

TORONTO STAFF REPORT

May 30, 2006

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Subject: Final Report
Rezoning Application 05 157798 WET 05 OZ
Applicant: Vince Cornacchia, Cornacchia Planning Services Inc.
Architect: KNY Architects Inc.
2 Fieldway Road
Ward 5 - Etobicoke-Lakeshore

Purpose:

This report reviews and recommends approval of an application to amend the Zoning By-law to permit the conversion of a 12-storey office building into a 13-storey residential building, as well as to construct 14 new townhouse units at 2 Fieldway Road.

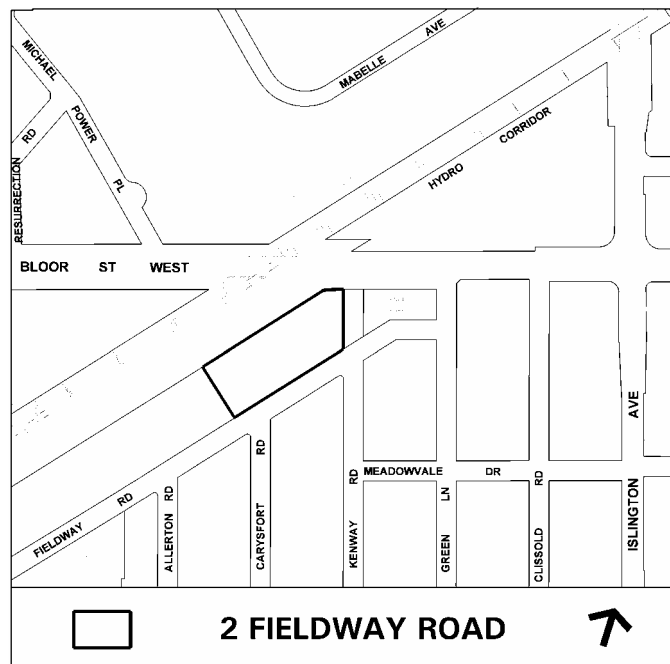
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning Code and By-law No. 1088-2002 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment, as may be required; and
- (3) before introducing the necessary Bills to City Council for enactment, require the applicant to:



- (a) enter into a Section 37 Agreement securing the matters as outlined in this report; and
- (b) finalize the terms of an access easement, to be registered on title, between the Owner, the Toronto Transit Commission and Hydro One, as outlined in this report.

Background:

Proposal

The owner of the property is seeking to convert an existing 12-storey office building into a residential condominium containing 205 dwelling units. The conversion also includes the addition of 3 units on the existing roof level, adjacent to the mechanical area, resulting in a development that would be 13 storeys in height. Some of the units will be lofts because a number of floors in the vacant office building have greater floor to ceiling heights.

In addition to the conversion, the owner is also proposing to construct 14 new townhouse dwellings on top of an existing underground parking structure.

Vehicular access to the development will continue to be provided from Fieldway Road. Two hundred and forty one (241) parking spaces will be provided to accommodate the development.

A detailed summary of the proposal is set out in the table below. Attachment No. 5: Application Data Sheet, also provides additional information.

Etobicoke Centre Secondary Plan	Mixed Use
Existing Zoning	Class 1 Industrial (I.C1)
Proposed Zoning	Etobicoke Centre 2 (EC2)
Site Area	0.89 hectares (2.2 acres)
Gross Floor Area	23 100 square metres (248,600 square feet)
Coverage	32%
Floor Space Index	2.6
Number of Units	219 (205 high-rise, 14 townhouses)
Building Height	53 metres (174 feet)/ 13 storeys (high rise) 12 metres (40 feet)/ 3 storeys (town houses)
Parking Provided	241 parking spaces

Site History

In September 1977, the Committee of Adjustment granted a minor variance permitting the use of the abutting Hydro lands for 148 parking spaces. The variance was requested in order to facilitate a proposed 4 storey addition to the office building at that time.

In November 2002, City Council adopted the new Official Plan for the City of Toronto. At that time, City Council also adopted a new Secondary Plan (Etobicoke Centre Secondary Plan). Both documents were appealed to the Ontario Municipal Board (OMB). In February 2005, the OMB

approved the new Secondary Plan, thereby redesignating the subject lands from Employment to Mixed Use.

In July 2005, the applicant submitted an application to amend the Zoning Code in order to permit the conversion of an existing office building into a residential development consisting of a 13-storey building and 41 townhouse units. In September 2005, Etobicoke Community Council considered a Preliminary Report and directed that:

- (a) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (b) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (c) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Since the initial proposal was submitted, the applicant has modified the development by reducing the number of townhouse dwelling units from 41 to 14.

Site and Surrounding Area

The subject site is generally located in the southwest quadrant of Fieldway Road and Bloor Street West. The site is slightly irregular and approximately 0.89 hectares in size. The frontage of the site is along Fieldway Road, which is a local road that divides an existing low density residential community from the light industrial area to the south.

An existing 12-storey vacant office building, formerly occupied by Bell Canada, is located on the east side of the site. The balance of the site, to the west of the building, contains a surface parking area that is situated over an underground parking garage.

The surrounding land uses are:

North: Bloor Street West, Hydro Corridor, CPR lands, and Bloor-Danforth TTC subway line.

South: Fieldway Road and single detached dwellings.

East: Kenway Park and single family dwellings.

West: Light Industrial uses and Hydro Corridor.

Provincial Policy Statement

The 2005 Provincial Policy Statement sets out policies to promote efficient development and land use patterns to support strong, livable and healthy communities, protect the environment and public health and safety, and facilitate economic growth over the long term. In the opinion of staff, the proposed development concept is consistent with the Provincial Policy Statement as it relates to building strong communities, managing resources and protecting public health and safety.

Official Plan Policies

Metropolitan Toronto Official Plan

The Metropolitan Toronto Official Plan identifies the Etobicoke Centre area as a Metropolitan Centre. Metropolitan Centres comprise a mix of uses with a concentration of employment activities, residential uses and other compatible uses in a compact, high-density, urban form serviced by high capacity rapid transit. Additionally, the Metropolitan Toronto Official Plan contains policies aimed at increasing the supply of housing to achieve the Plan's housing targets. Housing is to be built in a manner consistent with the efficient utilization of land and the optimizing of infrastructure investment through such measures as residential intensification, infill, renovation, rehabilitation and re-urbanization. The proposed development complies with the policies.

New Toronto Official Plan

At its meeting of November 28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision was been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board (OMB).

The lands also fall within the Etobicoke Centre, one of four designated Centres on the Urban Structure Map (Map 2). Centres are one of the major areas identified for growth in the new Official Plan.

In February 2005, the OMB adopted the new Secondary Plan, thereby redesignating the subject lands from Employment to Mixed Use. The mixed use policies of the Secondary Plan encourage, among other matters: a balance of uses to reduce auto dependency; a broad range of uses, including residential; and taking advantage of nearby transit services. The development proposal complies with the Secondary Plan, therefore, no amendment to the Plan is required.

Former Etobicoke Official Plan

In February 2005, the OMB approved the new Secondary Plan, thereby redesignating the subject lands from Employment to Mixed Use. As such, the former Etobicoke policies do not apply.

Zoning

The recently adopted Zoning By-law for the new Etobicoke Centre Secondary Plan Area (By-law No. 1088-2002) zones the site as Class 1 Industrial (I.C1) Zone. The requirements of the I.C1 zoning category, as contained in the Etobicoke Zoning Code would apply. Permitted uses include industrial and employment uses. Residential uses, such as those contemplated by this application, are not permitted.

Site Plan Control

The property is subject to Site Plan Control under the Etobicoke Zoning Code. The owner has submitted an application for site plan approval concurrent with this rezoning application.

Tree Preservation

The application included an Arborist Report, Tree Survey and Assessment Plan. Planning staff are satisfied that this matter can be appropriately dealt with as part of the site plan control approval process.

Reasons for the Application

An amendment to the implementing Zoning By-law for the Etobicoke Centre Secondary Plan area, By-law No. 1088-2002, is required in order to delete the Industrial zoning category and replace it with a Residential permission and appropriate development standards. As noted above, no amendments are required to the Official Plan policies.

Community Consultation

A Community Consultation meeting was held on November 7, 2005 and was attended by approximately 20 members of the community. In summary, there was no significant opposition to redevelopment in the area, but there were a number of concerns/issues expressed by the community. To assist in reporting, staff have categorized the concerns/issues as follows:

- (a) too much traffic and traffic infiltration into the community to the south;
- (b) parking in the area is problematic and cars spill over onto local streets;
- (c) concern with too many townhouses in the development, considering the recent approvals of townhouses further down Fieldway Road;
- (d) trees along Fieldway Road and the need to protect them;
- (e) what benefits does the Community derive from this development; and
- (f) concern that the TTC wanted to construct a parking lot in the Hydro Corridor, with access from this site.

The planning related issues are addressed below in staff's comments on the application.

Agency Circulation

The application was circulated to all appropriate Agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

Comments:

Land Use

The question of whether this site should be converted from an office use to a residential use, as well as allowing for additional development, is not an issue for Planning staff. During the course of the consultation process it was agreed a highly visible building occupied the site and the proposed conversion of the office building was generally acceptable to the Community.

Regarding the townhouse component, residents felt there were too many units and it would result in too much development. It was compared to the recent townhouse development located further south on Fieldway Road. In response, the applicant has reduced the unit count from 41 to 14 units.

Planning staff have also considered the proximity of the industrial uses next to the proposed development. The townhouse component is setback approximately 10 metres from the property line, which in the opinion of staff provides sufficient spatial separation. Additionally, the lands along Fieldway Road have been redesignated by the new Etobicoke Centre Secondary Plan for Mixed Use. It is anticipated that these lands will change over time as the Centre area evolves.

Transportation

A number of transportation related matters were identified by the local community. These included: the amount of vehicles that would be generated by the development; traffic infiltration into the neighbourhood; and congestion and delays at the traffic control signal at Bloor Street and Green Lanes. A Traffic Impact Statement (TIS) was submitted with the application, as well as an Addendum providing additional information requested by City staff.

The analysis prepared by the applicant indicates that the majority of movements from this site will be orientated to/from Bloor Street. Staff have concluded that the vehicular traffic generated by the proposed development can be accommodated on the area road network without the need for any infrastructure improvements. Additionally, the traffic generated from this development would be less than the previous office use.

The site is in close proximity to the Islington Subway Station, along the Bloor-Danforth Subway Line. It is anticipated that occupants of this development will be strongly orientated towards public transit, thereby reducing traffic from the site.

Access Easement

The Toronto Transit Commission (TTC) has requested that the owner/applicant provide an easement, across the westerly limit of the site, in order to allow access to the Hydro Corridor. The easement is required for an access to a future commuter parking lot that will be constructed by the TTC in the abutting Hydro Corridor.

Hydro One owns the abutting corridor lands. The TTC will be entering into a license agreement for the commuter parking lot with them. Hydro One have requested that they be allowed to use the easement lands for vehicular access of Hydro One service vehicles. Planning staff support the request on the basis that once the easement is created, it will be open to the general public for parking.

While staff support the notion of providing an access easement for Hydro One, this support is contingent on the TTC continuing to operate the commuter parking lot. Should the TTC abandon the easement and commuter parking lot, then the easement should be quit claimed. The lands would then be owned by the future condominium corporation, if Council grants approval of this development proposal.

The owners have agreed to provide the easement in favour of the City of Toronto for the TTC. This matter has not been finalized at this time and should form part of the Section 37 agreement. Accordingly, Planning staff recommend that this matter be completed prior to the enactment of the amending By-law.

Section 37

Section 5.5.2 of the Etobicoke Centre Secondary Plan authorizes the use of Section 37 of the Planning Act to secure community benefits in return for increased density and/or height, if the increases are first determined to represent good planning.

Planning staff have had discussions with the applicant regarding a Section 37 agreement. The owner/applicant has suggested that the request by the TTC, to provide an easement across the lands for access to the Hydro Corridor, should be considered as a Section 37 contribution. Additionally, a cash contribution of \$50,000 has been agreed upon by the applicant for streetscape improvements along Bloor Street West, in addition to site related improvements that will be approved through the site plan process.

Site Servicing

Technical Services Division staff advise they are still reviewing a modified servicing report. If required, the applicant will have to make satisfactory arrangements with the Technical Services Division, including providing adequate financial guarantees and an undertaking if necessary, respecting any improvements that may be required to the sanitary sewer, storm sewer and water supply systems to accommodate the proposed development. This matter can be finalized as part of the site plan approval.

School Boards

The Toronto District School Board (TDSB) has advised that they do not anticipate a significant impact on local schools. There is sufficient space at local schools to accommodate students anticipated from the proposed development. Additionally, the TDSB has also said the impact from this development will not require warning clauses, which would otherwise be requested.

No comments have been received from the Toronto Catholic District School Board (TCDSB). Comments previously received from the TCDSB on other development proposals, have indicated that all new residential development is subject to a uniform charge per dwelling unit under its adopted Education Development Charges By-law.

Development Charges

It is estimated that the Development Charges for this project will be approximately \$1,000,000. This is an estimate. The actual charge is assessed and collected upon issuance of the Building Permit.

Conclusions:

This portion of the Etobicoke Centre was redesignated from Industrial Uses to Mixed Use identifying the area for more intensive development. It is imperative that a strong commitment be made by staff and Council to encourage appropriate developments and to continue to set the standard of good urban design for the remainder of the Centre.

The requested amendment to the Etobicoke Centre Area By-law (No. 1088-2002) has been evaluated in the context of the Etobicoke Centre Area policies. The use of this particular site for residential uses is an appropriate form of development and is considered to be a positive step towards the changing character of the Etobicoke Centre.

Some of the matters discussed in this report are related to the site plan approval process. These matters will be addressed as part of the site plan review under Section 41 of the Planning Act.

The Section 37 matter has not been finalized at this time. Staff recommend that prior to enacting the amending By-law, the Section 37 Agreement be secured to the satisfaction of the City.

Contact:

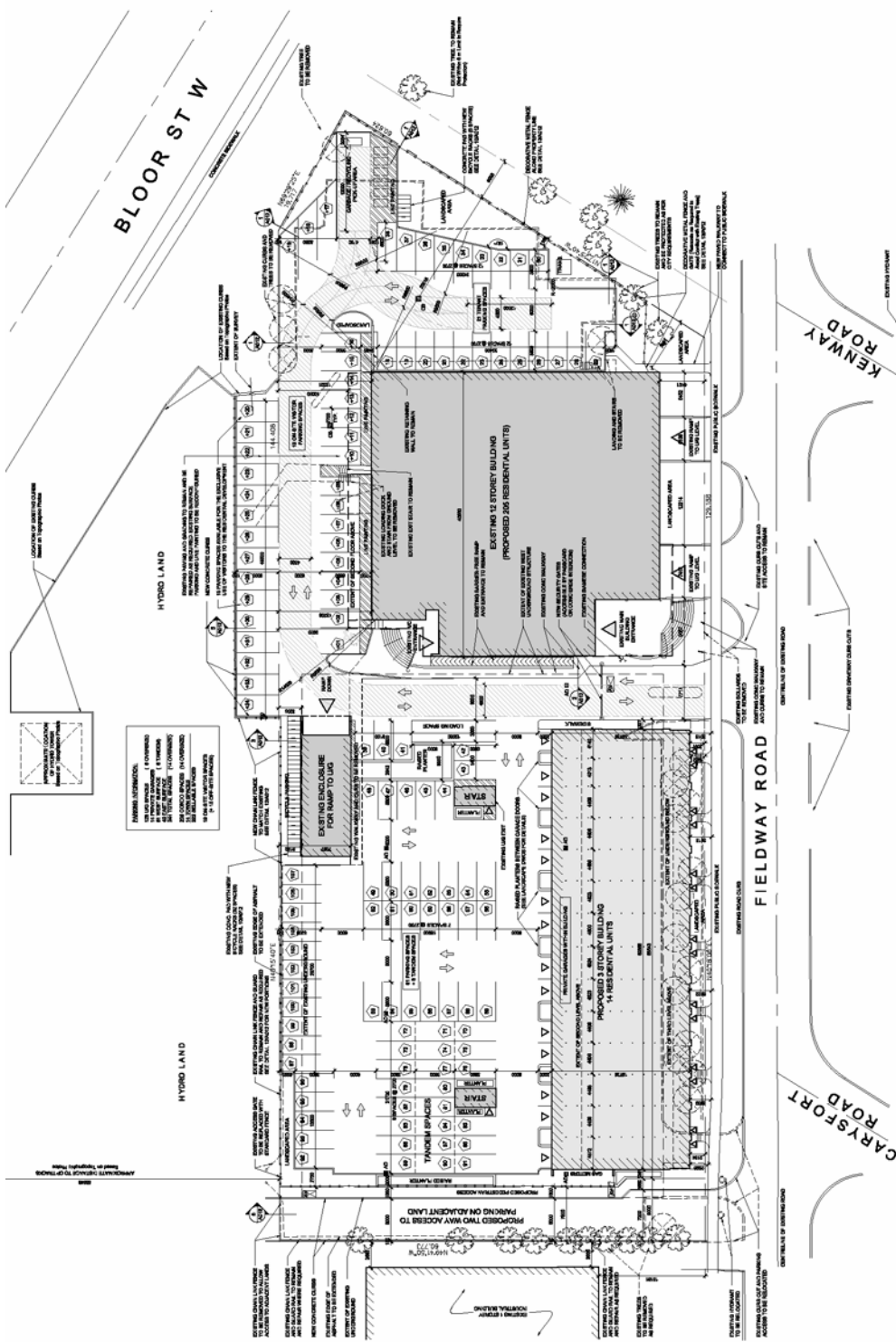
Bill Kiru, MCIP, RPP
Senior Planner
Community Planning, Etobicoke York District
Phone: (416) 394-8230; Fax: (416) 394-6063
Email: kiru@toronto.ca

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

List of Attachments:

- Attachment 1: Site Plan
- Attachment 2A: Townhouse Elevations
- Attachment 2B: North Elevation (Highrise)
- Attachment 2C: West Elevation (Highrise)
- Attachment 2D: Combined South Elevation
- Attachment 3: Existing Zoning Map
- Attachment 4: Draft Zoning By-law Amendment
- Attachment 5: Application Data Sheet

Attachment 1: Site Plan



2 Fieldway Road

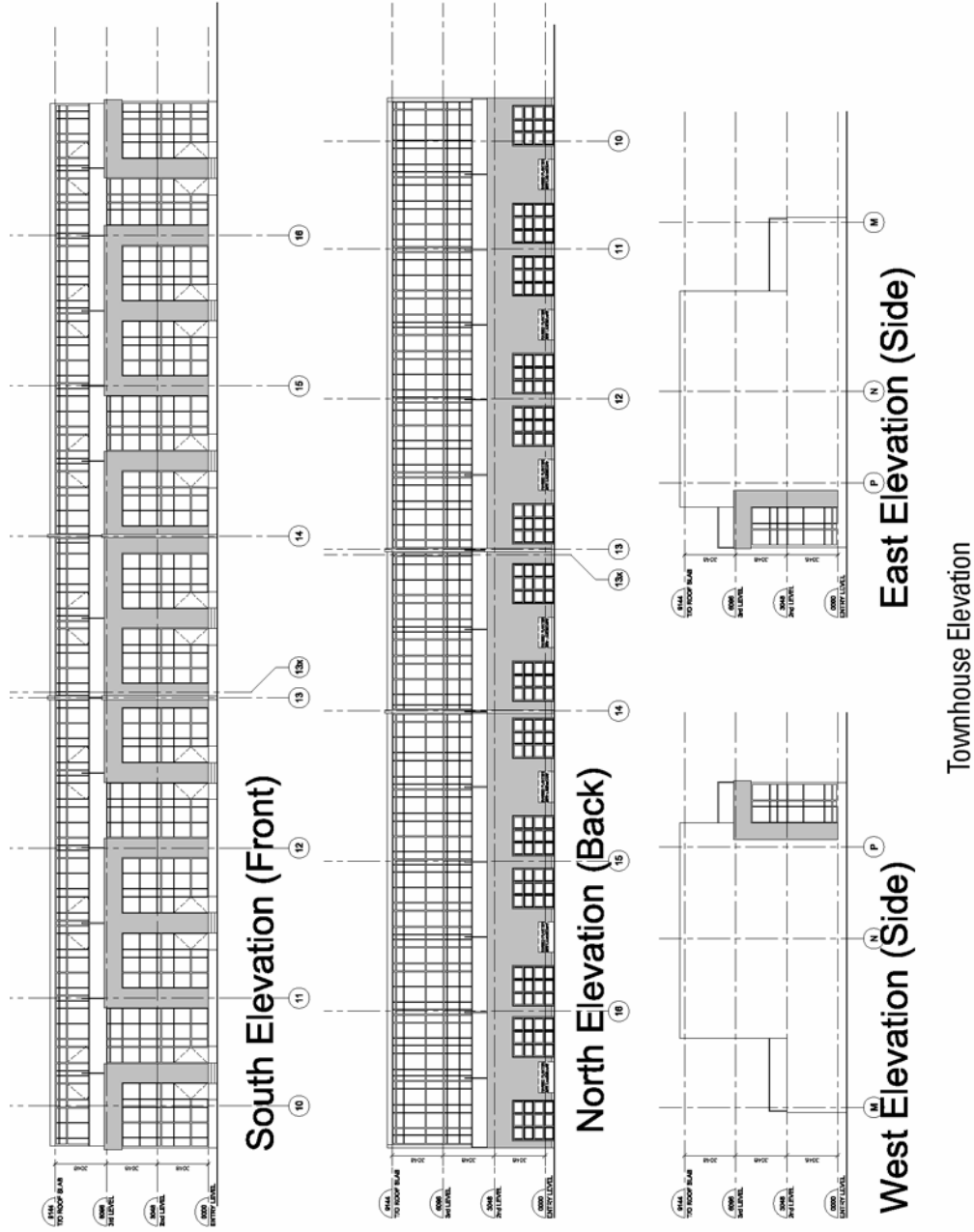
Site Plan
 Applicant's Submitted Drawing

File # 05_157798

Not to Scale
 04/26/06



Attachment 2A: Townhouse Elevations



Elevations

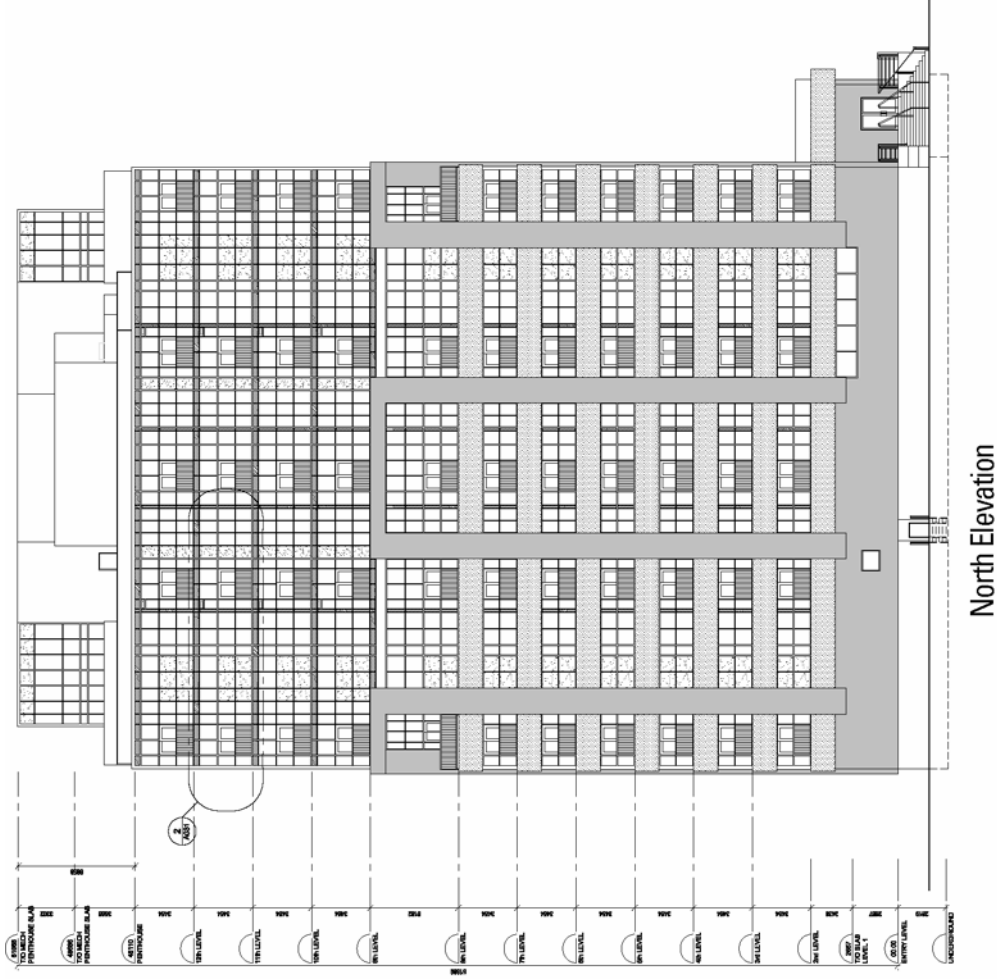
Applicant's Submitted Drawing

Not to Scale
05/16/06

2 Fieldway Road

File # 05_157798

Attachment 2B: North Elevation (Highrise)



Elevations

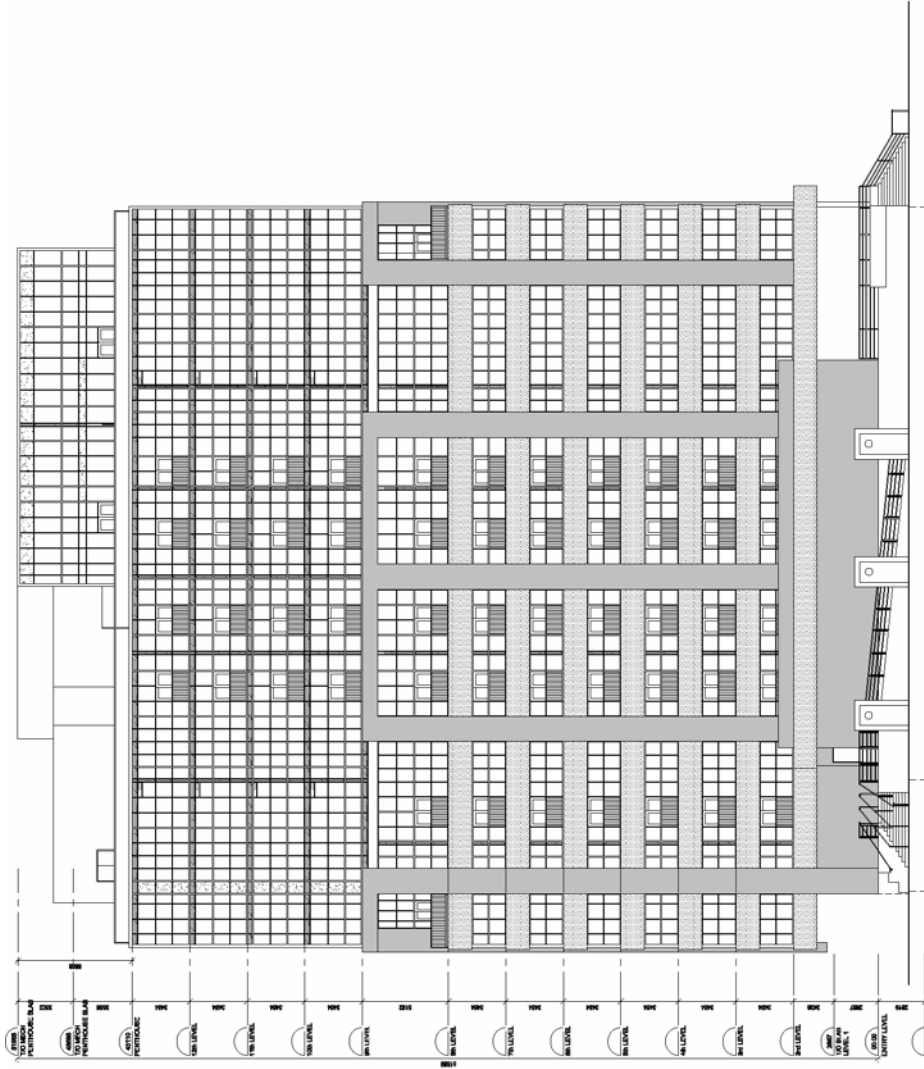
Applicant's Submitted Drawing

Not to Scale
05/16/06

2 Fieldway Road

File # 05_157798

Attachment 2C: West Elevation (Highrise)



West Elevation

Elevations

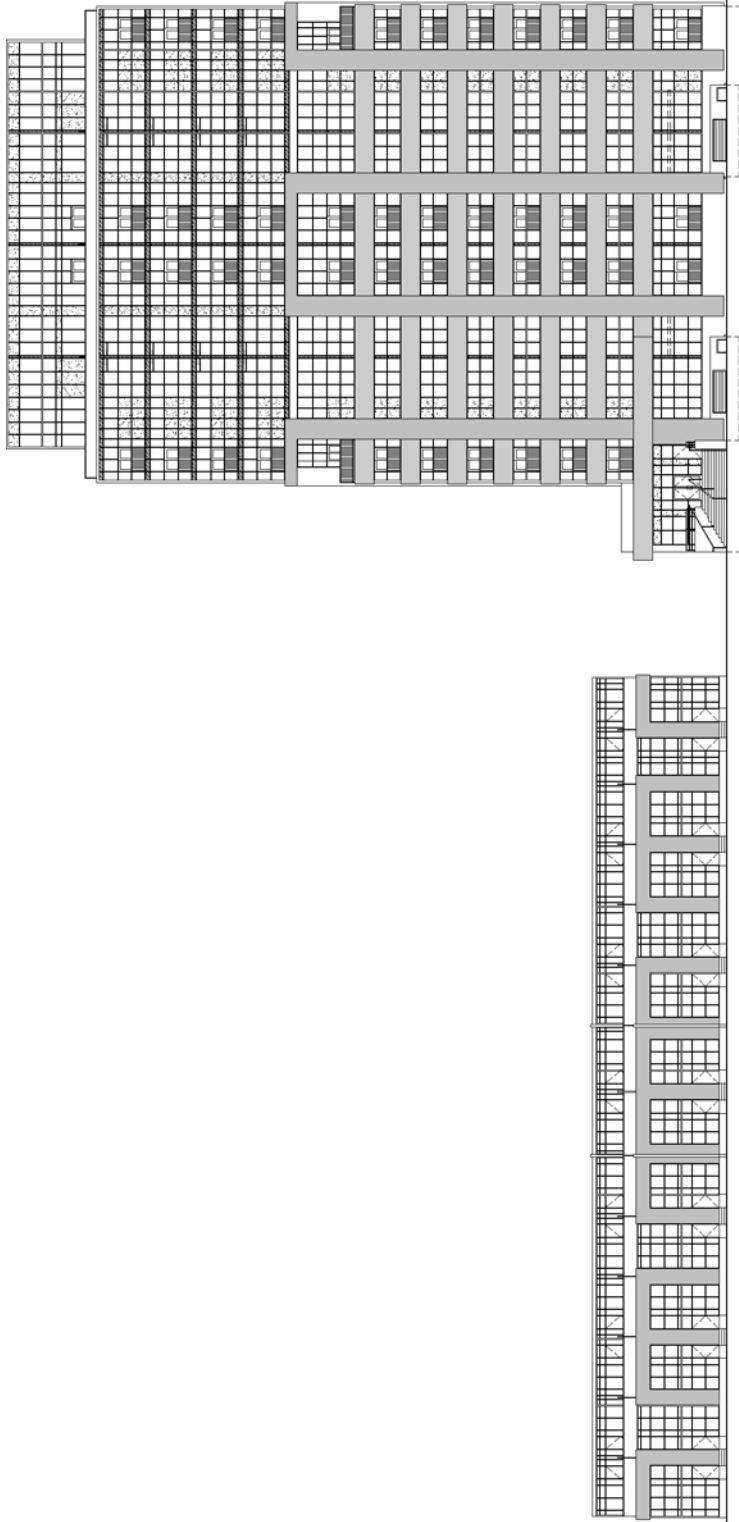
Applicant's Submitted Drawing

Not to Scale
05/16/06

2 Fieldway Road

File # 05_157798

Attachment 2D: Combined South Elevation



South Elevation

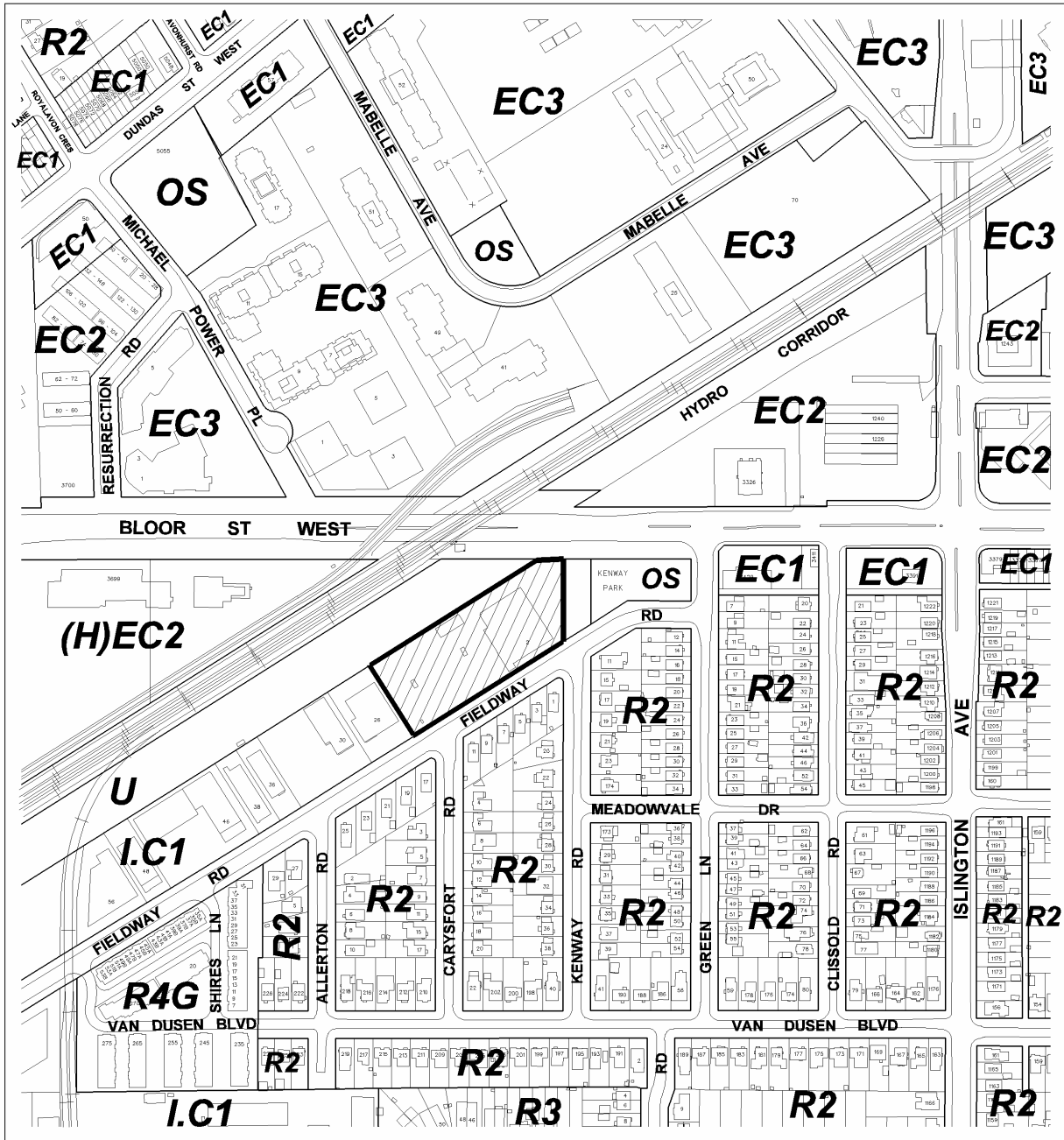
2 Fieldway Road

Elevations
Applicant's Submitted Drawing

Not to Scale
05/16/06

File # 05_157798

Attachment 3: Existing Zoning Map



2 Fieldway Road

File # 05_157798

Former Etobicoke

- | | | |
|--------------------------------------|------------------------|-------------------------|
| R2 Residential Second Density | EC1 Etobicoke Centre 1 | OS Public Open Space |
| R3 Residential Third Density | EC2 Etobicoke Centre 2 | I.C1 Industrial Class 1 |
| R4G Residential Fourth Density Group | EC3 Etobicoke Centre 3 | U Utilities |

Not to Scale
Zoning By-law 11,737 as amended
Extracted 07/18/05 - MH



Attachment 4: Draft Zoning By-law Amendment

Authority: Etobicoke Community Council Report No. , Clause No. ,
as adopted by City of Toronto Council on , 2006
Enacted by Council: , 2006

CITY OF TORONTO

Bill No.

BY-LAW No. -2006

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning code, as amended, and Zoning By-law No. 1088-2002, with respect to the lands municipally known as 2 Fieldway Road.

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to the township of Etobicoke By-law No. 11,737, as amended by By-law 1088-2002, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed here to from Class 1 Industrial (I.C1) to Etobicoke Centre 2 (EC2), provided that the following provisions shall apply to the development of the EC2 lands identified in Schedules 'A' and 'B' attached hereto.
2. Notwithstanding the provisions of the Etobicoke Zoning Code, or the provisions of By-law No. 1088-2002 (The Etobicoke Centre Zoning By-law), the following development standards shall now be applicable to the (EC2) lands described in Schedules 'A' and 'B' attached hereto:

A. Permitted Uses

Residential uses, which shall include an apartment building and townhouse dwelling units, and accessory uses such as day nurseries. A temporary sales office shall also be permitted.

B. Building Setbacks

The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto.

Parking structures, storage rooms, locker rooms and public amenity areas beneath the ground floor may have a zero (0) metre building setback.

Projections. Required building setbacks shall not be obstructed by any construction other than the following:

- (i) uncovered steps to grade, and minor projections as defined, extending a maximum of 1.5 metres from any exterior wall of a building provided they do not encroach onto abutting properties.
- (ii) open or enclosed balconies may have supporting decorative columns or piers projecting an additional 0.2 metres provided they do not encroach onto abutting properties
- (iii) open at grade landscape terraced areas and patios are permitted within any building setback contained in this By-law.
- (iv) covered or uncovered structures, stairs and ramps leading from the underground parking garage are permitted.

C. Density

- (i) The maximum Gross Floor Area (GFA) shall be 2.6 times the lot area.
- (ii) The maximum numbers of units permitted in Building A (the highrise portion of the development site) shall be 205 units.
- (iii) The maximum numbers of units permitted in Building B (the townhouse portion of the development site) shall be 14 units.

D. Lot Frontage

No minimum or maximum lot frontage is required.

E. Lot Coverage

No minimum or maximum lot coverage is required.

F. Building Heights

- (i) The highrise building portion shall maintain a maximum building height of thirteen (13) storeys or 54 metres, excluding the mechanical penthouse.

For the purposes of this By-law, the loft units or 2 level units, shall be deemed to be one storey.

- (ii) The townhouse portion shall maintain a maximum building height of three (3) storeys or 12 metres, excluding the rooftop terraces.
- (iii) The mechanical penthouse shall have a maximum height of six (6) metres.

G. Miscellaneous

- (1) Main building entrances shall abut and be directly accessible to the public street. For the purposes of this By-law, Fieldway Road shall be deemed to be the public street and/or frontage.
- (2) The development shall provide one and one half (1.5) square metres of indoor and/or outdoor residential amenity space, as defined, for each dwelling unit, and such space may be located at grade or above grade.

3. The following parking standards shall be applicable to the EC2 lands described on Schedules 'A' and 'B', attached hereto.

A. Vehicular Parking

Vehicular parking shall be provided on the basis of 1.08 parking spaces per unit, of which .08 parking spaces are to be used for visitor parking.

Visitor parking may be provided on the surface or below grade in an underground parking garage.

B. Parking Spaces

Parking spaces shall have a minimum dimension of 5.7 metres in length by 2.6 metres in width.

C. Bicycle Parking

Two hundred and five (205) bicycle parking spaces shall be provided in the locker rooms provided for the apartment portion of the development.

4. For the purposes of the By-law, the following definitions shall apply:

'Minor projections' means minor building elements which may project from the main wall of the building into required yards, including but not limited to roof eaves, window sills, railings, cornices, guard rails, balustrades, porches, balconies, curtain wall(s), and bay windows.

'Height' shall mean the vertical distance between grade and the highest point of the roof surface of the building, but shall exclude mechanical equipment, mechanical penthouses, parapets, stairs and stair enclosures located on the roof of the building.

‘Grade’ shall mean the average elevation of the natural, unaltered elevation of the ground level at the intersection of the side lot lines and the minimum front yard setback.

‘Indoor Residential Amenity Space’ shall mean a multi-purpose room or contiguous multi-purpose rooms, at least one of which contains a kitchen and a washroom.

‘Gross Floor Area’ shall mean the same meaning as the Etobicoke Zoning Code definition contained in Section 304-3, except that the following areas shall also be excluded: mechanical floor area; indoor day nurseries/community facilities; and indoor amenity areas.

5. Notwithstanding the definition of “lot” in Section 304-3 of the Etobicoke Zoning Code, the standards of this By-law shall apply collectively to the EC2 lands identified in Schedules ‘A’ and ‘B’ attached hereto in their entirety and nothing in this By-law shall preclude the townhouse dwelling, row dwelling or group dwelling units from being divided into individual lots within the meaning of the Planning Act.
6. For the purposes of this By-law, townhouse dwelling units shall be defined as “multiple dwellings consisting of a series of attached dwelling units each having direct access from the outside, and shall include group dwellings and row dwellings”.
7. For the purposes of this By-law, the provisions of this By-law shall apply collectively notwithstanding the future subdivision of these lands.
8. Where the provisions of the Etobicoke Zoning Code and By-law 1088-2002 conflict with the provisions of this By-law, the provisions of this By-law shall prevail.
9. All provisions regarding fencing shall be subject to the City of Toronto Municipal Code-Chapter 447, Fences.
10. Section 37 Agreement
 - 10.1 The following items are a list of public benefits to be secured by the Section 37 Agreement:
 - streetscape improvements, and
 - an access easement.
 - 10.2 Prior to the issuance of an above grade building permit, the Owner will be required to provide the City with a cash contribution of \$50,000.00, and an access easement to the satisfaction of the Director of Community Planning, Etobicoke York District.

11. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws:

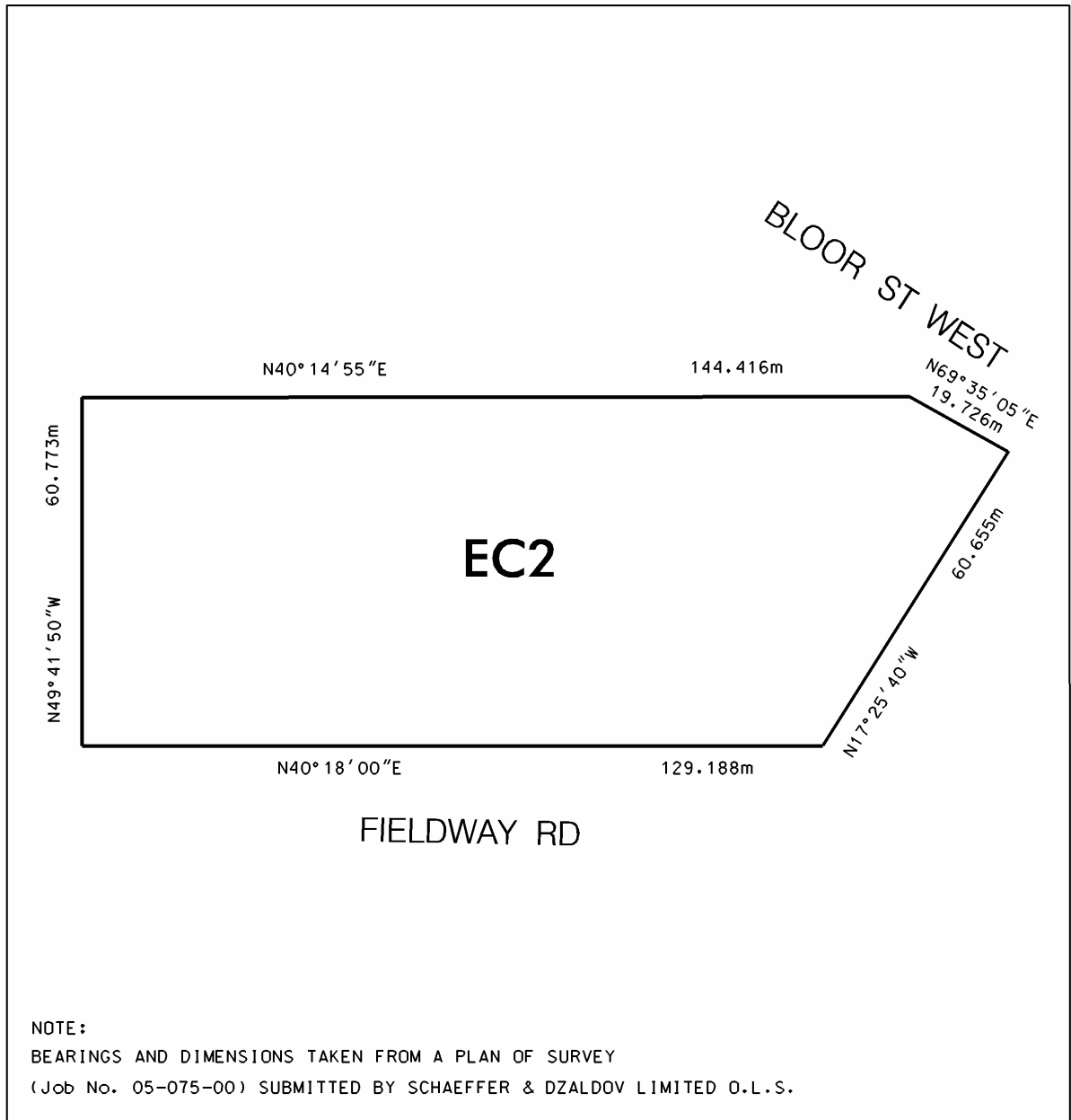
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
_____-2006 _____, 2006	Lands known municipally as 2 Fieldway Road.	To rezone the lands from Class 1- Industrial (IC.1) to Etobicoke Centre 2 (EC2).

ENACTED AND PASSED this ____ day of ____, 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

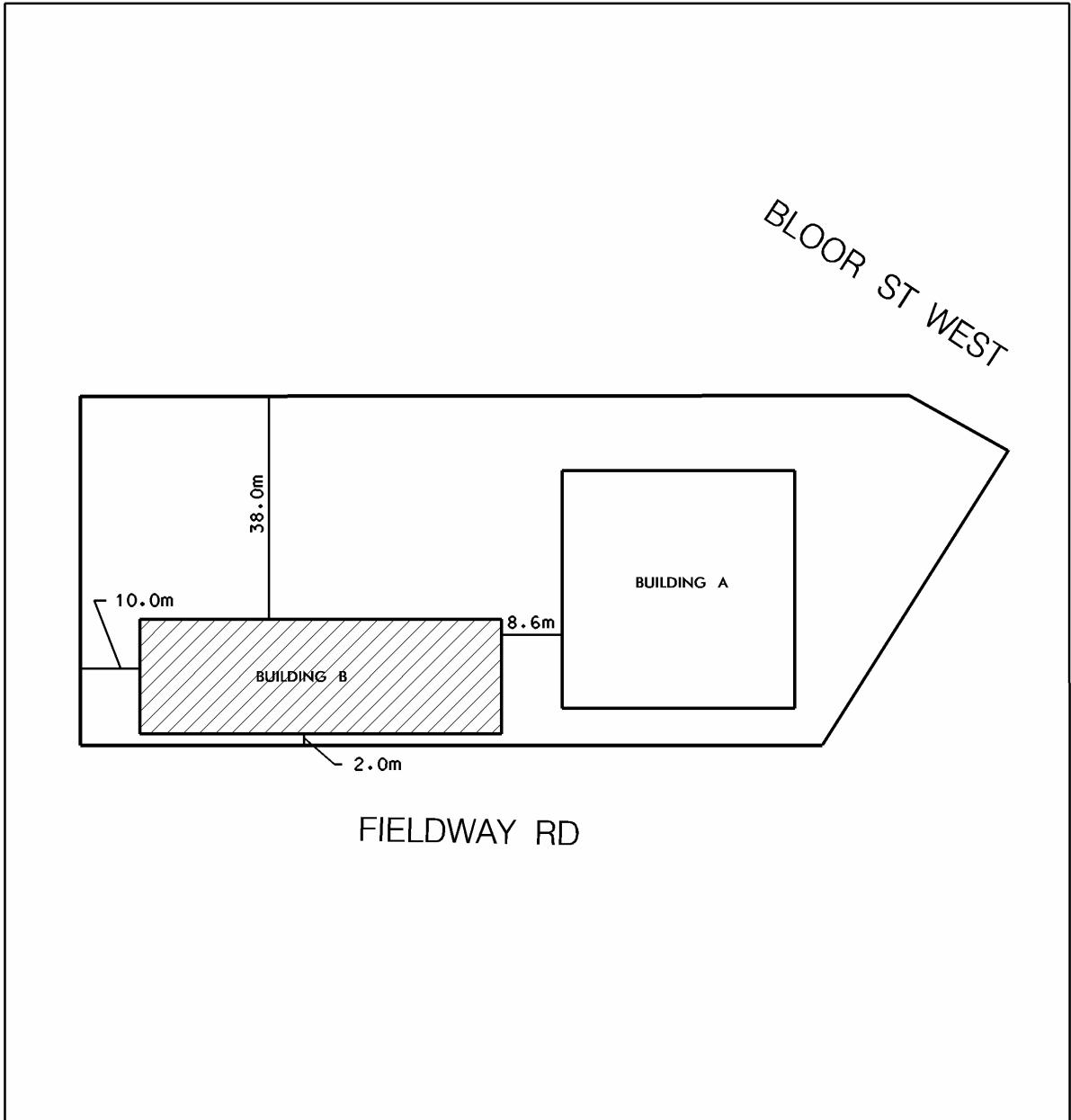
(Corporate Seal)





**LOTS 1 TO 11, BOTH INCLUSIVE
 REGISTERED PLAN 3859
 CITY OF TORONTO**

Applicant's Name:		CORNACCHIA PLANNING SERVICES INC.	
Assessment Map C12	Zoning Code Map/s C12N	scale:	
File No. 05_157798	Drawing No. 05_157798_DZ1		





**LOTS 1 TO 11, BOTH INCLUSIVE
REGISTERED PLAN 3859
CITY OF TORONTO**

Applicant's Name:		CORNACCHIA PLANNING SERVICES INC.	
Assessment Map C12	Zoning Code Map/s C12N	scale:  m 	
File No. 05_157798	Drawing No. 05_157798_D22		

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type Rezoning Application Number: 05 157798 WET 05 OZ
Details Rezoning, Standard Application Date: July 8, 2005

Municipal Address: 2 FIELDWAY ROAD, TORONTO ON
Location Description: PLAN 3859, LOTS 1 TO 11
Project Description: Re-zoning application to convert an existing vacant office building to residential condominium units and to construct townhouses on the abutting parking lot lands.

PLANNING CONTROLS

Designation: Site Specific Provision: n/a
Toronto Plan Mixed Use
Etobicoke Plan Industrial
Zoning: Class 1 Industrial Historical Status: n/a
Height Limit (m): Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m): 8917 Height: Storeys: 13
Frontage (m): 129 Metres: 53
Depth (m): 60
Total Ground Floor Area (sq. m): Total
Total Residential GFA (sq. m): 23 100 Parking Spaces: 241
Total Non-Residential GFA (sq. m): 0 Loading Docks 1
Total GFA (sq. m): 23 100
Lot Coverage Ratio (%): 32
Floor Space Index: 2.6

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condominium		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	23 100	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	160	Office GFA (sq. m):	0	0
2 Bedroom:	45	Industrial GFA (sq. m):	0	0
3 + Bedroom:	14	Institutional/Other GFA (sq. m):	0	0
Total Units:	219			

CONTACT: PLANNER NAME: Bill Kiru, Senior Planner
TELEPHONE: (416) 394-8230

Extract of Item (i) of Clause 43 in Report 7, of the Etobicoke York Community Council meeting held on September 19, 2005.

Other Items Considered by the Community Council

(The Community Council is authorized to take certain actions without Council's approval. These actions are listed in this Clause for Council's information.)

City Council on September 28, 29 and 30, 2005, received this Clause for information.

- (i) **Preliminary Report – Rezoning Application**
Applicant: Vince Cornacchia, Cornacchia Planning Services Inc.
2 Fieldway Road (Ward 5 – Etobicoke-Lakeshore)

The Etobicoke York Community Council approved the staff recommendations in the Recommendations Section of the report (August 19, 2005) from the Director, Community Planning, Etobicoke York District, subject to Recommendation (2) being amended to read as follows:

“(2) notice for the community consultation meeting be given to landowners and residents within an area to be determined in consultation with the Councillor for Ward 5;” and

further, that the applicant be responsible for the costs associated with the expanded notification area.

Report (August 19, 2005) from the Director, Community Planning, Etobicoke York District providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.