

**7, 11, 13, 15, 19, 21, 23, 25, 33, 35 and 45 Zorra Street –
Zoning Amendment Application – Final Report**

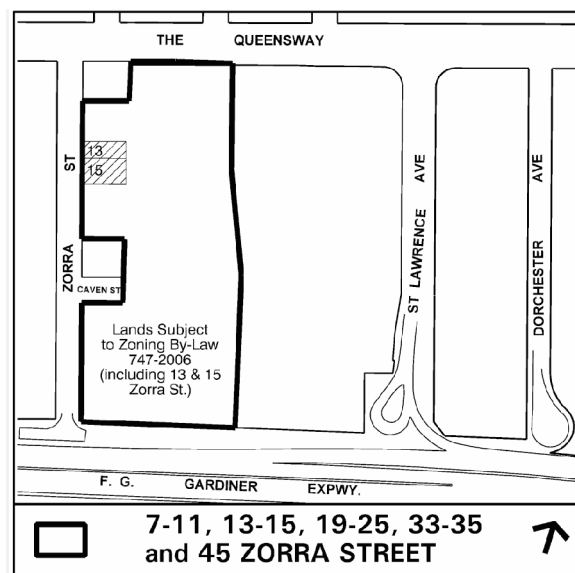
Date:	March 2, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	09 199707 WET 05 OZ

SUMMARY

This application proposes to amend site-specific Zoning By-law 747-2006 of the former City of Etobicoke Zoning Code which applies to the western portion of the lands located south of The Queensway, between Zorra Street and St. Lawrence Avenue and municipally known as 7, 11, 19, 21, 23, 25, 33, 35 and 45 Zorra Street to:

- include the adjacent properties at 13 and 15 Zorra Street into Zoning By-law 747-2006 and rezone these properties to permit residential uses;
- modify Schedule 'A1' of Zoning By-law 747-2006 to straighten the Sixth Density Residential (R6) and Open Space (OS) zone boundaries;
- revise Schedule 'B1' of Zoning By-law 747-2006 to introduce a revised building envelope for the mid-block building; and,
- revise the residential parking standards.

This report reviews and recommends approval of the application to amend Zoning By-law 747-2006.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 747-2006, for the lands at 7, 11, 13, 15, 19, 21, 23, 25, 33, 35 and 45 Zorra Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report dated March 1, 2012.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
 - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. \$400,000 from the Owner to be used as follows:
 - \$200,000 for local park improvements, to be paid within 90 days of enactment of the Zoning By-law; and,
 - \$200,000 for local park improvements, streetscape improvements, public art or affordable housing paid prior to the issuance of the first above-grade building permit, and indexed upwardly in accordance with the Non-Residential Construction Price Index for Toronto from the date of execution of the Section 37 Agreement to the date of payment. The cash contribution to be secured for each community benefit will be determined by the Chief Planner and Executive Director in consultation with the Ward councillor.
 - b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - Noise and wind mitigation measures and warning clauses, if necessary be addressed prior to site plan approval.
4. Before introducing the necessary Bills to City Council for enactment, require the Owner to:

- a. Submit a revised Servicing Report to the satisfaction of the Executive Director of Technical Services and, if required, enter into a financially secured development agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to support this development.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2006 City Council approved Official Plan and Zoning By-law amendments and a Draft Plan of Subdivision application for the block bounded by The Queensway to the north, F.G. Gardiner Expressway to the south, Zorra Street to the west and St. Lawrence Avenue to the east.

The Official Plan Amendment (By-law 746-2006) established Site and Area Specific Policy 6 (SASP6) for the lands. SASP6 identifies five blocks for future development of up to 1,270 units and 83,772 square metres of commercial space at a gross density of 2.85 times the area of the lands. A 0.89 hectare park block is also permitted. The west portion of the lands are to be developed primarily for residential uses and a park, while the east portion of the lands would be developed for commercial uses. The majority of the west portion of the block is under the ownership of Remington on The Queensway. The east portion of the block is under the ownership of Sobeys. Attachment 3 to this report includes SASP6.

Zoning By-laws 747-2006 and 748-2006 implement SASP6 for the Remington owned lands and the Sobeys lands respectively. The remaining lands in the west portion of the block, properties fronting onto Zorra Street, were anticipated to be rezoned in accordance with SASP 6 at a later date. Zoning By-law 747-2006 was subsequently amended by Zoning By-law 194-2007 to remove a 60 metre building setback on the southeast portion of the R6 zoned lands.

The registered Plan of Subdivision for the Remington lands sets out a multi-phased development of the lands; as well as a public road to provide access through the development block and connect to The Queensway and Zorra Street. Phase 1 applies to the north end of the block and the development of approximately 150 residential units and the initiation of the public road, Phase 2 applies to the centre of the block and the development of approximately 250 units, the extension of the public road and the development of a 0.566 hectare public park. Phase 3 applies to the south end of the block and the development of approximately 590 units and the completion of the public road.

Subsequent to the enactment of Zoning By-law 747-2006 and registration of the Plan of Subdivision, Remington acquired the property at the southeast corner of Zorra Street and The Queensway located within SASP6. As a result, Remington secured approval from

the Committee of Adjustment (A428/07EYK) for a modified development proposal for their Phase 1 lands to include this parcel and increase the development to 303 residential units. The building form was modified from a single 12-storey building to two 12-storey buildings atop a 5-storey podium. A site plan application for the Phase 1 development has been approved.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend Zoning By-law 747-2006 to include two properties recently acquired by Remington into their larger mixed-use development on the adjacent lands and to modify the approved building envelopes for the Remington Phase 2 portion of the development to reflect these acquired properties.

The existing by-law permits a single 24-storey slab building. This application proposes to replace the single building with two 24-storey buildings with smaller floor plates connected by a 3-storey podium. The arrangement and form of development would reflect the Phase 1 lands to the north which are being developed with two 12-storey buildings connected by a podium. The proposal would result in a total of 459 residential units for the Phase 2 development block and a total gross floor area of 33,374 square metres. Attachment 1 shows the Phase 2 development block and Attachments 2a, 2b and 2c show the proposed elevations.

The inclusion of 13 and 15 Zorra Street into the Remington Phase 2 development lands enables an adjustment to the Open Space (OS) and Sixth Density Residential (R6) zone boundary to straighten the north park block boundary. This will be achieved by the exchange of equal amounts of OS and R6 zoned lands. The total area of the park block (0.566 hectares) will remain the same.

Revised parking standards are proposed consistent with the recommendations contained in the Cansult Limited (February 2007) report prepared for the City as part of the Zoning By-law review project. A minor variance to revise the parking standards consistent with the Cansult report was approved for the Phase 1 lands in 2008. The Phase 2 development will include four levels of parking in the below-grade garage. A total of 546 parking spaces are proposed, of which 70 will be visitor parking spaces. Servicing and underground parking access will be the driveway located along the north side of the development and within the Phase 1 lands.

A summary of the application is detailed in Attachment 7, the Application Data Sheet.

Site and Surrounding Area

The 13 and 15 Zorra Street parcels are located on the east side of Zorra Street south of The Queensway and are surrounded by the lands subject to Zoning By-law 747-2006. The surrounding land uses are as follows:

North: a mix of commercial/retail uses, with some having residential units above located on the north side of The Queensway.

South: the F.G. Gardiner Expressway.

East: lands subject to SASP6 and a one-storey building which is vacant; and

West: a mix of one-storey commercial and industrial businesses, and single detached dwellings, across Zorra Street.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The 13 and 15 Zorra Street parcels and the lands within Zoning By-law 747-2006 are designated *Mixed Use Areas* on Map 15 – Land Use Plan. *Mixed Use Areas* are growth areas for the City and a range of residential and commercial uses, as well as parks and open space areas are permitted.

Both the 13 and 15 Zorra Street parcels, as well as the lands subject to Zoning By-law 747-2006 are located within and form part of the larger block of lands subject to Site and Area Specific Policy 6 (SASP6) of the Official Plan. As noted, SASP6 sets out a development vision for the block for a maximum of 1,270 residential units, 83,722 square metres of commercial space and a 0.89 hectare public park. SASP6 also contains a policy on parkland dedication, setting a rate of 0.5 hectares per 300 units, which may be a combination of land and cash-in-lieu payment.

Zoning

The 13 and 15 Zorra Street parcels are zoned Class 1 Industrial (IC.1) under the former Etobicoke Zoning Code. This zone category permits a range of industrial uses.

Site-specific Zoning By-law 747-2006 contains three zone categories. A Limited Commercial-Avenues (AV) zone along the north end of the lands fronting The Queensway, permits residential and commercial uses. A Sixth Density Residential (R6) zone category mid-block and at the south end of the lands permits apartment residential uses. The Open Space (OS) block located between the two R6 zone categories is for park use. Zoning By-law 747-2006 permits a maximum of 1,000 residential units and a maximum gross density of 2.85 over the entire lands.

Schedule 'B1' of the Zoning By-law establishes three building envelopes for the lands. The north envelope permits development up to 12-storeys which, through the acquisition of an adjacent property and related Committee of Adjustment approval, has resulted in an expanded north (Phase 1) envelope for two 12-storey buildings. The middle envelope permits a single 24-storey building. The south envelope permits three buildings ranging in height from 22-storeys and 27-storeys.

Site Plan Control

A Site Plan Control application for the Phase 2 lands and the 13 and 15 Zorra Street parcels has been submitted to permit two 24-storey residential apartment buildings consistent with the development concept submitted with the rezoning application. This application is being reviewed concurrent with the Zoning By-law amendment application. Phase 1 already has site plan approval.

Reasons for Application

An amendment to Zoning By-law 747-2006 is required to: include 13 and 15 Zorra Street into the site-specific zoning by-law and rezone these properties to permit residential uses; modify Schedule 'A1' to include the two additional properties and adjust the R6 and OS zone boundary lines to straighten out the park block; modify Schedule 'B1' to incorporate built-form and building setbacks for the Phase 2 mid-block building to reflect the current proposal for two 24-storey buildings on a connected podium; and to incorporate new parking standards.

Community Consultation

A Community Consultation Meeting was held on May 31, 2010 in order to provide residents and business/property owners with an opportunity to review and comment on the application. In attendance at this meeting was the local Councillor, City staff, the applicant and their consultants and approximately 13 persons. The comments were generally supportive of the Phase 2 development proposal.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement. As a residential infill project it supports the policy objectives of focusing growth in existing settlement areas (intensification). The development promotes efficient land use, reduces land consumption related to residential development and utilizes existing services and infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services and infrastructure and to reduce the need to convert rural land to urban uses. It is an example of intensification through redevelopment of an underutilized lot in the built-up area. The site is located in an area next to the F.G Gardiner Expressway, a major transportation corridor, and has good access to transit.

Land Use

Rezoning the 13 and 15 Zorra Street parcels from industrial IC.1 to an R6 residential zone category will implement the intent of the Official Plan as set out in SASP6 and enable the comprehensive development of the block. Inclusion of the 13 and 15 Zorra Street properties into Zoning By-law 747-2006 also achieves an expanded Phase 2 development block. Only one industrial zoned parcel within the SASP6 block will remain along Zorra Street.

The inclusion of 13 and 15 Zorra Street enables an adjustment of the north boundary line of the Open Space (OS) zone and the south boundary line of the northernmost R6 zone to straighten the north boundary line of the OS block and achieve an improved park configuration. There will be no change to the total area of the park block (0.566 hectares).

Density, Height, Massing

The built form policies of the Official Plan seek to ensure that new development will be organized to fit with its existing and/or planned context. New development is to frame and support adjacent streets, park and open spaces to improve the safety, pedestrian interest and casual views to these spaces.

The inclusion of the 13 and 15 Zorra Street parcels achieves an expanded Phase 2 development block and the opportunity for additional development density and a modified built form. The application proposes to replace the single 24-storey building centrally located within the development with two 24-storey buildings on a connected podium. This proposal achieves an organized fit with the planned context. The redistributed massing achieves improved building siting of the proposed development over the subject lands; creates a consistent and defined building/street edge along Zorra Street and the new public road by locating the buildings parallel to the street; incorporates residential ground floor units that animate and provide views to the adjacent streets and park; and frames and supports the streets.

The built form polices also seek to ensure that new development will provide amenity for adjacent streets and open spaces in order to make these areas attractive, interesting, comfortable and functional for pedestrians. The existing Zorra Street public realm is a mix of uses, including low density housing and commercial uses. The inclusion of 13 and 15 Zorra Street into the Phase 2 development lands enables improvements to the Zorra Street public realm. Consistent building setbacks are achieved along the Zorra Street road frontage that will provide enhanced amenity through a coordinated landscape approach along the street between the public and private realm.

The proposed two tall buildings are in keeping with the maximum 750 square metre floor plate sizes as prescribed in the City's Design Guidelines for Tall Buildings. The applicant is also proposing a separation distance between towers of 29 metres, which is in excess of the recommended minimum of 25 metres stipulated in the City's Design Guidelines for Tall Buildings. This enables acceptable views with regard to privacy and access to light for the residential units as well as acceptable sky views.

The proposal is appropriate in terms of building massing and sky views considering the buildings are situated adjacent to a park. The proposed development is appropriate for the site and surrounding area.

Zoning By-law 747-2006 permits a maximum of 1,000 residential units and a total gross density of 2.85 FSI. The subdivision plan anticipated approximately 250 residential units for Phase 2. The revised proposal set out in this application is for 459 residential units. This would result in a combined Phase 1 and 2 total of 762 residential units, leaving 238 units available for the Phase 3 lands.

Sun, Shadow

A shadow impact study was submitted with the proposal and indicates that shadows will impact properties located on the west side of Zorra Street in the morning but will be off the properties by 11:30 a.m. There will be no shadow impact on the park during the day. Overall, the shadow impacts are acceptable in light of the proposed built form, scale and massing.

Wind

A wind analysis report was prepared for the proposed 24-storey development. The study concludes that pedestrian wind conditions around the Phase 2 development are expected to be acceptable for the intended use of all areas over the site.

Noise

An Environmental Noise Analysis was prepared for the proposal. The report concludes that by appropriate acoustical design as recommended below, the applicable Ministry of the Environment noise guidelines can be met and a suitable acoustical environment provided.

The report recommends that central air conditioning is required for all residential suites in the two 24-storey building towers, warning clauses should be placed in all occupancy agreements, brick veneer (equivalent such as masonry or concrete) is required for the exterior walls of the proposed buildings and the use of upgraded windows. Matters related to noise will be secured in the site plan approval process.

Traffic Impact, Access, Parking

A Traffic Impact Study and subsequent addendums were submitted with the application. The study concludes that the amount of vehicle traffic generated by the entire development is not expected to negatively impact the abutting street network's level of service, provided that road and operational improvements are introduced along The Queensway, Kipling Avenue and Islington Avenue. A conveyance along Zorra Street will also be required for future intersection improvements. Road and operational improvements will be secured as part of site plan approval. City staff is in agreement with the consultant's findings and conclusions.

The proposed reduced parking standards for the lands are consistent with an approval granted by the Committee of Adjustment (A377/08EYK) for the Phase 1 lands in 2008. The reduced parking standards are based on the residential parking standards study recommended by *Cansult Limited* in February of 2007 (on behalf of the City of Toronto) for apartment buildings and condominium townhouse developments for the City's 'Zoning By-law Project'. Appropriate parking standards will form part of the amending zoning by-law requirements.

Transportation Services will provide a detailed review of the proposed driveway access/site circulation, sidewalk design/alignment and streetscape at the site plan control stage of the development review process.

Servicing

Technical Services has advised that prior to the enactment of the amending zoning by-law, the Owner shall submit a revised Servicing Brief to the Executive Director of Technical Services for review and acceptance. The servicing brief is required to confirm whether the municipal water, sanitary and storm sewer systems can support the estimated ultimate build-out of the lands and whether upgrades or improvements of the existing municipal infrastructure are required.

Technical Services has further advised that as a condition of rezoning approval, the Owner shall enter into a financially secured development agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to support this development.

Parkland

SASP6 sets out a parkland dedication rate of 0.5 hectares per 300 units which may be dedicated in a combination of land and cash-in-lieu payments.

The registered Plan of Subdivision establishes that the residential portion of the development (which does not include the 13 and 15 Zorra Street parcels) is satisfied in full under the Planning Act by virtue of the dedication of a 0.566 block to the City as park and the payment of \$100,000 towards local area improvements. The 0.566 park block is being maintained and the cash contribution has been received by the City.

The residential portion of the development identified in the Plan of Subdivision is for 990 residential units. The total residential development for Phase 1, and Phase 2 as proposed by this application, would yield 762 residential units. The total number of residential units identified in the Plan of Subdivision has not been exceeded, therefore no additional parkland dedication is required as a result of this application.

Parks has advised that matters related to the future development and design of the park will be addressed through site plan approval.

Toronto Green Standard

The application to amend the zoning by-law was submitted prior to January 31, 2010 and as such, the Toronto Green Standard is applied on a voluntary basis. The applicant is initiating certain green development standards, such as, light colour pavers to reduce the urban heat island effect, the provision for electric car charging stations, the collection of rain water for the landscape irrigation system and retaining an energy consultant to model maximization of the building envelope energy efficiency. The green development initiatives will be secured as part of the site plan approval process.

Section 37

The overall maximum number of permitted residential units for all the lands under SASP6 and Zoning By-law 747-2006 will not be reached with this application. However, the number of units proposed for Phase 2 with this application is greater than originally intended (459 units versus 250 units). This increase is partially the result of the addition of the 13 and 15 Zorra Street properties into Zoning By-law 747-2006 and their rezoning from industrial to residential to create an enlarged Phase 2 development block.

The community benefits recommended to be secured in the Section 37 Agreement are as follows:

- i. \$400,000 from the Owner to be used as follows:
 - \$200,000 for local park improvements, to be paid within 90 days of enactment of the Zoning By-law; and,
 - \$200,000 for local park improvements, streetscape improvements, public art or affordable housing paid prior to the issuance of the first above-grade building permit, and indexed

upwardly in accordance with the Non-Residential Construction Price Index for Toronto from the date of execution of the Section 37 Agreement to the date of payment. The cash contribution to be secured for each community benefit will be determined by the Chief Planner and Executive Director in consultation with the Ward councillor.

- b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - Noise and wind mitigation measures and warning clauses, if necessary be addressed prior to site plan approval.

Development Charges

It is estimated that the development charges for this project will be \$3,972,198. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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Fax No. (416) 394-6063
E-mail: ghobson@toronto.ca

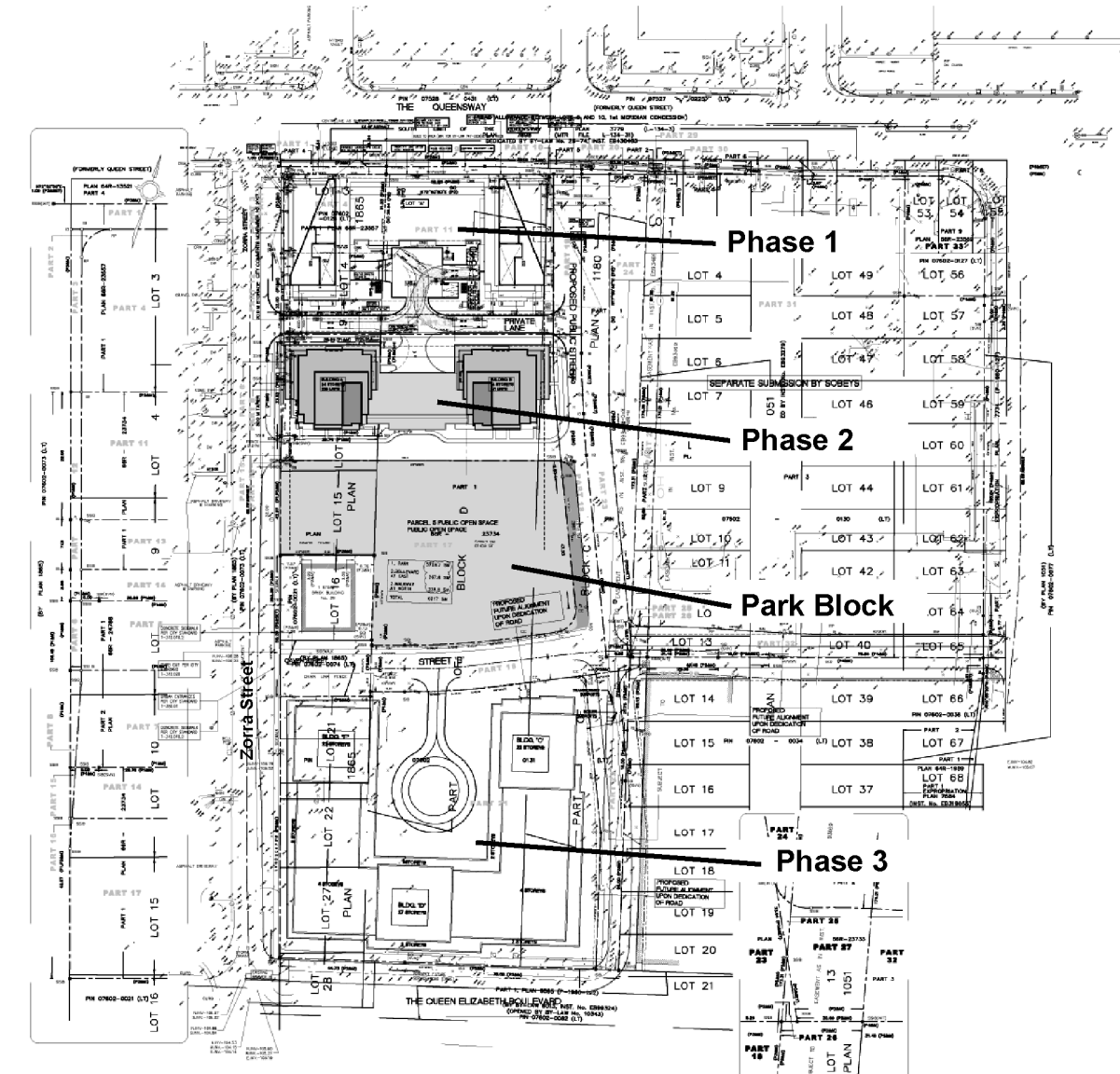
SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Master Site Plan
Attachment 2a: Elevations
Attachment 2b: Elevations
Attachment 2c: Elevations
Attachment 3: Site and Area Specific Policy 6
Attachment 4: Zoning
Attachment 5: Schedule 'B1' of Zoning By-law 747-2006
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Application Data Sheet

Attachment 1: Master Site Plan



Master Plan

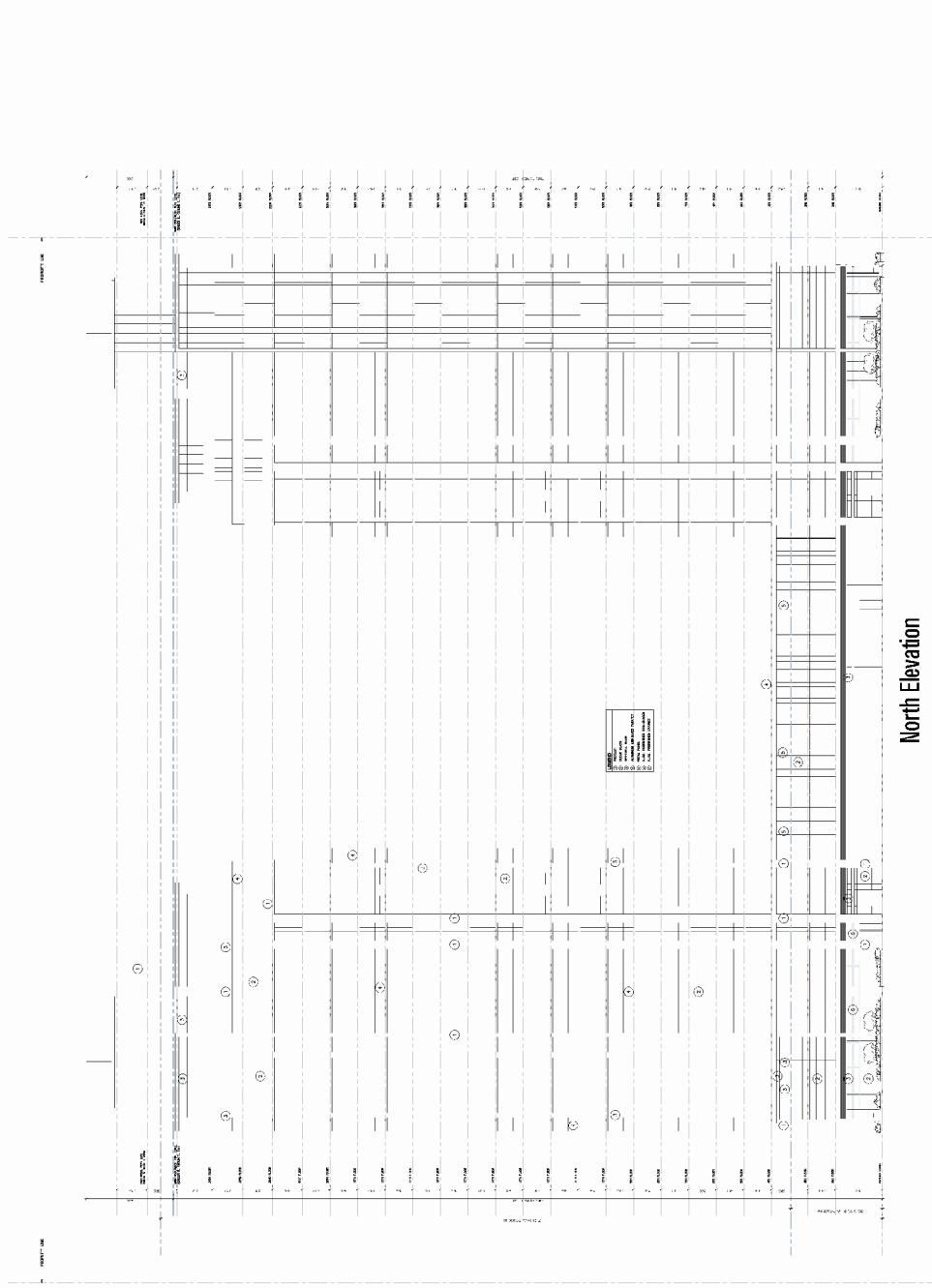
7, 11, 13, 15, 19, 21, 23, 25, 33, 35, 45 Zorra Street

Applicant's Submitted Drawing

Not to Scale 

File # 09 199707 WET 05 02

Attachment 2a: Elevations

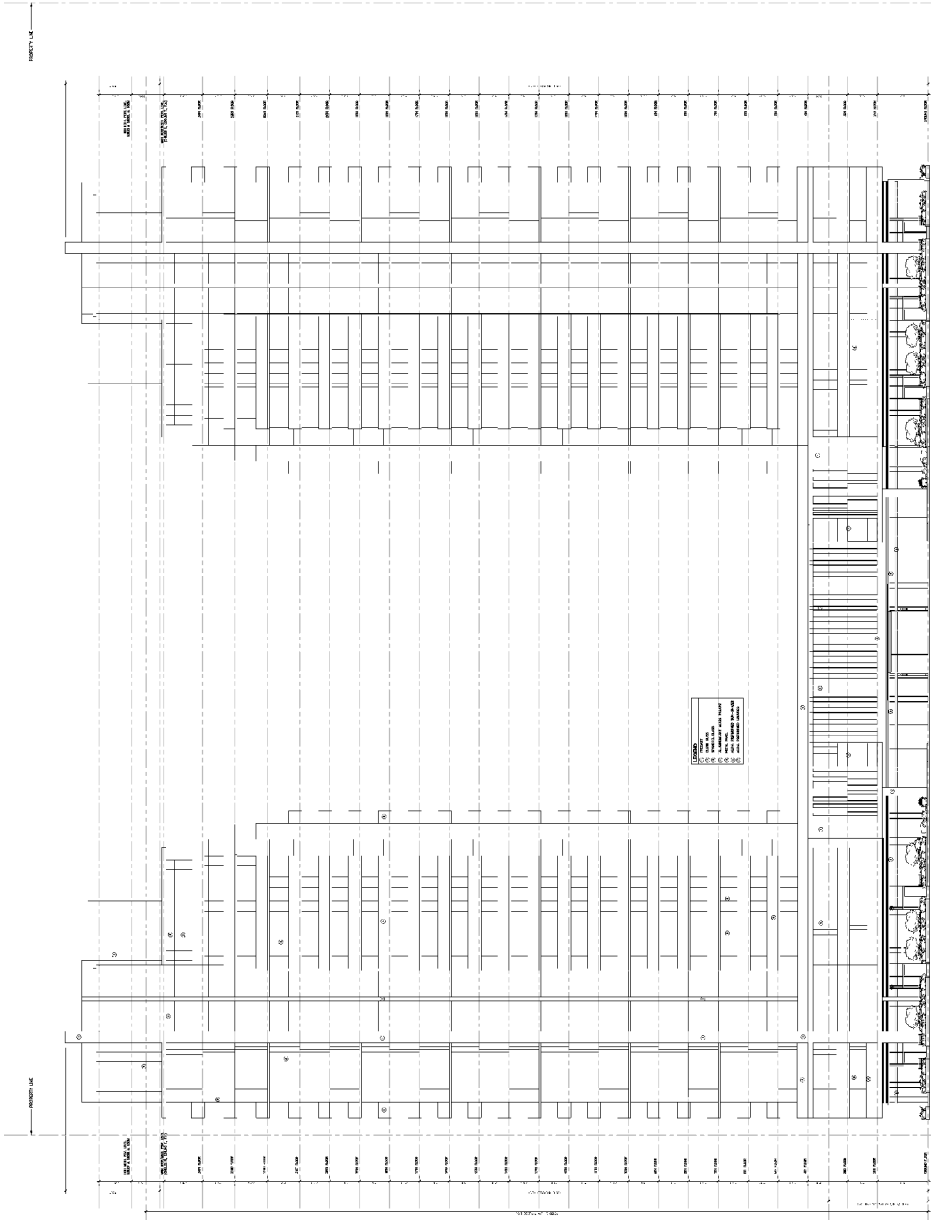


North Elevation

Elevations
Applicant's Submitted Drawing
Not to Scale
02/17/2010

**7-11,13-15,19-21,23-25,33-35 and
45 Zorra Street**
File # 09_199707

Attachment 2b: Elevations



South Elevation

7-11,13-15,19-21,23-25,33-35 and
45 Zorra Street

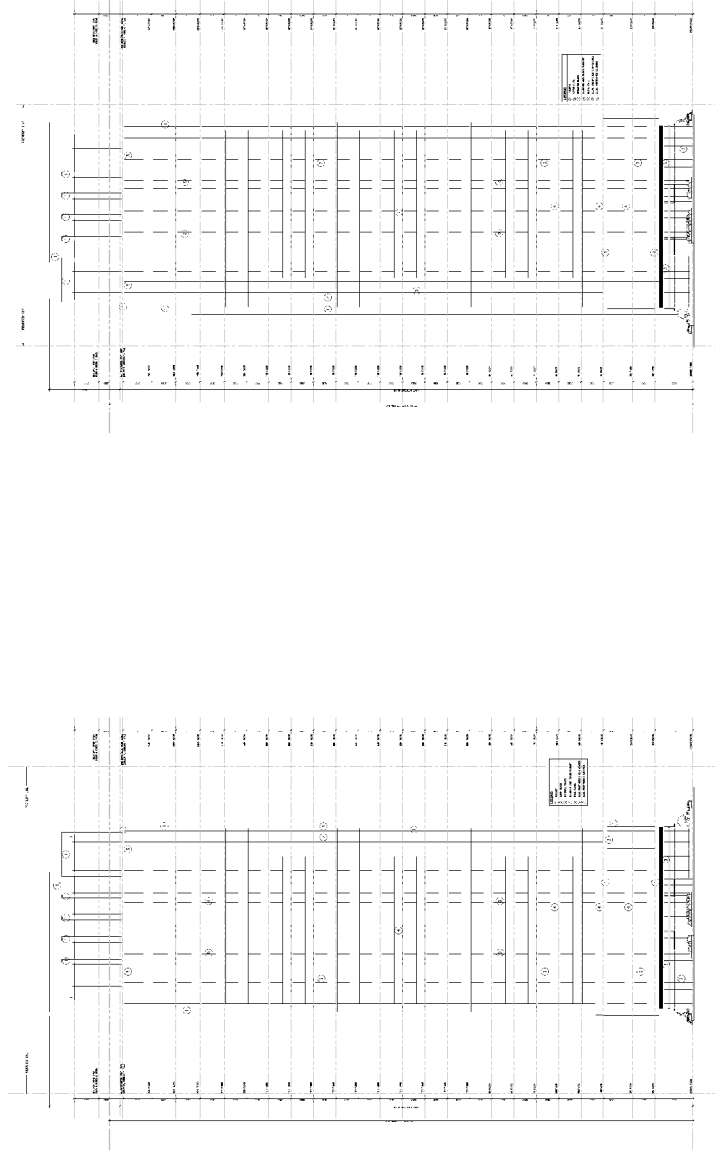
File # 09_199707

Elevations

Applicant's Submitted Drawing

Not to Scale
02/17/2010

Attachment 2c: Elevations



East-West Elevation

**7-11,13,15,19,21,23,25,33-35 and
45 Zorra Street**

File # 09_199707

Elevations

Applicant's Submitted Drawing

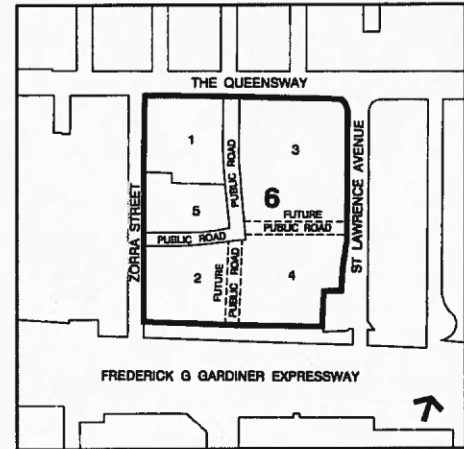
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Attachment 3: Site and Area Specific Policy 6

6. South Side of The Queensway, Between Zorra Street and St. Lawrence Avenue, North of the Gardiner Expressway

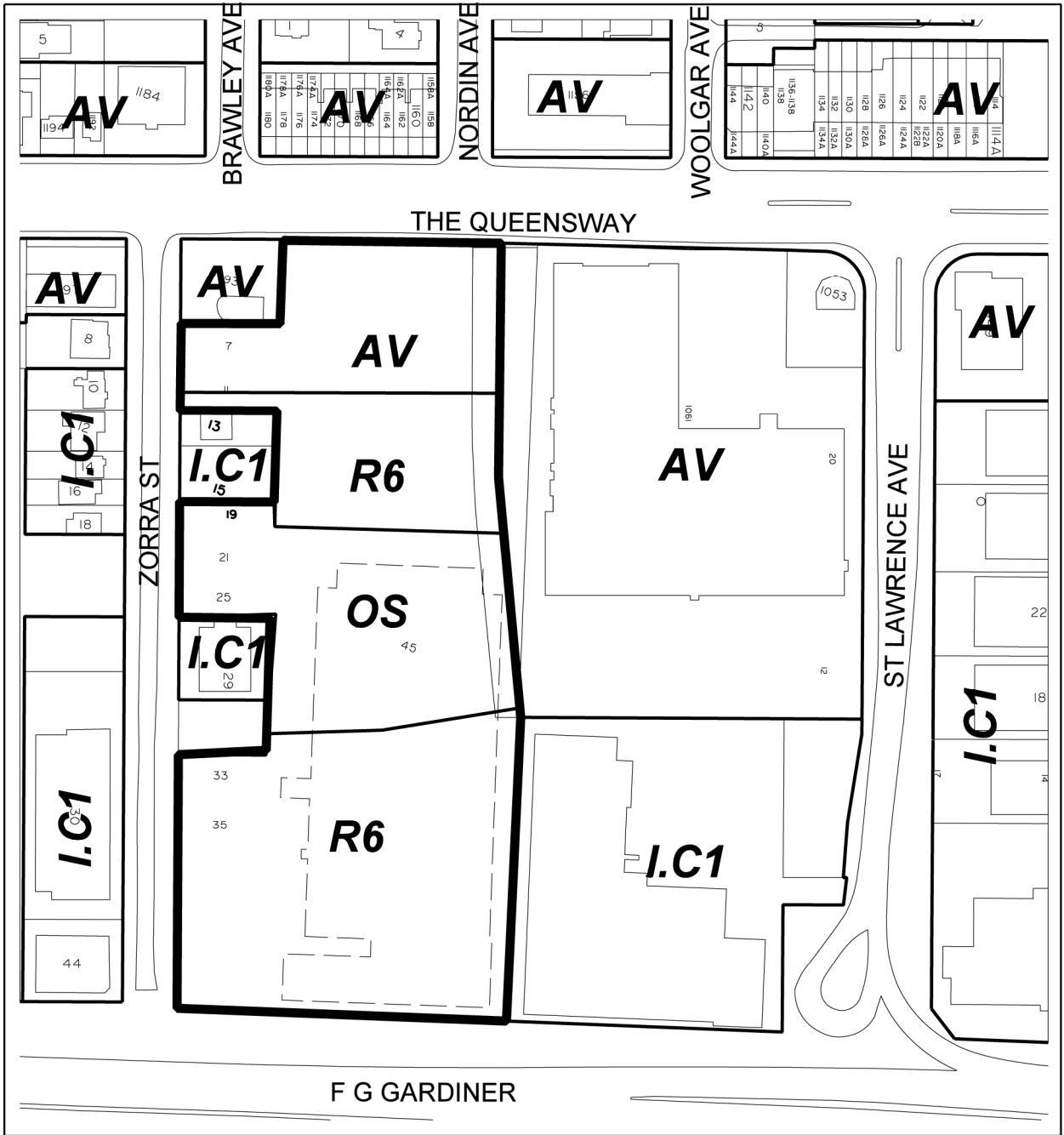
- (a) A mixed development with up to 1,270 units, 83 722 square metres of commercial space, and 0.89 hectare of parks is permitted. The development concept provides for residential uses on the west portion of the lands, near Zorra Street (Parcels 1 and 2) and commercial uses to the east adjacent to St. Lawrence Avenue (Parcels 3 and 4). Parcel 5 is proposed for public parkland;

- (b) The "ultimate" gross density for the lands is a maximum of 2.85 times the lot area, based on a residential density of up to 1.65 times the lot area and a commercial density of up to 1.2 times the lot area. The site area used to calculate gross density may include the lands dedicated as public roads and parks. The residential and commercial density caps may be exceeded on individual development parcels provided that the overall density cap is not exceeded at full build-out;



- (c) Rezoning application for individuals properties may be based on the "ultimate" density. Where the full density allowed by this policy cannot be used within a property being rezoned, the residential density may be transferred to other properties within the area. Such surplus density would be added to the receiving property when it is rezoned;
- (d) The alternative parkland dedication rate for the residential development will be a minimum of 0.5 hectares per 300 units. The parkland dedication may be a combination of land and cash-in-lieu payments; and
- (e) A special provision shall be contained in the Zoning By-law prohibiting dwelling units and recreational space on Block 2 within 60 metres from Block 4 as set out in the By-law until such time as further environmental studies are completed demonstrating acceptable compatibility between the residential units and/or recreational space on Block 2 and the industrial use on Block 4.

Attachment 4: Zoning



7-11, 13-15, 19-21, 23-25, 33-35 and
45 Zorra Street
File # 09_199707

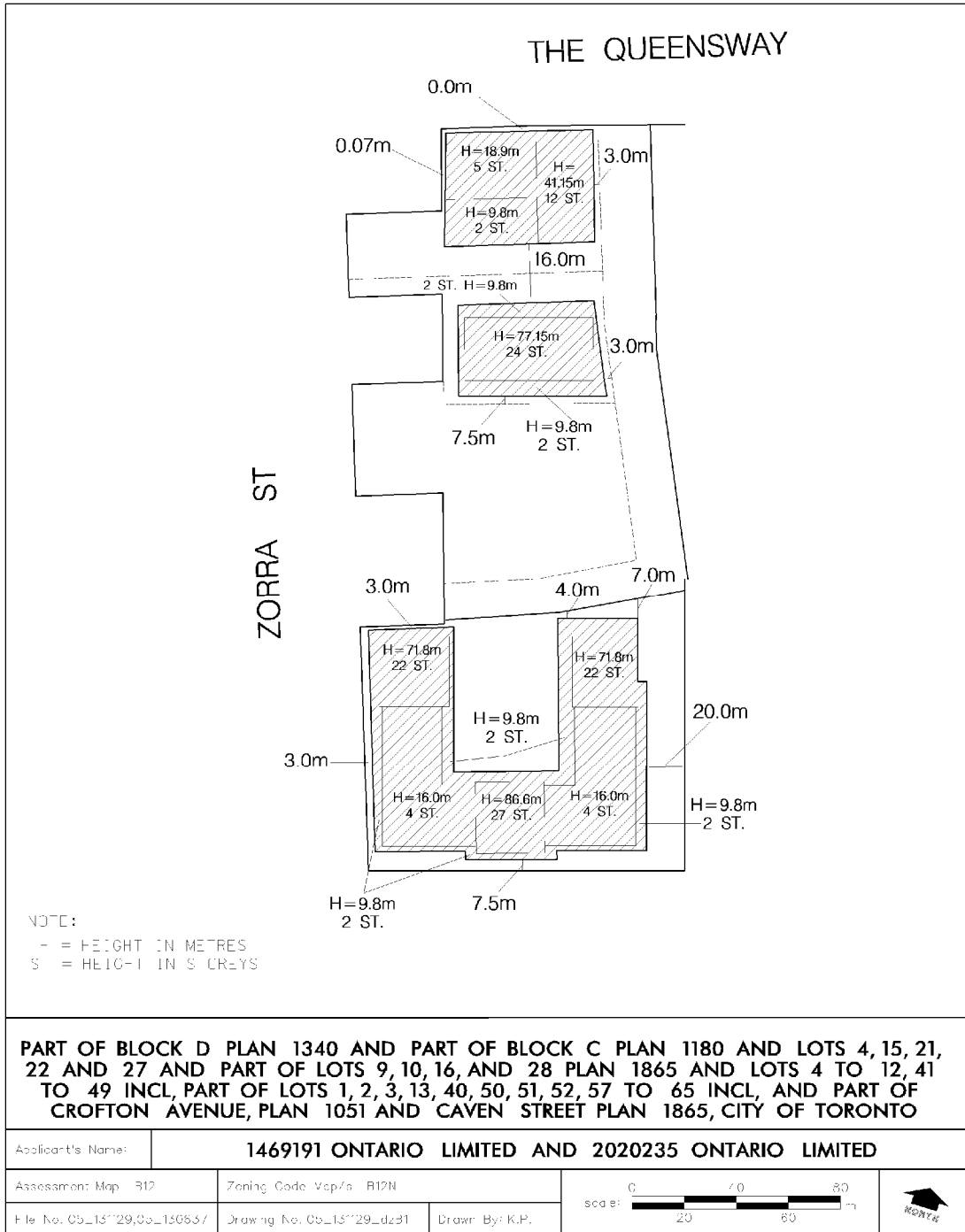
R6 Residential Sixth Density OS Public Open Space
I.C1 Industrial Class 1
AV Limited Commercial - Avenues

747-2006



Not to Scale
Zoning By-law 7625 as amended
Extracted 02/17/2009/ JM

Attachment 5: Schedule 'B1' of Zoning By-law 747-2006



Attachment 6: Draft Zoning-By-law Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code, as amended, and Zoning By-law No. 747-2006, with respect to the lands municipally known as 7-11, 13-15, 19-25, 33-35 Zorra Street and part of 45 Zorra Street

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in Section 320 -5, Article II of the Etobicoke Zoning Code, originally attached to the township of Etobicoke By-law No. 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule "A" annexed hereto, municipally known as 13 and 15 Zorra Street, from Industrial Class 1 (IC1) to Sixth Density Residential (R6), provided the following provisions shall apply to the development of the lands identified as (R6) in Schedule "A" hereto.

2. That Schedules "A1" and "B1" of By-law No. 747-2006 are hereby repealed and replaced with Schedules "A1" and "B1" attached hereto.

3. That Section 5(i)(a) of By-law No. 747-2006 is hereby deleted and replaced with the following:

(i) (a) Residential or Mixed Residential and Commercial:

0.70 stalls per dwelling unit for bachelor units

0.80 stalls per dwelling unit for apartments providing one bedroom

0.90 stalls per dwelling unit for apartments providing two bedrooms

1.10 stalls per dwelling unit for apartments providing three or more bedrooms

An additional 0.15 stalls per dwelling unit shall be provided for the exclusive use of visitors.

4. That Section 6, Definitions of By-law No. 747-2006, is hereby amended by amending the definition of “**Minor Projections**” to delete the words “from the main wall of the building” following the word “project” in the definition.
5. Notwithstanding Section 320-18A of the Etobicoke Zoning Code, automobile parking spaces may be located on adjacent lots.
6. Where the provisions of this By-law conflict with the provisions of By-law 514-2003, as amended, and the Etobicoke Zoning Code, the provisions of this By-law shall prevail.
7. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to the By-law by adding the following to Section 324.1, Table of Site Specific By-laws.
8. Within the lands shown on Schedule "A1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
9. Section 37

The density and height of development permitted by this By-law is subject to the Owner of the land, at its expense, providing the following cash contributions toward specific capital facilities and other facilities, services and matters pursuant to Section 37 of the *Planning Act* in order to permit a residential development with a maximum number of dwelling units of 459 and maximum heights as shown on Schedule ‘B1’ as follows:

- a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - ii. \$400,000 from the Owner to be used as follows:
 - \$200,000 for local park improvements, to be paid within 90 days of enactment of the Zoning By-law; and,

- \$200,000 for local park improvements, streetscape improvements, public art or affordable housing paid prior to the issuance of the first above-grade building permit, and indexed upwardly in accordance with the Non-Residential Construction Price Index for Toronto from the date of execution of the Section 37 Agreement to the date of payment. The cash contribution to be secured for each community benefit will be determined by the Chief Planner and Executive Director in consultation with the Ward councillor.

b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

- Noise and wind mitigation measures and warning clauses, if necessary be addressed prior to site plan approval;

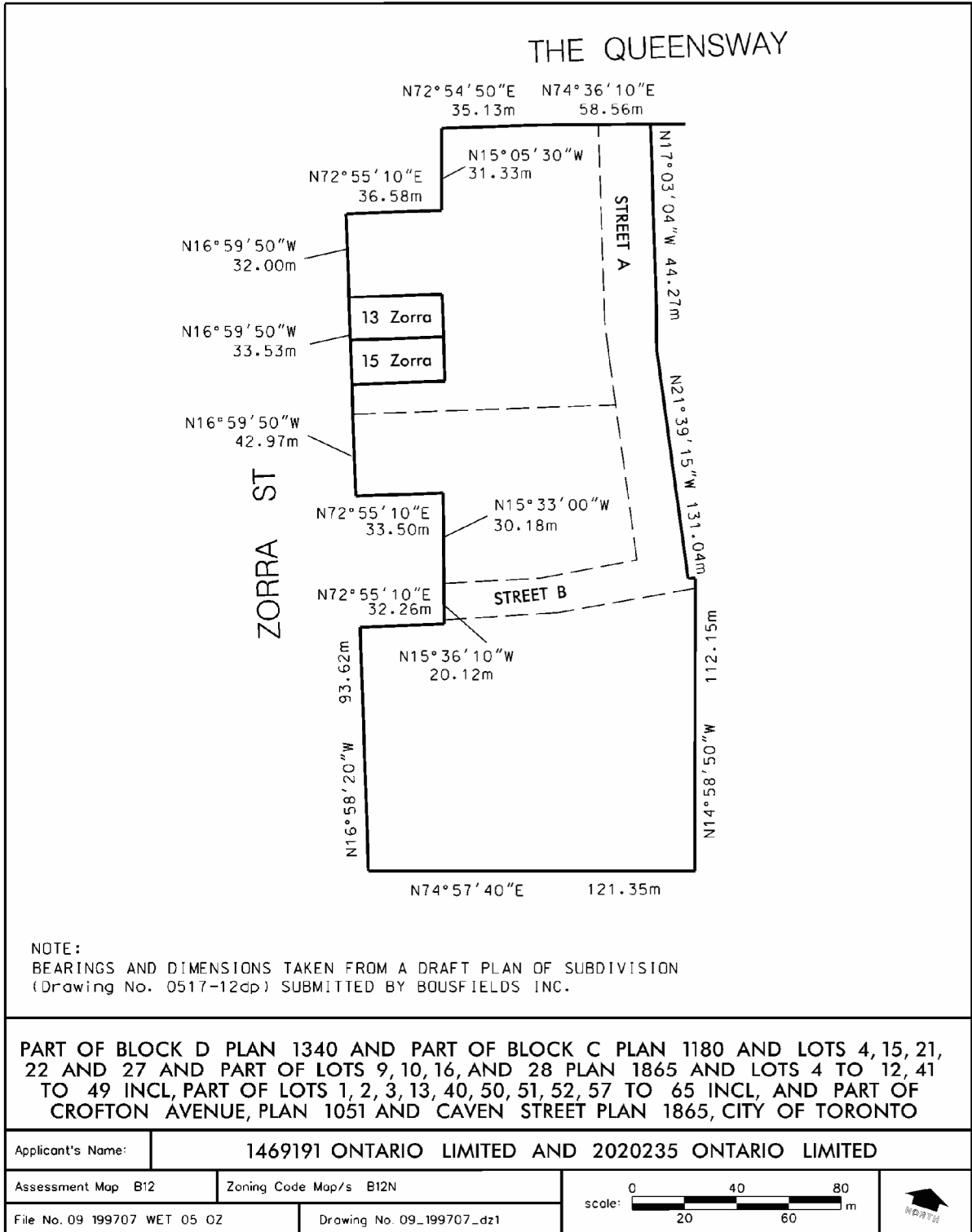
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
_____ - 2012 _____ - 2012	7-11 Zorra Street 13-15 Zorra Street 19-25 Zorra Street 33-35 Zorra Street and part of 45 Zorra Street	To rezone the lands to permit residential development, revised building setbacks and height, a realigned park boundary and new parking standards and to implement the Official Plan

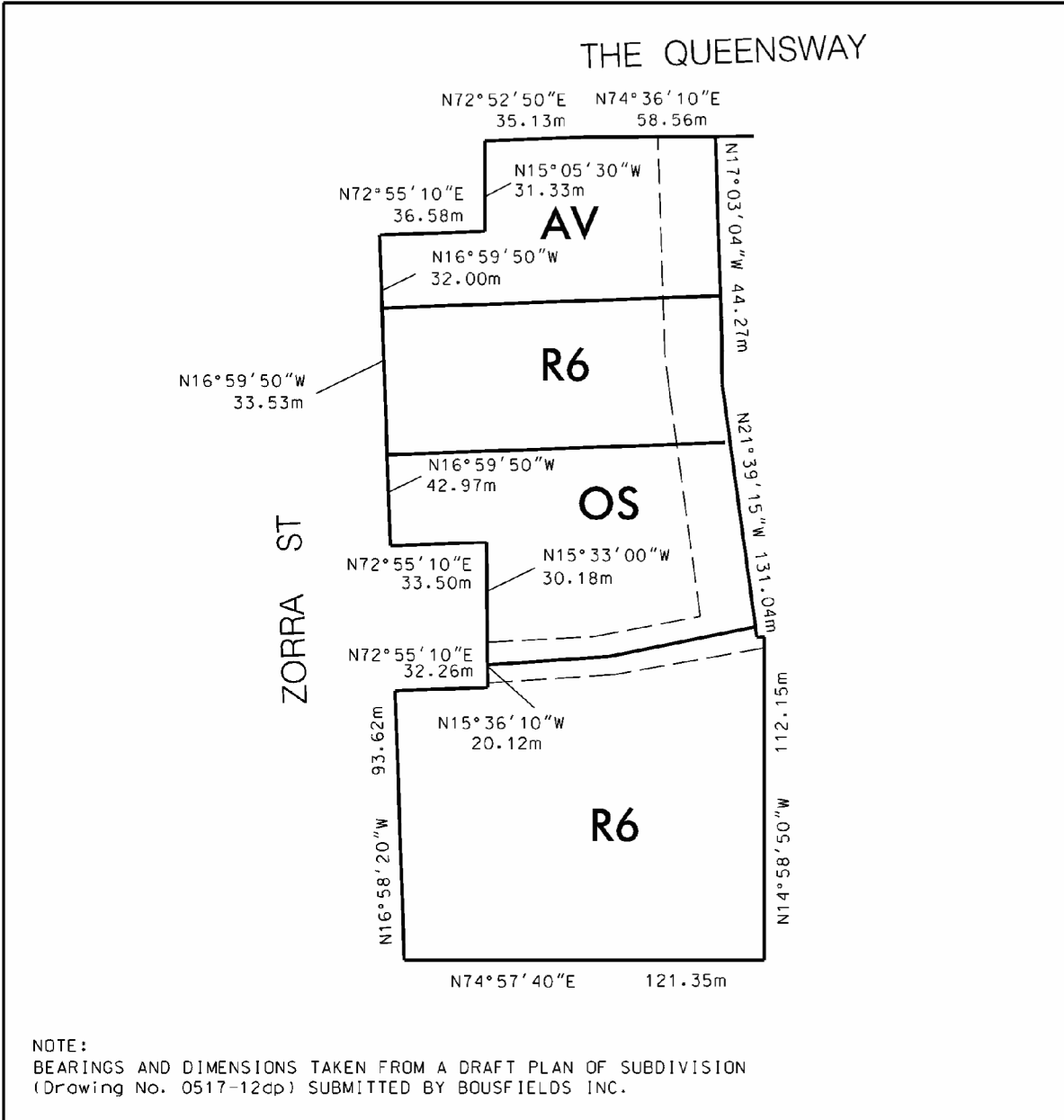
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

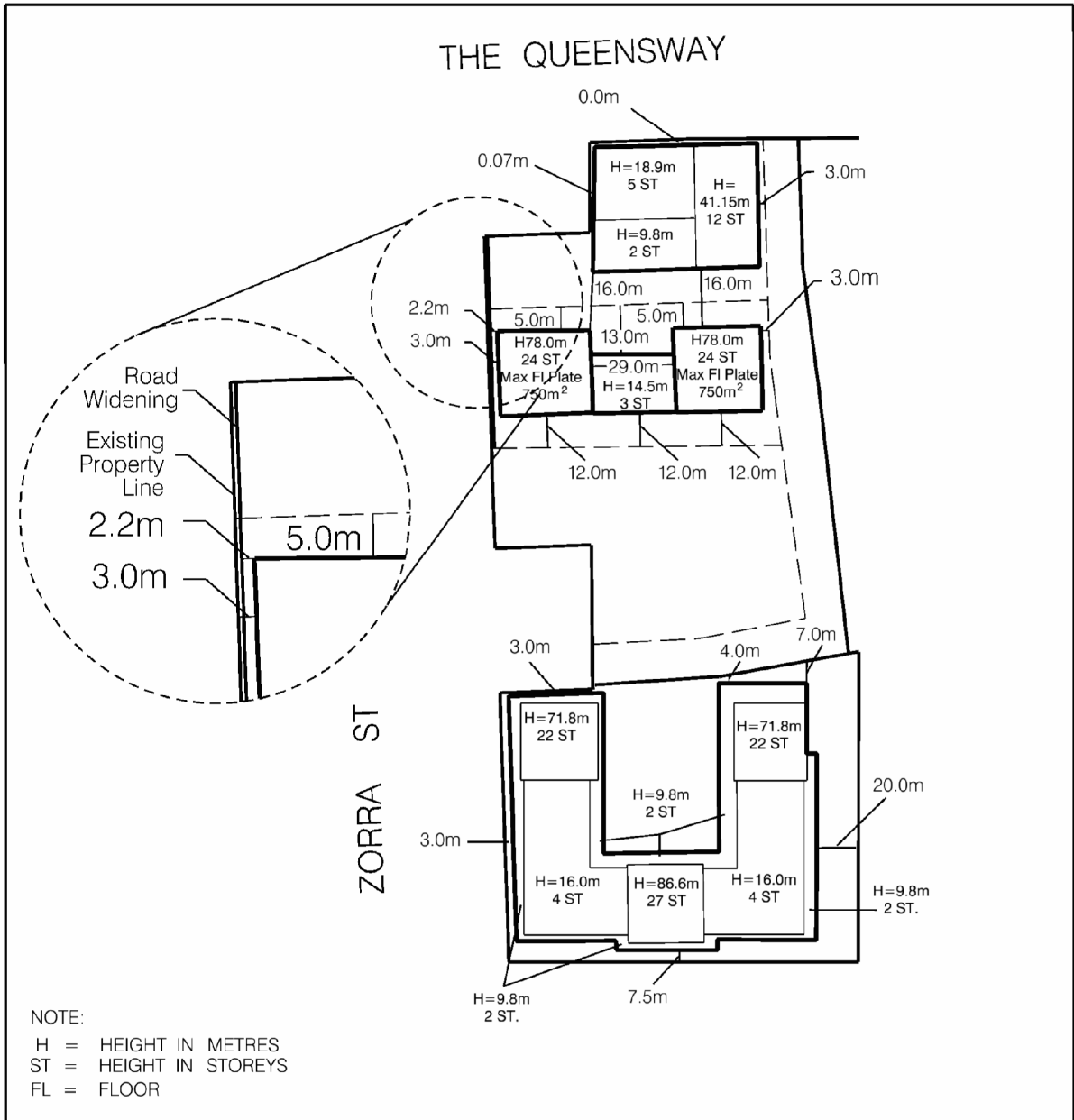
(Corporate Seal)





PART OF BLOCK D PLAN 1340 AND PART OF BLOCK C PLAN 1180 AND LOTS 4, 15, 21, 22 AND 27 AND PART OF LOTS 9, 10, 16, AND 28 PLAN 1865 AND LOTS 4 TO 12, 41 TO 49 INCL, PART OF LOTS 1, 2, 3, 13, 40, 50, 51, 52, 57 TO 65 INCL, AND PART OF CROFTON AVENUE, PLAN 1051 AND CAVEN STREET PLAN 1865, CITY OF TORONTO

Applicant's Name:	1469191 ONTARIO LIMITED AND 2020235 ONTARIO LIMITED		
Assessment Map B12	Zoning Code Map/s B12N	scale: m 0 20 40 60 80	 NORTH
File No. 05_131129_05_130637	Drawing No. 05_131129_dzA1		



PART OF BLOCK D PLAN 1340 AND PART OF BLOCK C PLAN 1180 AND LOTS 4, 15, 21, 22 AND 27 AND PART OF LOTS 9, 10, 16, AND 28 PLAN 1865 AND LOTS 4 TO 12, 41 TO 49 INCL, PART OF LOTS 1, 2, 3, 13, 40, 50, 51, 52, 57 TO 65 INCL, AND PART OF CROFTON AVENUE, PLAN 1051 AND CAVEN STREET PLAN 1865, CITY OF TORONTO

Applicant's Name:		1469191 ONTARIO LIMITED AND 2020235 ONTARIO LIMITED	
Assessment Map B12	Zoning Code Map/s B12N		scale:
File No. 05_131129,05_130637	Drawing No. 05_131129_dzB1	Drawn By: K.P.	

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	09 199707 WET 05 OZ
Details	Rezoning, Standard	Application Date:	December 23, 2009

Municipal Address: 7,11,13,15,19,21,23,25,33,35 and 45 ZORRA ST

Location Description: PL 1865 S PT LT15 N PT LT16 **GRID W0507

Project Description: To amend Zoning By-law 747-2006 to: include the properties at 13 and 15 Zorra Street and zone these properties from industrial to residential; to outline the new buildings footprints and associated setbacks and heights; to realign and regularize the configuration of the park block; and to permit new parking standards.

Applicant:	Agent:	Architect:	Owner:
REMINGTON ON THE QUEENSWAY			REMINGTON ON THE QUEENSWAY

PLANNING CONTROLS

Official Plan Designation:	Mixed-Use Areas	Site Specific Provision:	Site and Area Specific Policy 6
Zoning:	Class 1 Industrial (I.C1) and Sixth Density Residential (R6) and Public Open Space (OS)	Historical Status:	No
Height Limit (m):	I.C1 (5 storeys), R6(77.15m)	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	4,418.6	Height:	Storeys:	24
Frontage (m):	110		Metres:	78
Depth (m):	97.46			
Total Ground Floor Area (sq. m):	2,459			Total
Total Residential GFA (sq. m):	33,374.0		Parking Spaces:	546
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	33,374.0			
Lot Coverage Ratio (%):	55.7			
Floor Space Index:	7.55			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
1 Bedroom	94	Residential GFA (sq. m):	33,374.0	0
1 Bedroom + Den	179	Retail GFA (sq. m):	0	0
2 Bedroom:	100	Office GFA (sq. m):	0	0
2 Bedroom + Den	86	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	459			

CONTACT:	PLANNER NAME:	Greg Hobson-Garcia, Planner
	TELEPHONE:	(416) 394-2615