

# 2273, 2277, and 2279 Bloor Street West Community Consultation Meeting

Swansea Town Hall

March 11, 2026



# Land Acknowledgment





We acknowledge that the area is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

# African Ancestral Acknowledgement

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past - and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.



# Agenda

-  6:05 p.m. **Introductions**
-  6:10 p.m. **Presentations**
-  6:45 p.m. **Questions and Comments**
-  7:55 p.m. **Closing Remarks**



# City of Toronto Panelists

**Pavel Kopec**, Planner, Community Planning, Development Review

**Dan Nicholson**, Manager, Community Planning, Development Review

**Daniel Reynolds**, Transportation Review, Development Review

**Sahra Hasson**, Transportation Review, Development Review

**Nathan Bortolin**, Urban Designer, City Planning

**Kishmita Arora**, Q&A/Discussion Facilitator

**John Homsy**, Q&A/Discussion Facilitator

**Gord Perks**, City Councillor, Ward 4 – Parkdale-High Park

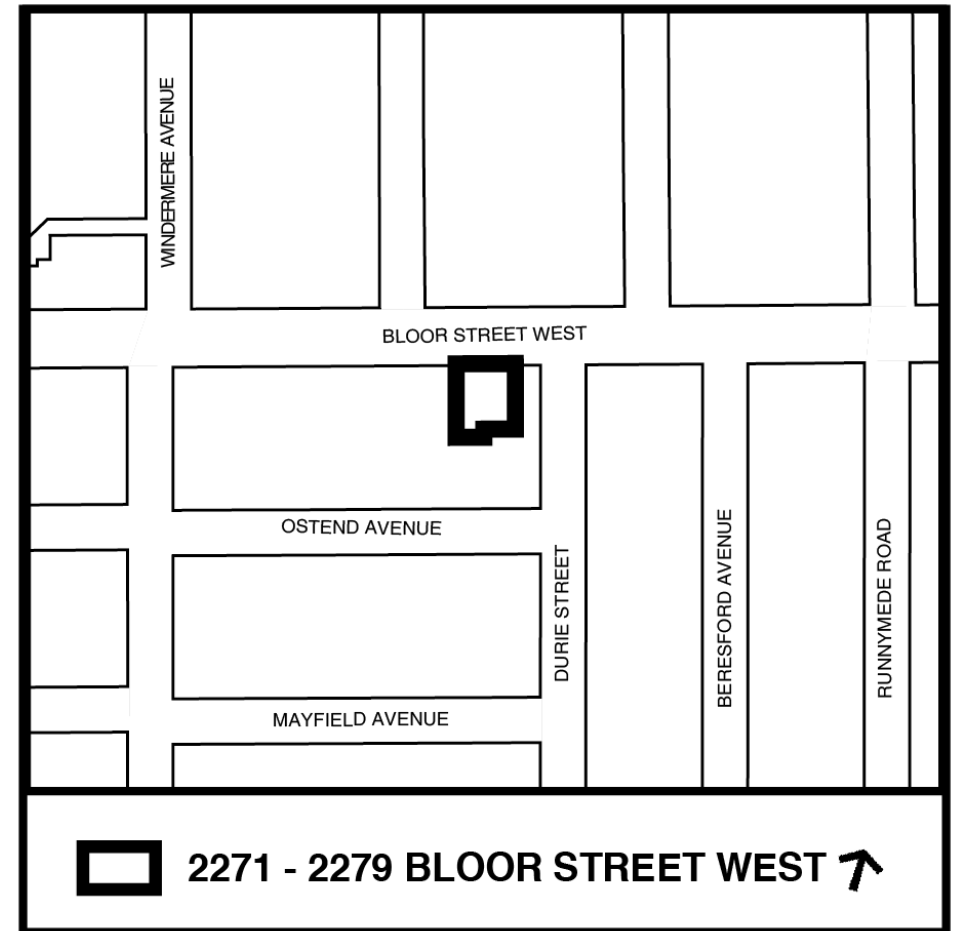
# Site Context

- **Lot Area**  
634 square metres
- **Lot Frontage**  
18.5 metres
- **Lot Depth**  
31 to 35 metres
- **Existing Uses**

2273 Bloor Street West - 3 storey mixed-use building.

2277 Bloor Street West - 1 storey commercial building.

2279 Bloor Street West - 1 storey commercial building.

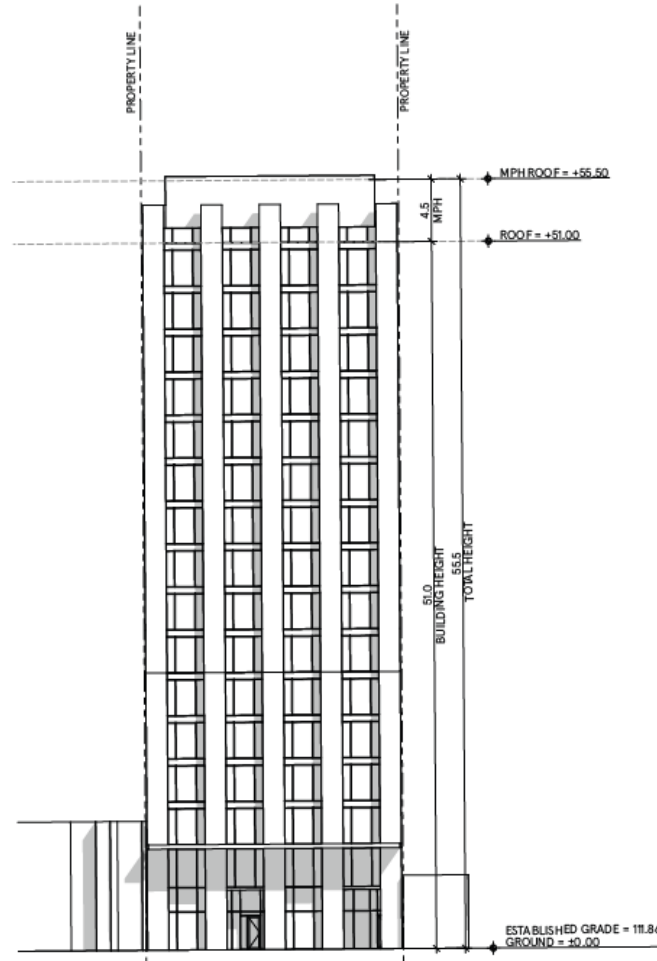


# Reasons for the Application

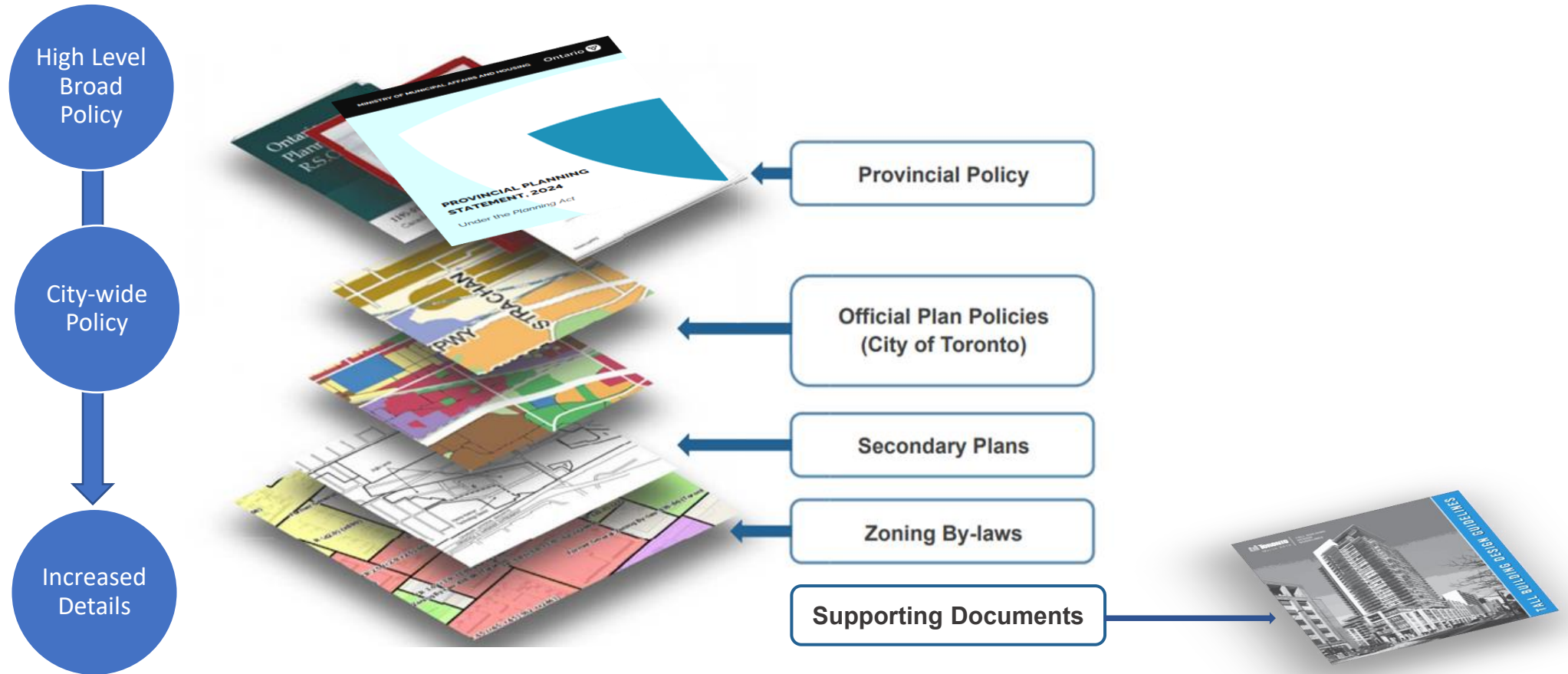
**A Zoning By-law Amendment application is required to permit the proposed built form, height and density and alter site-specific performance standards.**

# Overview of the Proposed Development

- **Uses:** Mixed Use (Residential and Commercial)
- **Height:** 16 Storeys (51 metres)
- **Total GFA:** 6,659 m<sup>2</sup>
  - 6500 m<sup>2</sup> Residential GFA
  - 159 m<sup>2</sup> Non-Residential / Commercial GFA
- **Residential Units:** 60 Units
  - 10 - One Bedroom (17%)
  - 43 - Two Bedroom (72%)
  - 7 - Three Bedroom (11%)
- **Vehicular Parking:** 0 vehicular parking spaces
- **Bicycle Parking:** 74 spaces



# Policy Context - Overview

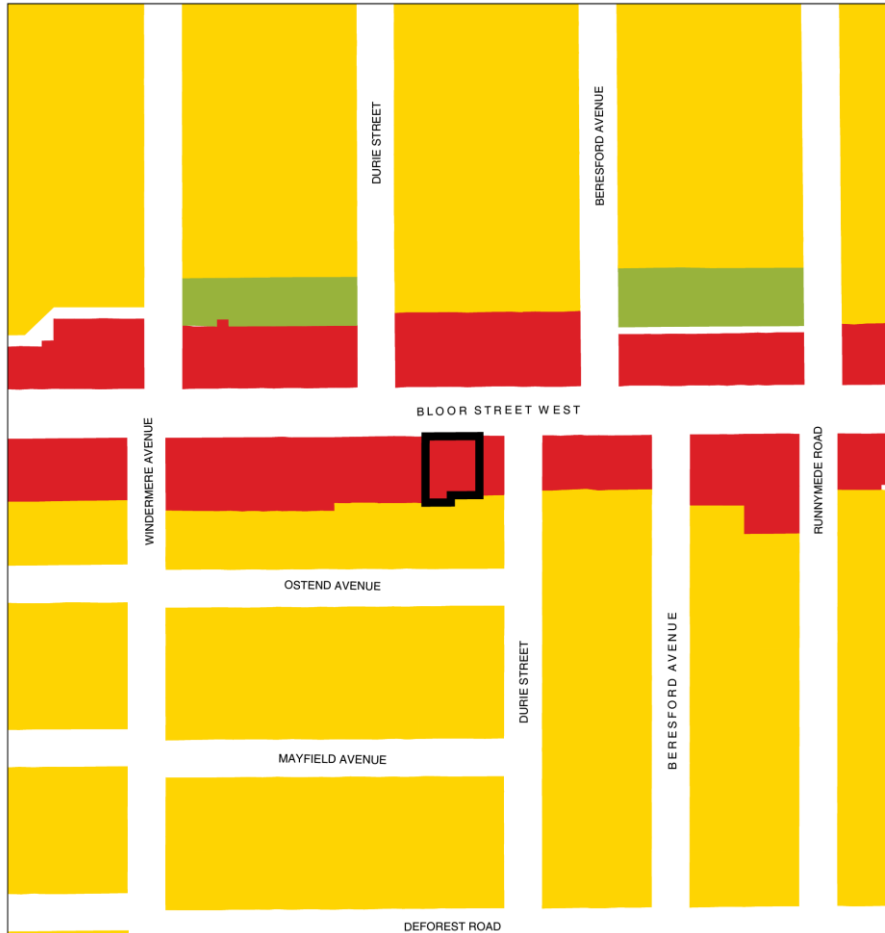


# Provincial Plans













Directs municipalities to develop plans and strategies that:

- identify and focus growth and development in strategic growth areas
- promote densities for new housing which efficiently use land, resources, infrastructure, and public service facilities while supporting the use of active transportation;
- support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options, and employment to meet long-term needs;
- Integrate climate change considerations and move towards environmentally sustainable communities
- encourage transit-supportive development and residential intensification in proximity to transit, including corridors and stations;

# Official Plan – Land Use Map



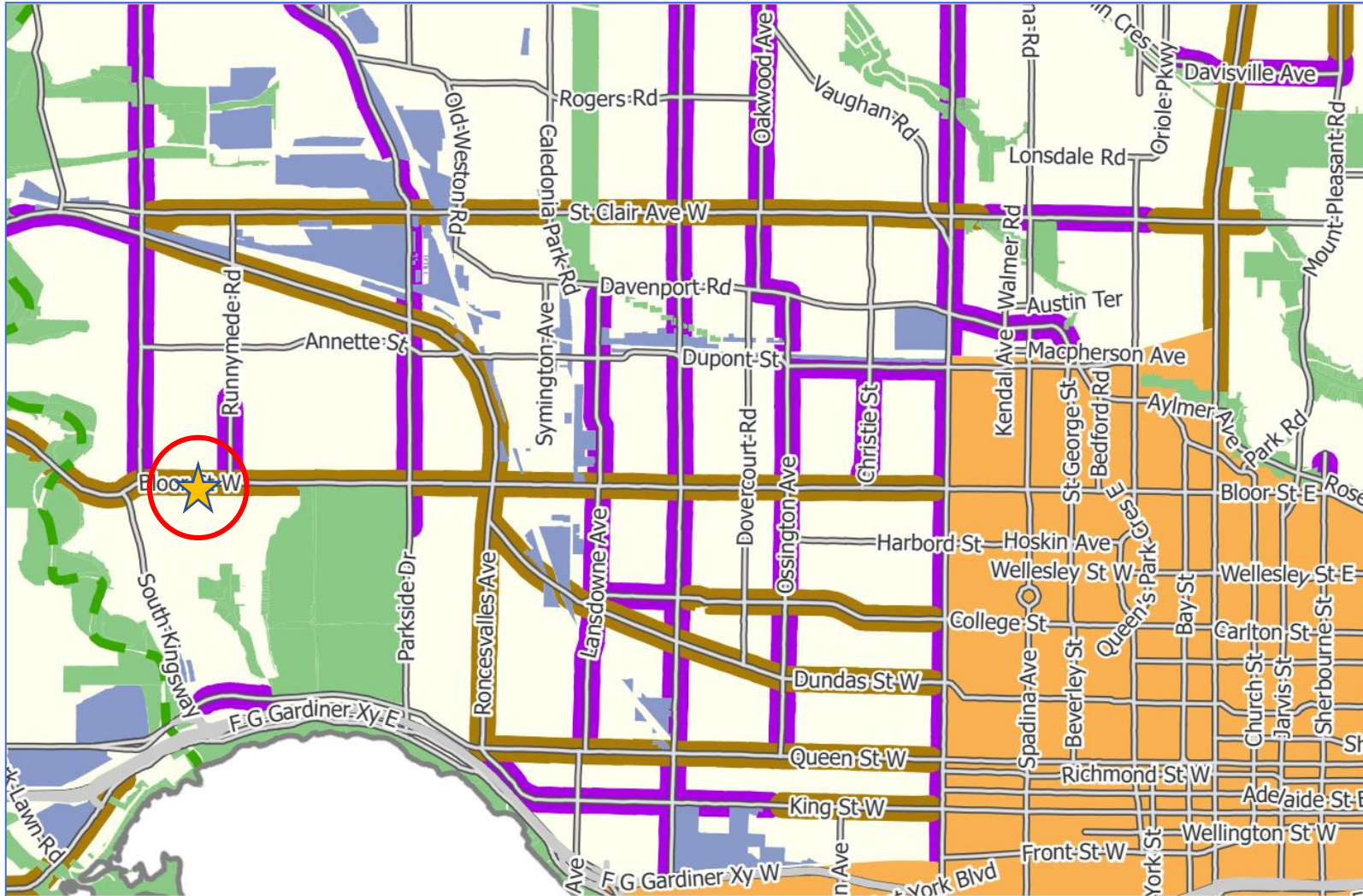
## Legend

-  Site
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks
-  Other Open Space Areas
-  Institutional Areas
-  Regeneration Areas
-  General Employment Areas
-  Core Employment Areas
-  Utility Corridors

# Mixed Use Areas

- *Mixed Use Areas* consist of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces
- Development in *Mixed Use Areas* is intended to create a balance of commercial, residential, institutional and open space uses that reduces vehicle dependency and meets the needs of the local community
- Not all *Mixed Use Areas* will experience the same scale or intensity of development

# Official Plan – Urban Structure



## Legend

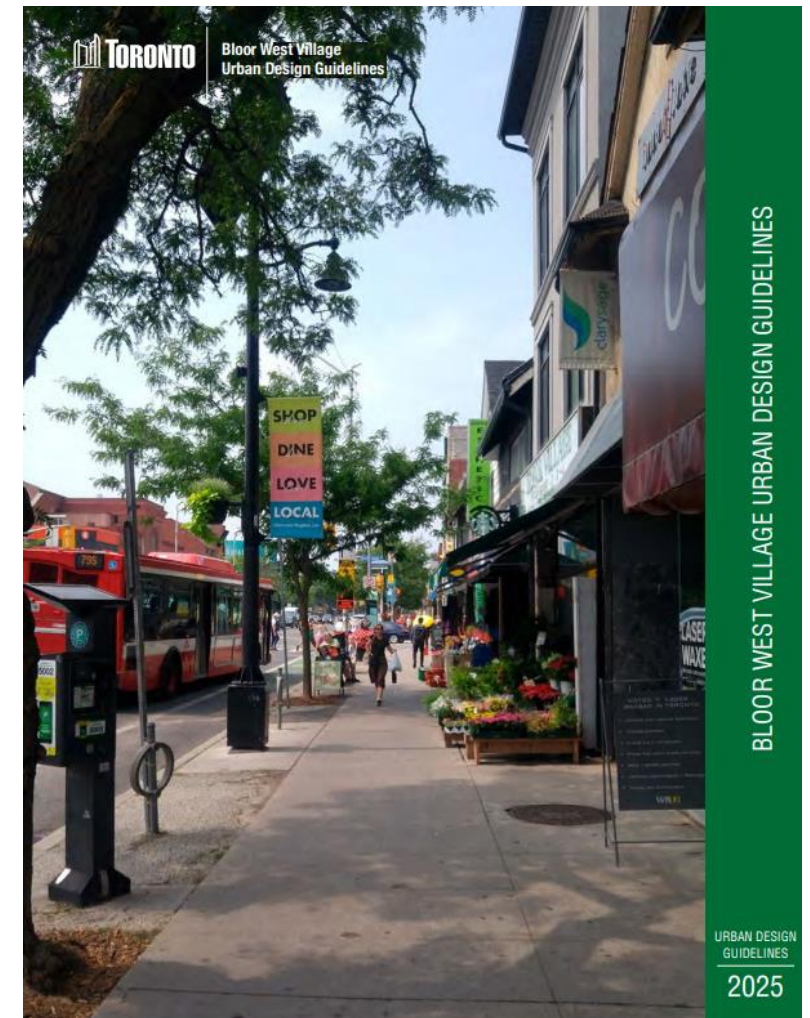
- ★ Site
- Avenues
- Centres
- Employment Areas
- Downtown and Central Waterfront
- Green Space System
- Greenbelt Protected Countryside
- Greenbelt River Valley Connections
- Major Streets

# Avenues

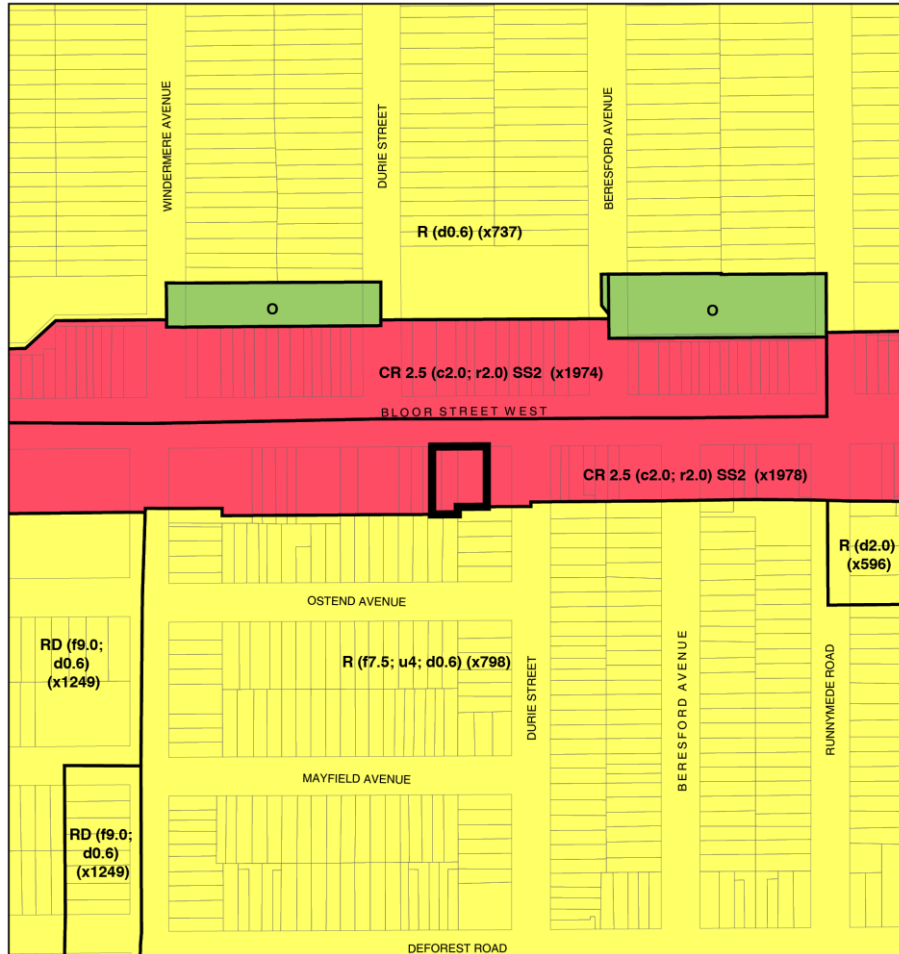
- The *Avenues* are important corridors along major streets.
- Reurbanization is anticipated and encouraged in order to create new housing and job opportunities.
- The *Avenues* will be transformed incrementally. They will change building-by-building over a number of years.
- The updated *Avenues* policies establish:
  - i. a mid-rise built form for development along most Avenues;
  - ii. Greater height and scale along Avenues may be considered in Mixed Use Areas located within a 500 to 800-metre walking distance from an existing or planned subway, light rail transit, or GO rail station.
- The Avenues policies also directs that developments in Mixed Use Areas are to provide active ground floor uses.

# Bloor West Village Avenue Study






- The Guidelines:
  - Focus on the pedestrian-oriented scale of Bloor West Village;
  - Supports new development in the Bloor West Village in a manner that builds on the attractive, livable community with a mix of uses, walkable streets, distinctive neighbourhoods, and access to a variety of open spaces, including parks and publicly accessible spaces; and
  - Have been developed to align with the current planning policy framework to support compatible intensification along a transit line, protection of sunlight in public spaces, celebrate natural and cultural heritage of the area, and enhance the public realm.



# Zoning By-law 569-2013



## Zoning By-law 569-2013

-  Location of Application
-  R Residential
-  RD Residential Detached
-  CR Commercial Residential
-  O Open Space

# Major Transit Station Areas (MTSA) & Protected Major Transit Station Areas (PMTSA)



# Major/Protected Transit Station Areas In Effect

- Major Transit Station Areas (MTSAs) are defined in the Provincial Planning Statement, 2024 (PPS) as areas within an approximately 500-800 meter radius of a transit station.
- The PPS prescribes the following minimum density targets for MTSAs:
  - 200 residents and jobs per hectare for subways;
  - 160 residents and jobs per hectare for light rail or bus rapid transit; and
  - 150 residents and jobs for commuter or regional rail.

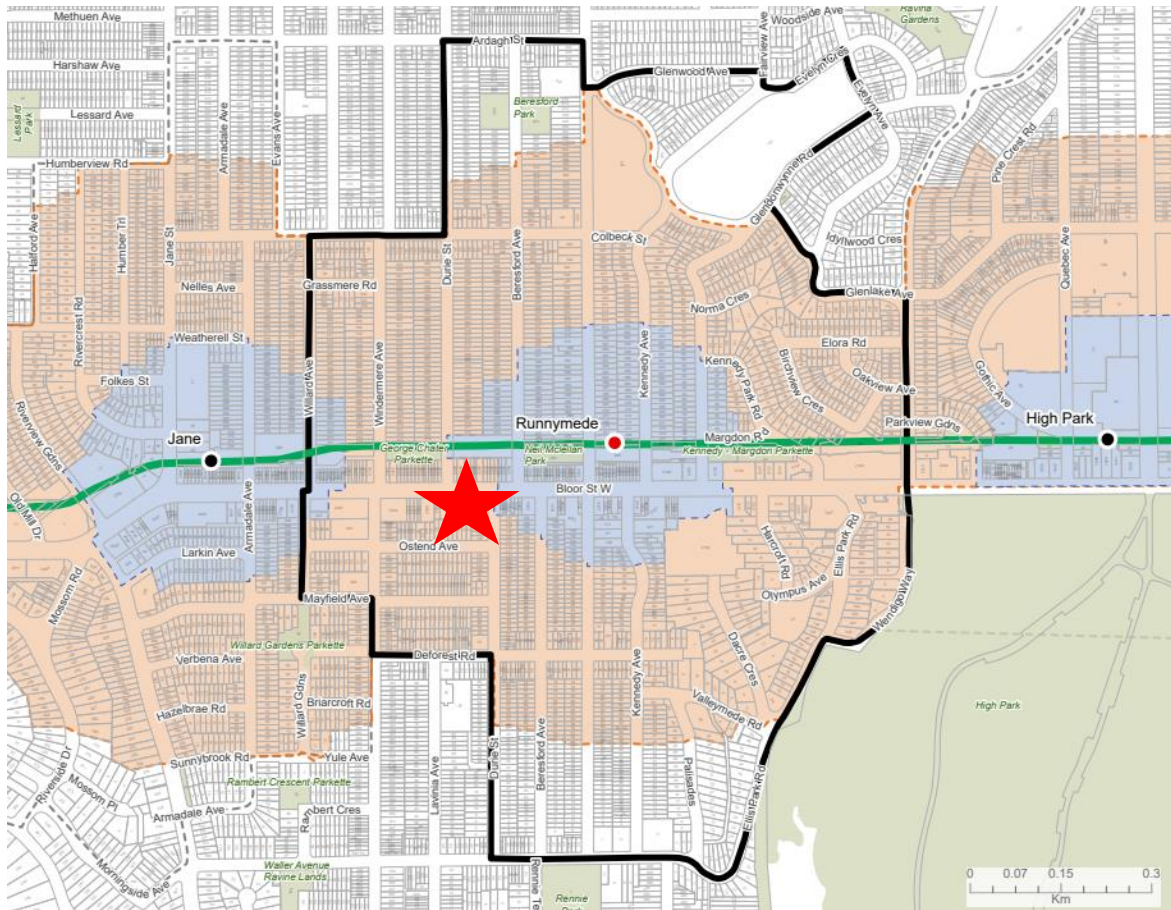
# Major/Protected Transit Station Areas In Effect

- **On August 15 2025**, the Minister of Ministry of Municipal Affairs and Housing approved, with modifications, **25** Major Transit Station Area (MTSA) and **95** Protected Major Transit Station Area (PMTSA) boundaries and policies across Toronto.
  - The Minister's modifications **increased permissions for height and density** within the delineated boundaries of MTSA's and PMTSA's.
  - Council-adopted boundaries, **minimum** density requirements, and overall density targets **remain in effect**.
- Inclusionary Zoning policies to secure affordable housing was enacted, but are now paused until July 1, 2027 in PMTSA's.


# Major/Protected Transit Station Areas In Effect

- The Minister's modifications have changed permissions as follows.
- In **Mixed Use Areas**, **Apartment Neighbourhoods**, **Regeneration Areas**:
  - Within 200m of a station: gross floor area of **8 times** the lot area is permitted - FSI 8.0
  - From 200-500m of a station: gross floor area of **6 times** the lot area is permitted – FSI 6.0
  - More than 500m of a station: no change.
- **The City must permit these densities, but they are not minimum requirements.**

# Major/Protected Transit Station Areas In Effect



## Legend

 P/MTSA Boundary


### Transit Lines


 Line 2

 GO Train

 Current Station

 Other Stations

 200 metre radius

 500 metre radius

# Design Guidelines

The City has a number of design guidelines that are applied during the evaluation of development proposals to ensure desirable design of buildings, streetscape, and more. The City's design guidelines include:

- Mid Rise Building Design Guidelines
- Bloor West Village Urban Design Guidelines
- Toronto Green Standards (Version 4);
- Bird-Friendly Guidelines;
- Streetscape Manual;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines for High Density Communities, among others.



# Determining the Public Interest



## Facts & Figures

Details of development proposal, physical context



## Planning Policies

Planning Act, Provincial Policy Statement, Official Plan



## Law

Zoning Bylaw, Other Bylaws, Council decisions, Ontario Land Tribunal, Committee of Adjustment

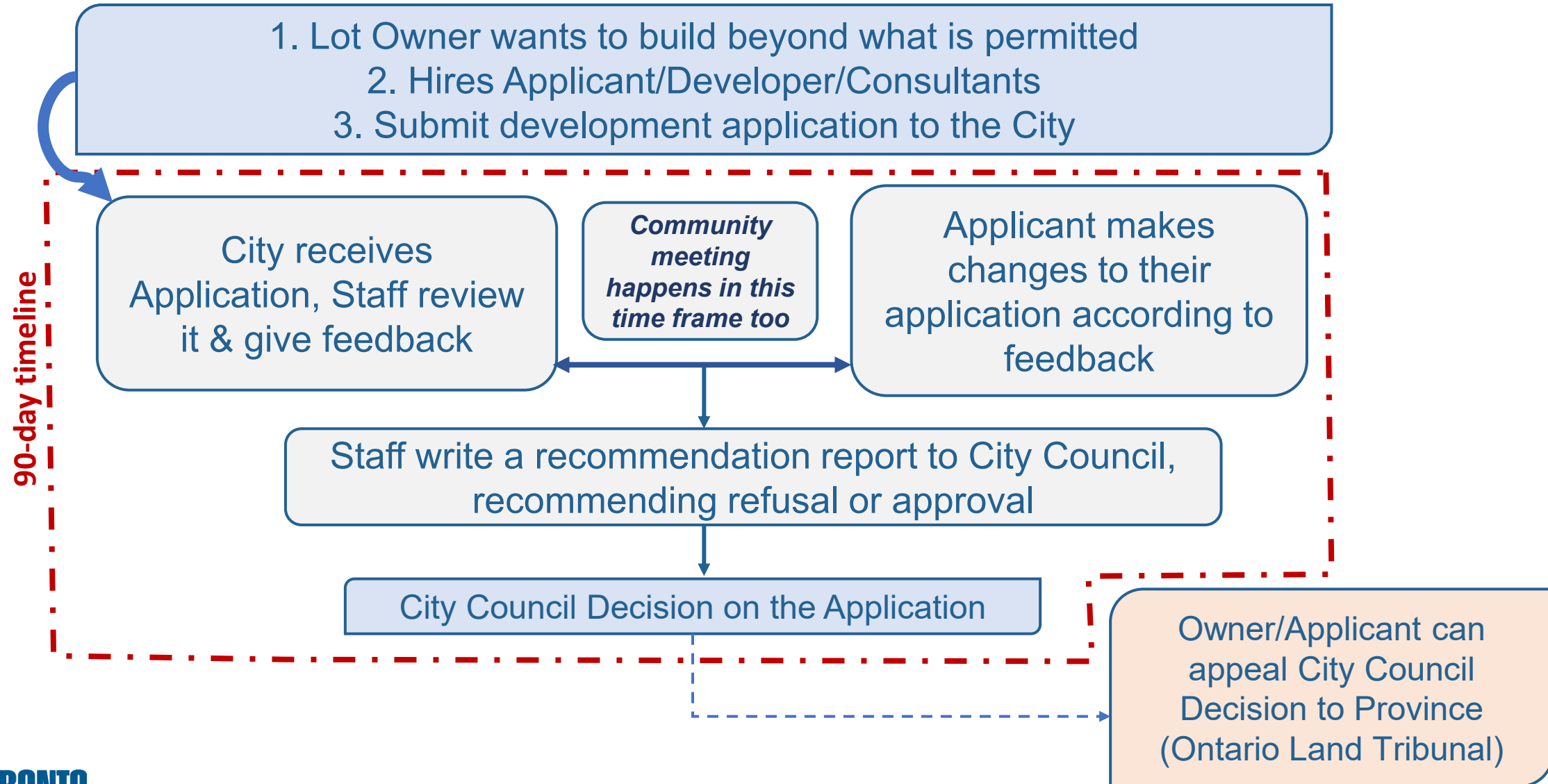


## People

Applicant, City Departments & Agencies, Local Community, Other Stakeholders

## City Planning Evaluation And Recommendation

# Application Process



# Applicant's Proposal



# Conduct

- We are here to serve the public and believe that everyone has the right to be heard, understood and respected.
- Language or actions that may cause staff or members of the public to feel afraid, threatened or abused will not be tolerated.
- Examples of unacceptable behaviour include racial or sexual harassment, threats, verbal abuse, derogatory or insulting remarks, rudeness, profanity and yelling. It may also include excessive calls, emails or other communications.





# Contact the City Team



**Email To:**

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