



## INFORMATIONAL BRIEF

# 175 Bloor St E, Toronto, ON M4W 3R8

Professional Zoning Analysis

CR 6.5 (c4.5; r6.5) SS1 (x2515)

PREPARED FOR  
**ZoningPal User**

REPORT ID  
**ZP-20251020-69103**

DATE  
**20 Oct 2025**



# 1 Key Parcel Information

Core facts, dimensions, overlays, exception, images.

**Address:** 175 Bloor St E, Toronto, ON M4W 3R8

**PIN:** 21108-0025

**Legal Description:** PCL 7-11 SEC Y2; PT PARKLT 7 CON 1 FTB TORONTO PT 4, 66R16510 TORONTO , CITY OF TORONTO; S/T EASE AS IN AT145829.

*(Legal descriptions are provided for informational purposes and should be verified with official land registry records)*

## Zoning Status

**Zone Label:** CR 6.5 (c4.5; r6.5) SS1 (x2515)

**Zone Category:** COMMERCIAL RESIDENTIAL

**Official Plan:** Mixed Use

**Exception:** 2515

**Policy Area:** PA 1

**PMTSA / IZ:** PMTSA: Bloor-Yonge | IZ: 1

**Parking Zone:** Zone A

**Bicycle Zone:** Zone 2

**Height Overlay:** 61.0 m (200.1 ft)

**Heritage Status:** Not Designated

## Lot & Development Metrics

**Lot Area:** 5,553.15 m<sup>2</sup> (59,774 sq ft)

**Lot Frontage:** 66.5 m (218.1 ft)

**Lot Depth:** 114.9 m (376.9 ft)

**Max. Permitted Height:** 61.0 m (200.1 ft)

**Max. Total FSI:** 6.5

**Max. Commercial FSI:** 4.5

**Max. Residential FSI:** 6.5

*Note: FSI controlled by height, setbacks, and coverage limits. See Page 4 for details.*

## Key Modifications

**Active Overlays:** Height Overlay, Parking Zone, Policy Area

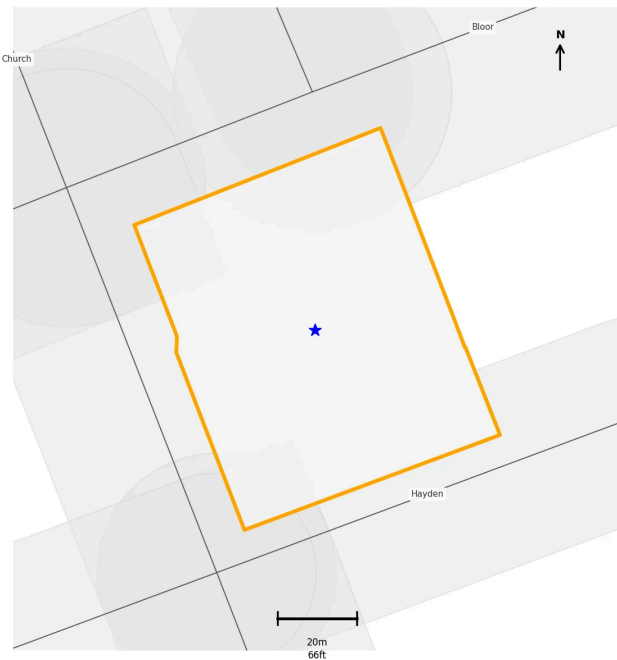
**Exception Notes:** Exception 2515 adds parking facility restrictions and removes Nightclub as permitted use.

Address-specific prevailing by-laws apply to 175 Bloor St E.



# 1 Key Parcel Information

Core facts, dimensions, overlays, exception, images.



## Site & Dimensions

**Address:** 175 Bloor St E, Toronto, ON M4W 3R8

**Coordinates:** 43.6704315, -79.3827589

**Lot Shape:** Irregular

**Lot Area:** 5,553.15 m<sup>2</sup> (59,774 sq ft)

**Lot Frontage:** 66.5 m (218.1 ft)

**Lot Depth:** 114.9 m (376.9 ft)

**Zone Label:** CR 6.5 (c4.5; r6.5) SS1 (x2515)

**Official Plan:** Mixed Use

**Exception:** 2515



## 2 Governing Controls

Base, overlay, exception → final applied rule.

### Height

#### Base Zone Rule

The base CR zone sets a height limit based on the zone label.

16 m



#### Overlay Modification

Applied Height Overlay HT 61.0 - changed from 16m to 61m



#### Final Permitted Height

61 m

### Density (Floor Space Index)

#### Base Zone Rule

The base CR zone sets a maximum FSI based on the zone label.

Total FSI: 6.5

FSI extracted directly from zone label notation. Total FSI 6.5 with commercial component limited to 4.5 and residential component to 6.5



#### No Modifications

No overlays or exceptions modify the base density for this property.



#### Final Permitted Density

Total FSI: 6.5



## 2 Governing Controls

Base, overlay, exception → final applied rule.

### Modification Summary

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The following table highlights key zoning rules that have been specifically modified by a site-specific exception or an overlay. Rules not listed here follow the standard provisions of the base zone.

Control	Modification & Impact
<b>Permitted Uses</b>	Exception 2515: Exception 2515 adds parking facility restrictions and removes Nightclub as permitted use. Address-specific prevailing by-laws apply to 175 Bloor St E.
<b>Parking Rates</b>	Added visitor parking rates for Parking Zone A and confirmed commercial rates apply Zone A
<b>Loading Standards</b>	Added special calculation rules for Policy Area 1 buildings with multiple uses



### 3 Parking Standards

Max/min by use and any facility limits.

**Parking Zone A:** Property is in Parking Zone A. RESIDENT parking has no minimum (0 to max ceiling). However, VISITOR parking minimums still apply. This is not "zero parking allowed"—it's "flexible resident parking with visitor minimums."

⚠ "Zone A = zero parking allowed" is WRONG. Visitor parking minimums still required.

#### 1. Resident Parking (Occupants)

**Mixed Use Building:** Maximum 1.0 parking space per dwelling unit (residential component) **1 per dwelling unit (MAXIMUM)**

**Apartment Building:** Maximum 1.0 parking space per dwelling unit **1 per dwelling unit (MAXIMUM)**

#### 2. Commercial/Non-Residential Parking

**Office & Similar (Tier 2):** Office, education, medical clinics, hotels **0.8 / 100m<sup>2</sup> (MAXIMUM)**

**Retail/Restaurant/Medical (Tier 4):** Stores, restaurants, eating establishments, medical offices **3.5 / 100m<sup>2</sup> (MAXIMUM)**

#### 3. Visitor Parking (REQUIRED - even in Zone A)

⚠ VISITOR PARKING IS REQUIRED (minimum). Even in Zone A/B where resident parking has no minimum, visitor parking minimums still apply.

**Formula:**  $2.0 + 0.01 * \text{dwelling\_units}$

*Example:  $2 + (0.01 \times 20) = 2.2 \text{ spaces}$*

#### 4. Accessible Parking

**Based on TOTAL parking:** Calculated from all parking types combined (resident + commercial + visitor).

- 1-25 spaces = 1 accessible | • 26-50 = 2 accessible | • 51-75 = 3 accessible | • 76-100 = 4 accessible | • 100+ = 4 + (1 per additional 100)

*Example: 50 total spaces = 2 accessible spaces required*



## 4 Loading and Bicycle Standards

When loading bays apply; bicycle designations.

### BICYCLE PARKING REQUIREMENTS

#### Zone: **Bicycle Zone 2**

Bicycle Zone 2 - All other areas of the City

Total	Long-Term	Short-Term
<b>433</b>	<b>347</b>	<b>87</b>

**Formula:** Residential buildings in Bicycle Zone 2 must provide 0.75 bicycle parking spaces per dwelling unit—0.68 long-term (inside building) and 0.07 short-term (can be outside).

*Based on estimated 577 units from 36095 m<sup>2</sup> max GFA (FSI 6.5x, lot 5553 m<sup>2</sup>)*

### LOADING SPACE REQUIREMENTS

#### Total Required Spaces:

Type A	Type B	Type C	Type G
<b>0</b>	<b>1</b>	<b>2</b>	<b>1</b>

*Based on estimated 577 units from 36095 m<sup>2</sup> max GFA (FSI 6.5x, lot 5553 m<sup>2</sup>). Includes 7219 m<sup>2</sup> commercial space. Final requirements depend on actual building design and use mix.*

#### Residential:

Building falls in 400+ unit range (estimated 577 units)

#### Commercial:

Estimated 7,219 m<sup>2</sup> commercial: 1 Type B + 2 Type C

**Explanation:** Residential buildings with 400 or more dwelling units must provide 1 Type G loading space AND 1 Type C loading space.

#### Standard Dimensions:

**Type G:** 13m × 4m × 4.4m | **Type C:** 9m × 3m × 3m | **Type B:** 11m × 3.5m × 4m | **Type A:** 17m × 3.5m × 4.4m

△ **Policy Area:** Policy Area loading modifications apply



## 5 Potential Site Uses

Illustrative mixes of homes, shops, offices, and other permitted uses.

### KEY SITE METRICS

Lot Area	Max. Buildable Area (GFA)	Max. Permitted Height
<b>5,553.15 m<sup>2</sup> (59,774 sq ft)</b>	<b>36,095 m<sup>2</sup> (388,523 sq ft)</b>	<b>61.0 m (200.1 ft)</b>
Total FSI		
<b>6.5</b>		

### SCENARIO A: RESIDENTIAL-LED MIXED-USE

*This scenario prioritizes residential density while incorporating ground-floor commercial uses to create a vibrant, walkable community.*

**Plausible Form:**

A mid-rise building with residential units above ground-floor retail, restaurants, or services. The design would emphasize street-level activation and residential amenities.

### SCENARIO B: BALANCED MIXED-USE

*This scenario balances residential and commercial/employment uses, creating a true mixed-use development with flexible use allocation within the total FSI.*

**Plausible Form:**

A building with significant office or commercial space in a podium base, topped by residential units in a tower. This form maximizes both employment and housing opportunities.

### SCENARIO C: EMPLOYMENT-ORIENTED

*This scenario focuses on employment uses while maintaining the flexibility for ancillary residential or retail components, with employment-focused use allocation.*

**Plausible Form:**

A development focused on employment uses such as offices, artist studios, or technology companies, with ancillary retail and potentially some residential units.



## 6 Permitted Uses

As-of-right and conditional uses; noted prohibitions.

### AS-OF-RIGHT USES

These uses are permitted by the current zoning and generally do not require special approvals.

Ambulance Depot	Art Gallery	Artist Studio
Automated Banking Machine	Community Centre	Courts of Law
Education Use	Financial Institution	Fire Hall
Library	Massage Therapy	Medical Office
Museum	Office	Park
Passenger Terminal	Performing Arts Studio	Personal Service Shop
Pet Services	Police Station	Post-Secondary School
Production Studio	Religious Education Use	Software Development and Processing
Veterinary Hospital	Wellness Centre	Dwelling Unit
Hospice Care Home	Municipal Shelter	Nursing Home
Religious Residence	Residential Care Home	Respite Care Facility
Retirement Home	Student Residence	



## 6 Permitted Uses

As-of-right and conditional uses; noted prohibitions.

### CONDITIONAL & REGULATED USES

These uses may be permitted if they meet specific standards outlined in the by-law or receive additional approvals.

Amusement Arcade	Cabaret	Club
Cogeneration Energy	Custom Workshop	Day Nursery
Drive Through Facility	Eating Establishment	Entertainment Place of Assembly
Funeral Home	Hotel	Laboratory
Outdoor Patio	Outdoor Sales or Display	Place of Assembly
Place of Worship	Private School	Public Parking
Public School	Public Utility	Recreation Use
Renewable Energy	Retail Service	Retail Store
Service Shop	Sports Place of Assembly	Take-out Eating Establishment
Transportation Use	Vehicle Dealership	Vehicle Fuel Station
Vehicle Service Shop	Vehicle Washing Establishment	Crisis Care Shelter
Group Home	Home Occupation	Multi-tenant House
Private Home Daycare	Secondary Suite	Seniors Community House
Short-term Rental	Tourist Home	

### PROHIBITIONS & REMOVALS

The following uses, which may be permitted in this zone generally, have been specifically restricted or prohibited on this property by an overlay or site-specific exception.

Exception 2515 adds parking facility restrictions and removes Nightclub as permitted use. Address-specific prevailing by-laws apply to 175 Bloor St E.



## 7 Building Form Controls

Height limit, build-to, setbacks, related form rules.

### 3D Building Envelope

#### MAXIMUM GROSS FLOOR AREA (GFA)

**36,095 m<sup>2</sup> (388,523 sq ft)**

Lot Area (5,553.15 m<sup>2</sup> (59,774 sq ft)) × Total FSI (6.5)

#### MAXIMUM BUILDABLE WIDTH

**66.5 m (218.1 ft)**

Lot Frontage: 66.5 m (218.1 ft)

#### MAXIMUM BUILDABLE DEPTH

**114.9 m (376.9 ft)**

Lot Depth: 114.9 m (376.9 ft)

*Note: These metrics represent the maximum 3D building envelope allowed by zoning. Actual buildable dimensions may be constrained by setbacks, angular planes, and other form controls detailed below. Buildable width/depth assume minimum setbacks apply.*

### Height Controls

**Maximum Permitted Height: 61 metres (200.1 feet)**

#### Governing Rules:

- Height Overlay Map value HT 61.0
- SS1 Development Standard Set

### Setbacks & Streetwall

#### Front Setback

##### MINIMUM:

**0 m**

##### Streetwall:

75% of front main wall must be within 0-3.0m of front lot line

##### Additional Rules:

- At least 75% of main wall must be at or between front lot line and 3.0m from front lot line

#### Side Setback

##### MINIMUM:

**0 m**

##### Window Rules:

Main walls with windows must be set back at least 5.5m from side lot lines not adjacent to street or lane

##### Additional Rules:

- 5.5m minimum where main wall has windows or openings
- 3.0m minimum where main wall has no windows and abuts Residential zones

#### Rear Setback

##### MINIMUM:

**0 m**

##### Angular Plane:

None specified for SS1

##### Additional Rules:

- 5.5m minimum where main wall has windows or openings
- 3.0m minimum where main wall has no windows and abuts Residential zones



## 8 Planning Notes

Context and constraints if you change or redevelop.

### OFFICIAL PLAN DESIGNATION

An Official Plan designation is the city's official blueprint for an area, guiding the long-term vision and shaping all specific zoning regulations.

#### Mixed Use

These are areas where the city encourages significant growth and intensification. Redevelopment is generally supported, especially for projects that combine residential, commercial, and office uses in mid-rise to tall buildings, particularly along major streets and near transit.

### KEY SITE DESIGNATIONS

Major site-specific regulations or designations that act as significant constraints on development.

**PMTSA / Inclusionary Zoning (IZ):** PMTSA: Bloor-Yonge | IZ: 1

This property is located within an area subject to special city policies. PMTSA (Protected Major Transit Station Area) rules encourage high-density, transit-supportive development. IZ (Inclusionary Zoning) rules may require new residential developments to include a certain percentage of affordable housing units.



## 8 Planning Notes

Context and constraints if you change or redevelop.

### What are Lot Size Requirements?

Toronto zoning may assign minimum lot dimensions for certain zones. When present, these are shown in your zone label as suffixes: "**f**" = frontage (street-facing width in metres) and "**a**" = area (total lot size in m<sup>2</sup>). For example, "RD (f15.0; a610)" means a minimum 15-metre frontage and 610 m<sup>2</sup> area are required. **Not all zones have these minimums**—many commercial and mixed-use zones control development through other rules like height, density, and setbacks instead.

### YOUR LOT VS. ZONE MINIMUMS

#### N/A - No Minimum Lot Size Requirements

Your zone (**CR**) does not impose minimum frontage or area requirements. Development is controlled through other zoning regulations including height limits, density (FSI), setbacks, parking, and building coverage rules.



## 9 References

Numbered sources for the rules cited.

This report references **10 provisions** from the City of Toronto Zoning By-law 569-2013. All data is sourced from official city regulations as of **October 20, 2025**. For the most current regulations, consult the City of Toronto's official zoning by-law at [toronto.ca/zoning](https://toronto.ca/zoning).

### PRIMARY REGULATORY SOURCES

#### City of Toronto Zoning By-law 569-2013

The comprehensive zoning by-law regulating land use, building height, density, setbacks, parking, and other development standards.

▮ [toronto.ca/city-government/planning-development/zoning-by-law-569-2013](https://toronto.ca/city-government/planning-development/zoning-by-law-569-2013)

#### Toronto Official Plan (2002, as amended)

The city's strategic policy document guiding land use planning and development across Toronto.

▮ [toronto.ca/city-government/planning-development/official-plan](https://toronto.ca/city-government/planning-development/official-plan)

### SPECIFIC PROVISIONS CITED IN THIS REPORT

City of Toronto Zoning By-law 569-2013

City of Toronto Zoning By-law 569-2013, Chapter 200

City of Toronto Zoning By-law 569-2013, Chapter 220

City of Toronto Zoning By-law 569-2013, Chapter 230

City of Toronto Zoning By-law 569-2013, Section 200.5.10.1

City of Toronto Zoning By-law 569-2013, Section 220.5.10.1

City of Toronto Zoning By-law 569-2013, Section 40.10.20.10

City of Toronto Zoning By-law 569-2013, Section 40.10.20.20

City of Toronto Zoning By-law 569-2013, Section 40.10.40.40(1)

City of Toronto Zoning By-law 569-2013, Section 40.10.40.70(1)

#### DATA ACCURACY & VERIFICATION

This report is generated from City of Toronto spatial data and zoning by-law text as of October 20, 2025. While every effort is made to ensure accuracy, regulations are subject to change through amendments and official interpretation. For binding determinations, consult with City Planning staff (call 311) or obtain an official Zoning Confirmation Letter from the City of Toronto. ZoningPal is not affiliated with or endorsed by the City of Toronto.



## 10 Glossary of Terms

Plain-language definitions used in the report.

### Amenity Space

Communal indoor/outdoor space for residents' activities.

### As-of-Right Use

Permitted without special approval.

### Building Setback

Distance from lot line to building's main wall.

### C Zone

Commercial uses zone.

### Check at SPA

Confirm during Site Plan review.

### CR Zone

Commercial–Residential mixed-use zone.

### Development Standard Set (SS)

Package of zone-specific standards.

### Exception (Ch 900)

Site-specific rule overriding base zoning.

### FSI (Floor-Space Index)

Total floor area ÷ lot area.

### HCD

Area with heritage protections and approvals.

### Heritage Designation

Property protected under heritage law.

### Inclusionary Zoning (IZ)

Affordable housing set-asides in projects.

### Long-Term Bicycle Parking

Secure bike parking for occupants.

### Lot Depth

Distance front to rear lot lines.

### Angular Plane

Imaginary sloped surface rising from lot edges.

### Bicycle Parking Zone

Area-based bicycle parking rules.

### By-law 569-2013

Toronto's citywide zoning rulebook.

### cFSI

Commercial share of the FSI cap.

### Conditional Use

Allowed with conditions or approvals.

### CRE Zone

Commercial–Residential–Employment mixed zone.

### E Zone

Employment/industrial uses zone.

### Frontage

Distance between side lot lines at required front-yard setback.

### GFA (Gross Floor Area)

Sum of all floor areas, to exterior walls.

### Height Overlay

Map-specified maximum building height.

### I Zone

Institutional uses zone.

### Loading Space

Area for loading or unloading goods from vehicles.

### Lot Coverage

Portion of lot covered by buildings.

### Mixed-Use Building

Building with dwelling and non-residential use.



## 10 Glossary of Terms (continued)

Plain-language definitions used in the report.

### Mixed-Use Loading Roll-up

Largest requirement plus all other counts.

### Overlay (Ch 995)

Map layer that modifies base rules.

### Parking Facility Cap

Limit on total garage size.

### Parking Minimum

Lowest number of spaces required.

### PMTSA

Protected area near transit with extra rules.

### Policy Area

City policy area with additional requirements.

### rFSI

Residential share of the FSI cap.

### Site Plan Approval (SPA)

City review of detailed site design.

### Street View Image

Photo of property from the street.

### Tower Floorplate

Typical tower floor area.

### Type B / Type C (Loading)

Standard loading bay size categories.

### Variance

Permission for minor deviation from zoning rules.

### ZALC

City letter confirming zoning compliance.

### O Zone

Parks and open space zone.

### Parcel Sketch

Diagram showing lot shape and dimensions.

### Parking Maximum

Highest number of spaces allowed.

### Parking Zone

Area-based parking maximum/minimum rules.

### PMTSA/IZ Map

Official maps for PMTSA and IZ areas.

### R / RA Zone

Residential or apartment residential zone.

### Short-Term Bicycle Parking

Convenient bike parking for visitors.

### SS1 / SS2

Specific standard sets used in some zones.

### Streetwall

Continuous building face along the street.

### TRCA

Conservation authority for valleys and hazards.

### U Zone

Utilities and infrastructure zone.

### Visitor Parking

Spaces reserved for visitors.



## 11 Contact Information and Disclaimer

How to reach the city; legal notes.

### CONTACT INFORMATION — CITY OF TORONTO (PLANNING)

**Department:** City Planning Division

**Website:** [toronto.ca/city-government/planning-development](https://toronto.ca/city-government/planning-development)

**Email:** [planning@toronto.ca](mailto:planning@toronto.ca)

**Phone (within Toronto):** 311

**Phone (outside city limits):** 416-392-2489 (311 access line from outside Toronto)

**Business hours:** Monday–Friday, 8:30 AM–4:30 PM (typical City service window; confirm locally as needed)

**Address:** City Hall, 100 Queen Street West, Toronto, ON M5H 2N2

### DISCLAIMER

This report is a preliminary, informational zoning brief based on best-available municipal rules and internal datasets at the run date; accuracy isn't guaranteed and regulations change.

It is not legal, planning, engineering, surveying, or real-estate advice, and no professional-client relationship is created.

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Figures, scenarios, and glossary terms are generalized; existing buildings may be lawful non-conforming and final outcomes depend on site-specific review and required approvals (e.g., SPA, variances).

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