City Initiated Zoning By-law Amendment
653, 655, 657, and 659 Bloor Street West

An oversight with the mapping of Zoning By-law No. 438-86, as amended, which impacts the properties at 653, 655, 657, and 659 Bloor Street West, has been brought to the attention of City staff. The oversight was noticed when a zoning compliance letter was requested for 655 Bloor Street West.

The properties at 653, 655, 657, and 659 Bloor Street West are situated on an Avenue and designated Mixed-Use Areas, as shown on Maps 2 and 18, respectively, in the City of Toronto Official Plan.

The majority of lands comprising 653, 655, 657, and 659 Bloor Street West are zoned Mixed Use (MCR), which permits a range of residential and non-residential uses consistent with intent of the Mixed Use Areas designation, however approximately 8.0 metres in depth at the rear of each property is zoned Residential (R2), which generally permits low-density residential uses and is inconsistent with the intent of the Mixed-Use Areas designation. There is no apparent planning rationale for this to be the case, and appears to be an oversight when the mapping for Zoning By-law No. 438-86, as amended, was initially drafted.

This situation is problematic for new businesses that may wish to locate at these properties, as most non-residential uses are not permitted in the R2 zone towards the rear of each property.

In order to allow for uses which implement the policies and vision for Avenues and Mixed Use Areas as noted in the Official Plan, the opportunity to amend the Zoning on the lands to bring them entirely into conformity with the Official Plan should be reviewed by staff.

I am therefore requesting that the Director, Community Planning, Toronto and East York District, be requested to initiate a Zoning By-law Amendment for the lands at 655 Bloor Street West along with the lands at 653, 657 and 659 Bloor Street West if agreeable to the respective owners.

RECOMMENDATIONS:

1. That the Director, Toronto and East York District, be requested to initiate a Zoning By-law Amendment for the lands at 655 Bloor Street West to permit a mix of commercial and residential uses on the entire lot and include the properties at 653, 657 and 659 Bloor Street West if agreeable to the respective owners;
2. That staff be directed to schedule a community consultation meeting for the lands at 655 Bloor Street West and 653, 657 and 659 Bloor Street West if agreeable to the respective owners, together with the Ward Councillor;

3. That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and,

4. That notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Sincerely,

Mike Layton
City Councillor
Ward 19, Trinity-Spadina