

CITY OF TORONTO

BY-LAW No. 6-2005(OMB)

To adopt Amendment No. 117-2003 to Chapter 13 of the Official Plan for the former City of Etobicoke, in order to implement a part of the Etobicoke Centre Secondary Plan in relation to lands located at the intersection of Cordova Avenue and Central Park Roadway, west side of Islington Avenue, municipally known as 1286-1294 Islington Avenue and 15-19 Cordova Avenue.

WHEREAS the Ontario Municipal Board, pursuant to its Order No. 1863, issued December 2, 2004, deems it advisable to amend Chapter 13 of the Official Plan of the former City of Etobicoke.

THEREFORE:

1. The text attached hereto as Schedule "A" is hereby approved as Amendment No. 117-2003, Site Specific Policy 90 to the Official Plan of the former City of Etobicoke.
2. Chapter 13 of the Official Plan of the former City of Etobicoke, referenced as the City Centre Secondary Plan, is amended by deletion therefrom of subsection 13.3.5, being a Special Site Policy in relation to the lands located at the intersection of Cordova Avenue and Central Park Roadway, west side of Islington Avenue, municipally known as 1286-1294 Islington Avenue and 15-19 Cordova Avenue and the corresponding Appendix D to Chapter 13: "Site Specific Urban Design Guidelines for the Mabelle Cordova Parking Lot" insofar as they apply to these lands.

3. Section 4.5.4 of By-law No. 1087-2002, as amended, is hereby approved.

4. Map Changes

Map 5 – "Site Specific Policies" as shown on Schedule "A" of Official Plan Amendment No. 117-2003 is hereby amended by adding Site Specific Policy No. 90.

PURSUANT TO ORDER NO. 1863 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON DECEMBER 2, 2004, IN BOARD CASE NO. PL030886.

SCHEDULE “A”

The following text is added as Section 4.5.4 to the Etobicoke Centre Secondary Plan, as implemented by By-law No. 1087-2002:

“4.5.4 Notwithstanding the policies of the Etobicoke Centre Secondary Plan adopted by By-law No. 1087-2002, the Official Plan policies affecting the lands located at the intersection of Cordova Avenue and Central Park Roadway, west side of Islington Avenue, municipally known as 1286-1294 Islington Avenue, and as shown on the attached Schedule “B” attached hereto, are as follows:

Land Use Designation

“*Mixed Use Area*” and “*Mimico Creek Special Policy Area*”.

Density

Maximum 403 uph and maximum 3.1 FSI.

Area Specific Policies

Mixed Use Areas will:

- a) create a balance of uses to reduce automobile dependency and meet the diverse needs of the local community;
- b) consist of a broad range of commercial, residential and institutional uses in single use or mixed use buildings, as well as parks and open space;
- c) have access to schools, parks, community centres, libraries and childcare; and
- d) be designed and situated to take advantage of nearby transit services.

Large Scale, stand-alone retail stores and “power centres” are not permitted in *Mixed Use Areas*.

Commercial uses (other than ancillary commercial uses) in *Mixed Use Areas* will generally only be permitted where there is good access to arterial roads.

Retail Units located below grade are only permitted where there is direct access to a subway station.

Notwithstanding existing Flood Plain policies, lands indicated on Schedule “A” as *Mimico Creek Special Policy Area* will permit development subject to meeting the criteria of the Toronto and Region Conservation Authority.

Section 37 Agreement

The Owner of the site shall provide the City of Toronto with the following facilities, services and matters that are required under Section 37 of the *Planning Act*:

Financial Contribution to Toronto District School Board

Prior to the issuance of the first Building Permit for a new building on the site, the Owner agrees to provide a financial contribution of \$150,000 to the City of Toronto on behalf the Toronto District School Board for school yard improvements to the Islington Junior Middle School which will include playground equipment and may also include capital facility improvements to the school yard, landscaped areas or similar capital facility improvements.

Park Contribution

Prior to the issuance of the first Building Permit above grade for the first new building on the site, the Owner shall pay the City:

- pursuant to Section 42 of the *Planning Act*, an amount equal to the value of 5% of the land otherwise to be conveyed to the City for Park or other Public Recreational purposes; and
- an additional parkland payment in the amount of \$84,108.

Prior to the issuance of the first Building Permit above grade for the second new building on the site, the Owner shall pay the City:

- an additional park payment of \$84,108.

Preservation of Rental Housing

The owner agrees to the retention of the existing rental apartment house dwellings as purpose built rental tenure buildings for a period of 20 years from the date of the By-law coming into full force and effect and to provide amenity space for the existing rental buildings and for the new apartment house dwelling buildings.

Landscape Improvements

The owner agrees to provide landscape improvements to the open space adjacent to Islington Avenue, within which the location, assignment and supply amount of surface parking will be secured as a specific matter to be determined at the time of site plan approval.

The owner agrees to a secured Tree Preservation and Maintenance Plan.

Mitigation

Prior to the issuance of the first Building Permit for a new building, the Owner agrees to the preparation and implementation of a Construction Mitigation and Communications Plan.

The Owner agrees to the implementation of an approved Pedestrian Level Wind Study.

Agreement

The Owner of the Site shall enter into an Agreement with the City of Toronto, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters referred to herein and such Agreement shall be in a form satisfactory to the City and be registered on title to the Site as a first priority, subject only to the fee interest in the Site and encumbrances permitted by the City. Such Agreement shall be deemed to comply with these policies of the Plan.”

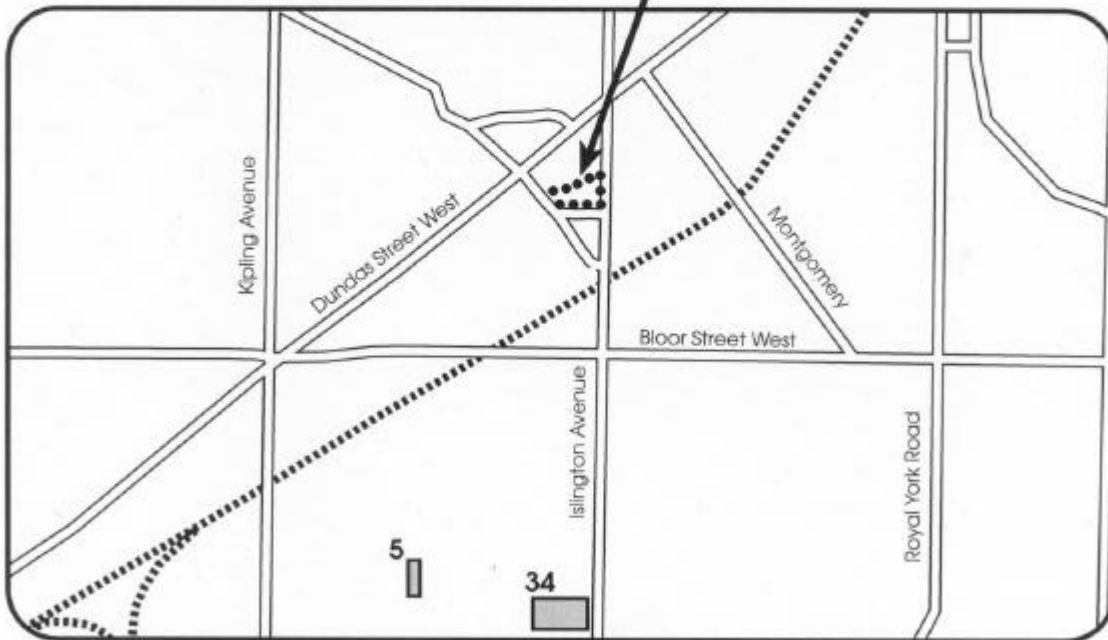
Etobicoke Official Plan Amendment No. 117 - 2003 Schedule "A"

1286-1294 Islington Avenue & 15-19 Cordova Avenue

File # TA CMB 2002 0022



Map 5
is amended by introducing Site Specific Policy No. 90 to permit additional residential density.



Site Specific Policies

 Area Affected By Site Specific Policy

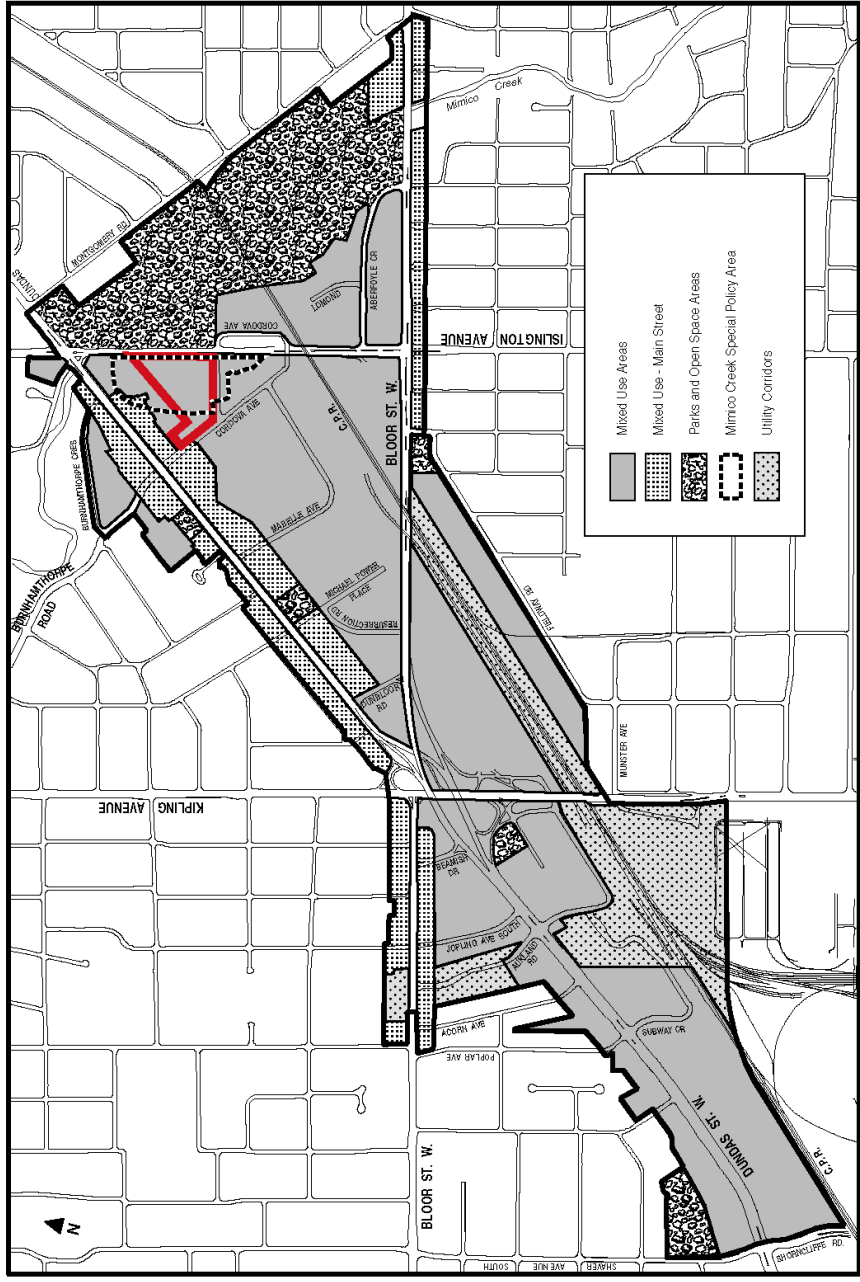
34 Site Reference Number (see Section 5.1.2)



Not to Scale
Extracted 12/08/03 - MH



SCHEDULE B
Etobicoke Centre
Secondary Plan
Land Use



1286-1294 Islington Avenue, 15-19 Cordova Avenue

OMB No. PL030066 Applicant : IBI Group - May 17, 2004

OMB EXHIBIT NUMBER

