

Date: January 14, 2016
To: Chair and Members of Etobicoke-York Community Council
From: Councillor Justin Di Ciano

SUMMARY:

On July 8, 2014 Council adopted item EY34.2, thereby approving the recommendations of the Report of the Director, Community Planning, Etobicoke York District to enact 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. (Item EY34.2 is available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY34.2>)

RECOMMENDATIONS

That Etobicoke York Community Council recommend that:

1. City Council delete Section 3(a)(ii) from Item EY34.2 and substitute the following Section 3(a)(ii) instead:

" 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 common amenity space upgrades a 4995 Dundas Street West and 57 Mabelle Avenue."and or the proposed new YMCA at Westwood/6 points.

2. City Council delete Sections 3(a)(iii) and 3(a)(iv) from Item EY34.2 and substitute the following Section 3(a)(iii) instead:

"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. \$575,000 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."
3. City Council renumber Sections 3(a)(v) and 3(a)(vi) of Item EY34.2 as Sections 3(a)(iv) and 3(a)(v).
 4. 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.

Councillor Justin J. Di Ciano
Ward 5 Etobicoke Lakeshore