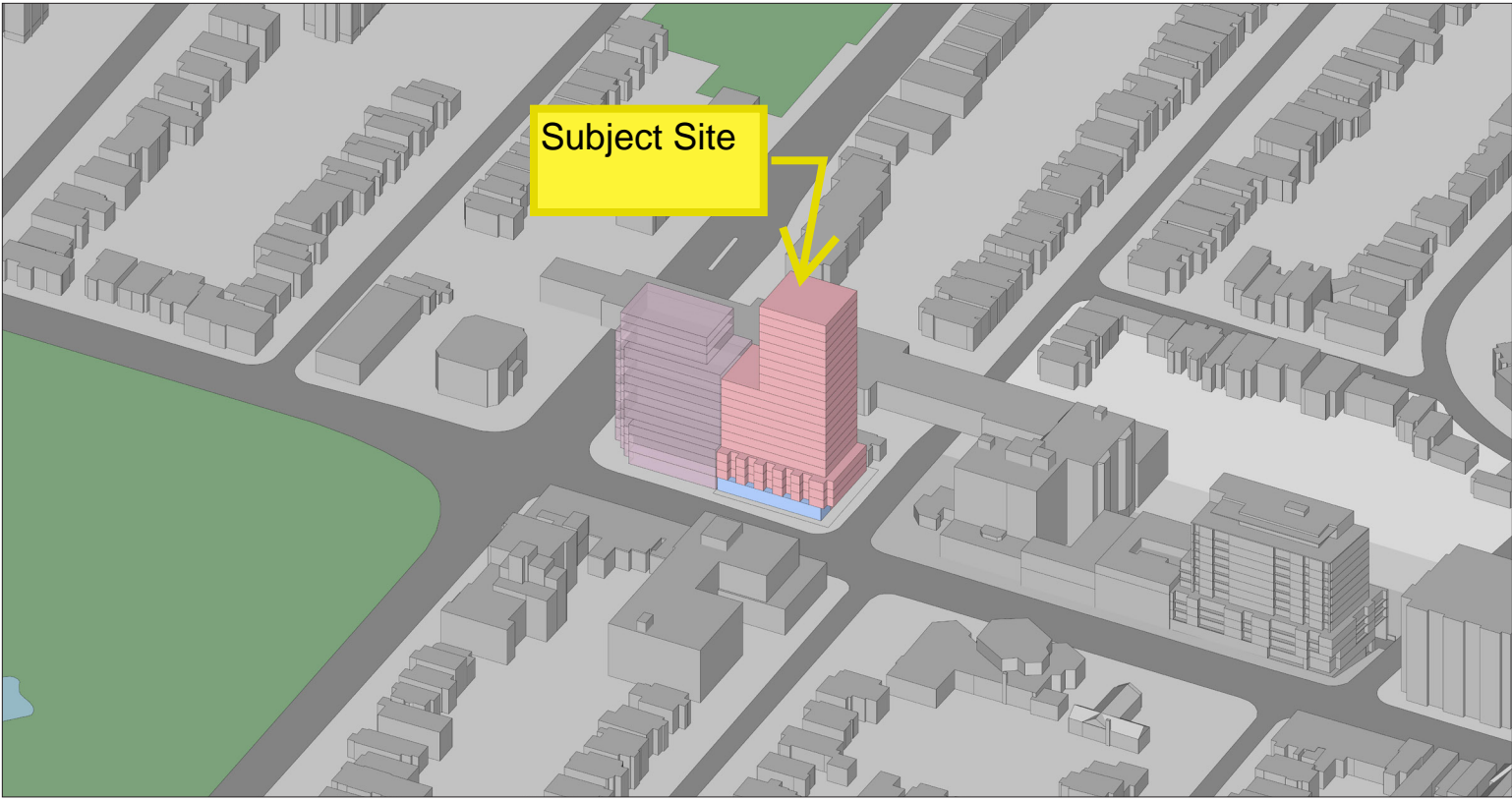
VEHICLE PARKING										PROVIDED	
	S	1B	2B	3B	R			TOTAL			
RATE	0.1	0.1	0.1	0.1	1.0/100m2			ROUNDED			TOTAL PHYSICAL
VISITOR	0	8	7	2				17	Visitor	8	8
								0			0
RETAIL								0	CARSHARE		0
TOTAL									TOTAL	8	8
									RATIO	0	0.05

BICYCLE PARKING									
						TOTAL			
	REQUIRED					ROUNDED		PROVIDED	
LONG-TERM	0.90	158.4				159.0		176	P1
SHORT-TERM	0.10	17.6				18		12	SHORT TERM
RETAIL	-								
TOTAL						177	TOTAL		188

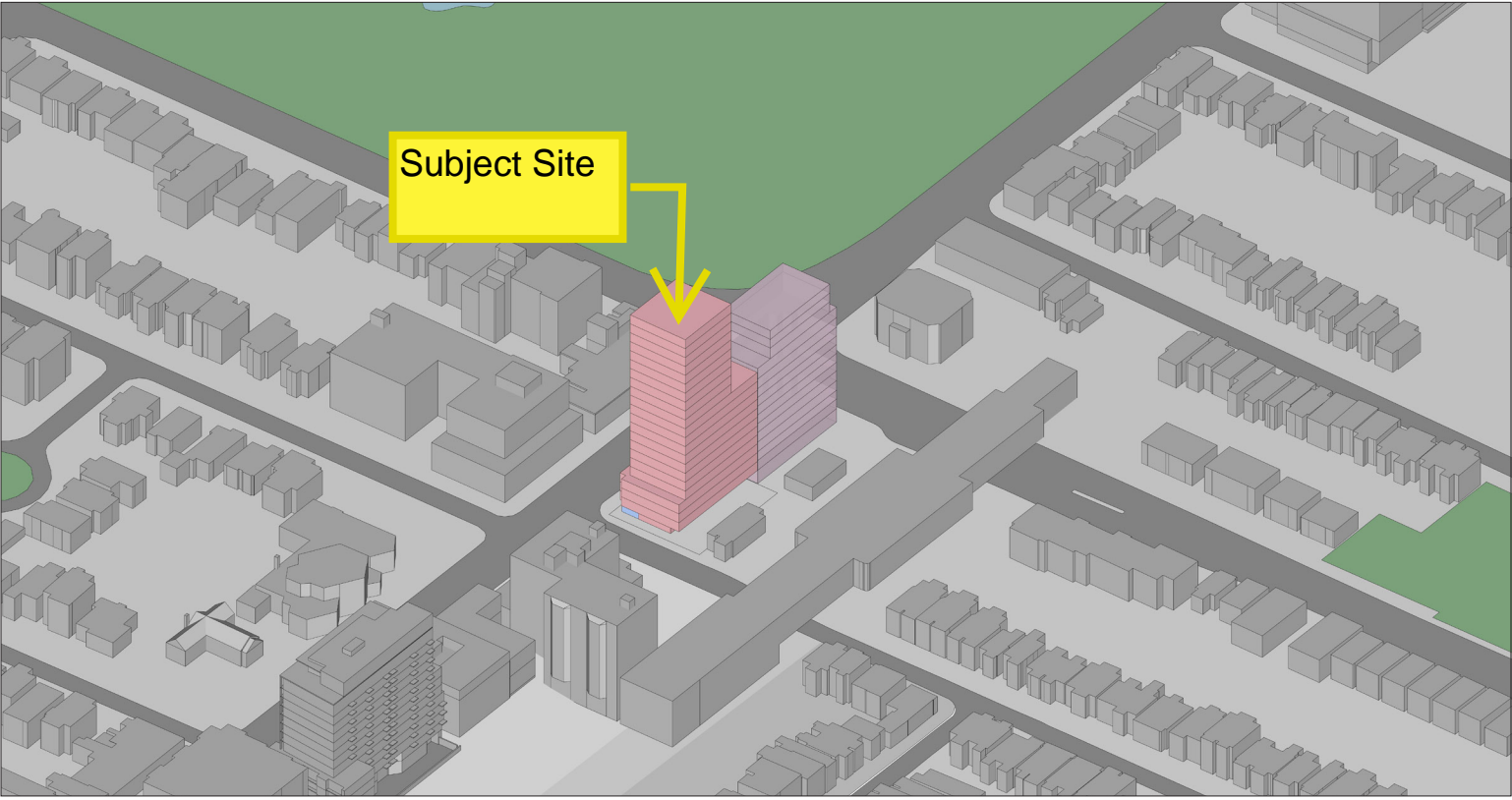
BARRIER FREE UNITS						STORAGE LOCKERS			
UNIT TYPE DISTRIBUITON						Ground	0		
	S	1B	2B	3B	TOTAL	P1	0		
	0	82	73	21	176	P2	39		
	0	47%	41%	12%	%	TOTAL	39	Ratio	0.222
TOTAL UNITS									
OBC REQUIRED UNITS TO BE BF									
				100%	176				
				15%	27				
REQUIRED	0.0	12.3	11.0	3.2	27				
PROVIDED	0	4	4	1	9				



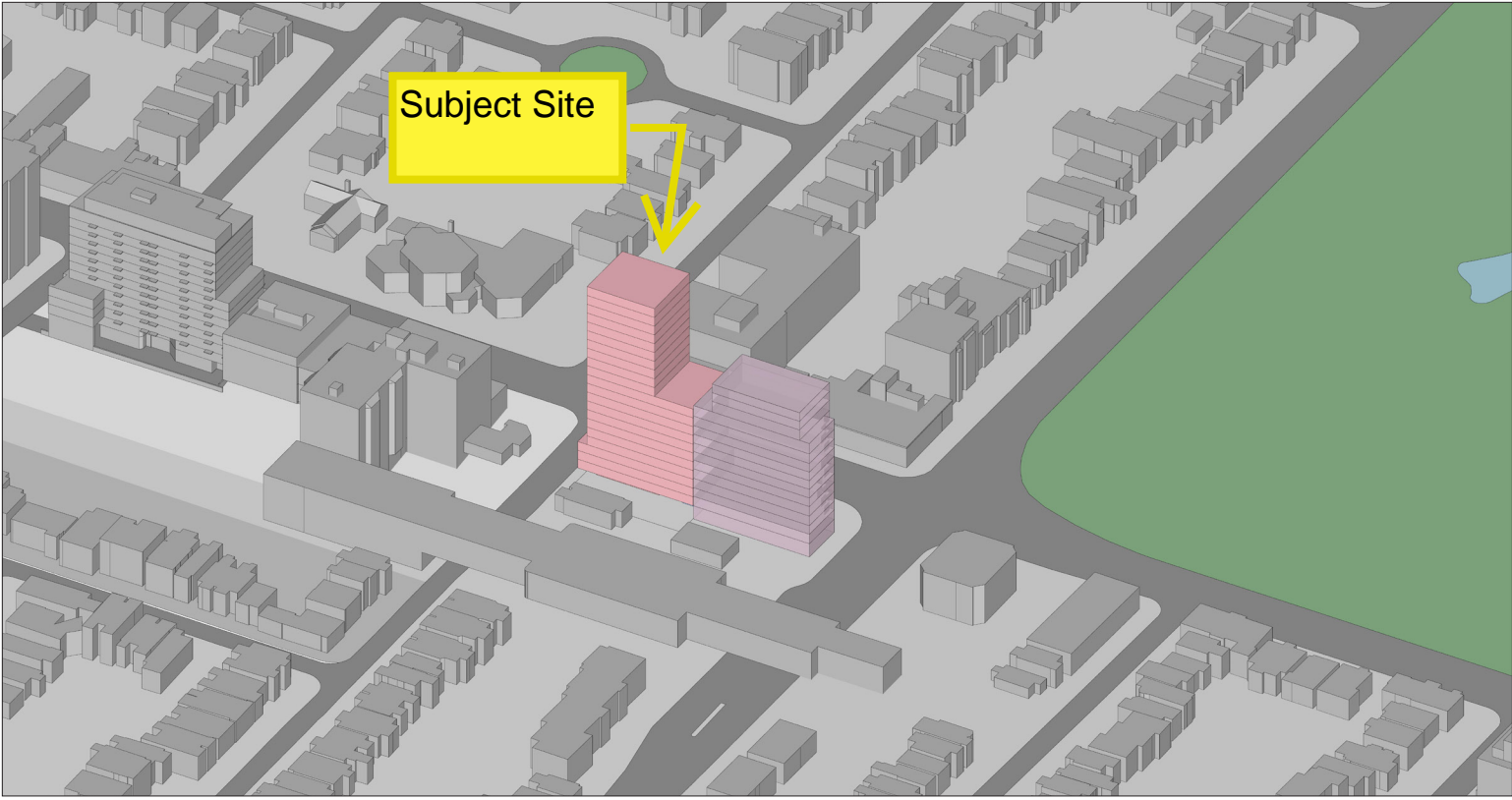
SW Aerial



SE Aerial



NE Aerial



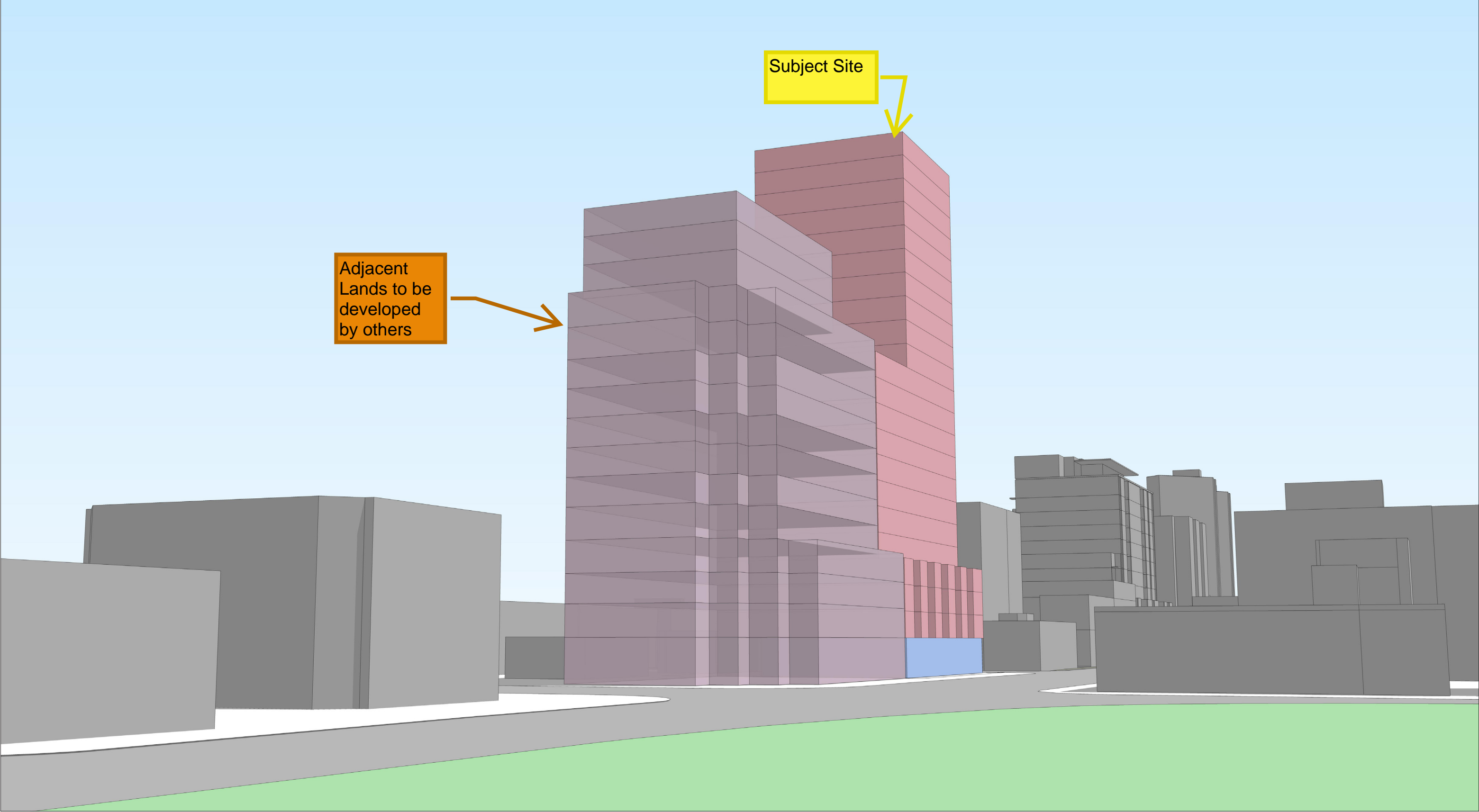
NW Aerial

PROPOSED RESIDENTIAL ADDITION

PROPOSED RETAIL

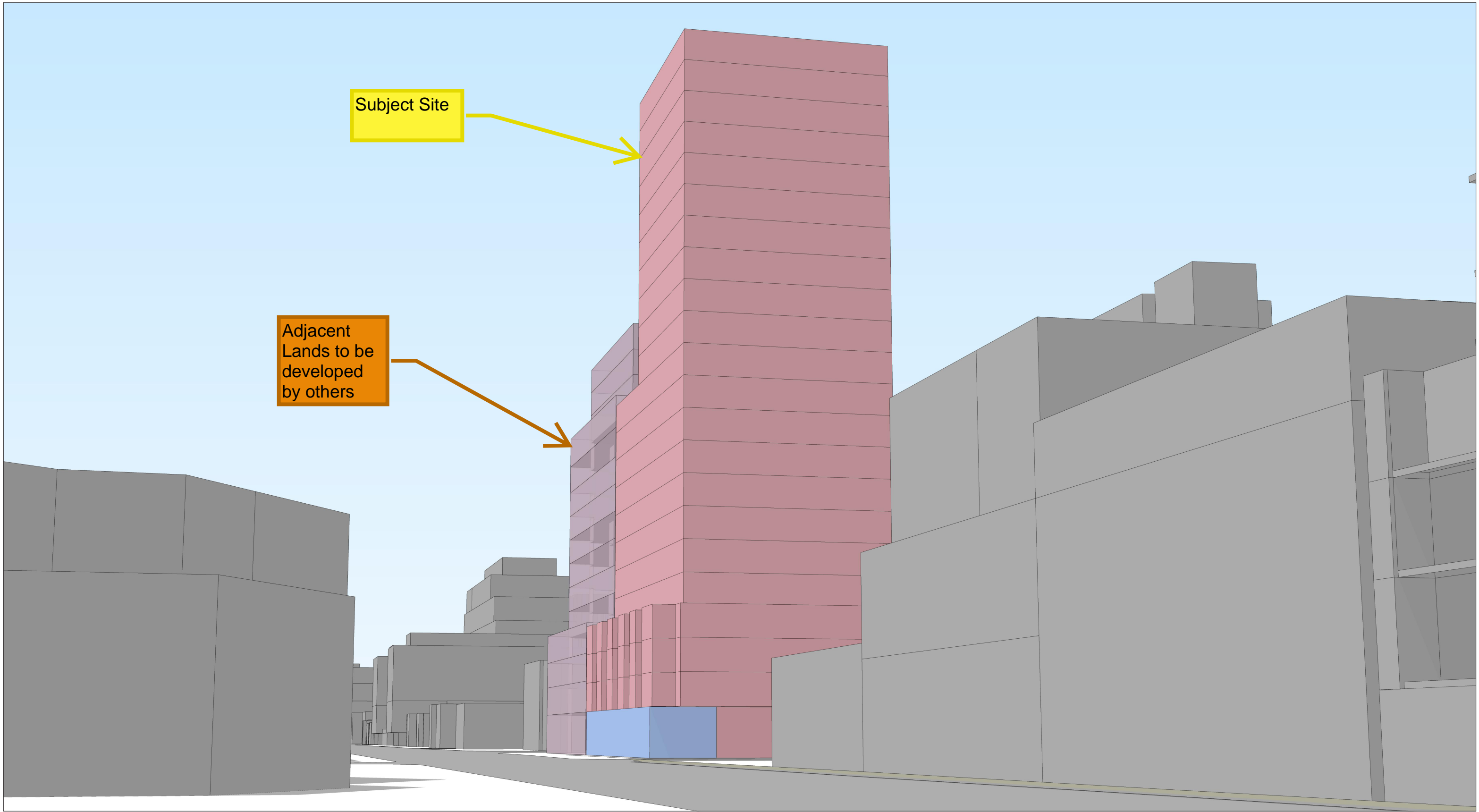
PROPOSALS ON THE SURROUNDING CONTEXT





Street view looking north-east

- PROPOSED RESIDENTIAL ADDITION
- PROPOSED RETAIL
- PROPOSALS ON THE SURROUNDING CONTEXT



Street view looking north-west

PROPOSED RESIDENTIAL ADDITION

PROPOSALS ON THE SURROUNDING CONTEXT

PROPOSED RETAIL