

# WARD 5 DEVELOPMENT UPDATE



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## **1** Westwood Theater Lands – 6 Points

I continue to pursue a large park for this new centre prior to releasing lands for redevelopment and am committed to the YMCA at this location.

## **2** Rona Lands Development – 4208, 4210 and 4214 Dundas St. W.

The proposal is for 628 residential units and commercial retail space. Buildings of 10, 24 and 8 storeys (a seniors building) are proposed with 2 levels of retail commercial space and stacked townhouses. Also proposed is a new public street connecting to Dundas Street West. I am concerned over the height and expect revisions. A final report is targeted for the last quarter of 2015. This will be dependent on the applicant submitting revised drawings that address concerns. More public meetings will be held in the immediate future.

## **3** Auckland and Dundas Condos – 5249 Dundas St. W. Main and Main Development

This application proposes to amend the former City of Etobicoke Zoning Code to permit the construction of a 40 storey mixed use building at 5239, 5245 and 5249 Dundas St. W. and 3 Auckland Rd. The application proposes a two-storey retail building podium fronting the corner of Dundas Street West and Auckland Road and 378 apartment units in a 38-storey tower above. A new grocery store will be included in this development. The next step is for City Planning to receive revised plans from the applicant for review and circulate for commenting agency review. If the resubmission addresses outstanding concerns a staff report will be prepared. If concerns are not addressed, the applicant will be advised to resubmit.

## **4** 1061 The Queensway Condos – Official Plan and Zoning By-law Amendment Applications

Two separate applications have been submitted to amend Site and Area Specific Policy 6 (SASP 6) of the Official Plan and Zoning By-law 748-2006 as amended of the former City of Etobicoke Zoning Code for 1061 The Queensway. The applications propose a Zoning By-law Amendment on the north half of the site to permit the development of a 2-storey commercial building with a gross floor area of 11,184 m<sup>2</sup> (Phase 1); and an Official Plan and Zoning By-law Amendment on the south half of the site to permit residential uses and the development of two residential towers of 22 and 27 storeys on a four-storey podium containing 558 units with a total gross floor area of 43,876 m<sup>2</sup> (Phase 2). A public meeting was held April 27th.

## **5** Bloor Kingsway Avenue Study – Part 2

I have requested that Planning Staff undertake Part 2 of the Bloor Kingsway Avenue Study. Part 1 (Bloor Street West from Montgomery Road to Prince Edward Drive) is presently in the Toronto Official Plan. Part 2 of the study would review Bloor Street, from Prince Edward Drive to the Humber River.

## **6** 2800 Bloor St. W.

This application is for an 8 storey building. The application is presently before the Ontario Municipal Board (OMB). The second OMB pre-hearing was on May 29th.

## **7** Stonegate Plaza Development – Berry Rd.

I have met with library staff who expressed interest in joining the new development. Van Dyke has advised that they would welcome the library. Van Dyke continues to search for an appropriate grocery store. The final staff report will be at Community Council later this year. Residents will have an opportunity to present before Community Council as I will be requesting an evening session.

## **8** 1030/1040 Islington – Islington and Norseman

This site is subject to both a rezoning application and an application for site plan approval. An industrial building is proposed on the westerly portion of the site and 176 town-house units are proposed on the remaining lands. Three new municipal roads are proposed to be constructed. The application is in its final circulation. A final report on the rezoning application will come before Council in September 2015 with final site plan approval being issued shortly after. At this time soil remediation is taking place.

## **9** New Sobeys Grocery Store at Bloor & Islington – Aberfoyle Cres.

A new grocery store is in the plan for The Shipp Centre's expansion at Bloor and Islington. I will advise as plans move forward and are approved in order to provide you with an opening date.

## **10** 5365 Dundas St. W.

These applications propose to demolish all the existing buildings on the properties at 5415, 5421-5429, 5453, 5475, 5481, 5485 and 5487 Dundas Street West and 15 and 25 Shorncliffe Road and replace them with six condominium apartment buildings containing 8 high-rise towers ranging in height from 20 to 30 storeys, a 0.4 hectare public park and a new publicly-accessible, private road network.

## **11** 64-70 Cordova Ave. – The Terraces at Bloor and Islington

This is a TRIDEL development of three residential apartment buildings of 45, 38 and 35 storeys in height. The Bloor and Islington lands are part TTC lands and part City lands under Build Toronto. The Terraces at Bloor and Islington are at 64-70 Cordova Avenue (the former TTC Parking lot by Mabelle).



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