

## **25 Mabelle Avenue – Zoning By-law Amendment Application – Supplementary Report**

Date: February 25, 2021

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 03– Etobicoke - Lakeshore

**Planning Application Number:** 18 270817 WET 03 OZ

### **SUMMARY**

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The purpose of this report is to correct and clarify information related to the lot area of the proposed new development site and Floor Space Index (FSI) for the proposal at 25 Mabelle Avenue discussed in the Request for Directions Report from the Director of Community Planning, Etobicoke York District, dated February 4, 2021.

### **RECOMMENDATIONS**

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No changes are proposed to the City Planning Division recommendations contained in the Request for Directions Report from the Director of Community Planning, Etobicoke York District, dated February 4, 2021.

### **COMMENTS**

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The proposed site area of the new development has been increased from 4,066 m<sup>2</sup> to approximately 4,551 m<sup>2</sup> since the initial submission. Based on the new site area, the proposed FSI of the development would be 8.76 times the area of the lot and not 9.8 times the area of the lot as noted in the Request for Directions Report from the Director of Community Planning, Etobicoke York District, dated February 4, 2021. The FSI of the entire site, which includes the new development site together with the existing 30-storey apartment building site would be 7.2 times the area of the lot.

Regardless of the changes to the proposed FSI calculations, Planning staff's opinion on the proposed application as discussed in the Request for Directions Report from the Director of Community Planning, Etobicoke York District, dated February 4, 2021 has not changed. Planning staff are still of the opinion the application is proposing an inappropriate level of intensification for the subject site, and continue to recommend that City Council direct the City Solicitor and other appropriate staff, and any outside consultants, if appropriate, to attend the Local Planning Appeal Tribunal to oppose the applicant's appeal respecting the Zoning By-law Amendment application as proposed.

## **CONTACT**

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## **SIGNATURE**

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