

2915, 2917, 2939, 2941 and 2943 Bloor Street West – Zoning By-law Amendment Application – Appeal Report

Date: April 21, 2026

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 25 208823 WET 03 OZ

Related Planning Application Number: 25 208841 WET 03 RH

SUMMARY

On October 1, 2025, the City received an application to amend the Zoning By-law to permit a 29-storey mixed-use building, containing 423 dwelling units, including 7 rental replacement units, and 1,024 square metres of non-residential space at 2915, 2917, 2939, 2941 and 2943 Bloor Street West.

On February 13, 2026, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal (“OLT”) citing City Council’s failure to make a decision within the time frame in the Planning Act. A Case Management Conference at the OLT is scheduled for April 28, 2026.

This Report recommends that the City Solicitor with the appropriate City Staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve any outstanding issues.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Zoning By-law Amendment Application appeal for the lands municipally known as 2915, 2917, 2939, 2941 and 2943 Bloor Street West and to continue discussions with the applicant in an attempt to resolve outstanding issues.
2. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On April 15, 2016, an application for an eight-storey building was submitted to the City for the properties at 2915-2917 Bloor Street West and appealed on January 16, 2017, to the Ontario Municipal Board (OMB), citing Council's failure to make a decision on the application within the prescribed timelines in the Planning Act.

On May 24, 2017, City Council considered a Request for Directions Report dated April 21, 2017 and directed the City Solicitor, together with City Planning staff and other appropriate staff, to attend the OMB hearing to oppose the application for a nine-storey building at 2915-2917 Bloor Street West. City Council also provided direction to continue negotiations with the applicant with the goal of developing a proposal that addressed the issues outlined in the report. City Council's Decision can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2017.EY22.1>

A contested hearing took place over 12 days between June and December, 2018. In the resulting Decision, the OMB determined that the nine-storey proposal was not appropriate for the site. The Decision invited the applicant to revise the plans in consultation with the City and the Sunnylea Kingsway Community Association (SKCA) for a building with up to six storeys, plus rooftop structures, that would respond to the angular planes and setbacks called for in the applicable zoning and guidelines.

In an effort to reach agreement on the revised plans contemplated in the Decision, the parties engaged in private mediation. The applicant provided a Settlement Offer to the City, which proposed a building with a height of seven storeys (22.45 metres) and 163 residential units, with 98 parking spaces. City Council accepted the 2021 Settlement Offer at their meeting of July 14 - 16, 2021, as outlined in the Request for Directions Report dated July 5, 2021, and authorized the City Solicitor and City Planning staff to support the Settlement Offer. City Council's Decision is found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.CC35.17>

The owners subsequently advised the City that they had expanded the original land assembly of 2915-2917 Bloor Street West to include the two adjacent properties to the west at 2939 and 2941-2943 Bloor Street West, necessitating a new application to extend the proposed seven-storey building across those properties. A Preliminary Report was adopted by Etobicoke York Community Council on April 19, 2022, authorizing staff to conduct a community consultation meeting. This application was not pursued further by the applicant and was closed. The decision of Etobicoke York Community Council can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EY31.3>

THE SITE AND SURROUNDING LANDS

Description

The subject site is approximately 3,166 square metres in size, rectangular in shape, generally flat, has approximately 82.1 metres of frontage on Bloor Street West and a depth of approximately 39 metres. It is located on the south side of Bloor Street West, between Prince Edward Drive South and Grenview Boulevard South. The site is approximately 250 metres from the Grenview entrance to the Royal York subway station on the Bloor-Danforth Line 2. See Attachment 2 for the Location Map.

The site is currently occupied by a one-storey building that is not in use, a surface parking lot, and two, two-storey mixed-use buildings that contain retail uses at grade and a total of seven residential rental units above.

Surrounding Uses

North: Two-storey street-related commercial and mixed-use buildings on the north side of the street.

South: Detached houses, separated from the site by a three-metre-wide public laneway.

East: One to three-storey mixed-use buildings.

West: Two-storey commercial and mixed-use buildings.

THE APPLICATION

Description

The proposal includes a 29-storey mixed-use building with an overall height of 92.85 metres, plus a 6.5-metre mechanical penthouse. The development would provide retail uses at grade and approximately 423 residential units, including seven rental replacement units. The proposal contains 1,024 square metres of non-residential GFA.

Density

The proposal has a density of 8.2 times the area of the lot.

Residential Component

The proposal includes 416 new residential units, comprising 29 studio units (6.9%), 280 one-bedroom units (67.4%), 65 two-bedroom units (15.6%), and 42 three-bedroom units (10.1%). In addition, the development proposes seven rental replacement units, of which three are one-bedroom units, three are two-bedroom units, and one is a three-bedroom unit.

Non-Residential Component

The proposal includes 1,024 square metres of retail located at grade.

Access, Parking and Loading

Vehicle access is proposed from the rear laneway.

The proposal includes 132 vehicular parking spaces within a two-level underground parking garage, consisting of 126 residential spaces and six visitor spaces.

The proposal includes 170 bicycle parking spaces, comprising 145 long-term and 15 short-term spaces located on the ground floor. In addition, 10 publicly accessible visitor bicycle parking spaces are proposed along the Bloor Street West frontage.

The proposal includes one Type G loading space and one Type C loading space, both accessed from the rear laneway.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application has been submitted for this site. A report on the Rental Housing Demolition application will be advanced to Council should the Ontario Land Tribunal allow the appeal.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, Site Plan, Elevations, and 3D massing views of the proposal. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at: www.toronto.ca/2915BloorStW

Reasons for Application

The Zoning By-law Amendment application proposes to add the subject lands within the City-wide Zoning By-law 569-2013, and introduce site specific performance standards including height, building setbacks, and maximum gross floor area to permit the development.

APPLICATION BACKGROUND

Pre-application consultation (PAC) meetings were held on May 13, 2025 and August 7, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre. On October 1, 2025, the City received Zoning By-law Amendment application. The materials and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/2915BloorStW.

On February 13, 2026, the applicant appealed the Zoning By-law Amendment Application to the OLT citing City Council's failure to make a decision within the time frame in the Planning Act. A Case Management Conference at the OLT is scheduled for April 28, 2026.

Agency Circulation Outcomes

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

Official Plan Urban Structure Map 2 identifies the subject site as *Avenues*, and Official Plan Map 14 designates the subject site as *Mixed-use Areas*. See Attachment 3 of this Report for the Land Use Map. *Mixed Use Areas* are key locations for accommodating future population and employment and permit a broad range of residential, commercial, and institutional uses intended to support complete communities.

Section 2.2.3.1 of the Official Plan states that “Growth and intensification will be directed to *Avenues* as shown on Map 2 to: a. concentrate jobs and housing in areas well served by public transit; b. accommodate and contribute to complete communities that meet the daily needs of all people; and c. provide a full range of housing, including affordable housing.” Further policy 2.2.3.3 states that: “To achieve growth and intensification on *Avenues*, development along *Avenues*: a. will be up to the height and scale of a mid-rise building in Mixed Use Areas and Apartment Neighbourhoods; and b. may go beyond the height and scale of a mid-rise building when located within a 500 to 800-metre walking distance of an existing or planned subway station, light rail transit station, or GO rail station as shown on Map 4. The greatest height and scale should be focused at the station.”

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected/Major Transit Station Area

The Provincial Planning Statement 2024 (PPS 2024) requires municipalities to delineate Major Transit Station Areas (MTSAs) and Protected Major Transit Station Areas (PMTSAs) to establish minimum density targets for subway station areas. Municipalities must update their Official Plans to incorporate MTSAs and PMTSAs to demonstrate implementation through planning policies, including land use permissions and minimum density requirements. PMTSAs, a subset of MTSAs, require Ministerial approval under Section 26 of the Planning Act.

Draft Site and Area Specific Policy (SASP) 710 for the Royal York Subway Station PMTSA was included in a report to Planning and Housing Committee on December 5, 2024, which recommended draft MTSA and PMTSA boundary delineations and proposed minimum density targets as the basis of consultation in working toward

preparing a final Official Plan Amendment. The minimum density targets for Royal York Subway Station would be 200 residents and jobs combined per hectare, along with minimum density targets represented in Floor Spaces Index and/or minimum units per site. The subject site is identified with a draft minimum density of two times the lot area. Planning and Housing Committee directed staff to undertake public consultation on the draft PMTSA boundaries and policies prior to Council adoption. As such the draft policy is not in effect. The decision of Planning and Housing Committee can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.14>

Zoning

The subject site is zoned AV (Limited Commercial – Avenues) under the Former Etobicoke Zoning By-law. The AV zoning category permits a range of commercial uses along major corridors, such as retail and service uses, and allows mixed-use buildings with residential uses above commercial space. The zone also establishes a maximum building height of 6 storeys or 18 metres. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Bloor-Kingsway Urban Design Guidelines;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

The design guidelines can be found here <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines>

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, with higher levels of performance receiving financial incentives (partial refund of development charges). Tier 1 performance measures are secured through provisions of the zoning by-law, on site plan drawings, and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On December 8, 2025, community planning staff hosted an in-person Community Consultation Meeting (CCM) which was attended by the Ward Councillor, the proponent, and approximately 220 members of the public. At the meeting, staff

presented the planning policy framework and an overview of the application review process, while the applicant presented details of their development proposal. Staff also received comments and concerns before and after the community meeting. The following comments and issues were raised:

- Concerns about height and scale, with many residents saying 29 storeys is too tall and preferring 10–16 storeys or a shorter mid-rise alternative;
- Concerns about traffic congestion on Bloor Street, side-street infiltration, and whether the traffic study reflects real conditions;
- Concerns about laneway widening, potential impacts on fences, backyards, safety, and whether two-way access is feasible;
- Concerns about shadow and privacy impacts, and a desire to see complete shadow studies;
- Concerns that the proposal does not fit the neighbourhood’s village-like character or architectural style, as characterized by attendees at the CCM;
- Concerns about garbage, odour, and mechanical noise affecting adjacent homes;
- Concerns with the overall planning process, feeling consultation is ineffective, and decisions are predetermined;
- Concerns about precedent-setting for future tall buildings in the area;
- Concerns that adding hundreds of residents will strain local services, childcare, and walkability;
- Requests for access to shadow, traffic, and school capacity studies;
- Questions about how the proposal meets Official Plan policies on scale, transition, and neighbourhood character;
- Questions about unit mix, parking supply, and whether childcare spaces would be included;
- Questions about process steps, decision timelines, and how residents can oppose the application or contact officials;
- Comment that the design does not reflect local materials or heritage style, while some appreciated the use of brick;
- Comment expressing frustration with the planning process, transit, bike lanes, and lack of regard for community feedback; and,
- General support for the proposal.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff’s review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (2024).

The Official Plan is the most important vehicle for implementation of the Provincial Planning Statement. Comprehensive, integrated and long-term planning is best achieved through official plans and as noted below.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, including design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The subject site is designated *Mixed Use Areas* in the Official Plan. The proposed residential and retail uses are acceptable.

Height and Massing

The Official Plan's built form policies emphasize that new development should be appropriately located, organized, and massed to fit within the existing and planned context, promote comfortable and safe pedestrian conditions, and support adjacent streets, lanes, parks, and open spaces through improvements, expansion, and active use of the public realm.

Staff have reviewed the proposed built form, including building height, massing, and rear transition against the policies of the Official Plan and applicable urban design guidelines. While policy allows consideration of buildings along the *Avenue* near transit stations, the applicant has not adequately demonstrated the site can accommodate a 29-storey building and that the proposal has an appropriate contextual fit or meets the policies of the Official Plan.

Unit Mix

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The proposed development includes 15.62% two-bedroom units and 10.10% three-bedroom units. The proposed unit mix conforms with the Growing Up Guidelines.

Rental Replacement Housing

Official Plan policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship. The applicant submitted a related Rental Housing Demolition application on August 12, 2025, as this application proposes the demolition of 7 existing rental dwelling units.

Details on whether the rental replacement proposal would satisfy the requirements of Policy 3.2.1.6 of the Official Plan are still to be resolved, including the rental replacement unit layouts and proposed assistance to lessen hardship to existing

tenants. City staff will hold a separate consultation meeting with affected tenants prior to any future City Council consideration of the Rental Housing Demolition application.

Shadow Impact

Official Plan Policy 3.1.3.3(e) and Section 4.5 of the Official Plan require new development to be located and massed to adequately limit shadow impacts on neighbouring streets, properties, open spaces, and adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes.

The Shadow Study prepared by Arcadis Architects Inc. demonstrates that the proposed building would cast shadows onto the Neighbourhoods designated lands on the north side of Bloor Street, moving across the areas from 9:18 a.m. to 12:18 p.m. on March 21 and September 21 and does not cast shadow on the neighbourhoods on June 21. The proposal would not shadow the Neighbourhoods designated areas to the south of the site and does not shadow any have any significant shadow impacts on parks or open spaces.

Wind Impact

Official Plan Policy 3.1.3.1(f) states that development should provide comfortable wind conditions and appropriate air circulation at streets and adjacent open spaces to support the intended use of the public realm, including sitting and standing. The Pedestrian Level Wind Study prepared by Gradient Wind indicates that wind conditions associated with the proposed development are generally acceptable for the intended use, however minor uncomfortable spots were identified. Mitigation measures should be pursued to address these areas of concern.

Servicing

A Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering and dated August 8, 2025, and Hydrogeological and Hydrological Review materials, prepared by Grounded Engineering Inc. and dated August 7, 2025, were submitted in support of the application. The proposal would be serviced by existing municipal water, sanitary, and storm infrastructure, subject to revisions and additional information to confirm capacity, detailed design, and compliance with City standards. A 1.5-metre wide sewer easement along the public laneway would be required to protect existing municipal infrastructure. Servicing details, including stormwater management measures, foundation drainage, and confirmation of no long-term groundwater discharge, would be further refined and addressed to the satisfaction of the City through subsequent submissions and the Site Plan Control process.

In the event the proposal is approved in principle, the applicant would be required to demonstrate to the satisfaction of the Director, Engineering Review, Development Review, that there is sufficient capacity for the proposal to be adequately serviced, and would be responsible for any related upgrades required to support the development.

Road Widening

In order to satisfy Official Plan requirements, a 0.4-metre-widening is required along the Bloor Street West frontage to achieve the planned 27-metre right-of-way. In addition, a

total laneway widening of 2.34 metres is required along the rear of the site to achieve the City's minimum six-metre public lane width and support safe two-way vehicular operations. These conveyances are consistent with Official Plan objectives and would be secured to the satisfaction of the City through the review of the Site Plan Control application.

Traffic Impact

A Transportation Impact Study, prepared by BA Group and dated August 2025, was submitted and reviewed by Transportation Review staff. The study concludes that the surrounding road network is expected to continue to operate at acceptable levels of service under future conditions with the proposed development. Vehicular access is proposed from the public laneway south of the site, which is appropriate and minimizes driveway interruptions along Bloor Street West. Detailed site access design, pedestrian clearways, circulation, signage, and operational refinements, including potential mitigation measures, would be reviewed and addressed in greater detail through the Site Plan Control process.

Access, Vehicular and Bicycle Parking, Loading

In the event the proposal is approved in principle, the applicant would be required to further refine details related to parking stall dimensions, bicycle parking details, loading operations, solid waste servicing, and would be responsible for any related upgrades required to support the development.

Through the community consultation meeting, staff was made aware of a utility pole located within the public laneway south of Bloor Street West, between Prince Edward Drive South and Grenview Boulevard South. The pole is situated approximately six metres west of the western edge of Prince Edward Drive South right-of-way. City staff are coordinating with the relevant utility companies to facilitate relocation of the pole to support the implementation of one-way vehicular movement within the laneway.

Parkland

In accordance with Section 42 of the Planning Act, the owner would be required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc., dated June 13, 2025, along with supporting plans and landscape drawings prepared by Arcadis Architects Inc. on July 31, 2025, and LandArtDesign Landscape Architecture Inc. on August 8, 2025, were submitted in support of the application.

The submission identifies seven protected private trees located south of the existing laneway that are proposed to be preserved. No trees are proposed to be removed to accommodate the proposed development. Matters related to tree protection, soil volume provision, replacement planting, and securities would be addressed to the satisfaction of Urban Forestry through revised submissions and the Site Plan Control process.

Toronto Green Standard

The applicant is required to meet Tier 1 of Version 4 of the TGS. Performance measures such as on-site stormwater management, cycling infrastructure, electric vehicle infrastructure and bird friendly design would need to be secured in the Zoning By-law process.

Further Issues

Development Review Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following includes a preliminary list of conditions that should be imposed on the issuance of any final Order of the Tribunal on the Zoning By-law Amendment to the satisfaction of the appropriate City Officials:

- The final form and content of the draft Zoning By-law Amendment is satisfactory to the Executive Director, Development Review and the City Solicitor;
- The owner has, at its sole expense:
 - submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Director, Engineering Review, Development Review, in consultation with the General Manager, Toronto Water, and such reports shall determine the stormwater run-off, sanitary flow and water supply demand resulting from the development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development and/or any upgrades that may be required;
 - made satisfactory arrangements with the Director, Engineering Review, Development Review and entered into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the development, according to the Functional Servicing and Stormwater Management Report accepted by the Director, Engineering Review, Development Review;

- submitted a revised Hydrological Assessment Report and Hydrological Review Summary Form, Servicing Report Groundwater Summary Form, Foundation Drainage Summary Form, and Foundation Drainage Brief to determine the quality and quantity of groundwater that may be required to be discharged to the City sewage works as a result to of a proposed development and comply with Foundation Drainage Policy and guidelines to the satisfaction of the Director, Engineering Review, Development Review and the General Manager, Toronto Water;
- addressed matters identified by Transportation Review requiring clarification and refinement, including parking stall dimensions, bicycle parking details, loading operations, and solid waste servicing, to the satisfaction of Transportation Review, Development Review.
- addressed matters from the Tree Protection and Plan Review, Urban Forestry Memorandum, dated October 16, 2025, and any outstanding issues raised by Urban Forestry, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the General Manager, Tree Protection and Plan; and,
- made revisions to meet the Toronto Green Standard requirements to the satisfaction of the Executive Director, Development Review;
- City Council has approved the Rental Housing Demolition Application (Application 25 208841 WET 03 RH) under Chapter 667 of the Toronto Municipal Code, pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of the existing rental dwelling units, and the owner has entered into, and registered on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, securing all rental housing-related matters, including tenant relocation assistance, necessary to implement City Council's decision.

CONTACT

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SIGNATURE

Alex Teixeira, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan

Attachment 6: North Elevation

Attachment 7: East Elevation

Attachment 8: South Elevation

Attachment 9: West Elevation

Attachment 10: 3D Massing Model Looking Northwest

Attachment 11: 3D Massing Model Looking Southeast

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2915, 2917, 2939, 2941 and 2943 Bloor Street West Date Received: August 7, 2025

Application Number: 25 208823 WET 03 OZ

Application Type: Zoning By-law Amendment

Project Description: The application seeks to permit a 29-storey mixed-use building, containing 423 dwelling units, including 7 rental replacement units, and a total of 26,114 square metres of gross floor area (GFA), including 1,024 square metres of non-residential GFA, resulting in a Floor Space Index (FSI) of approximately 8.2 at 2915, 2917, 2939, 2941 and 2943 Bloor Street West.

Applicant	Agent	Architect	Owner
Goldberg Group c/o Michael Goldberg	Goldberg Group c/o Michael Goldburg	Arcadis Architects (Canada) Ltd.	2915-2943 Bloor Street West Developments Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas Former City of Etobicoke	Site Specific Provision: N
Zoning:	Zoned AV	Heritage Designation: N
Height Limit (m):	6 storeys or 18 metres	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 3,166 Frontage (m): 82.1 Depth (m): 39

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,902		2,154	2,154
Residential GFA (sq m):	548		25,090	25,090
Non-Residential GFA (sq m):	1,902		1,024	1,024
Total GFA (sq m):	2,450		26,114	26,114
Height - Storeys:	2		29	29
Height - Metres:			92.85 + 6.5 MPH	92.85 + 6.5 MPH

Lot Coverage Ratio (%): 68.04 Floor Space Index: 8.25

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 25,090
 Retail GFA: 1,024
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	7		7	7
Freehold:				
Condominium:			416	416
Other:				
Total Units:	7		423	423

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		29	280	65	42
Total Units:		29	280	65	42

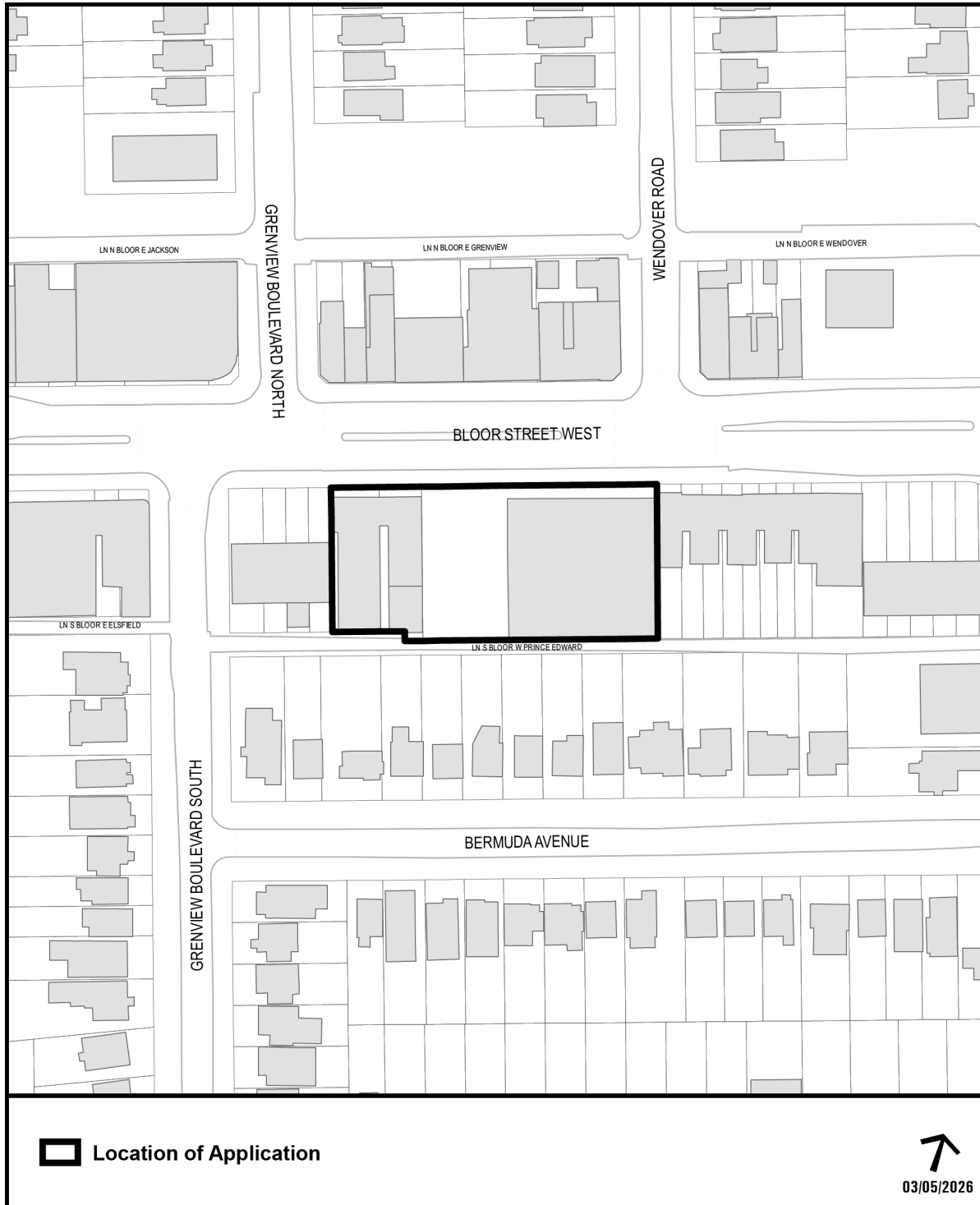
Parking and Loading

Parking Spaces: 132 Bicycle Parking Spaces: 170 Loading Docks: 2

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map # 14

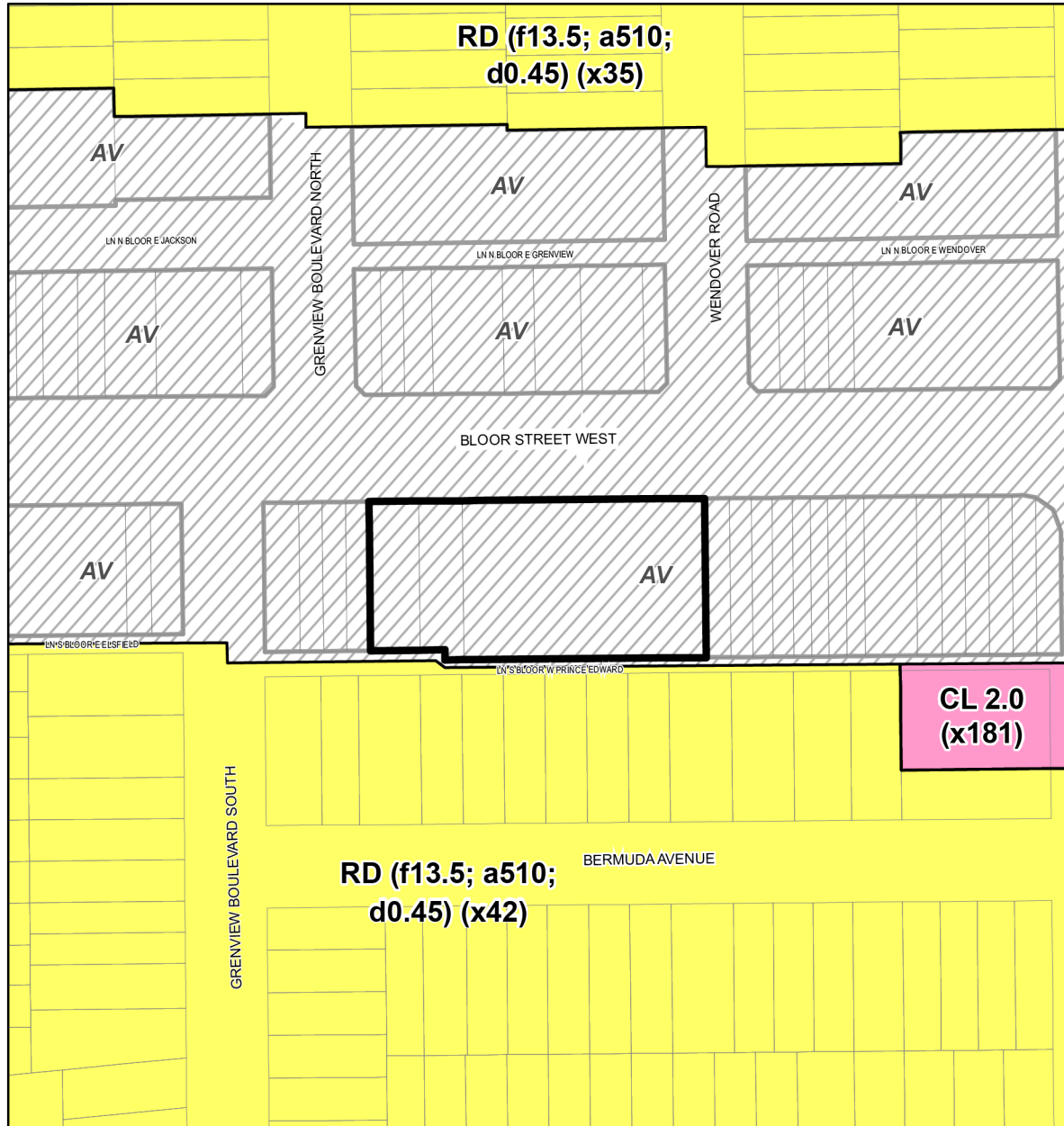
2915, 2917, 2939, 2941 & 2943 Bloor Street West

File # 25 208823 WET 03 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas


 Not to Scale
 Extracted: 03/05/2026




Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2915, 2917, 2939, 2941 & 2943 Bloor Street West

File # 25 208823 WET 03 0Z

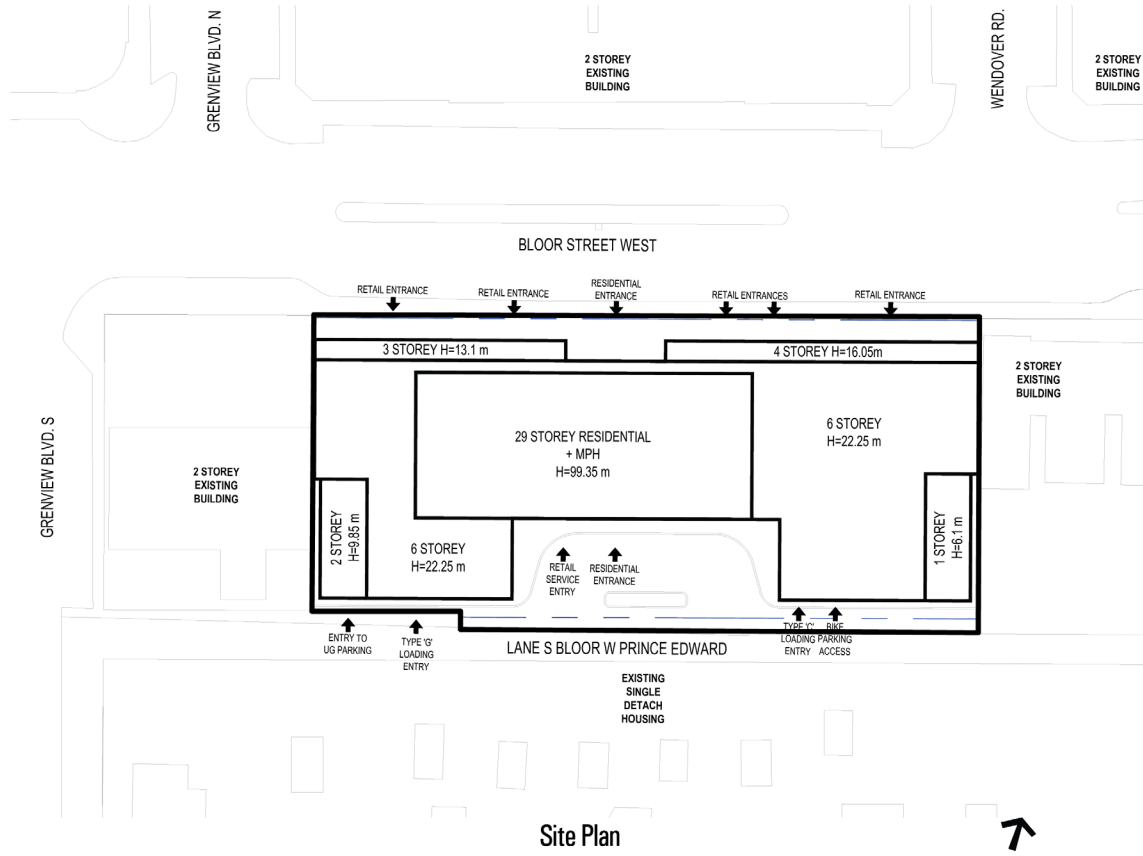
-  Location of Application
-  RD Residential Detached
-  CL Commercial Local

-  See Former City of Etobicoke By-law No. 11,737
-  AV Limited Commercial-Avenues Zone

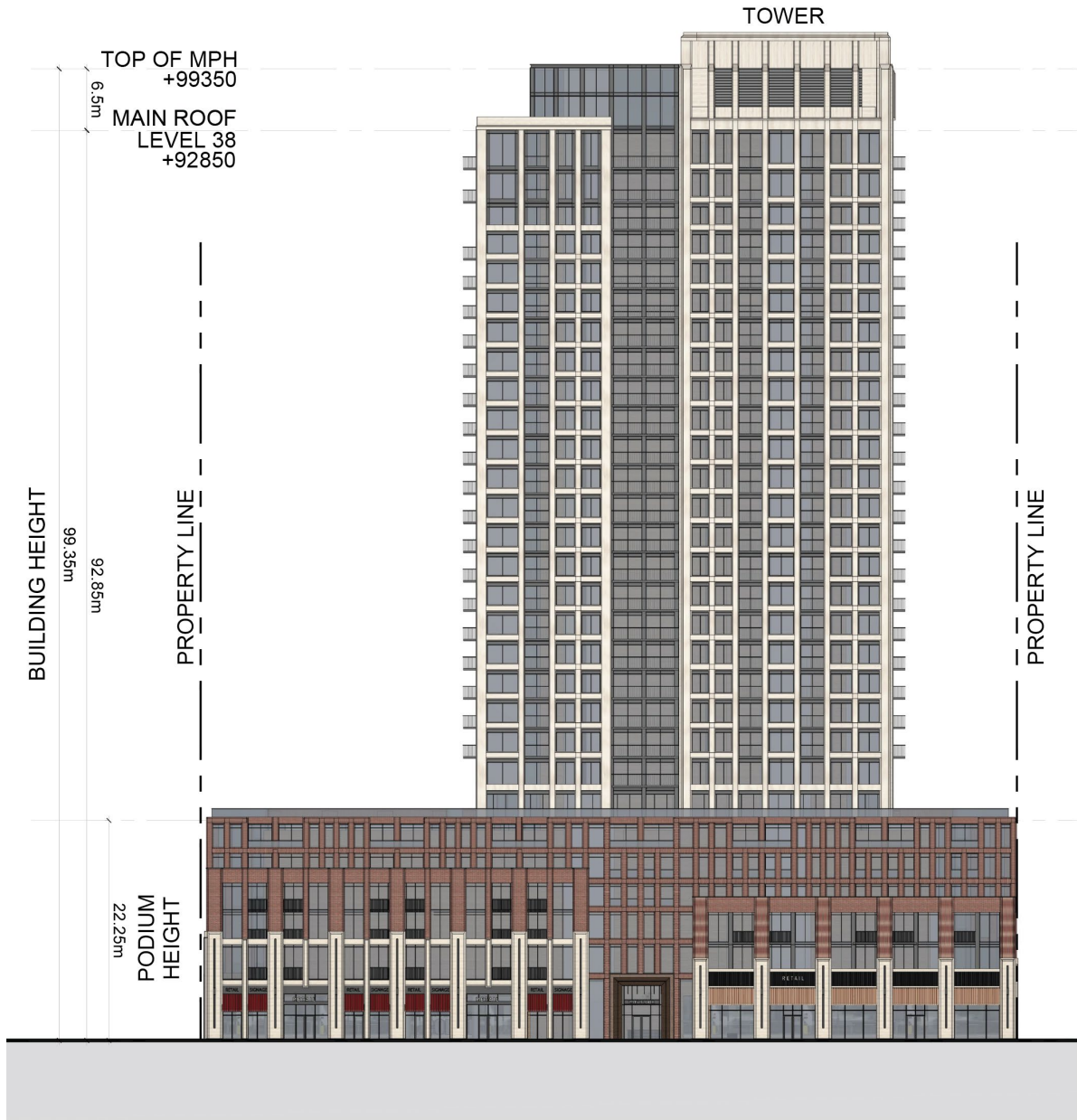


Not to Scale
Extracted: 03/05/2026

Attachment 5: Site Plan

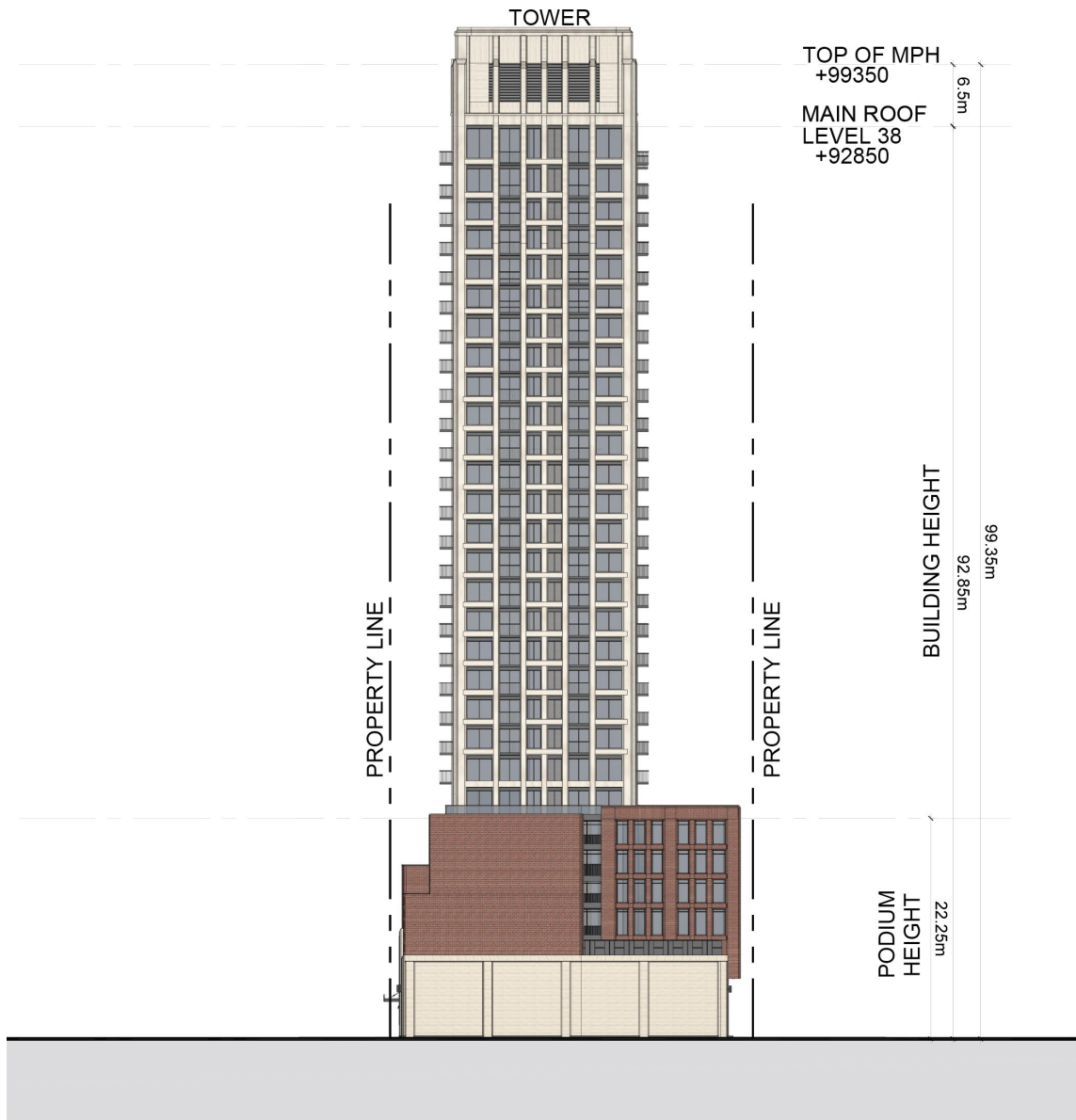


Attachment 6: North Elevation



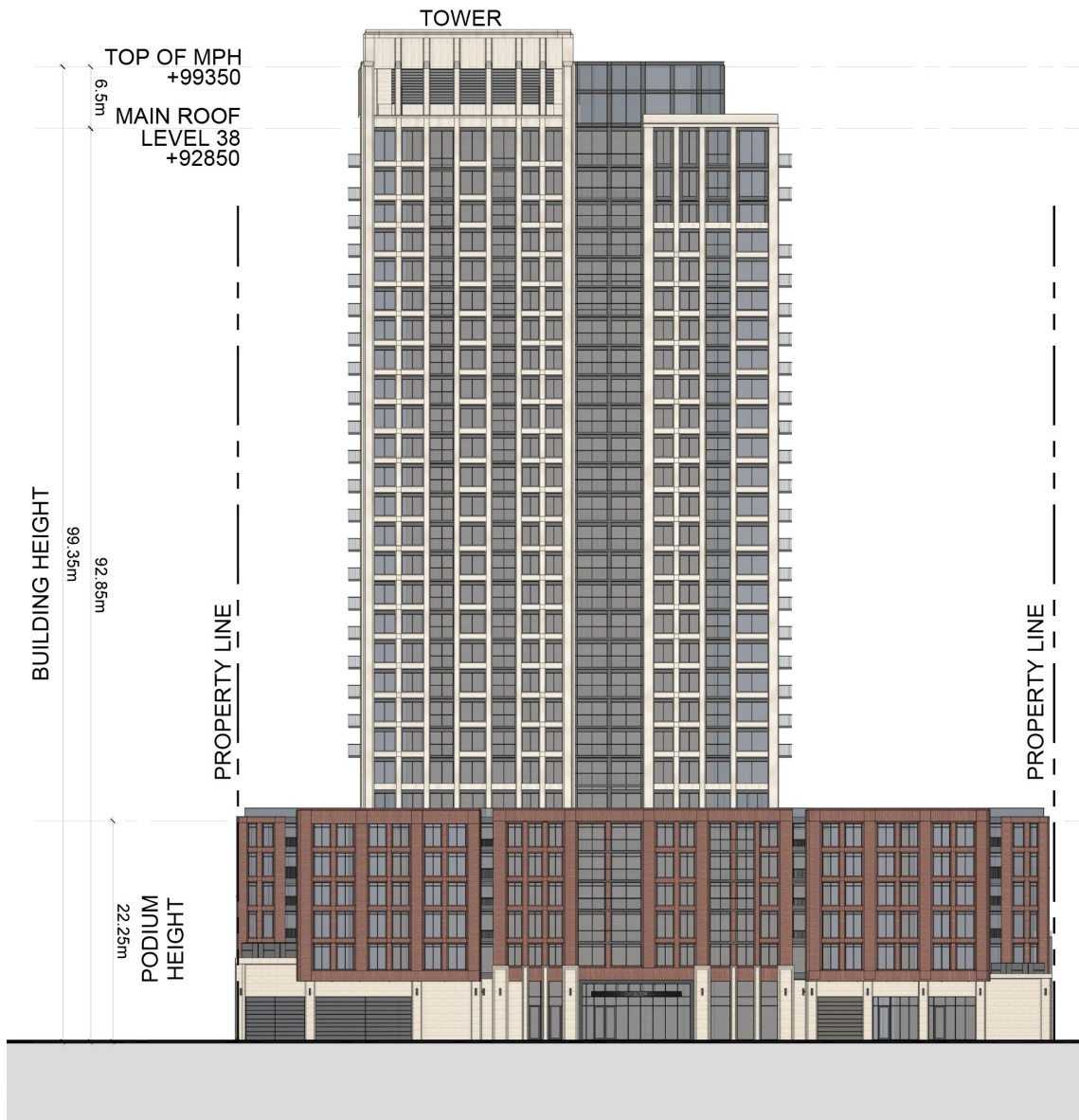
North Elevation

Attachment 7: East Elevation



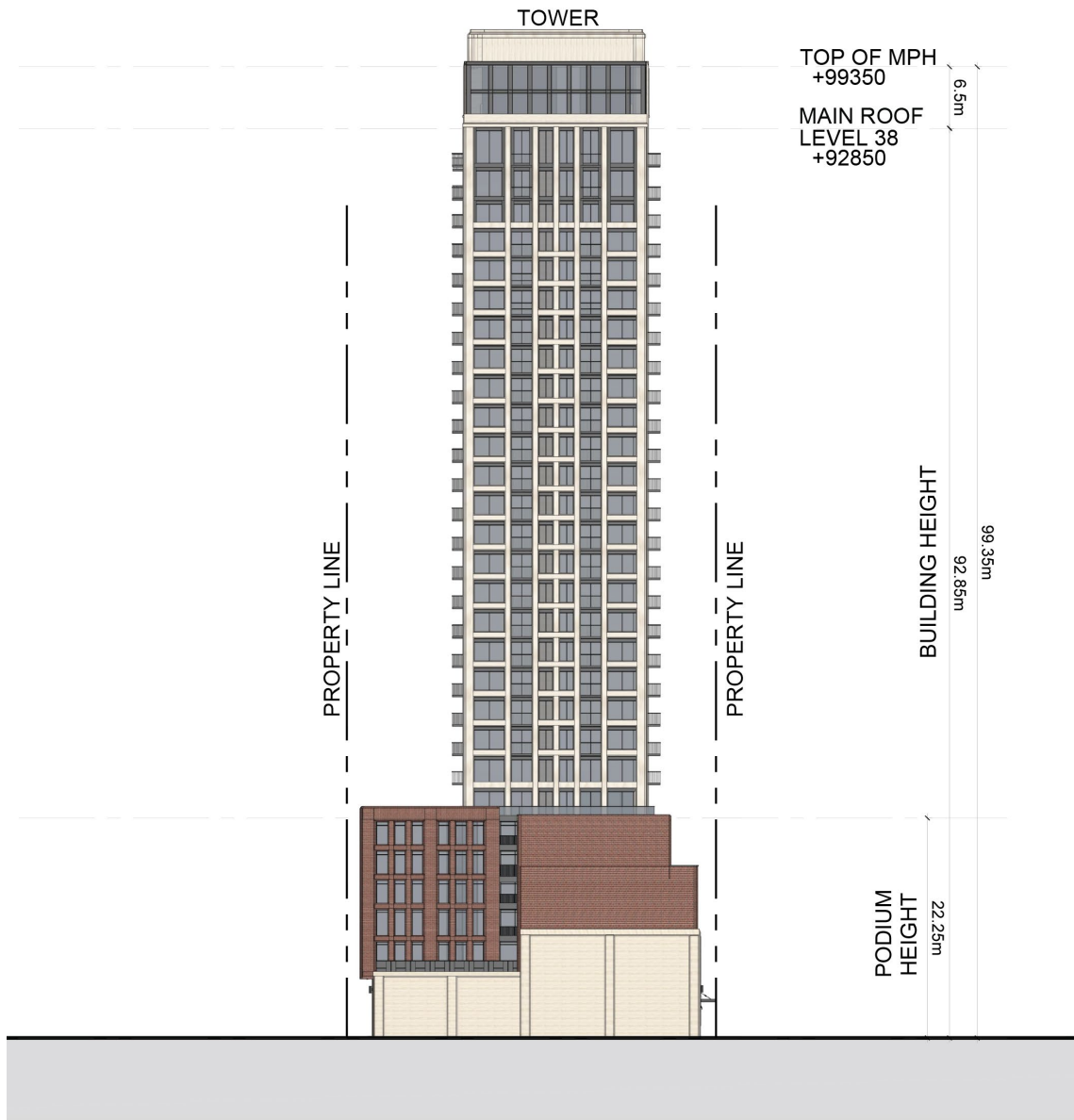
East Elevation

Attachment 8: South Elevations



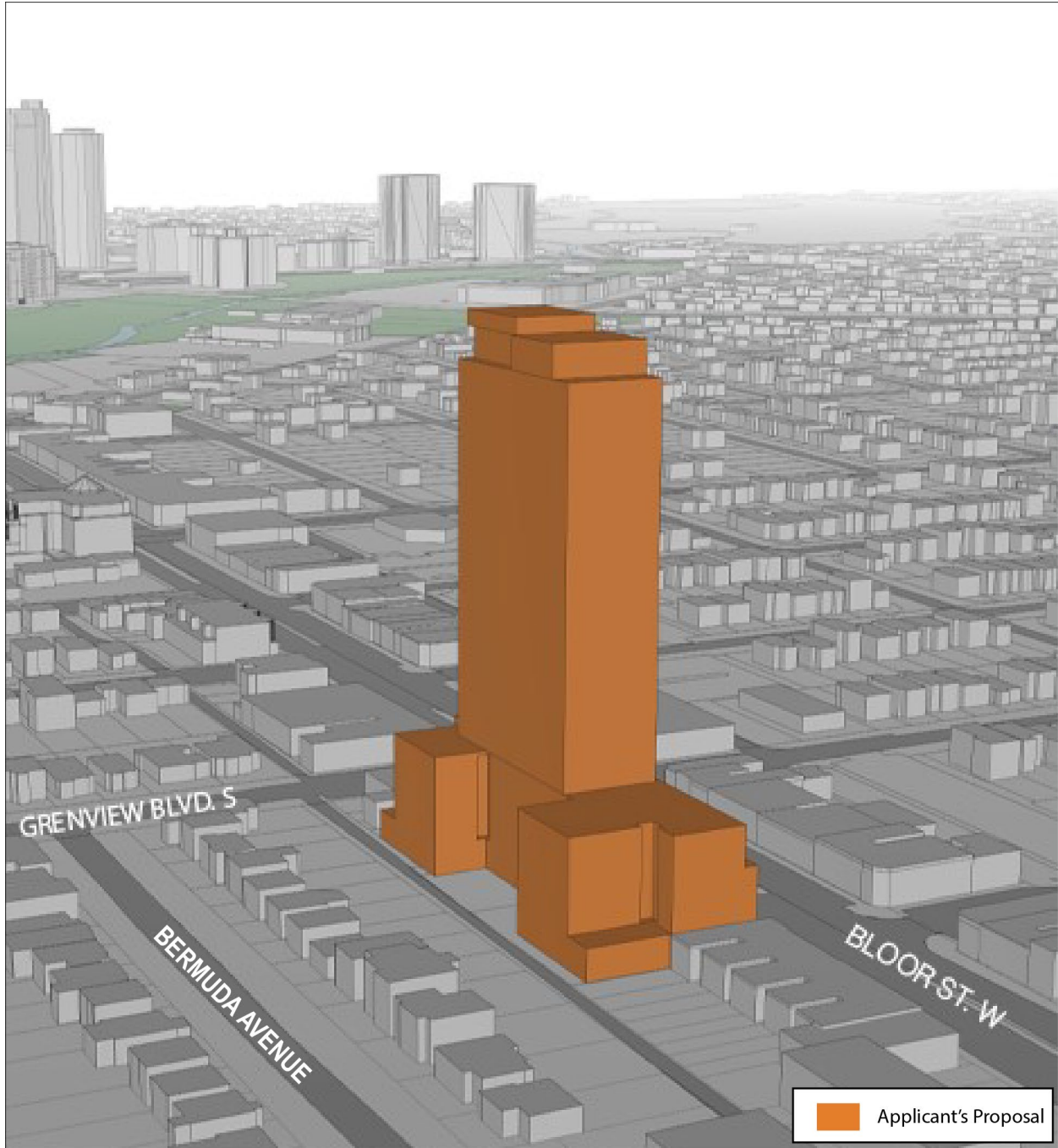
South Elevation

Attachment 9: West Elevations



West Elevation

Attachment 10: 3D Massing Model Looking Northwest

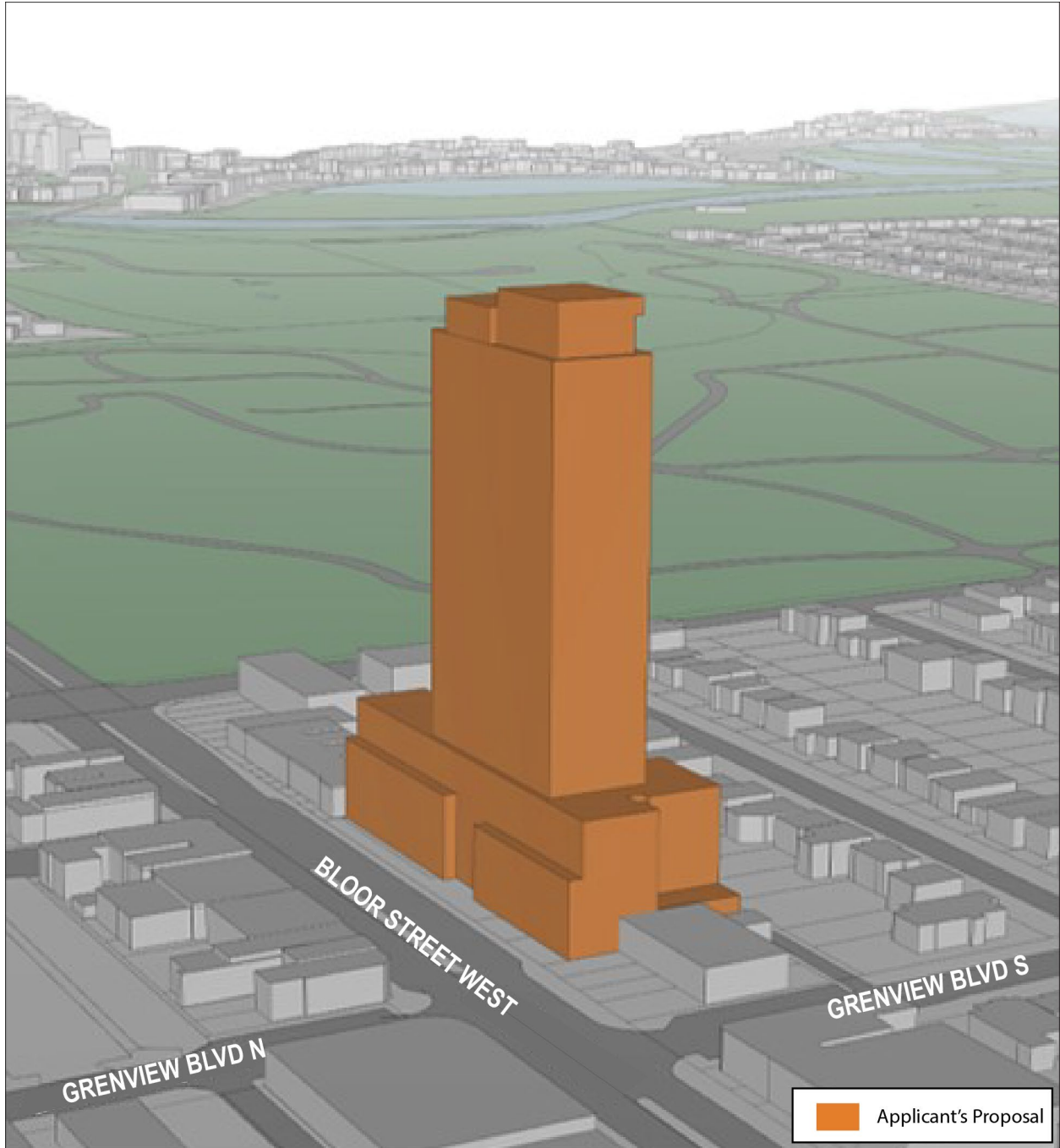


View of Applicant's Proposal Looking Northwest



03/05/2026

Attachment 11: 3D Massing Model Looking Southeast



View of Applicant's Proposal Looking Southeast

03/05/2026