

Authority: **Planning and Housing Committee** Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. **XXXX-2023**

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 3326 and 3330 Bloor Street West and 1240 and 1226 Islington Avenue;

Whereas Council of the City of Toronto has the authority, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

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 the *Planning Act*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this by-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended is further amended by adding the lands subject to this By-law to the Zoning By-law Maps in Section 990.10, and applying the following zone label to these lands; CR 5.0 (c4.0, r4.0) SS1 (x939), and OR as shown on Diagram 3 attached to this by-law.
4. Zoning By-law 569-2013, as amended is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1, for the lands subject to this By-law, and applying the following label to these lands; 2, as shown on Diagram 4 attached to this by-law.
5. Zoning By-law 569-2013, as amended is further amended by adding the lands subject to this By-law to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 90.0, as shown on Diagram 5 attached to this by-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands: 33, as shown on Diagram 6 attached to this by-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Article 995.40.1 for the lands subject to this By-law and assigning no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding article 900.11.10 Exception Number 939 so that it reads:

(939) Exception CR 939

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-law and Prevailing Sections

Site Specific Provisions:

- (A) 3326 and 3330 Bloor Street West and 1240 and 1226 Islington Avenue as shown on Diagram 1 attached to By-law [XXXX] [Clerks to insert By-law number], a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (NN) below;
- (B) For the purposes of this exception, the **lots** are separately comprised of "Area A" and "Area B", as shown on Diagram 2 attached to By-law [XXXX] [Clerks to insert By-law number];
- (C) For the purpose of this exception:
- (i) "Base Building 1", "Base Building 2" and "Base Building 3", or collectively referred to as "Base Buildings" mean the portions of a **building** delineated on Diagram 7a and 7b of By-law xxx-2022 [Clerks to insert By-law number];
 - (ii) "Building 1", "Building 2", and "Building 3", or collectively referred to as "Buildings" mean **buildings** inclusive of the "Base Buildings" as shown on Diagram 7a and 7b and "Towers" as shown on Diagram 8, of which:
 - a) "Building 1" means the entire **building**, collectively made up of "Base Building 1" and "Tower 1";
 - b) "Building 2" means the entire **building**, collectively made up of "Base Building 2" and "Tower 2"; and
 - c) "Building 3" means the entire **building**, collectively made up of "Base Building 3", "Tower 3A" and "Tower 3B";
 - (iii) "Car-Share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
 - (iv) "Car-Share Parking Spaces" means a **parking space** exclusively reserved and signed for a **vehicle** used only for a "Car-Share" purposes;

- (v) "Gross Construction Area" means the total area of each floor level of a **building**, measured from the exterior of the **main wall** of each floor level;
- (vi) "Streetwall" means the **main wall** of a "base building" which is located within 6.0 metres from a "Publicly Accessible Space" or a **lot line** abutting a **street**, as shown as "SW A", "SW B1", "SW B2", "SW C", "SW D", "SW E", "SW F1", "SW F2", "SW G1", "SW G2" on Diagrams 7a and 7b;
- (vii) "Tower 1", "Tower 2", "Tower 3A", and "Tower 3B", or collectively referred to as "Towers", mean, despite regulation 40.5.40.10(8)(C), the portion of a **building** as shown on Diagram 8 of **By-law [XXXX]**, inclusive of the "Lower Tower Portions", "Middle Tower Portions" and the "Upper Tower Portions" which collectively enclose the entirety of a **storey** with a height greater than:
- a) 19 metres for "Tower 1";
 - b) 38 metres for "Tower 2";
 - c) 32 metres for "Tower 3A"; and
 - d) 32 metres for "Tower 3B";
- (viii) "Lower Tower Portions", "Middle Tower Portions" and the "Upper Tower Portions" are the components of each "Tower", which collectively enclose the entirety of a **storey** with a height greater than:
- a) For "Tower 1"
 - i. 19 metres for "Lower Tower Portion"; and
 - ii. 67.5 metres for "Upper Tower Portion";
 - b) For "Tower 2":
 - i. 38 metres for "Lower Tower Portion";
 - ii. 62 metres for "Middle Tower Portion"; and
 - iii. 105 metres for "Upper Tower Portion";
 - c) For "Tower 3A":
 - i. 32 metres for "Lower Tower Portion "; and

- ii. 80.5 metres for "Upper Tower Portion";
 - d) For "Tower 3B":
 - i. 32 metres for "Lower Tower Portion"; and
 - ii. 60 metres for "Upper Tower Portion"; and
 - (ix) "Publicly Accessible Spaces" means areas that are open to sky and are accessible to both occupants of the **building** and non-occupants (all members of the general public), inclusive of areas A, B, C, and D at the locations shown on Diagram 7b of **By-law [XXXX]**, except for the projections listed in 40.10.40.60.
- (D) Despite Regulation 40.10.20.100(20)(A) and (D):
- (i) Outdoor sales and displays of goods or commodities are not required to be combined with another permitted non-residential use; and
 - (ii) The area for the outdoor sale or display of goods or commodities may be located in areas required for **landscaping**.
- (E) Despite Clause 40.10.30.40, the permitted maximum **lot coverage** is:
- (i) 21 percent of the **lot area** for "Area A"; and;
 - (ii) 52 percent of the **lot area** for "Area B";
- (F) Despite Regulation 5.10.30.1(1), on the lands shown on Diagram 1 attached to **By-law [XXXX] [Clerks to insert by-law number]**, no land may be used and no **building** or **structure** may be erected or used, except for below-ground **structures** and foundations, unless:
- (i) For "Building 1" and "Building 2", the **street** identified as "Street A", as shown on Diagram 2 attached to **By-law [XXXX] [Clerks to insert By-law number]**, is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**, and all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as "Street A", as shown on Diagram 2 attached to **By-law [XXXX] [Clerks to insert By-law number]**, and are operational; and
 - (ii) For "Building 3", the **street** identified as "Street B", as shown on Diagram 2 attached to **By-law [XXXX] [Clerks to insert By-law number]**, is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**, and

all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as "Street B", as shown on Diagram 2 attached to By-law [XXXX] [Clerks to insert By-law number], and are operational.

- (G) In accordance with Regulation 5.10.30.20(1):
- (i) In "Area A" the **lot line** abutting "Street A" as shown on Diagram 2 attached to By-law [XXXX] [Clerks to insert By-law number] is the **front lot line**; and
 - (ii) In "Area B" the **lot line** abutting Bloor Street West as shown on Diagram 2 attached to By-law [XXXX] [Clerks to insert By-law number] is the **front lot line**.
- (H) Despite Regulation 40.10.40.1(1), residential use portions of the **building** located on the first to fifth **storeys** may be located on the same level as non-residential use portions of a **building**.
- (I) The provision of **dwelling units** must comply with the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** on the **lot** must contain a minimum of two bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms; and
 - (iii) for the purpose of this exception, if the calculation of the number of required **dwelling units** in (i) and (ii) above result in a number with a fraction, the number is rounded down to the nearest whole number;
- (J) Despite Regulations 40.5.40.10(1) and (2) the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 121.2 metres and the highest point of the **building** or **structure**;
- (K) Despite Regulation 40.10.40.10(1), the permitted maximum height of any **building** or **structure** is as follows:
- (i) For "Base Buildings": the height in metres as specified by the number following the HT symbol as shown on Diagram 7a and 7b of By-law [XXXX] [Clerks to insert By-law number];
 - (ii) For "Towers": the height in metres as specified by the number following the HT symbol as shown on Diagram 8 of By-law [XXXX] [Clerks to insert By-law number];

- (L) In addition to (K)(i) above, the permitted maximum “streetwall” heights of a **building** where abutting or located within 6.0 metres of:
- (i) a **lot line** abutting Islington Avenue is indicated as “SW A” on Diagram 7b: 60% of this “streetwall” must not exceed a height of 22 metres;
 - (ii) in addition to (L)(i) above, a **lot line** abutting Islington Avenue is indicated as “SW A” on Diagram 7b: 20% of this “streetwall” must not exceed a height of 15 metres;
 - (iii) a **lot line** abutting Bloor Street West as indicated as “SW B1” on Diagram 7a and 7b: 100% of this “streetwall” must not exceed a height of 15 metres;
 - (iv) a **lot line** abutting Bloor Street West as indicated as “SW B2” on Diagram 7b: 60% of this “streetwall” must not exceed a height of 15 metres;
 - (v) a **lot line** abutting “Street A” as indicated as “SW C” on Diagram 7a and 7b: 80% of this “streetwall” must not exceed a height of 19 metres;
 - (vi) a **lot line** abutting “Street B” for Building 2 as indicated as “SW D” on Diagram 7b: the east edge of this “streetwall” must not exceed a height of 15 metres, making up no less than 15% of this “streetwall”;
 - (vii) a **lot line** abutting “Street B” for Building 3 as indicated as “SW E” on Diagram 7b: the east and west edge of this “streetwall” must not exceed a height of 15 metres, making up no less than 30% of this “streetwall”;
 - (viii) a “Publicly Accessible Space A” as indicated as “SW F1” on Diagram 7b: 100% of this “streetwall” must not exceed a height of 15 metres;
 - (ix) a “Publicly Accessible Space A” as indicated as “SW F2” on Diagram 7b: 50% of this “streetwall” must not exceed a height of 15 metres;
 - (x) a “Publicly Accessible Space B” as indicated as “SW G1” on Diagram 7b: 100% of this “streetwall” must not exceed a height of 15 metres;
 - (xi) a “Publicly Accessible Space B” as indicated as “SW G2” on Diagram 7b: 40% of this “streetwall” must not exceed a height of 15 metres;

- (M) Despite Regulations 40.5.40.10 (4), (5), (6), (8)(A), 40.10.40.60 (9), and (K) and (L) above, the following elements may project beyond the permitted maximum height of a **building**:
- (i) the elements listed in Regulation 40.5.40.10(4)(A)(B) and (C) may exceed the permitted maximum **building** height by a maximum of 7.0 metres provided the total area of those elements covers no more than 60% of the roof area for each **building**;
 - (ii) unenclosed **structures** providing safety or wind protection on the rooftop of a **building** by a maximum of 3.0 metres;
 - (iii) an exit vestibule for a **green roof** located above a mechanical penthouse as listed in Regulation 40.5.40.10(4), may project an additional 2.5 metres above the permitted projection into the permitted maximum height listed in (M)(i) above;
- (N) Despite Regulation 40.10.40.70(1) and (4), the required minimum **building setbacks** are as shown in metres on Diagram 7a, 7b and 8 of By-law [Clerk to insert By-law ##];
- (O) Despite Regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 7a, 7b and 8 of By-law [Clerks to insert By-law ##];
- (P) Despite Regulations 40.5.40.60(1) and 40.10.40.60(2), and (N) and (O) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) Canopy, awning, roof over a platform, or similar **structure**, with or without structural support, by 3.0 metres; and
- (Q) Despite Regulation 40.10.40.40(1), the permitted maximum and required minimum **gross floor area** is:
- (i) In “Building 1”: A maximum **gross floor area** of 24,250 square metres;
 - (ii) In “Building 2”:
 - a) A maximum residential **gross floor area** of 38,400 square metres; and
 - b) A minimum non-residential **gross floor area** of 730 square metres;
 - (iii) In “Building 3”:

- a) A maximum residential **gross floor area** of 52,500 square metres is permitted "; and
 - b) A minimum non-residential **gross floor area** of 6,700 square metres;
- (iv) In "Building 2" and "Building 3" a combined minimum required non-residential **gross floor area** equal to the lesser of 9,600 square metres or 10% of the total **gross floor area** for "Building 2" and "Building 3" combined;
- (R) The permitted maximum "Gross Construction Area" of each **storey** in the "Base Building" is as follows:
- (i) For "Base Building 1" as shown on Diagram 7a of By-law [Clerks to insert by-law number]
 - a) 1,810 square metres on the first **storey**;
 - b) 1,364 square metres on the second **storey**;
 - c) 1,122 square metres on the third **storey**;
 - d) 1,140 square metres on the fourth **storey**;
 - (ii) For "Base Building 2" as shown on Diagram 7b of By-law [Clerks to insert by-law number]
 - a) 2,393 square metres on the first **storey**;
 - b) 2,185 square metres on the second **storey**;
 - c) 1,517 square metres on the third **storey**;
 - d) 1,439 square metres on the fourth **storey**;
 - e) 1,439 square metres on the fifth **storey**;
 - f) 1,439 square metres on the sixth **storey**;
 - g) 1,245 square metres on the seventh **storey**;
 - h) 1,245 square metres on the eighth **storey**;
 - i) 1,245 square metres on the ninth **storey**;
 - (iii) For "Base Building 3" as shown on Diagram 7b of By-law [Clerks to insert by-law number]

- a) 4,270 square metres on the first **storey**;
 - b) 4,270 square metres on the second **storey**;
 - c) 3,626 square metres on the third **storey**;
 - d) 3,626 square metres on the fourth **storey**;
 - e) 3,015 square metres on the fifth **storey**;
 - f) 3,015 square metres on the sixth **storey**;
 - g) 2,329 square metres on the seventh **storey**;
- (iv) For the purpose of this exception, a “mezzanine” does not constitute a **storey**;
- (S) The maximum “Gross Construction Area”, for each "Tower 1", "Tower 2", "Tower 3A", and "Tower 3B", measured from the exterior of the **main wall** of each floor level, , are as follows:
- (i) For "Tower 1":
 - a) 750 square metres for "Lower Tower Portion"; and
 - b) 715 square metres for "Upper Tower Portion";
 - (ii) For "Tower 2":
 - a) 825 square metres for "Lower Tower Portion";
 - b) 750 square metres for "Middle Tower Portion"; and
 - c) 650 square metres for "Upper Tower Portion";
 - (iii) For "Tower 3A":
 - a) 750 square metres for "Lower Tower Portion "; and
 - b) 715 square metres for "Upper Tower Portion"; and
 - (iv) For "Tower 3B":
 - a) 750 square metres for "Lower Tower Portion"; and
 - b) 650 square metres for "Upper Tower Portion";
- (T) “Tower 1”, “Tower 2”, “Tower 3A” and “Tower 3B” are only permitted in the areas shown on Diagram 8 of **By-law [XXXX] [Clerks to insert By-law**

number];

- (U) In addition to the elements that reduce **gross floor area** listed in Regulations 40.5.40.40(3) and (5), the following additional elements also reduce **gross floor area** in a **building**:
- (i) all areas located below ground;
 - (ii) all **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
 - (iii) all storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms;
 - (iv) all shower and change facilities; and
 - (v) all indoor **amenity spaces**;
- (V) Despite Regulation 40.10.40.50(1) and 40.10.40.50(2), **amenity space** must be provided on the **lot** for each **building** in accordance with the following:
- (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
 - (ii) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit**;
 - (iii) at least 40 square metres of outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iv) no more than 25% of the outdoor component may be a **green roof**;
- (W) A combined minimum of 2,625 square metres of “Publicly Accessible Space” must be provided on the ground level at the location shown on Diagram 7b attached to **By-law [XXXX] [Clerks to inset By-law number]**, of which:
- (i) A Minimum of 965 square metres in “Publicly Accessible Space A” which must form a continuous connection between the **lot lines** abutting “Street B” and Bloor Street West;
 - (ii) A Minimum of 490 square metres in “Publicly Accessible Space B”;
 - (iii) A Minimum of 180 square metres in “Publicly Accessible Space

C”;

(iv) A Minimum of 215 square metres in “Publicly Accessible Space D”; and

(X) Of the **landscaping** provided for in each of the “Publicly Accessible Spaces”, the following minimum amount of the provided **landscaping** must be comprised of **soft landscaping**:

(i) 25% for “Publicly Accessible Space A”;

(ii) 20% for “Publicly Accessible Space B”;

(iii) 0% for “Publicly Accessible Space C”; and

(iv) 0% for “Publicly Accessible Space D”;

(Y) Despite Regulation 40.10.80.10(1), in "Area B", **parking spaces** are not permitted to be located above ground;

(Z) A maximum of 15 percent of the provided **parking spaces** may be obstructed in accordance with Regulation 200.5.1.10(2)(D);

(AA) Despite Clause 40.10.90.10, all **loading spaces** must be located inside a **building**;

(BB) Despite Regulations 40.10.90.40(1) and 40.10.100.10(1), all **vehicle** access and access to **loading spaces** for "Area A" are required to be from "Street A" as shown on Diagram 2 of **By-law xxx-2022 [Clerks to insert By-law number]**;

(CC) Despite Regulations 40.10.90.40(1) and 40.10.100.10(1)(C), in "Area B" as shown on Diagram 2 of **By-law xxx-2022 [Clerks to insert By-law number]**:

(i) Three vehicle access points are permitted;

(ii) For **driveways** leading to “Building 2”, **vehicle** access and access to **loading spaces** are required to be from “Street A” and “Street B”; and

(iii) For **driveways** leading to "Building 3", all **vehicle** access and access to **loading spaces** are required to be from "Street B”;

(DD) Despite Clause 220.5.10.1 and 220.5.10.1(1), the required minimum number of **loading spaces** are as follows:

(i) In Area "A", 1 type "G" **loading space** which is required to be

located in "Building 1"; and

(ii) In Area "B":

a) 1 type "G" and 1 type "C" **loading spaces** which are required to be located in "Building 2"; and

b) 1 type "G" and 2 type "C" **loading spaces** which are required to be located in "Building 3";

(EE) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be provided as follows:

(i) For "Building 1", regulation 200.5.10(12)(C) does not apply;

(ii) For "Building 2", at least 2.6 metres from the **lot line** abutting "Street A" and at least 2.5 metres from the **lot line** abutting "Street B"; and

(iii) For "Building 3", at least 2.5 metres from the **lot line** abutting "Street B";

(FF) Despite regulation 200.5.10.1(4)(B), "Car-Share Parking Spaces" may be provided and are not required to be used by the owner, occupant or visitor to the premises;

(GG) Despite Regulation 40.5.80.10(1), a **parking space** may be permitted on a different **lot** than the use for which the **parking space** is required, provided that:

(i) Accessible **parking spaces** are provided on the same **lot** as the use for which the accessible **parking space** is required;

(HH) Article 200.25.15 and Chapter 970.10 related to **parking space** regulation transition does not apply, instead Chapter 200.5 applies

(II) In addition to the requirements of Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 0.5 **parking spaces** must be provided in "Area B" for each 100 square metres of **community centre** or **club gross floor area**;

(JJ) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following dimensions:

(i) length of 5.6 metres;

(ii) width of 3.4 metres; and

(iii) vertical clearance of 2.1 metres;

- (KK) Despite Regulation 200.15.1(4), an accessible **parking space** must be located within 47 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (LL) Despite Regulations 230.5.1.10(4)(A)(i) and (ii) and 230.5.1.10(4)(C), **stacked bicycle parking spaces** must be in accordance with the following:
- (i) a **stacked bicycle parking** space may overlap an adjacent **stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.18 metres per side;
 - (ii) the required minimum length of a **stacked bicycle parking space** is 1.84 metres; and
 - (iii) the required minimum vertical clearance from the ground for a **stacked bicycle parking space** is 1.4 metres for the lower tier and 1.2 metres for the upper tier of **stacked bicycle parking spaces** in a mechanical device;
- (MM) In addition to permitted locations listed in Regulation 230.5.1.10(9)(A)(iii), in "Building 3", "long-term" **bicycle parking spaces** for a **dwelling unit** in an **apartment building** or **mixed-use building** may be located:
- (i) Within the first two levels below-ground of the **building**; and
- (NN) In addition to the items listed in regulation 230.5.10.1(6), to calculate **bicycle parking space** requirements for other than **dwelling units**, the **interior floor area** of a **building** is reduced by the area in the **building** used for:
- (i) all areas located below ground;
 - (ii) all **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
 - (iii) all storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in common **building** areas and **community centre** or **club** uses;
 - (iv) all bicycle shower and change facilities;
 - (v) all indoor **amenity space**; and
 - (vi) garbage shafts.

Prevailing By-laws and Prevailing Sections: (None Apply);

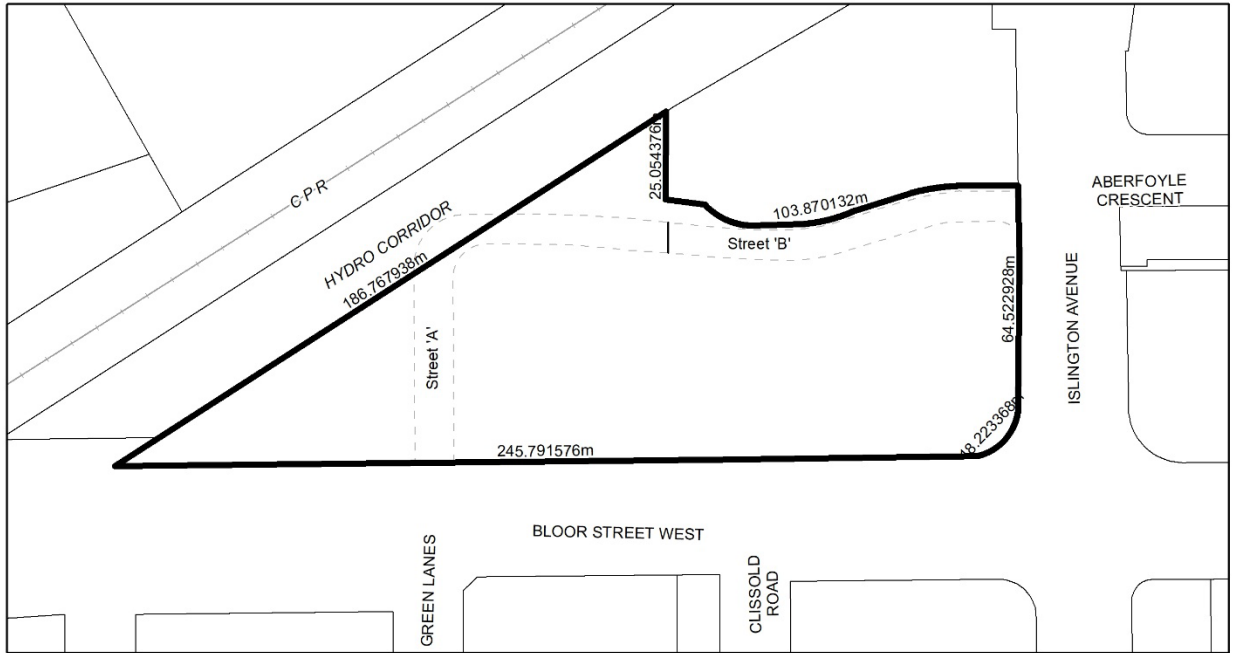
9. Nothing in City-wide Zoning By-law 569-2013 prevents the erection of a rail safety barrier or wall on the lands subject to this by-law.
10. Despite any future severance, partition or division of lands as shown on Diagram 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [month day, year].

[full name],
Speaker

[full name],
City Clerk

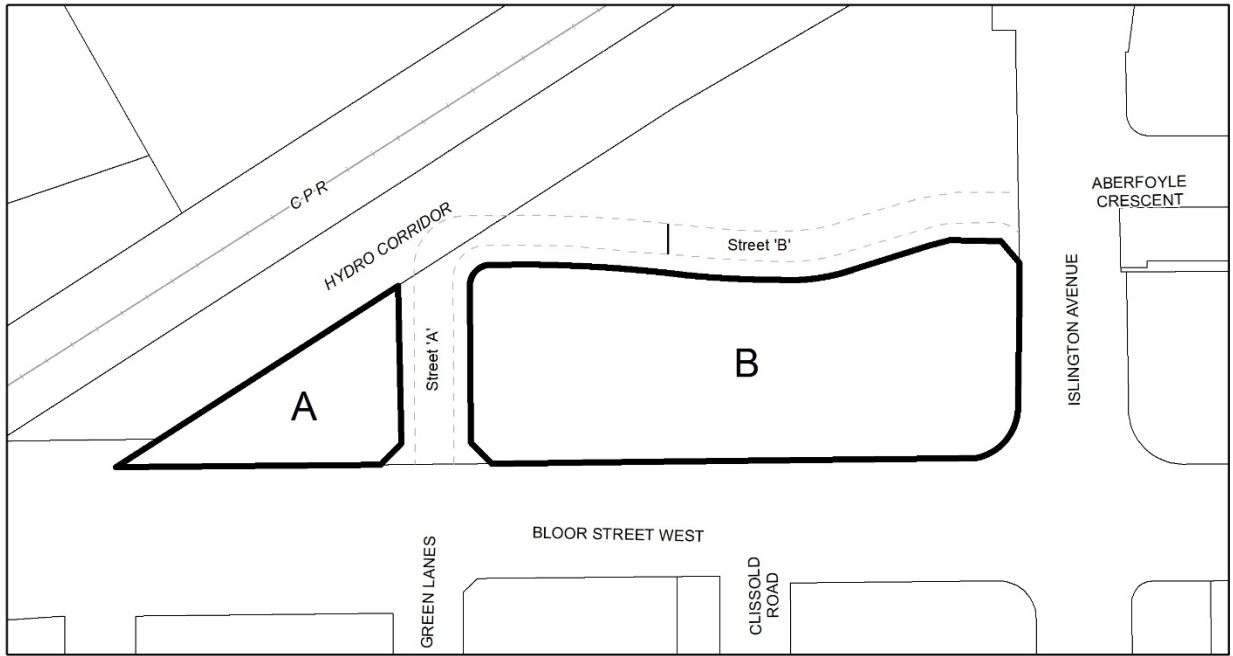
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Toronto
Diagram 1

**3326 and 3330 Bloor Street West and
1240 and 1226 Islington Avenue**
File # 21 249190 WET 03 OZ


City of Toronto By-law 569-2013
Not to Scale
12/20/2023

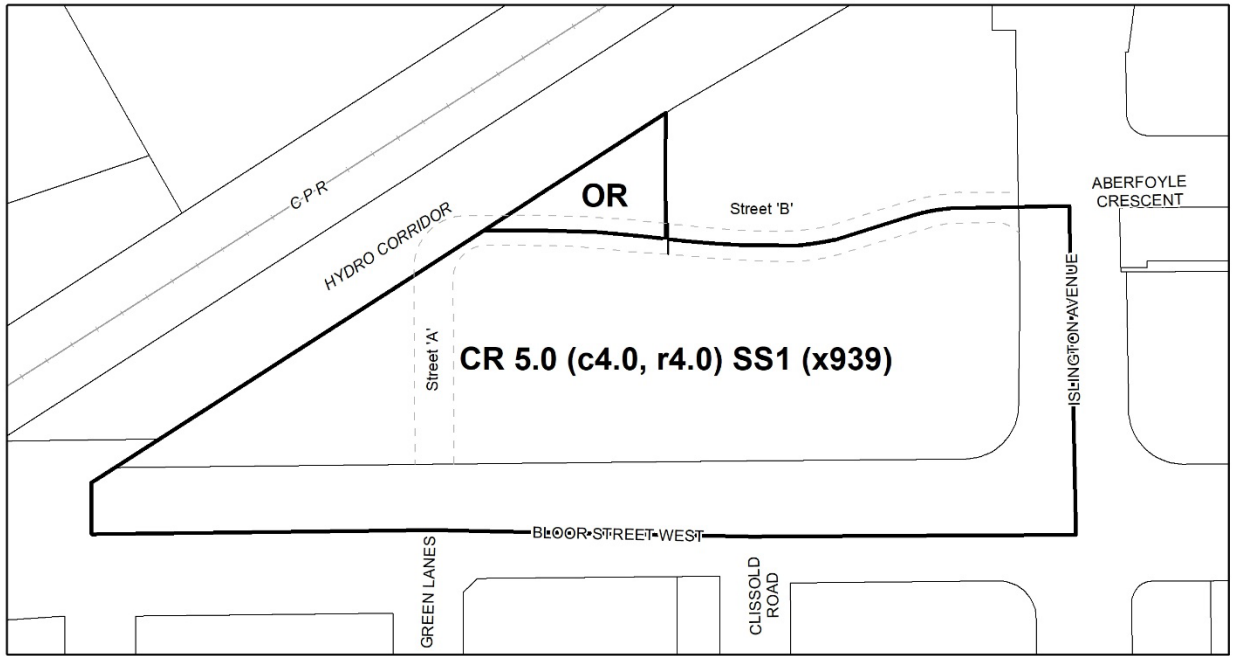


 **TORONTO**
Diagram 2

**3326 and 3330 Bloor Street West and
1240 and 1226 Islington Avenue**
File # 21 249190 WET 03 0Z

City of Toronto By-law 569-2013
Not to Scale
12/20/2023

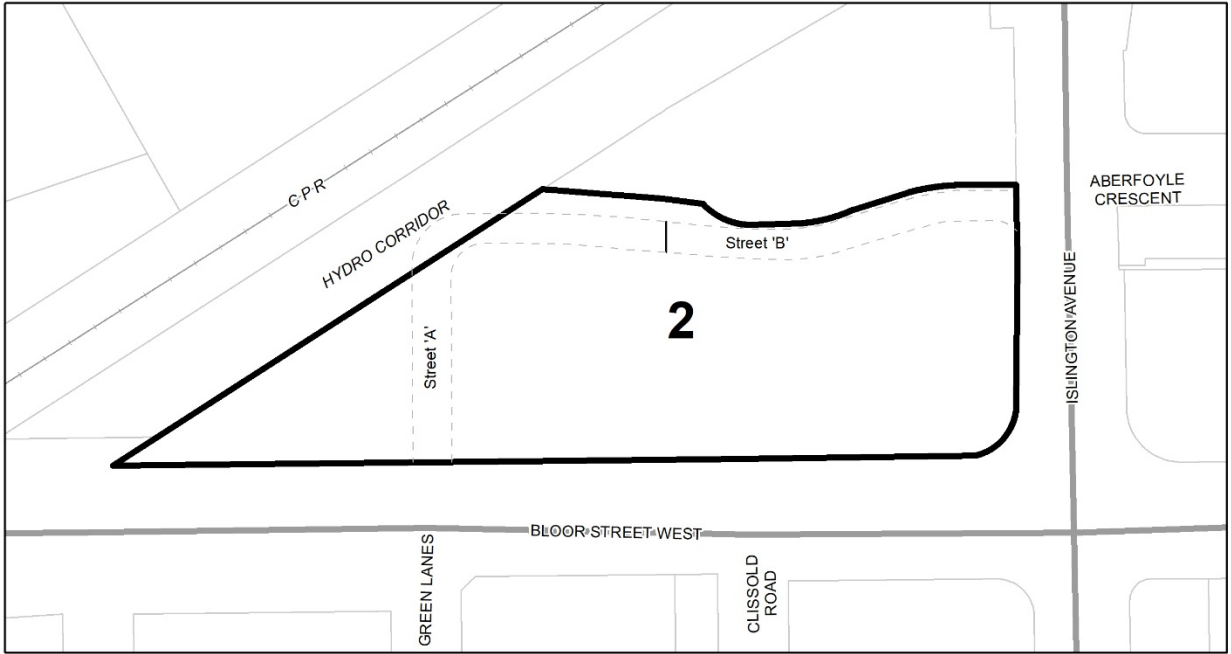




TORONTO
 Diagram 3

**3326 and 3330 Bloor Street West and
 1240 and 1226 Islington Avenue**
 File # 21 249190 WET 03 02

City of Toronto By-law 569-2013
 Not to Scale
 12/20/2023



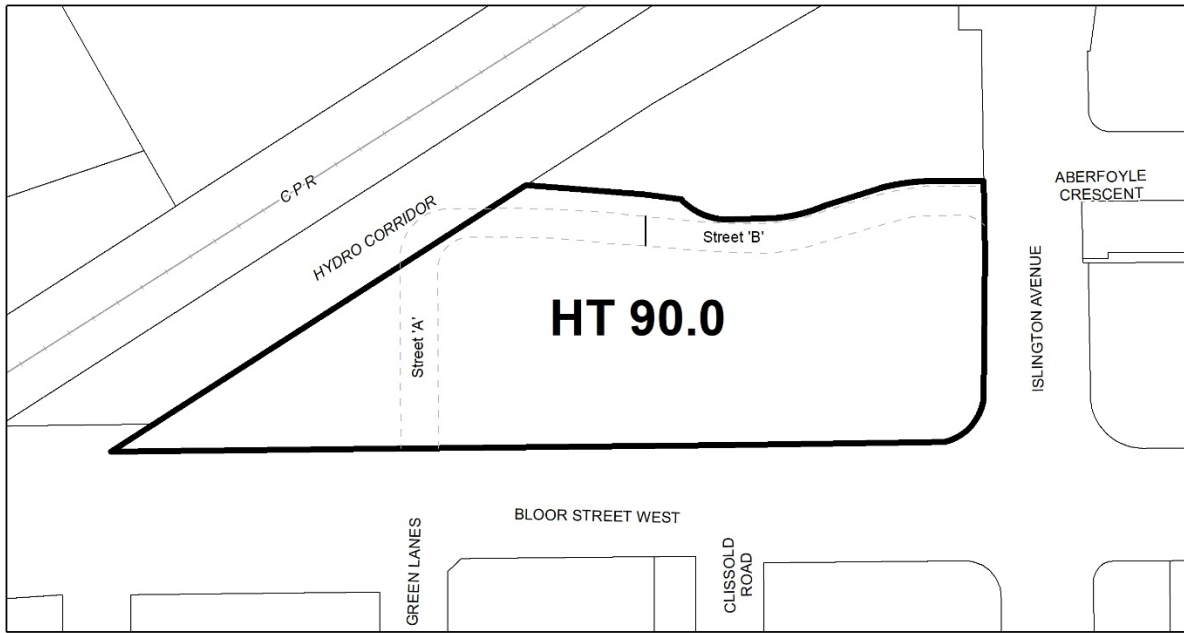
TORONTO
Diagram 4

— Major Streets

**3326 and 3330 Bloor Street West and
 1240 and 1226 Islington Avenue**

File # 21 249190 WET 03 0Z

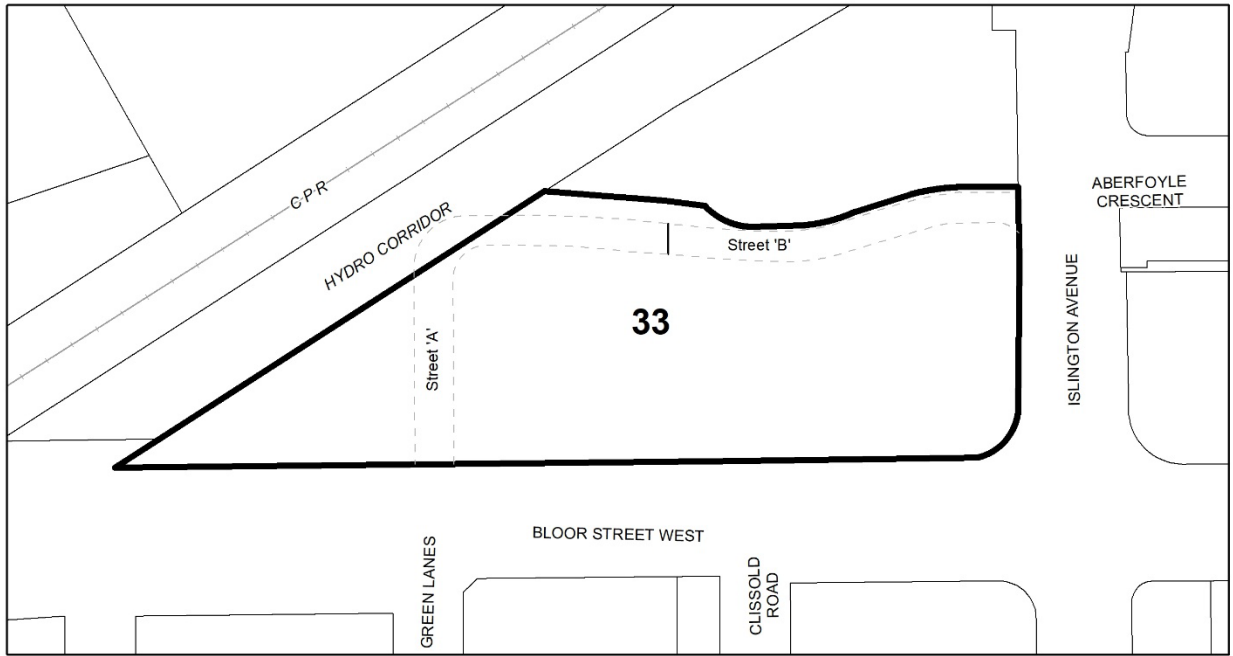
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 City of Toronto By-law 569-2013
 Not to Scale
 12/20/2023



TORONTO
Diagram 5

**3326 and 3330 Bloor Street West and
1240 and 1226 Islington Avenue**
File # 21 249190 WET 03 0Z

City of Toronto By-law 568-2013
Not to Scale
12/20/2023

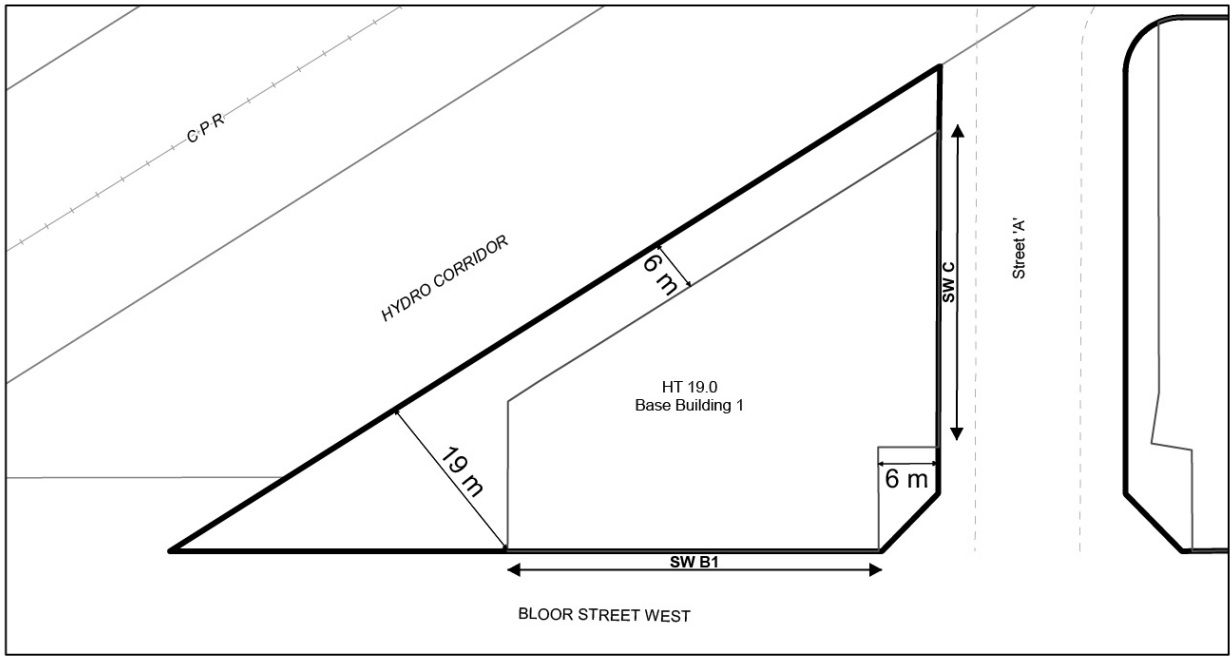


 **TORONTO**
Diagram 6

**3326 and 3330 Bloor Street West and
1240 and 1226 Islington Avenue**
File # 21 249190 WET 03 0Z

City of Toronto By-law 569-2013
Not to Scale
12/20/2023





TORONTO
 Diagram 7A

3326 and 3330 Bloor Street West and
 1240 and 1226 Islington Avenue

File # 21 249190 WET 03 0Z

↔ Street Wall

↑
 City of Toronto By-law 569-2013
 Not to Scale
 03/04/2024



Toronto
Diagram 7B

3326 and 3330 Bloor Street West and
1240 and 1226 Islington Avenue
File # 21 249190 WET 03 0Z

↔ Street Wall
Publicly Accessible Space

City of Toronto By-law 569-2013
Not to Scale
03/04/2024



TORONTO
Diagram 8

**3326 and 3330 Bloor Street West and
1240 and 1226 Islington Avenue**
File # 21 249190 WET 03 0Z

City of Toronto By-law 569-2013
Not to Scale
03/07/2024