

12, 16 and 20 Cordova Avenue – Official Plan and Zoning By-law Amendment Application – Refusal Report

Date: June 6, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 18 257584 WET 05 OZ

SUMMARY

The purpose of this report is to advise that a staff report titled "12, 16 and 20 Cordova Avenue - Official Plan and Zoning By-law Amendment Application - Refusal Report" will be finalized and made available for consideration in advance of the June 25, 2019 Etobicoke York Community Council meeting.

This application proposes to amend the Official Plan (Etobicoke Centre Secondary Plan) and the Zoning By-law for the properties at 12-20 Cordova Avenue to permit the construction of a 27-storey residential building (75.7 m in height). The building would contain 327 residential units, and have a gross floor area of approximately 26,135 m², representing a Floor Space Index of 10.62 times the area of the lot. The building would consist of a 12-storey base building with a stepback of 1.5 metres above the fourth storey along Cordova Avenue. The tower floor plate above the twelfth storey would be approximately 825 m², with the exception of the 27th storey which would be approximately 737 m².

An amendment to the Etobicoke Centre Secondary Plan is required to permit the proposed tall building. An amendment to the Zoning By-law is required to permit the proposed development with increased height and density and to establish appropriate development standards for the proposed development.

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SIGNATURE

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