

1730 Bloor Street West – Zoning By-law Amendment – Decision Report – Approval

Date: June 16, 2026

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 4 - Parkdale-High Park

Planning Application Number: 25 217120 STE 04 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit a 25 storey mixed-use building at 1730 Bloor Street West. The proposed building includes 200 residential units, retail at grade, and an office space that is located on the ground floor and on a portion of the second floor. The total gross floor area of the proposed building is 14,569 square metres of which 454 square metres is for non-residential uses. The proposed development includes a 0.4 metre right-of-way widening along the Bloor Street West frontage.

The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1730 Bloor Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1730 Bloor Street West from Permit Parking.

FINANCIAL IMPACT

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

THE SITE AND SURROUNDING LANDS

Description

The site is located at the northwest corner of Bloor Street West and Indian Grove. The site is rectangular in shape with a total area of 1188 square metres. The site has a frontage of 36.6 metres along Bloor Street West and an approximate depth of 32.6 metres. It is currently occupied by a 1 storey commercial plaza with various retail and service uses. See Attachment 2 for the Location Map.

Surrounding Uses

North: Immediately to the north is a 2 storey semi-detached dwelling. To the north of this building is the Keele Subway Station and the station bus loop followed by a low-rise residential neighbourhood.

South: Bloor Street West is located immediately to the south. On the south side of the street is a 5 storey mixed-use building.

East: Indian Grove Road is located immediately to the east. On the east side of that street is a 1 storey restaurant which has been approved for an 18 storey mixed-use building. Directly to the east of the restaurant is a 8 storey building known as the Vilnius Manor. Beyond the Vilnius Manor to the east is a 13 storey mixed-use building at 1660 Bloor Street West.

West: A Petro-Canada gas station at the north-east corner of Bloor Street West and Keele Street.

THE APPLICATION

Description

A 25 storey (81 metre) mixed-use building containing 200 residential units and 454 square metres of non-residential space with an overall gross floor area of 14,569 square metres. The proposal includes retail uses at grade and office space at grade and on a portion of the second floor.

Density

The proposal has a density of 12.42 times the area of the lot.

Residential Component

The proposal includes 200 dwelling units, 4 studio (2%), 115 one-bedroom (58%), 56 two-bedroom (28%), and 25 three-bedroom units (13%).

Non-Residential Component

The proposal includes 454 square metres of retail and office space that will front onto Bloor Street West and occupy a portion of the second floor.

Access, Parking and Loading

The proposal includes 5 visitor vehicular parking spaces, of which one is an accessible visitor parking space, located at grade. The parking spaces are accessed through a drive aisle at the rear of the site. 230 bike parking spaces are provided in the basement level and at grade. One Type G loading space is provided. A 0.4 metre right-of-way widening is provided along the Bloor Street West frontage.

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/1730BloorStW

Reasons for Application

A zoning by-law amendment is required bring the lands into Zoning by-law 569-2013, and to establish the permitted height, density, and other performance standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on August 10, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on August 27, 2025 and deemed complete on January 5, 2026, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/1730BloorStW

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the Zoning By-law amendment.

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

The Official Plan Urban Structure Map 2 identifies the site as an Avenue, and designates the site as Mixed Use Areas under Map 18. See Attachment 3 of this report for the Land Use Map. 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 site is within a delineated Protected Major Transit Station Area. It is within 200 metres of the centre point of the delineated Keele Protected Major Transit Station Area associated with SASP 653 in Chapter 8 of the Official Plan. Map 2 of SASP 653 identifies the site as having a minimum floor space index (FSI) of 2.0.

The area is planned for a minimum population and employment target of 250 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Mixed Use Areas within 200 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 8 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Bloor-Dundas Avenue Study

The Bloor-Dundas Avenue study was adopted by City Council on December 4, 2009 and implemented site-specific zoning within the study area, including this site. The study also resulted in Urban Design Guidelines that support development and streetscape design within the study area with a focus on compatible built form and improving the public realm.

Zoning

The site is zoned MCR (T4.0 C1.5 R3.0) under Zoning By-law 438-86, as amended by Bloor-Dundas Avenue Study implementing Zoning By-law 1222-2009. 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:

- 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;
- Toronto Accessibility Design Guidelines; and
- Bloor-Dundas Avenue Study Urban Design Guidelines.

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On February 12, 2026 a community consultation meeting took place with approximately 40 people in attendance. At the meeting, City staff and the applicant's team presented information about the site and proposal and answered questions from members of the public. Issues and questions raised at the meeting include:

- Concerns over the scale of the proposed building including concerns related to privacy and shadowing;
- Concerns over the lack of parking and the potential of future residences parking on local streets;
- Concerns over the existing traffic on the surrounding streets;
- Concerns over the cumulative impact of the surrounding developments including the lack of local infrastructure to support the development;
- Environmental concerns over the proposed development including the impacts on High Park and significant groundwater flows in the area;
- Concerns over the lack of affordable housing; and
- Support for the proposed development.

The issues raised through the community consultation process have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement (PPS) 2024 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 has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024)

Density, Height, Massing

The proposed 25 storey mixed-use building has been designed to appropriately fit within its existing and planned context on Bloor Street West. The proposed development is designed with a 4 storey streetwall height (15.25 metres in metric height) along Bloor Street West that frames the street with good proportion and supports the main street character envisioned for the Avenue. Above the streetwall height, the proposed building is stepped back 3 metres to further help maintain a pedestrian friendly scale along Bloor Street West.

At grade, the proposed development provides a 2.08 metre (including the road widening) setback from the south property line along Bloor Street West and a 2.5 to 2.7 metres setback along the Indian Grove frontage. These setbacks result in a building face to curb distance between 5.7 metres to 7.5 metres along Bloor Street West as the street edge flares towards to west. Along the Indian Grove frontage, a 5.8 metres to approximately 8 metre building face to curb distance is provided which includes a curb bump out at the north-west corner of Bloor Street West and Indian Grove. The proposed second storey contains a cantilever on the Indian Grove frontage, projecting 2.5 metres over the ground floor.

The north side of the proposed building would provide a 10 storey base building with a zero lot line condition. Above the base building, the tower portion of the development provides a 3.4 metres tower separation distance to the north. Through the review of the application and supporting materials, staff have determined that the proposed condition to the north is appropriate. Given the small size of the lot to the north with a frontage of approximately 10.3 metres, it may be suitable for development however, it would be limited in scale. The proposed building is designated to support a future development to the north while also providing appropriate conditions on the site. The development also provides a tower separation distance of 10.1 metres the west property line. The tower has a floor plate of 566 square metres.

The proposed height of 25 storeys (81 metres not including the mechanical penthouse) with the proposed setbacks, stepbacks, and public realm improvements are appropriate for the site. The proposed height of 25 storeys is appropriate transition at the intersection of Keele Street and Bloor Street West.

The proposed Floor Space Index exceeds the minimum density requirements of the Keele Protected Major Transit Station Area associated with SASP 653 in Chapter 8 of the Official Plan.

Public Realm

The proposed development generally provides a building face to curb distance that exceeds the minimum recommended 6 metre distance outlined in the Tall Building Design Guidelines, facilitated by a planned curb extension, on Bloor Street West and Indian Grove. Feasibility of street tree plantings along the Bloor Street West is being explored through the potential relocation of below-grade utilities. If it is determined that there is no ability to provide street trees along the Bloor Street West frontage, the applicant has proposed alternative landscaping along Bloor Street West.

Shadow Impact

A Sun/Shadow Study was submitted in support of the application. Staff have reviewed the study and determined that the shadow impacts from the proposed development are acceptable. Any net new shadows are limited in extent and move quickly.

Wind Impact

A Pedestrian Level Wind Study was submitted in support of the proposed development which assesses pedestrian wind conditions within and surrounding the site to ensure comfort and safety.

The Pedestrian Level Wind Study has determined that wind conditions over the surrounding sidewalks, landscaped spaces, and parking areas are considered suitable for walking or better during each seasonal period. The proposed amenity areas have been determined to be acceptable without the need for wind mitigation. Keele Station will experience conditions that are comfortable standing or better throughout the year which has been determined to be appropriate. The entrance to High Park at the corner of Keele Street and Bloor Street West will experience standing or better wind conditions throughout the year.

Housing

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. This proposal would result in a building with a unit mix that meets the Growing Up Guidelines.

Servicing

Development Engineering staff have reviewed the submitted materials in support of the Zoning By-law Amendment application. Based on the submitted Functional Servicing and Stormwater Management report, offsite improvements to the municipal storm infrastructure have been identified along Indian Grove. Staff recommend a holding provision be applied to the zoning by-law to ensure that all necessary approvals, agreements, and/or permits pertaining to the proposed infrastructure improvements identified in the Functional Servicing and Stormwater Management Report are completed to the satisfaction of the Director, Engineering Review, Development Review.

Right-of-Way Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Bloor Street West, a 0.4 metre road widening dedication along the Bloor Street West frontage of the site is required and is proposed to be conveyed to the City.

Traffic Impact

A Transportation Impact Study (TIS) has been submitted in support of the Zoning By-law Amendment application.

Based on the report submitted, the proposed development is projected to generate approximately 5 new two-way vehicular trips during the morning and afternoon peak hours. Trips associated with the retail and office uses were considered negligible. Given this level of trip generation and the results of the traffic analyses, the consultant concludes that the projected traffic from the development will have minimal impacts on area intersections and can be accommodated on the adjacent road network. Transportation Review has reviewed the conclusions of the TIS reports and has accepted the conclusions.

Access, Vehicular and Bicycle Parking and Loading

Pedestrian access to the main building lobby is provided from the Indian Grove frontage. Retail and office access is provided at grade from Bloor Street West and Indian Grove respectively.

The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Area. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces. The proposed development has 5 visitor parking spaces, including 1 accessible parking space. 230 bicycle parking spaces are proposed, including 180 long-term spaces, 40 short-term spaces and 10 bicycle spaces along Bloor Street West. One Type G loading space is being provided within the building.

The proposed parking supply, bicycle parking, and loading spaces are acceptable to Transposition Review.

Parkland

In accordance with Section 42 of the Planning Act, the owner is 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 application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). An Arborist Report has been prepared for the proposed development identifying three trees on the adjacent property to the west. One adjacent tree is proposed to be removed to facilitate the construction of the proposed development. Urban Forestry requires three new large growing shade trees on the site or cash-in-lieu payment for the required replacement trees not being planned on the lands.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- the owner or applicant has secured the design, construction, and provision of financial securities for the new municipal storm sewer infrastructure and any required improvements to the existing municipal storm sewer infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financially secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
- the required new municipal storm sewer infrastructure and any required improvements to the existing municipal storm sewer infrastructure to support the development, as identified in the accepted Functional Servicing and Stormwater Management Report, are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024), The proposal conforms with the Official Plan, particularly as it relates to appropriate development in

Mixed Use Areas within the Keele Protected Major Transit Station Area. The proposed development frames Bloor Street West appropriately and provides an attractive public realm. Staff recommend that Council approve the Zoning By-law Amendment application.

CONTACT

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Pavel.Kopec@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Carly R', with a long horizontal flourish extending to the right.

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment
- Attachment 6: Site Plan
- Attachment 7: Elevations
- Attachment 8: 3D Massing Models

Attachment 1: Application Data Sheet

Municipal Address: 1730 Bloor Street West
Date Received: August 27, 2025
Application Number: 25 217120 STE 04 OZ
Application Type: Rezoning
Project Description: Zoning By-law Amendment for a 25 storey mixed-use building and a total of 200 residential units with retail and office space.

Applicant	Agent	Architect	Owner
Bousfields Inc		RAW Design	Bloor Keele Holdings Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 653
Zoning:	By Law No. 438-86	Heritage Designation:	N
Height Limit (m):	20	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,188	Frontage (m):	38	Depth (m):	33
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	117		543	543
Residential GFA (sq m):	117		14,115	14,115
Non-Residential GFA (sq m):			454	454
Total GFA (sq m):	117		14,569	14,569
Height - Storeys:	1		25	25
Height - Metres:	6		81	81

Lot Coverage Ratio (%)	78.9	Floor Space Index:	12.42
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	14,115	
Retail GFA:	233	
Office GFA:	221	
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			200	200
Other:				
Total Units:			200	200

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		4	115	56	25
Total Units:		4	115	56	25

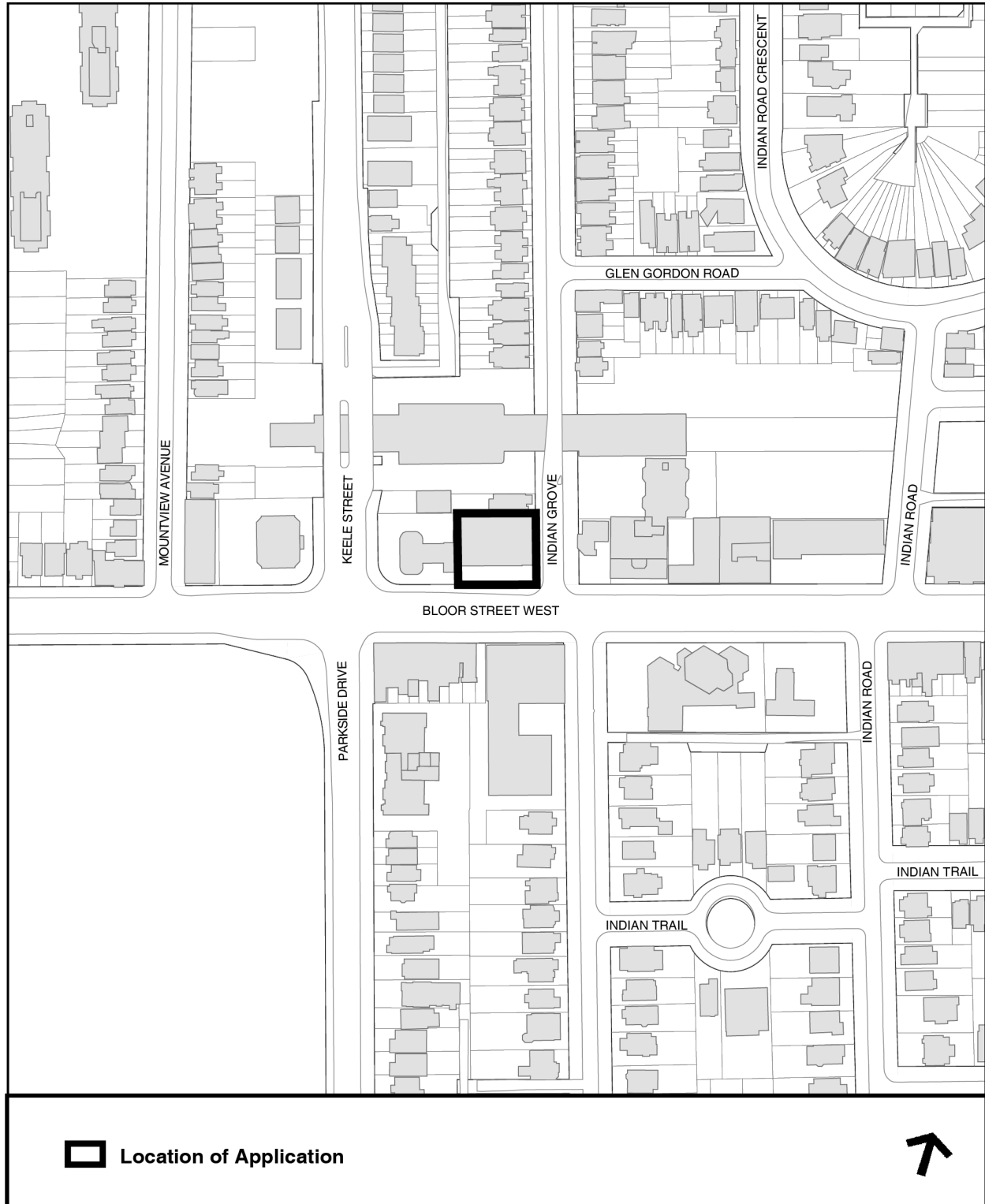
Parking and Loading

Parking Spaces:	5	Bicycle Parking Spaces:	230	Loading Docks:	1
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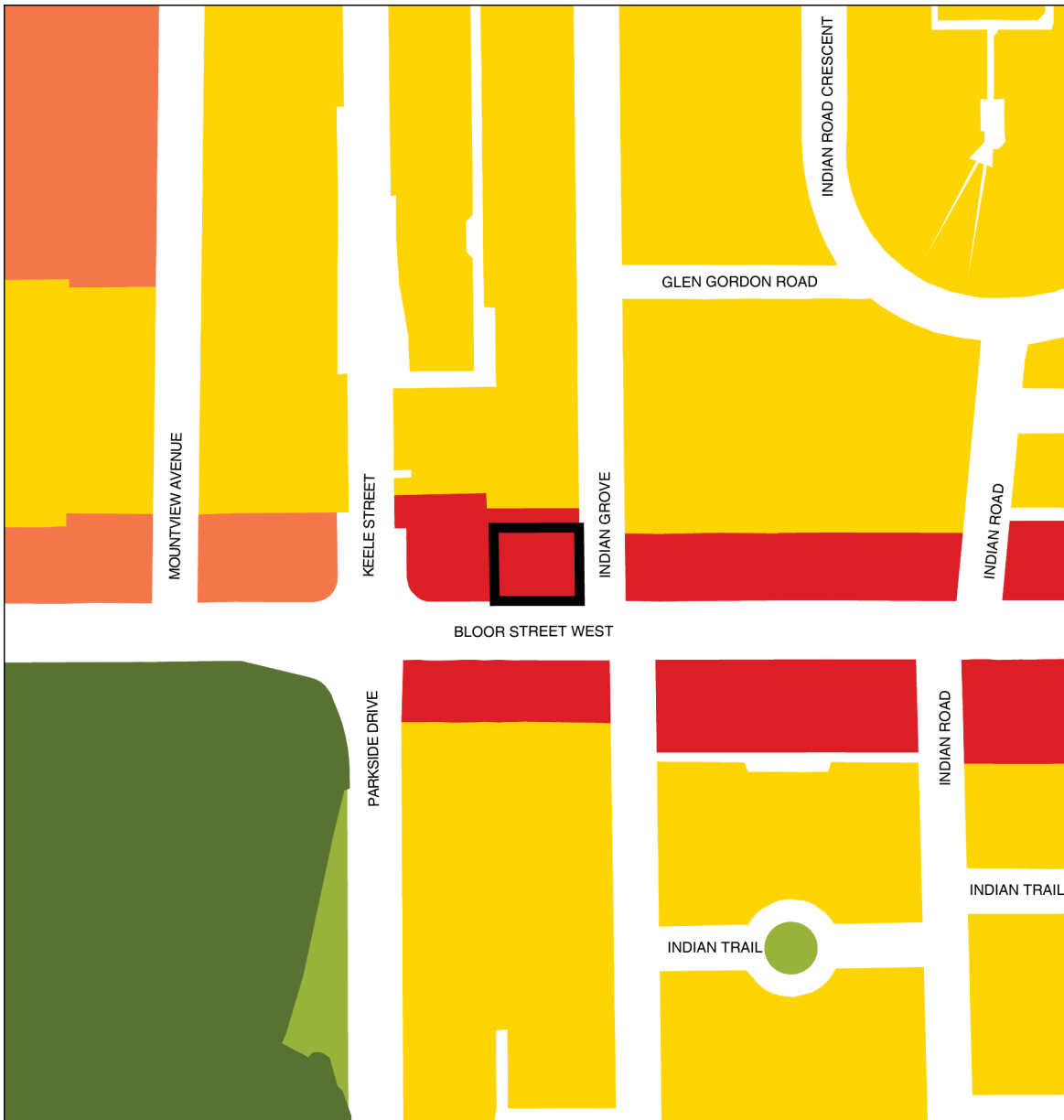
CONTACT:

Pavel Kopec, Planner
(416) 394-8016
Pavel.Kopec@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

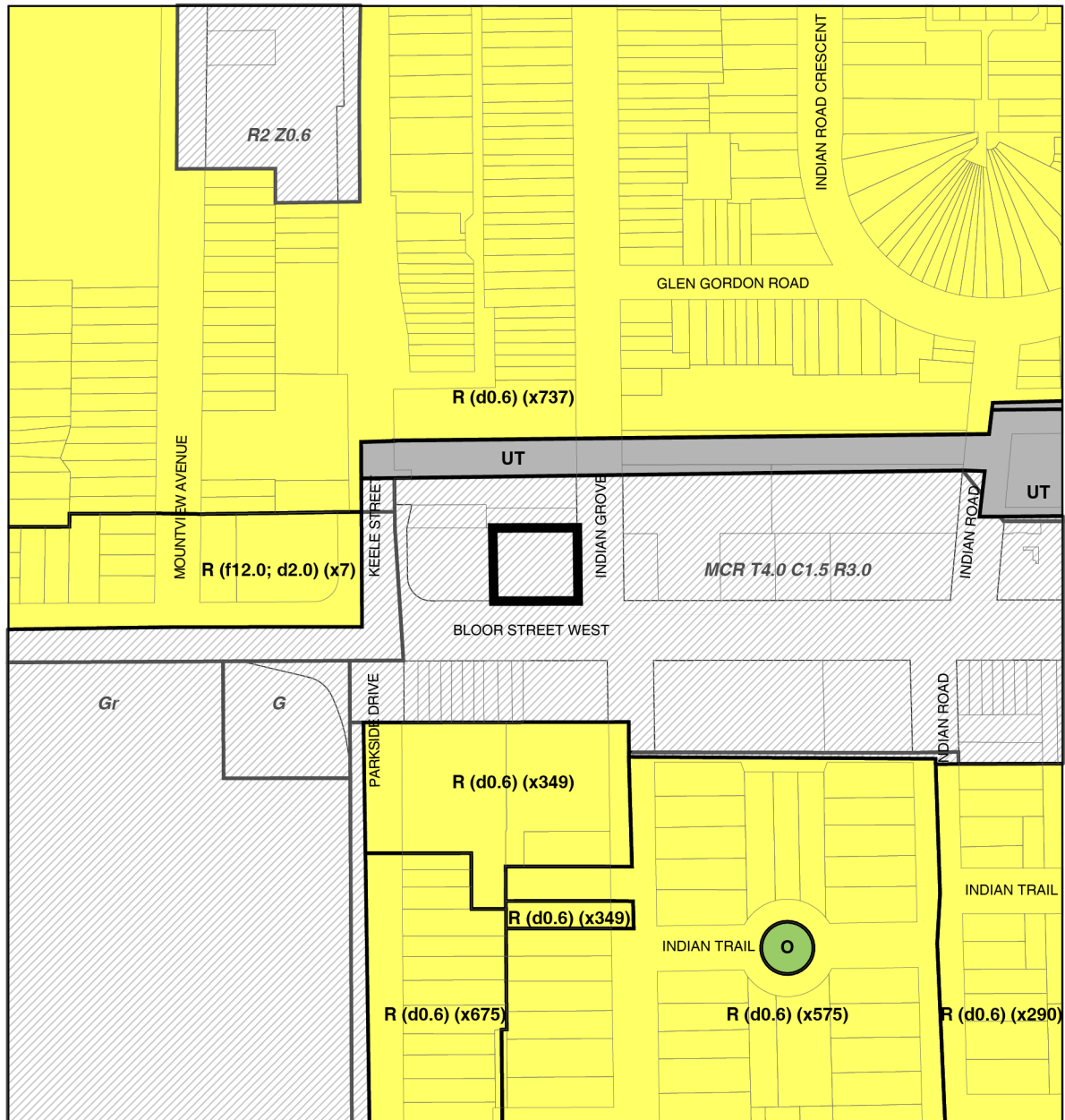
1730 Bloor Street West

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Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1730 Bloor Street West

File # 25 217120 STE 04 02

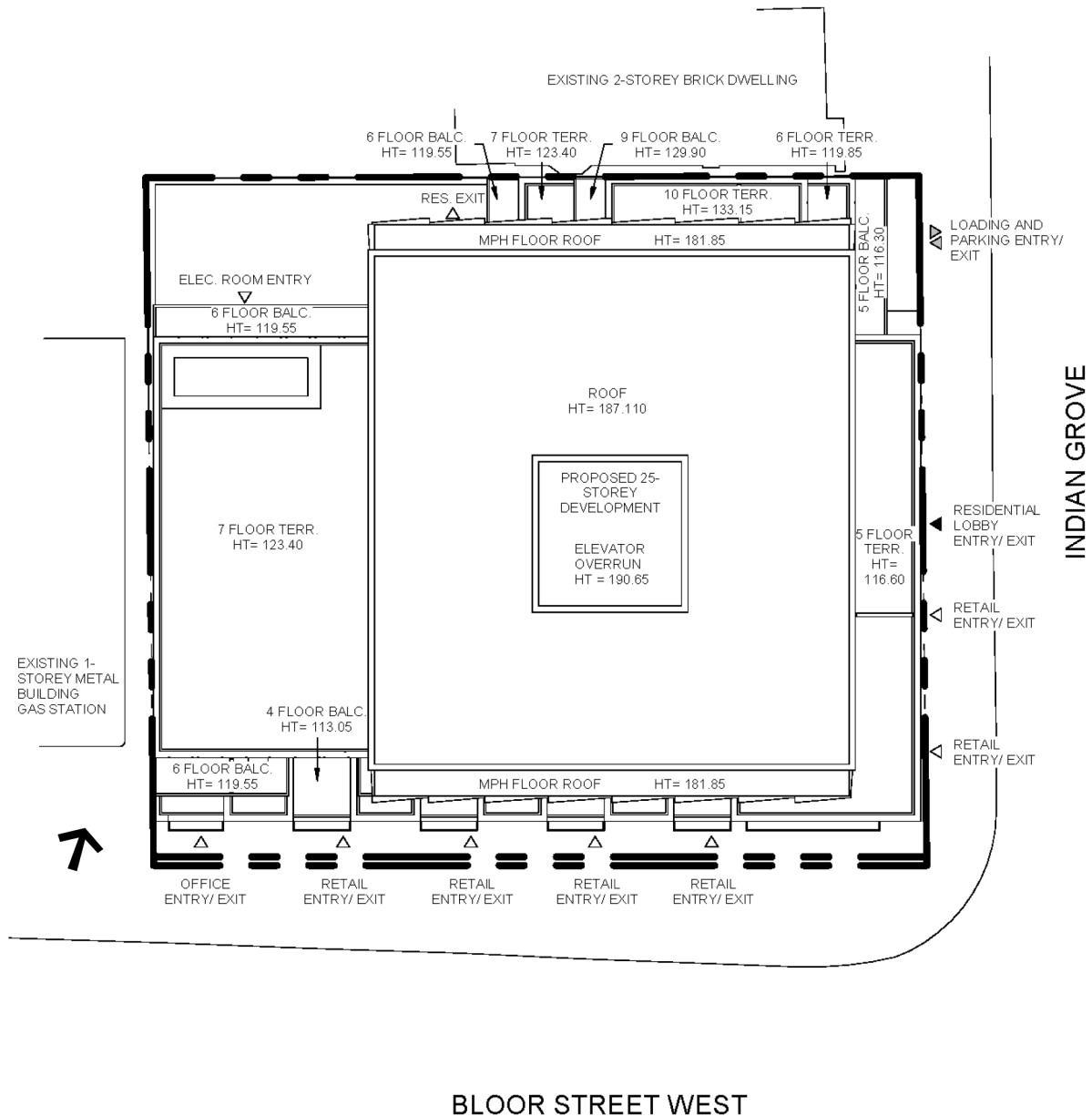
	Location of Application		See Former City of Toronto By-law No. 438-86
	R Residential		MCR Mixed-Use District
	O Open Space		G Parks District
	UT Utility and Transportation		Gr Parks District

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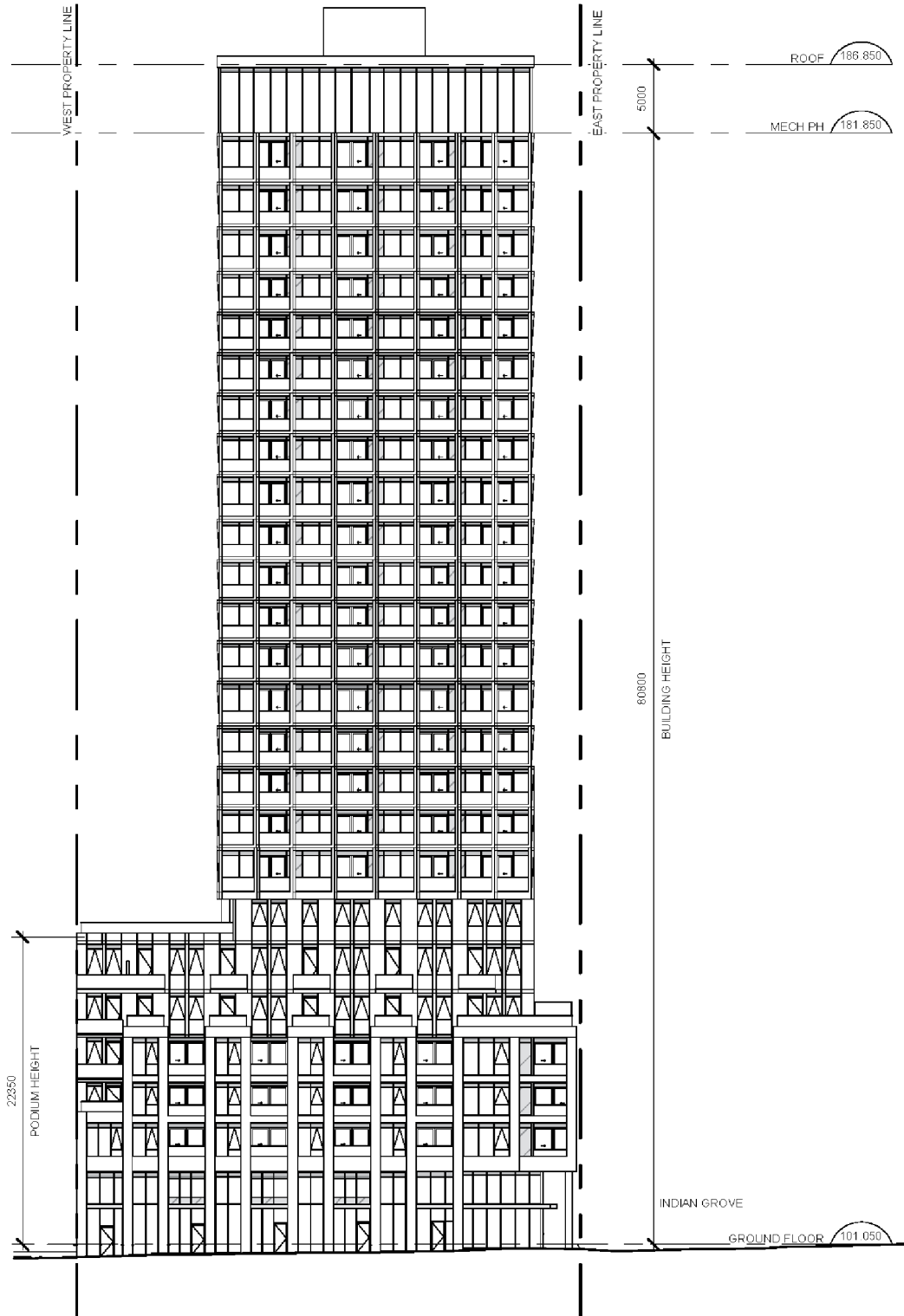
Attachment 5: Draft Zoning By-law Amendment

Attached to this report as a PDF.

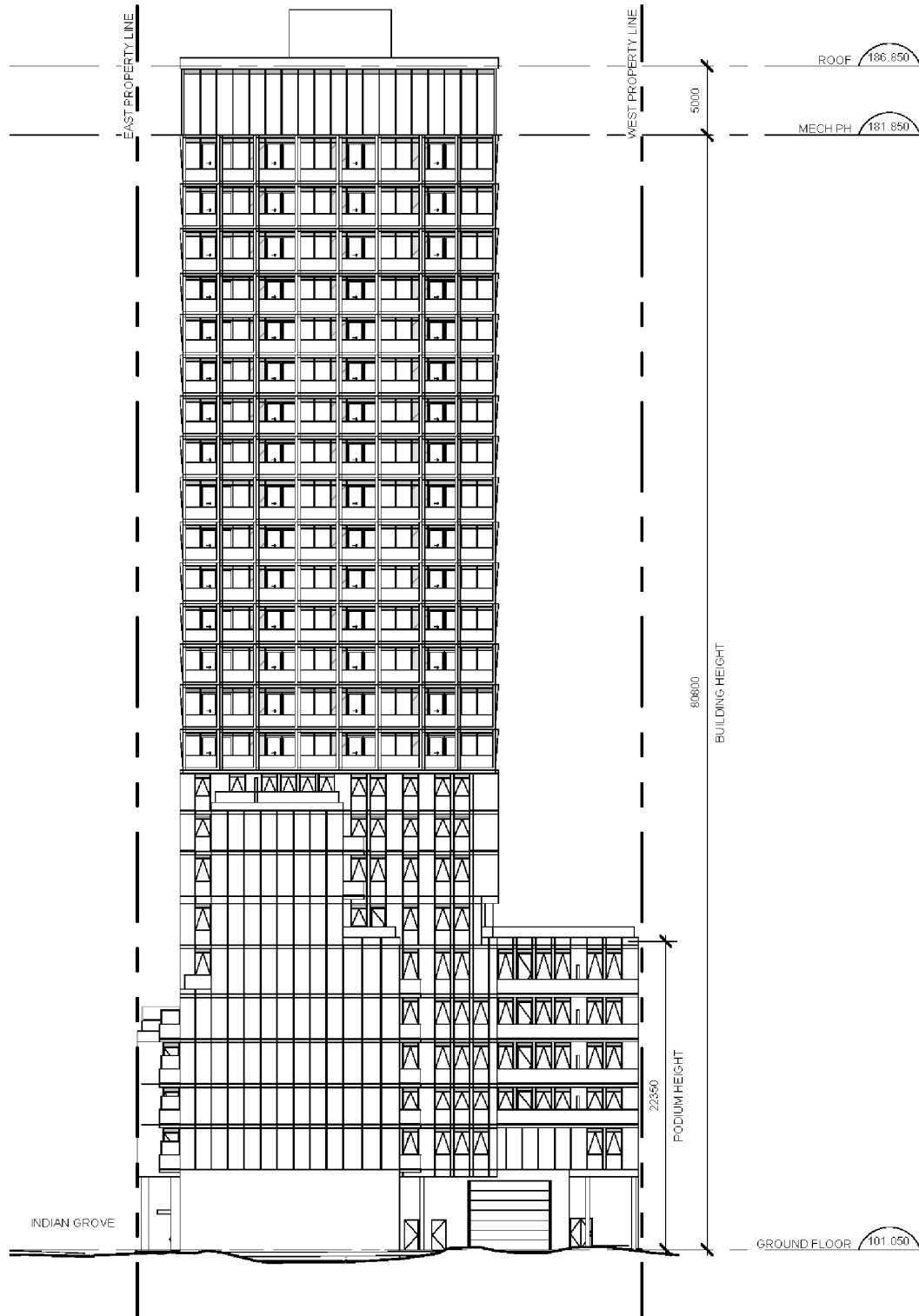
Attachment 6: Site Plan



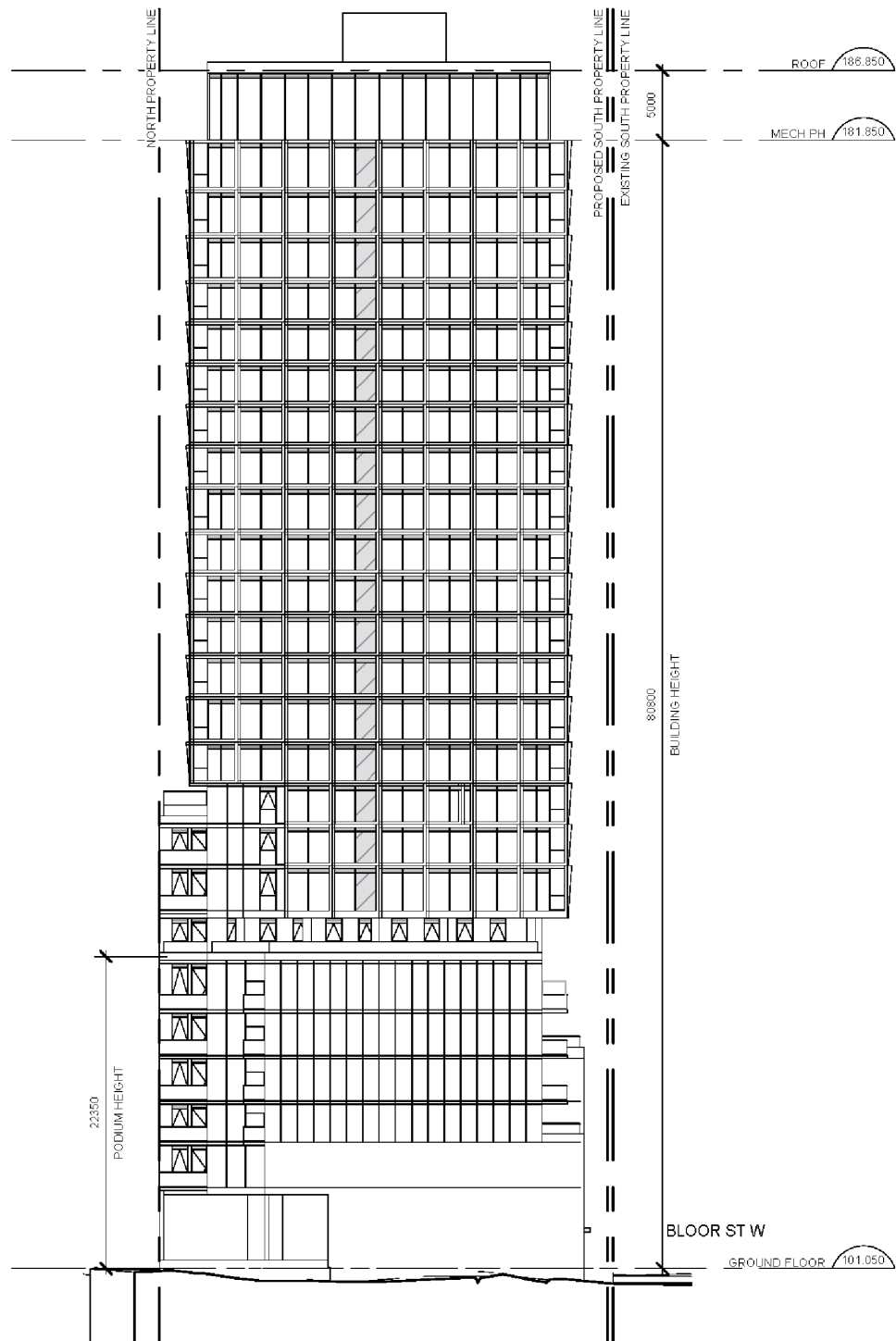
Attachment 7: Elevations



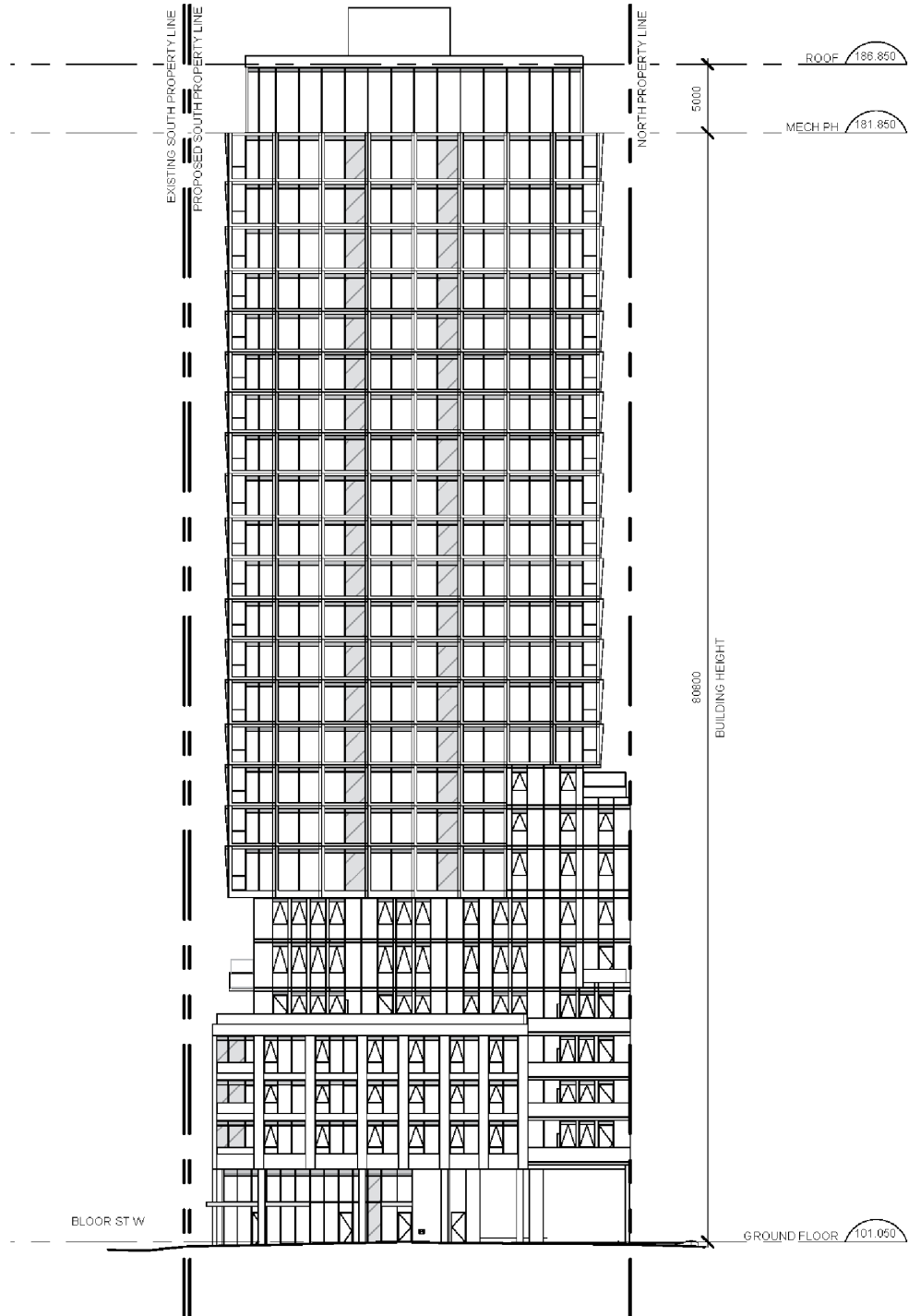
South Elevation



North Elevation



West Elevation



East Elevation

Attachment 8: 3D Massing Models

