

From: [Charlie Smith](#)
To: [Toronto East York Community Council](#)
Cc: [Tyler Grinyer](#); [Pavel Kopec](#)
Subject: [External Sender] Item 34.8 - Request to appear before July 8, 2026 Toronto East York Community Council
Date: July 6, 2026 3:52:16 PM
Attachments: [lsi-attach-effects_a35987760b22ab5fe1716cd521c032ca8b6963d40d05ed92642b0da4.png](#)
[lsi-attach-effects_4cb039b9b670aef173e0e135828f5710211b51847ec828a87f343b3f.png](#)
[lsi-attach-effects_d91303ffd1e0a923e7b354c3b510e1bfce366f69ba6082b37118ae20.png](#)
[lsi-attach-effects_c6385582069aeb5fd2f65384e152f60c7e08b23e5e6b70321713215c.png](#)
[1730 Bloor Street West TEYCC Presentation July 8, 2026.pdf](#)

Good afternoon,

Bousfields Inc. is the planning consultant to High Park Plaza Limited Partnership, the Owner of the property at 1730 Bloor Street West.

The attached request is to appear before the July 8, 2026 TEYCC to speak to Item TE.34.8, 1730 Bloor Street West - Zoning By-law Amendment - Decision Report - Approval.

The remarks will be supported by a brief presentation by either Tyler Grinyer or Charlie Smith of Bousfields Inc. Please find the presentation slides attached. We understand that we may project the presentation from a laptop while appearing in person at the meeting. Can you kindly confirm if this is the case. The presentation slides are attached.

Name: Tyler Grinyer, MCIP, RPP
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Name: Charlie Smith, MCIP, RPP
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Please let me know if any additional information is required.
I have cc'd our planner, Pavel Kopec, as well.

Thank you,



Charlie Smith

Senior Planner
MPI., MCIP, RPP

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July 8, 2026

Toronto East York Community Council

1730 Bloor Street West

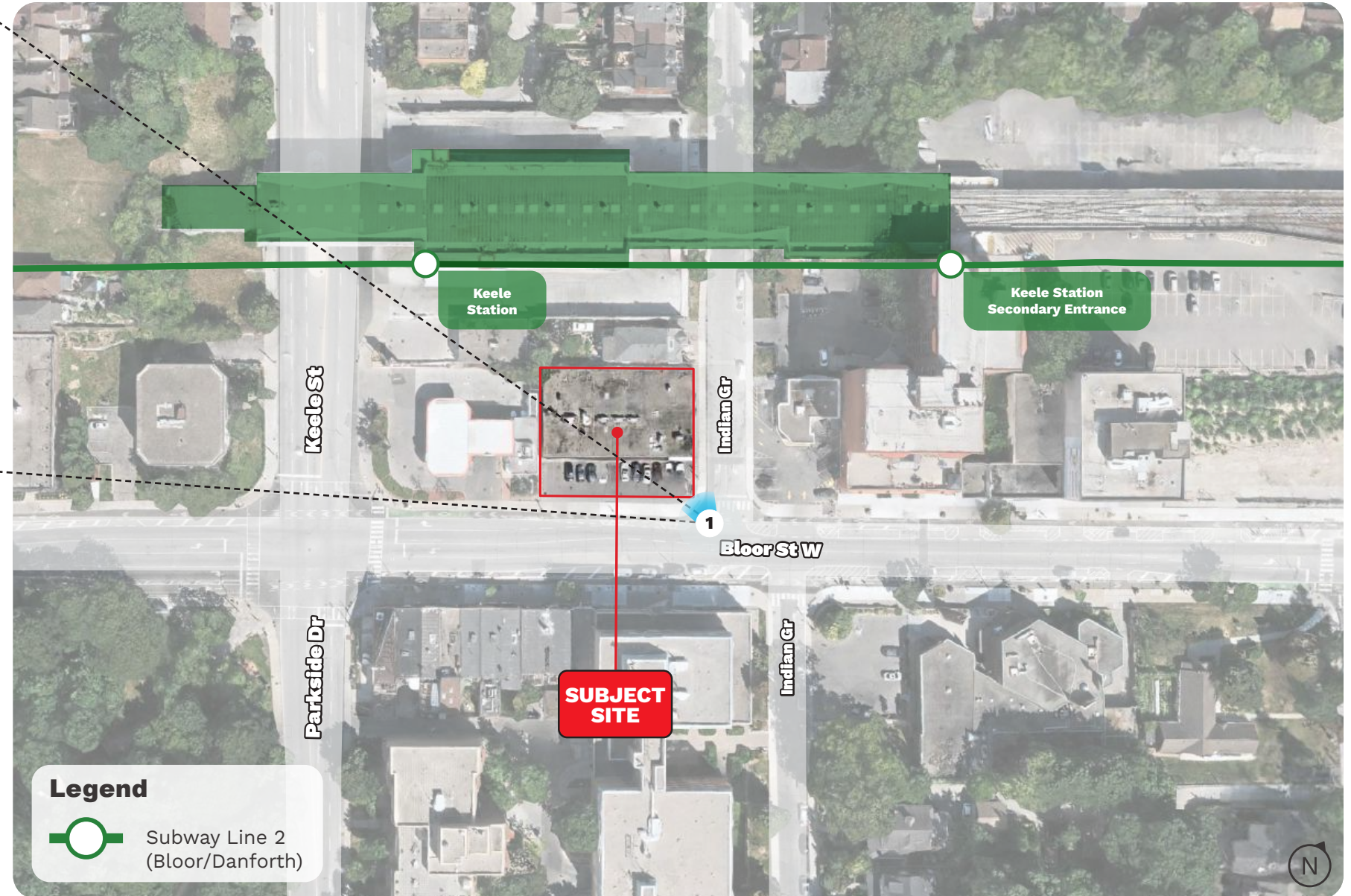
Zoning By-law Amendment Application

City of Toronto

Subject Site



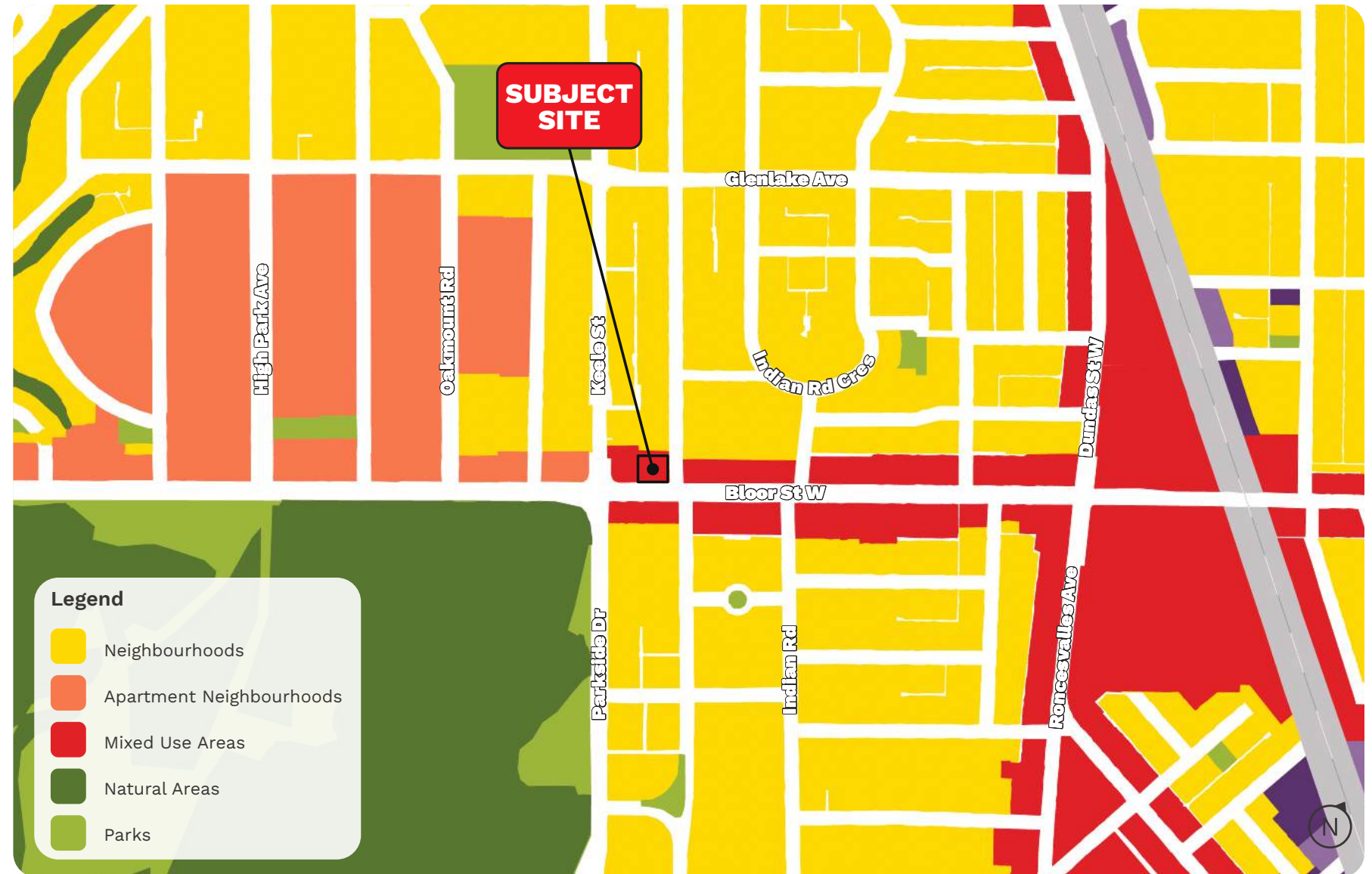
- Site is currently occupied by a 1-storey commercial plaza
- Direct Frontage on Bloor Street West and Indian Grove
- Approximately 1,200 square metres
- Site is within a 40 metre radius of Keele Station



Policy and Regulatory Context

Land Use

- Subject Site is designated *Mixed Use Areas*
- These areas are intended to absorb the majority of population growth and housing
- Mixed Use Areas are intended to accommodate a variety of land uses to support daily needs of residents



Policy and Regulatory Context

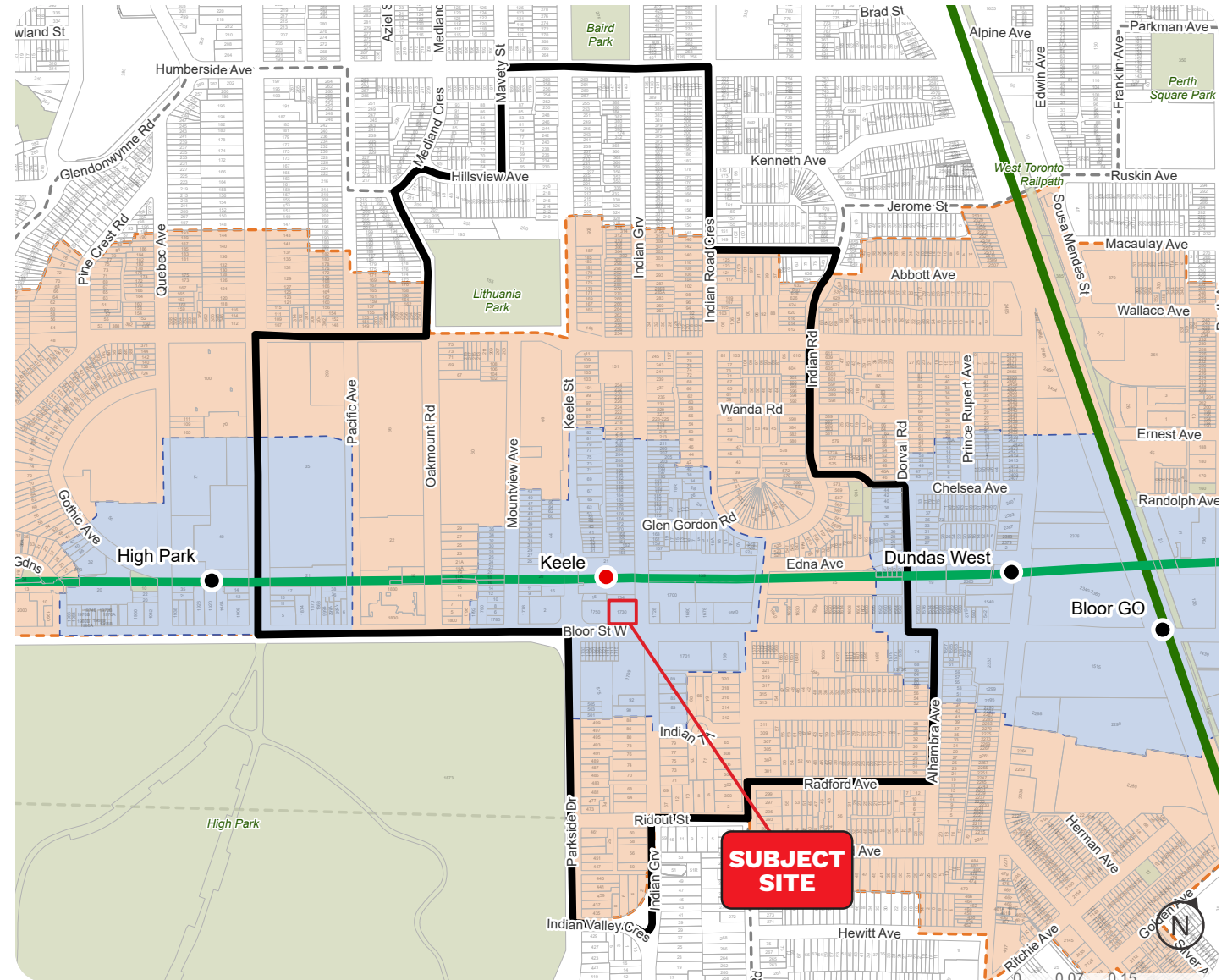
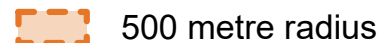
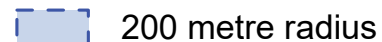
Site and Area Specific Policy (SASP) 653

- The site is located within the Keele Station Protected Major Transit Station Area (“PMTSA”)
- Areas within PMTSAs have been approved and prioritized for growth by the City and Province
- Current minimum density is 2.0 FSI
- The Province has approved 8.0 or more FSI on lands within 200 metres

Legend



Transit Lines



City of Toronto - Draft Major Transit Station Area Zoning Maps

Proposal Overview

The proposal contemplates a 25-storey mixed use building

A 6-storey articulated base building

Varied materiality to distinguish the 4-storey element

Multiple grade related retail spaces fronting Bloor Street West

0.39 metre road widening to be provided on Bloor Street West



Proposal Statistics



25-storeys (89.9 metres)



Residential Units

Total 200 (100%)
Bachelor 4 (2%)
One-bedroom 115 (57.5%)
Two-bedroom 56 (28%)
Three-bedroom 25 (12.5%)



Amenity Space

Total 720 m²
Indoor 497 m²
Outdoor 223 m²



Gross Floor Area

Total 14,569 m²
Residential 14,115 m²
Retail 233 m²
Offices 221 m²



Parking

Total 5 Visitor Spaces



Bicycle Parking

Total 230 Spaces



Loading Space

1 'Type G'



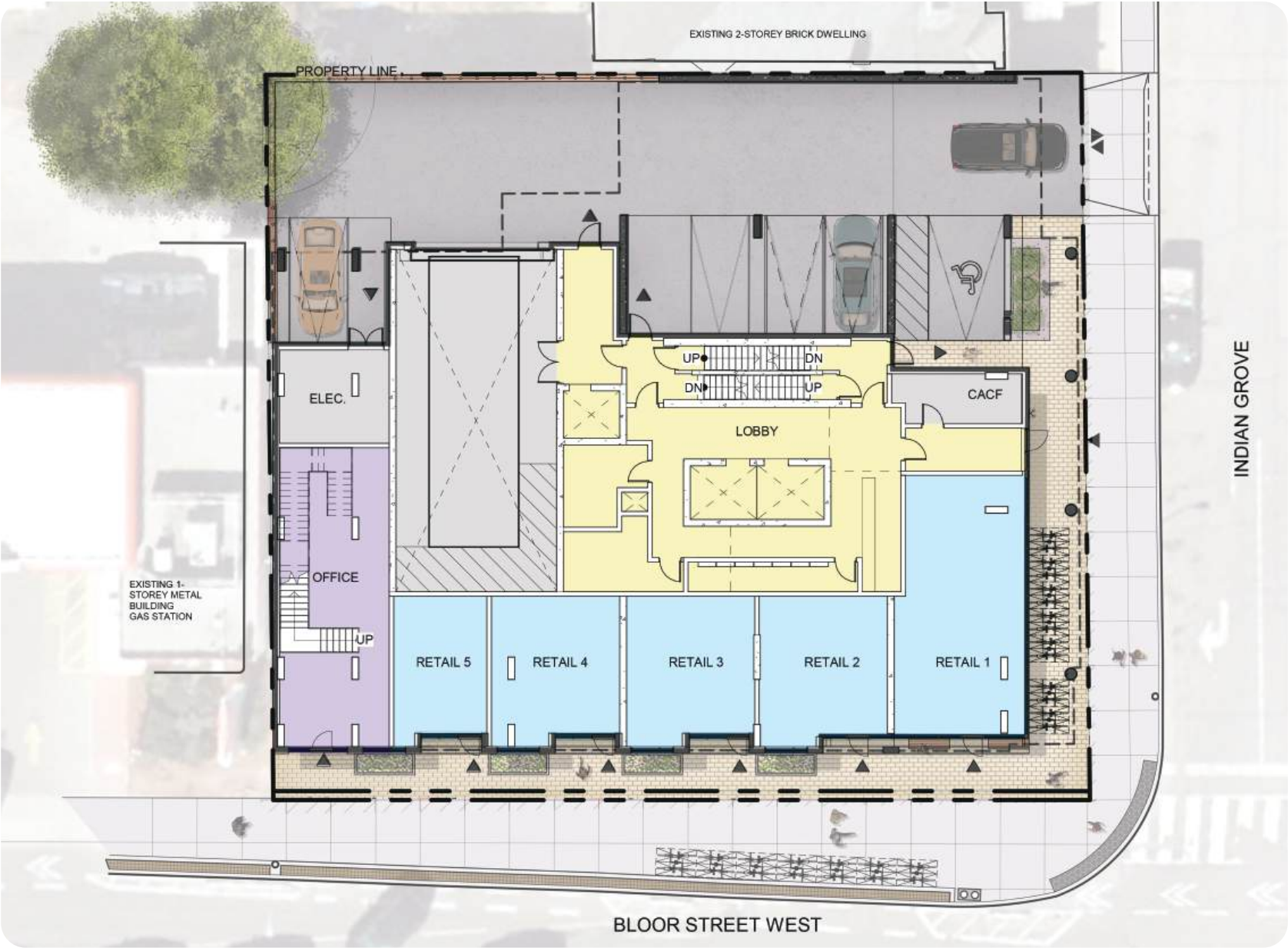
Density

Floor Space Index 12.4

Ground Floor

Legend

- Retail
- Office Space
- Lobby
- Parking and Servicing

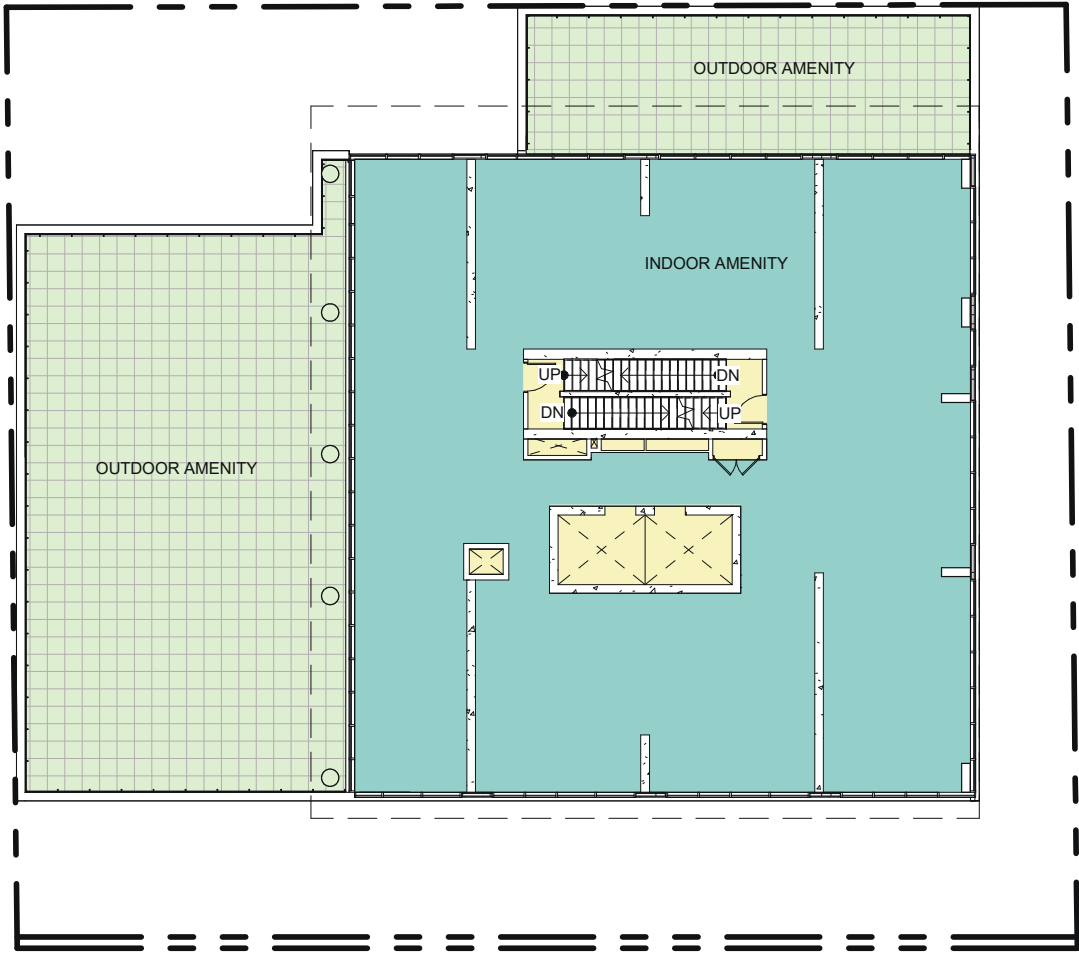


Ground Floor Plan

Amenity Level

Legend

- Indoor Amenity
- Outdoor Amenity
- Lobby/Residential Common Space



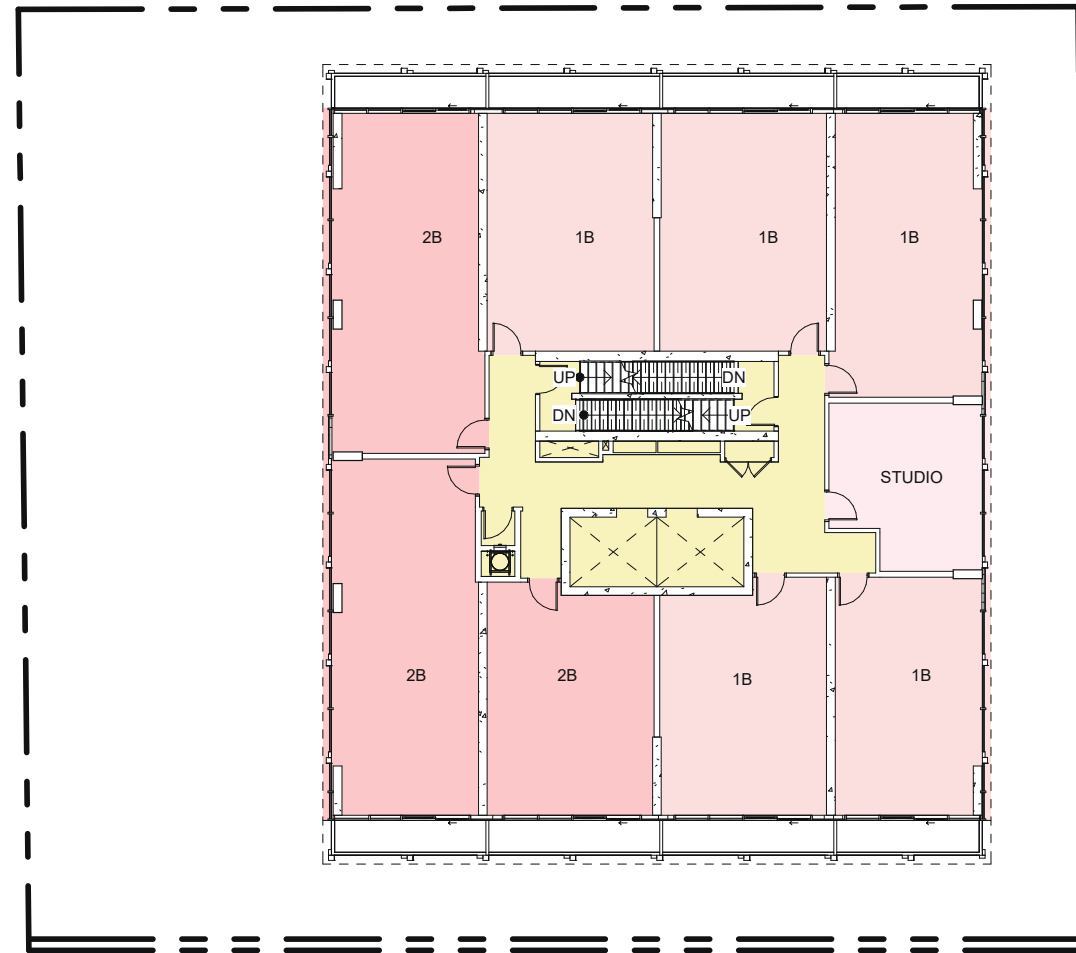
Seventh Floor Plan

INDIAN GROVE

Typical Tower Floorplate

Legend

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lobby/Residential Common Space



Eighth Floor Plan

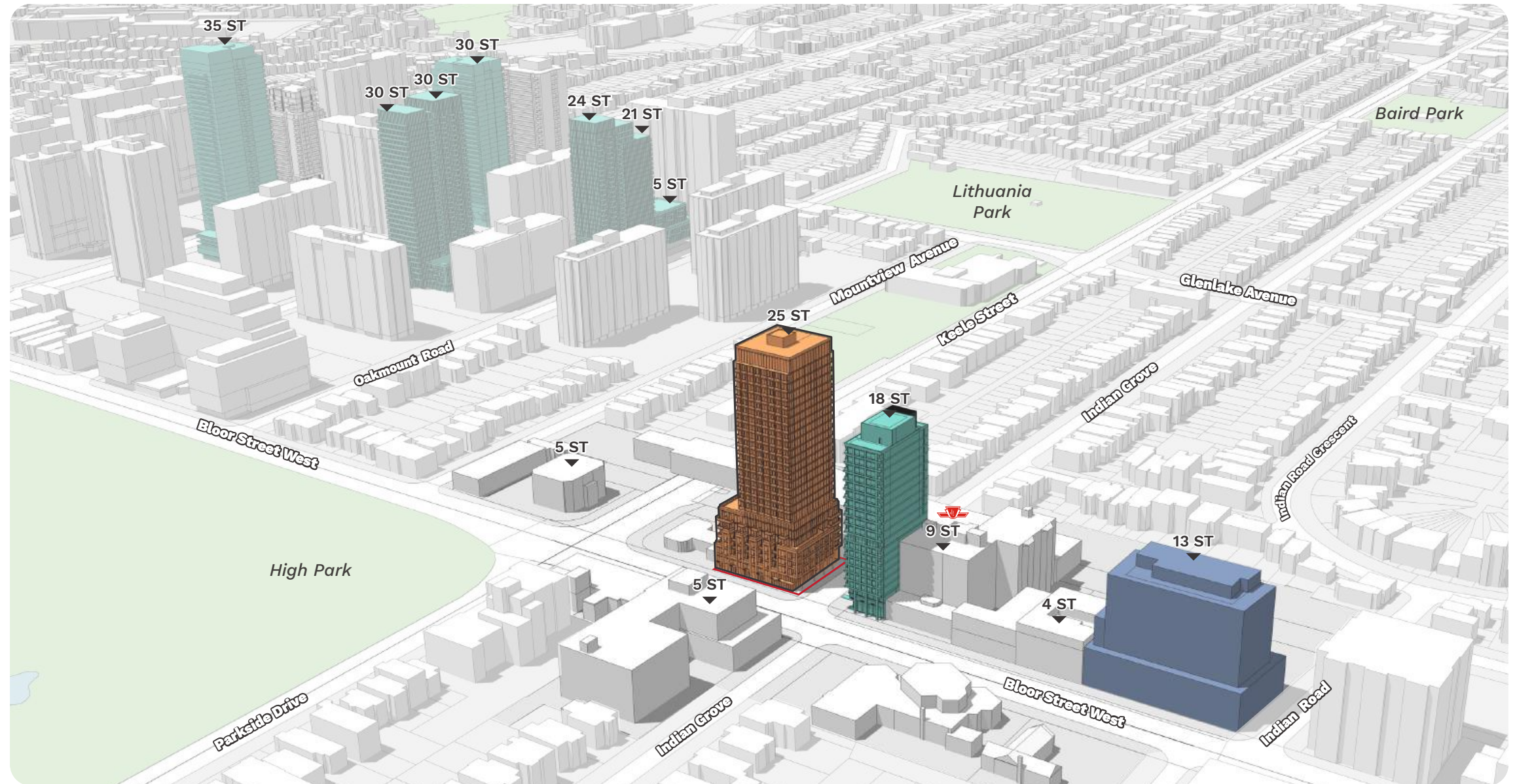
INDIAN GROVE

Block Context

Axonometric View

Legend

-  Proposal
-  Approved
-  Under Construction



Questions & Comments?

Thank
You