

City Council**Notice of Motion**

MM11.20	ACTION			Ward:5
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64-70 Cordova Avenue - Zoning By-law Amendment to Revise Section 37 Provisions - by Councillor Justin J. Di Ciano, seconded by Councillor Vincent Crisanti

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Etobicoke York Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Justin J. Di Ciano, seconded by Councillor Vincent Crisanti, recommends that:

1. City Council amend Item EY34.2 by:

i. deleting Part 3.a.ii and replacing it with the following:

"3.a.ii. prior to issuance of an above grade building permit for Development Phase 1, the owner shall provide a cash contribution in the amount of \$400,000 towards the capital rehabilitation and upgrading of the Toronto Community Housing Corporation (TCHC) buildings at 4995 Dundas Street West and 57 Mabelle Avenue and/or to improvements to the Toronto District School Board's Mabelle Park project or common amenity space upgrades a 4995 Dundas Street West and 57 Mabelle Avenue."; and

ii. deleting Parts 3.a.iii and 3.a.iv. and replacing them with the following:

"3.a.iii. prior to issuance of an above grade building permit for Development Phase 2, the owner shall provide a cash contribution in the amount of \$925,000 to be directed in consultation with the Ward Councillor as follows:

A. \$350,000 towards the capital rehabilitation and upgrading of the Toronto Community Housing Corporation (TCHC) buildings at 4995 Dundas Street West and 57 Mabelle Avenue; and

B. \$575,00 towards the capital needs of a future YMCA facility proposed to be located on the former Westwood Theatre lands and/or towards the installation of a proposed Westwood Park in the 6-Points area.".

2. City Council determine that the revisions made to the proposed zoning by-law are minor in nature and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed zoning by-law.

Summary

On July 8, 9, 10 and 11, 2014, Council adopted Item EY34.2, and approved the enactment of a proposed zoning by-law amendment. The development proposal, located at the intersection of Islington and Cordova Avenues, proposes 1,200 residential units in three apartment towers of 45, 38 and 35 storeys, together with 711 m² of retail space. Council's approval directed that the contribution of \$1,575,000 under section 37 of the Planning Act be allocated to a specified range of community benefits. The purpose of this Motion is to revise the proposed allocation of the funds and to advance the timing for contribution of certain of the funds.

Background Information (City Council)

Member Motion MM11.20