

TORONTO STAFF REPORT

June 27, 2006

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Subject: Final Report
Official Plan Amendment and Rezoning Applications
05 130637 WET 05 OZ and 05 131129 WET 05 OZ
Draft Plan of Subdivision Application 06 144822 WET 05 SB
Applicants: Armstrong Goldberg Hunter/Bousfields Inc.
Architect: SMV Architects/EI Richmond Architects
1053 & 1061 The Queensway and 7-11, 19-25, 33-35 and 45 Zorra Street
Ward 5 - Etobicoke-Lakeshore

Purpose:

This report reviews and recommends approval of an application to amend the Toronto Official Plan and the former Etobicoke Official Plan, and the Zoning By-law for a mixed-use residential development having grade-related commercial uses, and a grocery store located at 1053 & 1061 The Queensway and 7-11, 19-25, 33-35 and 45 Zorra Street.

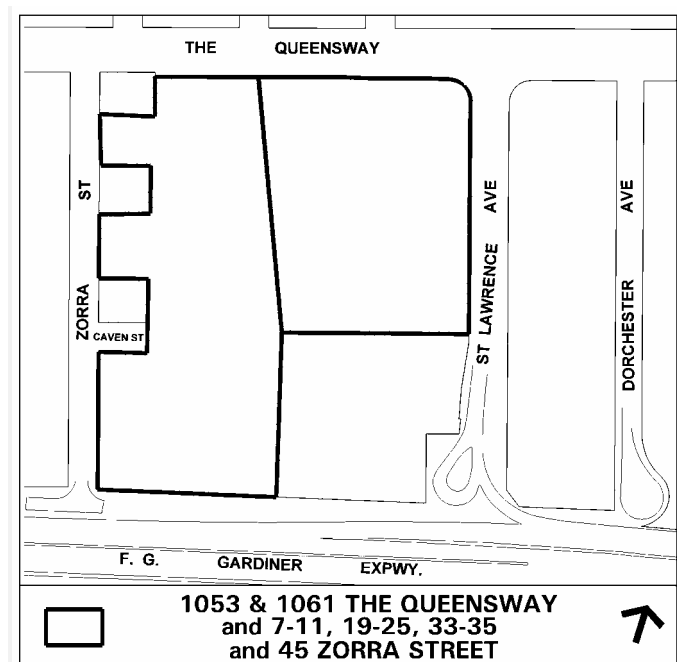
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the City of Toronto, if the Toronto Official Plan is in effect at the time of Council's consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment No.9;
- (2) amend the Official Plan for the former City of Etobicoke



substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 10;

- (3) amend the Etobicoke Zoning Code substantially in accordance with the amendments outlined in this report and with the draft Zoning By-law Amendment to be presented at the Public Meeting of Community Council;
- (4) prior to the introduction of the Bills to Council, direct that the appropriate staff and the applicant resolve the outstanding matters with respect to the parks contribution and public art;
- (5) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment, as may be required;
- (6) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto, if the Toronto Official plan is not in effect at the time of Council's consideration of this application; and
- (7) be advised that the Chief Planner, who has been delegated authority to approve conditions of Draft Plan of Subdivision approval, proposes to recommend approval of the subdivision plan as generally outlined on Attachment 1 and draft conditions of approval substantially in accordance with Attachment 11 to this report.

Background:

Proposal

Sobeys and Remington Developments have submitted joint applications seeking amendments to the former Etobicoke Official Plan (Site Specific Policy Number 35), and the Toronto Official Plan (Site Specific Policy No. 6), as well as site specific Zoning By-law No. 1992-130.

The requested amendments to the Official Plan affect the entire lands bounded by The Queensway, St. Lawrence Avenue, the F.G. Gardiner Expressway and Zorra Street. The intent of the Official Plan amendments are to reorganize the land use permissions on the lands, while maintaining the 1,270 dwelling units that were previously approved in 1992. The reorganization of the uses would allow residential uses along the westerly portion of the site, with the commercial uses along the easterly portion of the site. Previously, the residential component was situated along The Queensway and the commercial component along the Gardiner Expressway.

The Zoning amendment and Plan of Subdivision application exclude the lands on the northwest corner and the southeast quadrant of the site and some smaller parcels along Zorra Street.

For the Sobeys portion of the development, on the north-east quadrant of the lands, the applicant seeks approval for a grocery store having approximately 5 400 square metres of gross floor area, and an additional 1 000 square metres of floor area for a possible expansion. A separate

commercial/retail building having approximately 500 square metres of gross floor area is also proposed.

For the Remington portion of the development, on the westerly half of the lands, the applicant seeks approval for a mixed use development ranging in height from 5 to 27 storeys. Retail and commercial uses would be constructed at street level along The Queensway. The proposal will contain approximately 1,000 dwelling units.

The Draft Plan of Subdivision application proposes to create public roads, a public park, development blocks and a private lane, as well as providing for a road widening.

A general summary of the proposal is set out in the table below. Attachment No. 12: Application Data Sheet, also provides additional information.

	Sobeys Portion	Remington Portion	Total
Existing Toronto Plan Former Etobicoke Plan	Mixed Use Mixed Use	Mixed Use Mixed Use	
Existing Zoning	Avenues (AV) and Limited Commercial (CL)	Limited Commercial (CL)	
Site Area	2.278 hectares	3.061 hectares	5.339 hectares
Gross Floor Area	6 900 sqm.	86 900 sqm.	93 800 sqm.
Floor Space Index	0.30	2.84	1.76
Number of Units	0	1,000	1,000
Building Height	2 storeys	5 to 27 storeys	27 storeys
Parking Spaces	301	1,266	1,567

Site History

The subject property is commonly referred to as the 'Queenston Square' site. In 1992, site-specific Official Plan Amendment No. C-101-91 (OPA) was adopted by the Ministry of Municipal Affairs, which redesignated the lands from Industrial and Commercial to Mixed Use. The lands affected by this OPA are bounded by The Queensway, St. Lawrence Avenue, the F.G. Gardiner Expressway and Zorra Street. Generally the OPA provides for the redevelopment of the lands having up to 1,270 residential units; approximately 83 722 square metres of office, hotel and grade related retail floor space; and a 0.89 hectare public park. The plan also included the establishment of new public roads in order to accommodate the development concept.

Also in 1992, site specific Zoning By-law No. 1992-130 was adopted, which implemented the site-specific Official Plan policies. The By-law permitted 1,027 dwelling units with 2 044 square metres of grade related commercial/retail gross floor area and 36 870 square metres of commercial gross floor area and maximum building height of 18 storeys.

In June 2003, City Council adopted The Queensway Avenues By-law (By-law No. 514-2003). The purpose of the By-law was to implement the Avenues vision for the lands generally located along the north and south side of The Queensway, between Kipling Avenue and the Mimico

Creek Valley. The subject site was exempted from the Avenues By-law, except a small parcel located at the southwest corner of The Queensway and St. Lawrence Avenue. The main highlights of the Avenues By-law include:

- (a) a floor space index of 3.0 times the lot area;
- (b) building height of 6 storeys;
- (c) maintaining a 45 degree angular plane from adjacent low scale residential areas;
and
- (d) reduced parking requirements for certain land uses.

Sobeys has assembled approximately 5.3 hectares of the 6.97 hectare Queenston Square site. Remington has entered into an agreement with Sobeys to purchase approximately 2.9 hectares of the 5.3 hectares.

In April 2005, Sobeys and Remington filed joint applications to amend the site specific OPA, as it applies to all 6.97 hectares of Queenston Square. Individual rezoning applications, respecting the lands to be owned by each company, have also been filed.

Site and Surrounding Area

The entire site is 6.97 hectares in size. The land is bounded by The Queensway, St. Lawrence Avenue, the F.G. Gardiner Expressway and Zorra Street. The site has frontages along three public streets.

The surrounding land uses are as follows:

North: a mix of commercial/retail uses, with some having residential units above.
South: industrial use (Vintage Flooring) and the F.G. Gardiner Expressway.
East: the rear facades of a mix of one-storey commercial and industrial businesses.
West: a mix of one-storey commercial and industrial businesses, and single family dwellings.

Provincial Policy Statement

The 2005 Provincial Policy Statement sets out policies to: promote efficient development and land use patterns to support strong, livable and healthy communities; protect the environment and public health and safety, and facilitate economic growth over the long term. In the opinion of staff, the proposed development concept is consistent with the Provincial Policy Statement.

Metropolitan Toronto Official Plan

The Metropolitan Toronto Official Plan contains policies aimed at increasing the supply of housing to achieve the Plan's housing targets in a manner consistent with the efficient utilization of land and the optimizing of infrastructure investment through such measures as residential intensification, infill, renovation, rehabilitation and re-urbanization of Metropolitan Corridors such as The Queensway. Metropolitan Corridors provide for intensification of residential and

employment uses in areas well served by transit. Planning staff are satisfied that the proposed development is consistent with this vision, and therefore complies with the policies.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto (new Plan). The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The new Plan is now before the Ontario Municipal Board (OMB) and the hearing for the new Plan is continuing. The OMB has approved most of the new Plan and it is anticipated that the approved portions will come into force at the end of June 2006.

When it comes into force, the new Plan will designate the site Mixed Use Areas, subject to Site and Area Specific Policy No. 6. This policy reflects the existing Site-Specific Policy No. 35 in the former City of Etobicoke Official Plan, which outlines the mix of uses, intensity of development and development parcels, including public parks, open space and the public road network. A modification to Site and Area Specific Policy No. 6 is required to allow for this proposal.

Once approved, the Toronto Plan will designate the lands as Mixed Use, which permits a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces. A portion of the site is identified as an Avenue, along The Queensway, and the site is within an Employment District on Map 2, Urban Structure. Given that the Mixed Use designation prevails over Map 2, the proposal for a mix of residential, commercial and employment uses comply with the Mixed Use designation of the new Official Plan.

Etobicoke Official Plan

The former City of Etobicoke Official Plan designates the site Mixed Use, subject to site-specific policy number 35. The site-specific policy promotes a wide range of integrated uses, including residential, office, hotel, retail and institutional. Additionally, specific development criteria were established for these lands, including the Queenston Square Urban Design Guidelines. These guidelines describe the intention of the master plan for the site and relate specifically to:

- (a) public open spaces;
- (b) street network;
- (c) mixed development (ultimate combination of residential and commercial); and
- (d) streetscape.

Generally the site-specific policy outlines the development potential of the lands with a mixed-use residential, commercial project consisting of a maximum of 1,270 dwelling units and up to 83 711 square metres of office, hotel and grade related retail floor space, subject to the submission of appropriate traffic studies. New public streets were to divide the site into five development parcels, with a public park/open space in the centre. The two public park elements were to have a combined area of up to 0.89 hectares.

The site-specific policy contains policies requiring a higher than normal parkland dedication of 0.5 hectares per 300 dwelling units. It should be noted that no Section 37 contributions from the developer were required at the time of the original applications in 1992, due to the enhanced park contribution.

It was envisioned that the residential component of the development would occur adjacent to The Queensway the office and commercial component adjacent to the F.G. Gardiner Expressway.

Site-Specific Policy 35 also outlines conditions for: parkland calculations; interim densities and density transfers; and affordable housing. Implementation of the policy was to occur through rezoning applications for individual properties within the amendment area.

Zoning

Queenston Square is governed by Site-Specific By-law No. 1992-130, with parts zoned Commercial, Industrial and Open Space. There are holding symbols that apply to a number of smaller properties along Zorra Street (CL-H), which were put in place to ensure comprehensive development in a consistent manner.

The southeast block, containing Vintage Pre-finished Hardwood Flooring, while designated Mixed Use in both the former Etobicoke and Toronto Plans, is zoned Class 1 Industrial (I.C1), along with four other properties along Zorra Street. These properties are not part of Sobeys' land holdings.

The parcels at the southwest corner of The Queensway and St. Lawrence Avenue, and the southeast corner of The Queensway and Zorra Street are zoned Limited Commercial-Avenues (CL-AV). The southwest corner is part of the rezoning application for Sobeys.

As noted previously, two separate rezoning applications have been filed. One by Sobeys for 1053 and 1061 The Queensway and part of 45 Zorra Street; and the other by Remington for 7-11, 19-25, 33-35 and part of 45 Zorra Street.

Plan of Subdivision

An application for Draft Plan of Subdivision has been submitted and is currently being reviewed. The plan of subdivision will secure the required public infrastructure including new public roads and the public park.

Site Plan Control

The property is subject to Site Plan Control under the Etobicoke Zoning Code. To date, applications have not been submitted.

Tree Preservation

An arborist report, tree survey and assessment plan were submitted. A separate process will be required for any trees to be removed and the applications are subject to the provisions of the private tree by-law.

Archaeological Assessment

In July 2005, City Council approved the implementation of “Interim Screening” for archaeological potential, in order to conserve archaeological resources in the City, pending the completion and approval of the full Archaeological Master Plan. Interim screening is the first phase of a process that will ultimately implement the Master Plan.

The applicant has not submitted an Archaeological Assessment at this time, and will do so as a requirement of the Draft Plan of Subdivision approval.

Reasons for the Application

The proposed mixed use development does not conform to the provisions of Site Specific Policy No. 35 in the Etobicoke Official Plan; Site and Area Specific Policy No. 6 in the Toronto Plan; or Zoning By-law No. 1992-130. Accordingly amendments to these documents are required.

Community Consultation

A Community Consultation meeting was held on October 24, 2005 and was attended by approximately 50 members of the community. The Ward Councillor, Planning staff, and the developer with his consulting team were also in attendance at the meeting. In summary, there was no significant opposition to redevelopment in the area, but there were a number of concerns/issues expressed by the community. In addition to the meeting, there were 2 letters/comment forms submitted in opposition to the application. To assist in reporting, Planning staff have categorized the concerns/issues as follows:

- (a) prefer townhouse units similar to The Queensway and Islington Avenue;
- (b) too much traffic along Zorra Street, traffic infiltration into the community to the north;
- (c) too much parking and vehicles in the area;
- (d) parking along The Queensway does not make the street look better;
- (e) underground parking would be better for the Sobeys portion;
- (f) concerned over the proposed height of 25 storeys;
- (g) impacts on local schools;
- (h) concern with proximity to existing industrial uses; and
- (i) concern with some of the uses in area, mainly adult shops.

Staff have discussed the proposal with Vintage Flooring, the abutting industrial operation. They have expressed concerns over the impacts the future residential development may have on their current operations, particularly as it relates to possible complaints, as well as the proximity of the

residential use to the industrial use. They have asked staff to defer the consideration of the southerly portion of the development until a peer review is conducted by expert consultants.

The planning related issues are addressed below in staff's comments on the application.

Agency Circulation

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

The Economic Development Division comments, received June 26, 2006, state that they are not opposed to the development of residential and commercial uses on the northern part of the site. However, the southern portion of the site should be designated for employment uses and not be developed for residential uses or other non-employment uses. Additionally, the Economic Development Division is also concerned with the development of sensitive land uses. They feel that adjacent industries may require Certificates of Approval from the Ministry of Environment (MOE) which will be impacted by the presence of residential uses in close proximity to industry.

Based on the foregoing, the Economic Development Division recommends that: the proponent undertake a study to determine the impact of the development on the balance between employment and population targets; the proponent undertake noise and air quality studies; the proponent fund mitigating measures should the development be approved; and if mitigative measures are insufficient, then a buffer zone be established pursuant to MOE guidelines.

Comments:

Urban Structure

The proposal maintains the previous permissions granted in 1992 but allows the reorganization of the development parcels in a different manner. Planning staff have no concern regarding the question of whether this site should be developed with residential uses, mixed uses and a grocery store. The main difference between the 1992 permissions and the current concept are the introduction of a grocery store, which results in the reduction of office and commercial floor space than what was anticipated.

The original applications were reviewed and assessed on the merits of the land use conversion from Industrial to Mixed Use. In the opinion of staff, that review and assessment are still applicable today and are consistent with the new Official Plan which designates the site Mixed Use. With the introduction of public roads and appropriate landscaping elements, appropriate mitigation measures, adequate spatial separation can be established to reduce potential impacts between the existing industrial, proposed commercial and residential uses.

At the present time there is not a high demand for office uses in the area. However, the market could change and permissions for office development on the Sobeys site should remain on the lands in order to permit future office development. Overall, the development of the site fits well

with the emerging context along this portion of The Queensway as a new mixed use neighbourhood.

Environment

The completion and acceptance of Phase I and II Environmental Site Assessment reports and a Peer Review process for the conveyance of lands for public purposes will be required prior to the registration of the subdivision agreement to the satisfaction of Technical Services.

Noise and Air Quality

The subject lands are situated adjacent to the F.G. Gardiner Expressway, which carries a high volume of vehicular traffic. The Queensway also abuts the lands to the north. In addition, an existing industrial operation is located in the southeast quadrant of the area. The applicant has provided both Noise and Air Quality Reports for staff review.

The Air Quality report summarized that there are no health impacts on the proposed development from the industry in the area, and the potential impact on air quality at the site from existing industries should not prevent the residential development from proceeding. Although the potential impact is not one of a health issue but one of a nuisance issue, the conclusions of the report indicate that the mitigation of odours from the facility (Vintage Flooring) should not be required as a condition to proceed with the development, and based on current mitigation techniques employed by Vintage Flooring, a minimum separation distance of 20 metres from the facility to the residential building should be maintained. The report also recommended that potential purchasers should be advised of possible exposure to odours. Planning staff will, in the Zoning by-law, establish the 20 metre buffer.

The Noise Study concluded that by appropriate acoustical design of the development the applicable Ministry of the Environment noise guidelines can be met and a suitable acoustical environment provided for occupants. Thus the proposed development is feasible in terms of environmental noise. The report also concluded noise control measures are required to address predicted excesses due to adjacent industry and a solution implemented either at the industry or at the proposed buildings is considered feasible.

Planning staff acknowledge that mitigation at the noise source (industrial operations) is preferred. However, staff have been advised by the applicant that this option is not available. Accordingly, the mitigation measures will have to occur at the receptor, in this case, at the residential buildings being proposed west of the industrial operation. These matters will be addressed as a condition of the draft subdivision approval and form part of the registered subdivision agreement.

Remnant Land Parcels

There are a number of parcels of land along the east side of Zorra Street that do not form part of the zoning applications. This creates a 'saw-tooth' land pattern along Zorra Street. The site specific OPA for Queenston Square anticipated a continuous frontage, which has not been

provided. Notwithstanding the Plan's objective of having a continuous frontage along Zorra Street, the applicant has advised they have tried to secure the properties in order to be able to provide a continuous street-edge. While the properties have yet to be secured, the rezoning application does not affect these parcels and they will continue to have the same permissions previously granted by Council in 1992.

Employment Uses

The proposed development will contain one mixed-use block along The Queensway, as well as a separate commercial block along The Queensway and St. Lawrence Avenue. The total floor area of the commercial uses proposed is approximately 6 900 square metres. The applicant has indicated the commercial block is intended to be used for a grocery store.

Within the mixed-use block it is proposed that grade-related commercial/retail uses be encouraged and face The Queensway.

As discussed earlier in this report, Planning staff are not recommending rezoning the lands along Zorra Street, or the Vintage Flooring site. They will continue to remain as employment uses, and be subject to the provisions of By-law No. 1992-130, adopted in 1992.

As noted earlier, the requested amendments to the Plan are intended to reorganize the land uses on the site. Planning staff are not proposing changes to the current permissions, but rather advocating that they be maintained. As such, should future redevelopment of the area occur, the existing policies of allowing office and employment uses on the Vintage Flooring site would continue to apply.

Transportation

A Transportation Impact Statement was submitted by the proponent. While a number of transportation related matters were identified by the local community, including the amount of vehicles that would be generated by the development and possible traffic infiltration into the neighbourhood, the consultant and staff from Transportation Services agree that the current proposal generates significantly less traffic than the previous permissions granted in 1992. While the Sobeys component represents a major commercial traffic generator, the amount of vehicular traffic expected to be generated by this site is not as large as would normally be expected.

The analysis prepared by the applicant indicates that the majority of movements from this site will be orientated to/from The Queensway via the signalized intersections at Zorra Street and St. Lawrence Avenue, as well as the new public road. It is anticipated that traffic movement northward into the neighbourhood would generally be local residents.

A Draft Plan of Subdivision application has been submitted with the applications. It will establish the road infrastructure necessary to accommodate the redevelopment of this development parcel. Transportation Services are of the opinion that the vehicular traffic generated by the proposed development can be accommodated on the existing area road network

and the new public roads being proposed as part of the development. Property dedications have also been identified which will be secured through the draft plan of subdivision or site plan approval process.

The proponent is seeking a right-in, right-out access from The Queensway in front of the proposed Sobeys store. Staff do not support the request on the basis that there are already two signalized intersections within close proximity of the grocery store, at Zorra Street and St. Lawrence Avenue. The addition of more private driveways along The Queensway does not improve safety nor does it support The Queensway Avenues strategy to allow the introduction of significant boulevard improvements and a more pedestrian orientated environment.

Public Park

The Toronto Official Plan (Site Specific Policy No. 6) requires the applicant to provide parkland at the alternative parkland dedication rate for residential uses at a minimum of 0.5 hectares per 300 units. Based on the proposal to construct 990 dwelling units, the parkland dedication would be approximately 1.5 hectares. The park space can be a combination of land and cash-in-lieu. Additionally, Policy 6 specified a parkland space of 0.89 hectares.

The parkland policies of the new Plan have been approved by the OMB. However, they will take effect in January 2008. Until then, the previously approved site specific parkland policies continue to apply.

Section 3.2.3 of the Toronto Plan contains policies respecting parkland dedications. Generally, all development will be subject to a dedication of 5 percent of lands for parks purposes for residential development. An alternative parkland dedication is also contained in the Plan based on the size of the development parcel. For sites 1 hectare to 5 hectares in size, the parkland dedication will not exceed 15 percent of the development site, net of any conveyances for public road purposes.

The applicant has advised they are willing to provide a 0.566 hectare public park. In their opinion, they feel the lands being provided are consistent with the new parkland policies of the Plan. Additionally, the applicant contends the Plan amendments are intended to replace the previous parks policies.

Parks, Forestry and Recreation, Policy and Development Division advise that the proposed 0.566 hectare park site, located on Block 5, is acceptable subject to the applicant providing a cash-in-lieu of parkland contribution in order to fulfill the remaining obligation of the alternative parkland dedication rate. This matter is still under discussion and should be resolved prior to the introduction of the Bills.

As a condition in the subdivision agreement, the applicant will be required to convey the lands to the City for park purposes, undertake any necessary environmental remediation and undertake base park construction.

Urban Design

Planning staff are satisfied that an appropriate organization of the public streets, blocks, open space and building parcels, including the design and integration of the public and private realm has been achieved with the draft plan layout. This includes a mid-rise massing along The Queensway, with street related storefronts, as well as the introduction of a retail front along the Sobeys portion of the development. The taller buildings are located towards the Gardiner Expressway. Overall, the draft plan layout addresses the key urban design considerations of the Built Form and Built Form-Tall Building policies of the new Plan.

To ensure that the mixed use and commercial blocks (Blocks 3 and 4), on Attachment 1, are developed in a cohesive and coordinated manner, detailed urban design guidelines will be required. These guidelines will establish a detailed urban design framework for the development within the development blocks along The Queensway, St. Lawrence Avenue, Zorra Street, the new public roads and the public park edge. The guidelines will assist in the evaluation of the Site Approval Applications for each phase of development. The guidelines will provide guidance on issues including, but not limited to, building organization; building entrances; site servicing; streetscape and landscaping; and general building design. The guidelines will also address the public realm and matters such as street furniture and lighting.

The Design Guidelines are being prepared by staff and will be incorporated into the conditions of Draft Plan of Subdivision approval.

Green Standards

Planning staff have discussed green development standards such as LEED (Leadership in Energy and Environmental Design) certification with the applicant. LEED is a “Green building Rating System” and is a voluntary, consensus-based national standard for developing high performance, sustainable buildings. In addition to exploring LEED principles, staff will also discuss newly emerging “green” development standards. Planning staff will continue to discuss these matters with the applicant and implement them, if possible, through the site plan review process.

Public Art

Section 3.1.4 of the new Plan advocates the creation of public art in the City. Planning staff, in consultation with the Ward Councillor, and the applicant have discussed the provision of public art. The money will be directed towards the City’s “Percent for Public Art Program” for public art and should be specifically directed to The Queensway area. This matter should be secured prior to the introduction of the Bills in Council.

Municipal Infrastructure

Existing infrastructure in the area can support the proposal. The proposed development can be adequately served by the existing road network and the new roads that are proposed within the subdivision. The applicant will be required to make satisfactory arrangements with the Technical Services Division, including providing adequate financial guarantees and an

undertaking if necessary, respecting any improvements that may be required to the sanitary sewer, storm sewer and water supply systems to accommodate the proposed development. These matters will be secured as part of the Draft Plan of Subdivision approval.

School Boards

The Toronto District School Board (TDSB) advises that there is insufficient space at the local elementary and middle schools to accommodate students anticipated from this plan of subdivision. The TDSB has not requested that a school site be provided for on the subject property, but has requested that a sign be posted on the site and that a clause in all agreements of purchase be included, advising prospective purchasers that sufficient accommodation may not exist at local schools and that children may have to attend existing school facilities outside of the immediate neighbourhood. This requirement will be a condition of draft plan of subdivision approval.

No comments have been received from the Toronto Catholic District School Board (TCDSB). Recent comments received from the TCDSB on other development proposals, have indicated that all new residential development is subject to a uniform charge per dwelling unit under its adopted Education Development Charges By-law.

Development Charges

It is estimated that the Development Charges for this project will be approximately \$5,610,995.00. This is an estimate. The actual charge is assessed and collected upon issuance of the Building Permit.

Implementation

The Official Plan amendments to the Toronto Plan and former Etobicoke Plan are attached for Community Council's consideration.

The implementing By-law has not been finalized at the time of the writing of this report. The draft By-law will be available for Community Council at the date of the Public Meeting. The By-law will establish the specific standards that will be applied to the redevelopment as described in this report and generally illustrated in the attachments:

- (a) list of permitted uses;
- (b) appropriate building setbacks;
- (c) maximum and minimum building heights;
- (d) maximum densities;
- (e) maximum number of dwelling units;
- (f) minimum number of parking spaces; and
- (g) design requirements, such as floor plate sizes.

Conclusions:

The requested amendments to the Toronto Plan, former Etobicoke Official Plan and Zoning Code, have been evaluated in the context of the Toronto Plan and former Etobicoke Official Plan policies. The use of this particular site for a mixed use development containing residential uses, commercial uses and a grocery store is an appropriate form of development. Additionally, it is generally consistent with the previous approvals of 1992. It also provides an opportunity to develop a prominent site along The Queensway and continue the recent urbanization of the street.

Some of the matters discussed in this report are related to Draft Plan of Subdivision approval and Site Plan Control approval. Accordingly these matters will be addressed as part of those processes.

Contact:

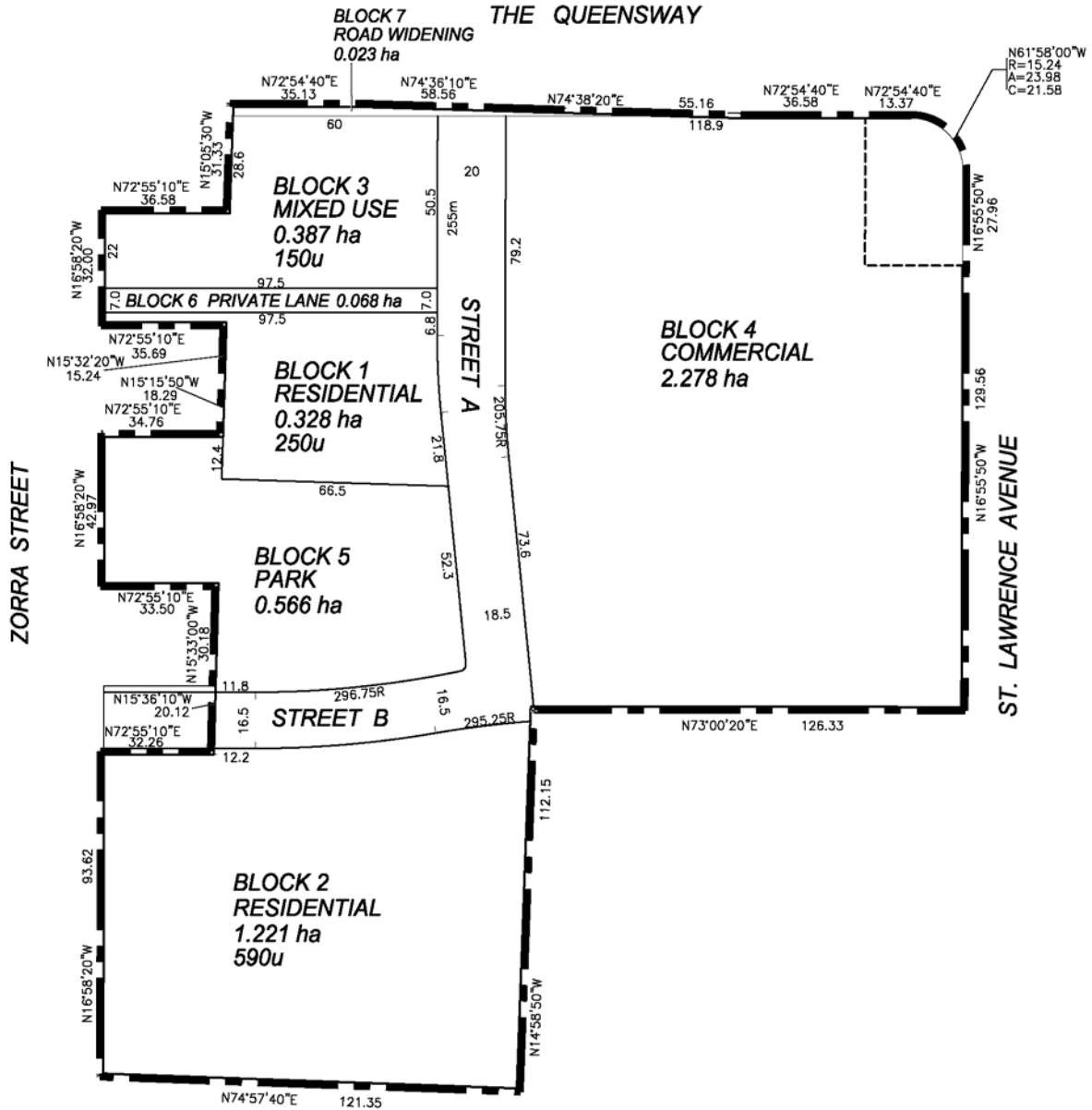
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Gregg Lintern, MCIP, RPP
Director of Community Planning, Etobicoke York District

List of Attachments:

- Attachment 1: Draft Plan of Subdivision
- Attachment 2: Site Plan and Layout
- Attachment 3a: Elevations (Sobeys)
- Attachment 3b: Elevations (Sobeys)
- Attachment 4a: Elevations (Remington)
- Attachment 4b: Elevations (Remington)
- Attachment 4c: Elevations (Remington)
- Attachment 5: Etobicoke Official Plan- Land Use Map
- Attachment 6: Etobicoke Official Plan (Schedule 35-B)
- Attachment 7: Toronto Official Plan- Land Use Map
- Attachment 8: Existing Zoning
- Attachment 9: Draft Toronto Official Plan Amendment
- Attachment 10: Draft Etobicoke Official Plan Amendment
- Attachment 11: Conditions of Draft Plan of Subdivision
- Attachment 12: Application Data Sheet

Attachment 1: Draft Plan of Subdivision



THE QUEEN ELIZABETH BOULEVARD

Plan of Subdivision

Applicants Submitted Drawing

Not to Scale
06/20/06



1053 & 1061 The Queensway
7-11, 19-25, 33-35 & 45 Zorra Street

File # 06_144822

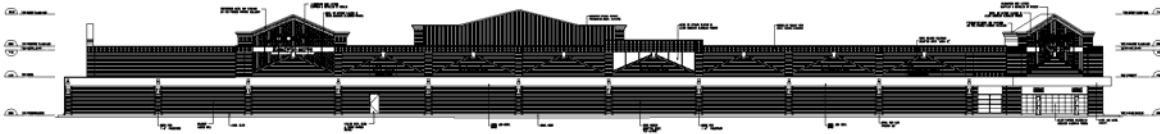
Attachment 3a: Elevations (Sobeys)



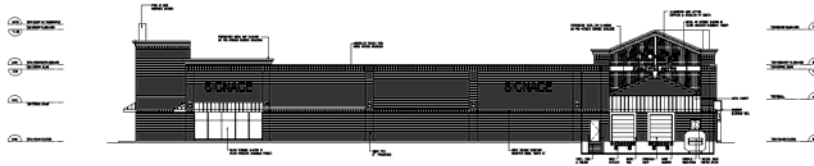
West Elevation



North Elevation



East Elevation



South Elevation

Elevation Plan

Applicants Submitted Drawing

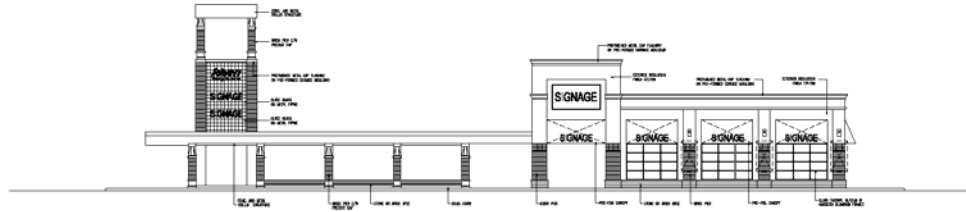
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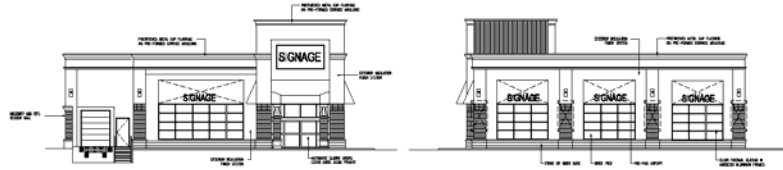
1053 & 1061 The Queensway and
7-11, 19-25, 33-35 & 45 Zorra Street

File # 05_130637 & 05_131129

Attachment 3b: Elevations (Sobeys)

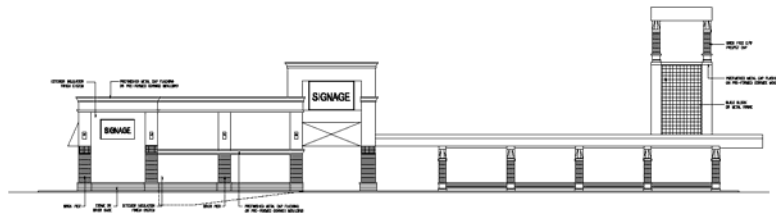


North Elevation

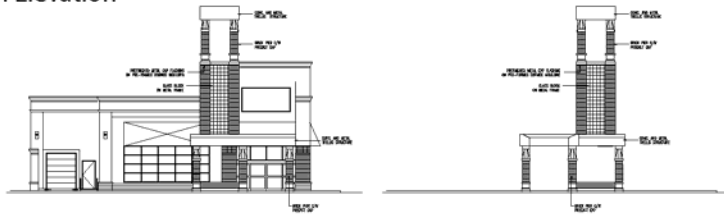


East Elevation

West Elevation



South Elevation



East Pylon Elevation

West Pylon Elevation



Site North Elevation (Queensway)

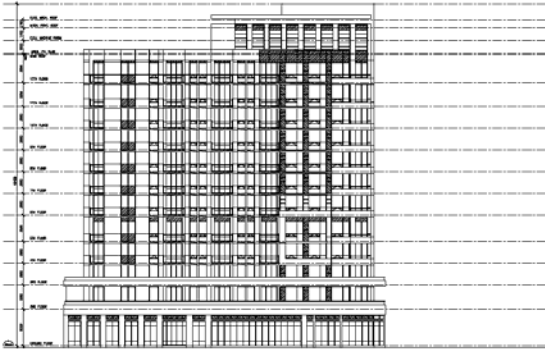
Applicants Submitted Drawing

Not to Scale
06/27/06

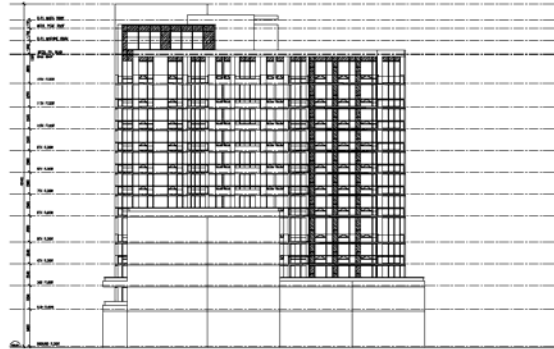
1053 & 1061 The Queensway and
7-11, 19-25, 33-35 & 45 Zorra Street

File # 05_130637 & 05_131129

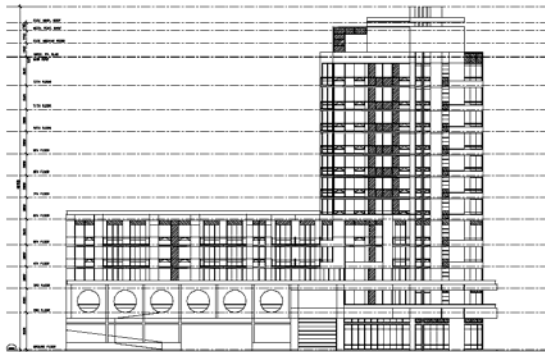
Attachment 4a: Elevations (Remington)



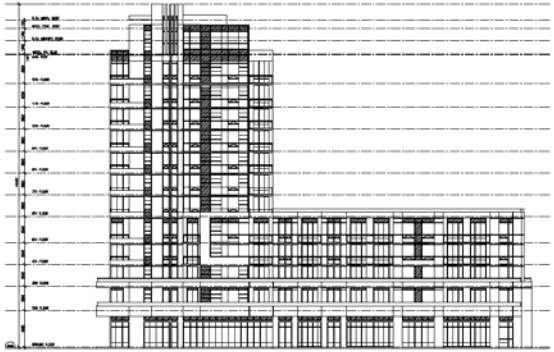
1 EAST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

Elevation Plan

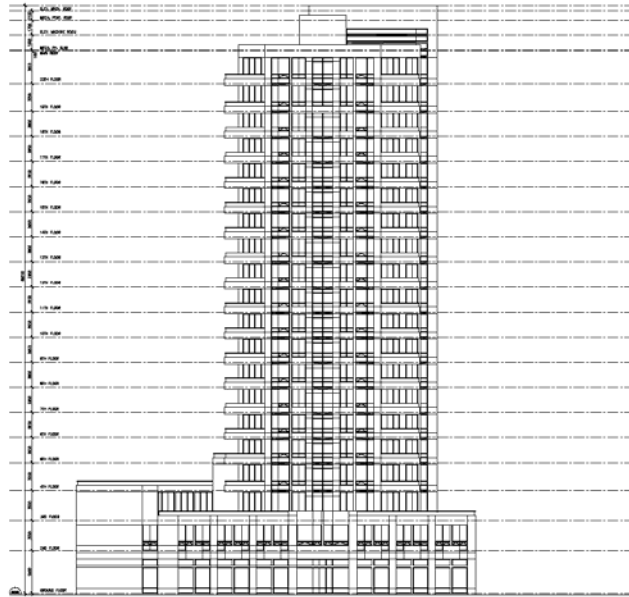
Applicants Submitted Drawing

Not to Scale 

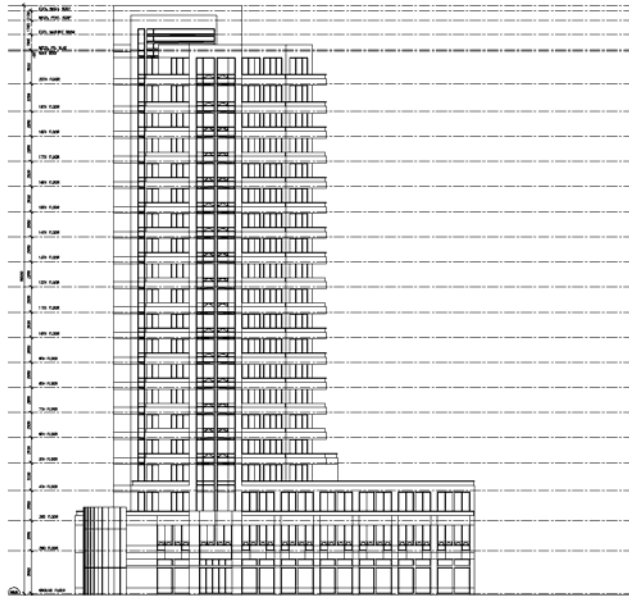
1053 & 1061 The Queensway and
7-11, 19-25, 33-35 & 45 Zorra Street

File # 05_130637 & 05_131129

Attachment 4b: Elevations (Remington)



South Elevation - Building B



North Elevation - Building B

Elevation Plan

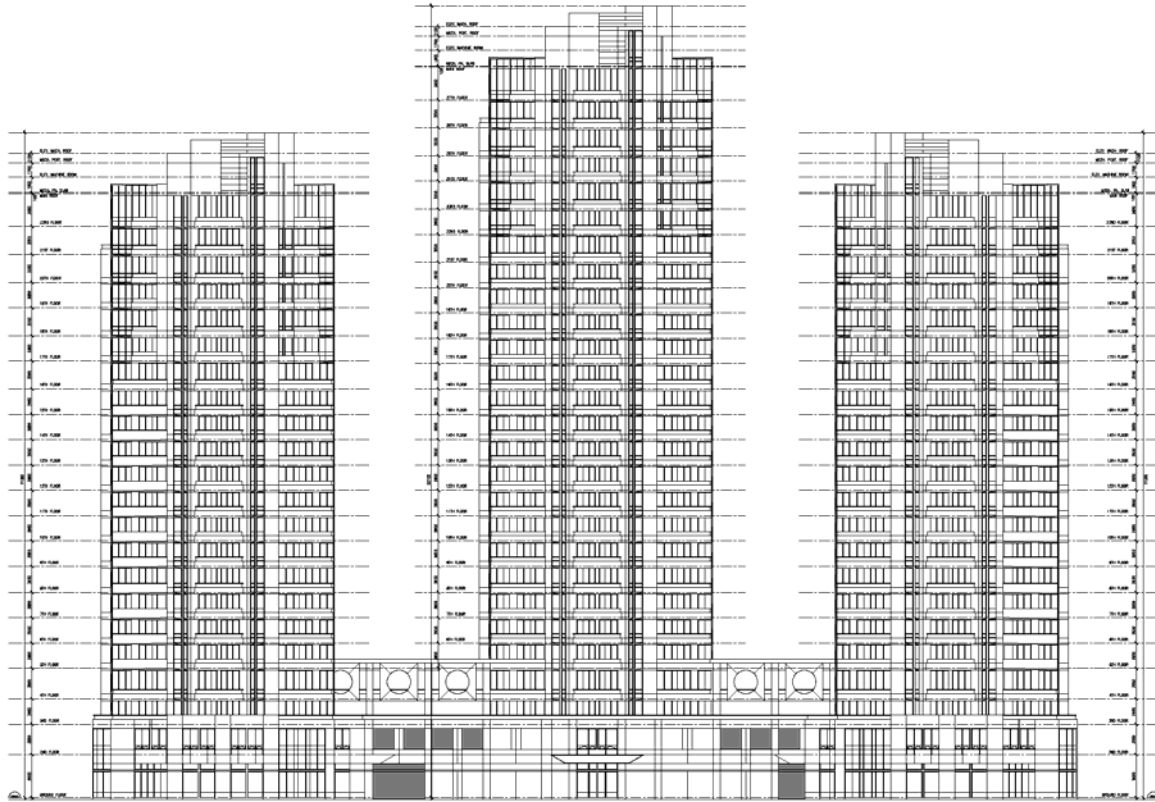
Applicants Submitted Drawing

Not to Scale
06/21/06 

**1053 & 1061 The Queensway and
7-11, 19-25, 33-35 & 45 Zorra Street**

File # 05_130637 & 05_131129

Attachment 4c: Elevations (Remington)



North Elevation - Buildings C, D, & E

Elevation Plan

Applicants Submitted Drawing

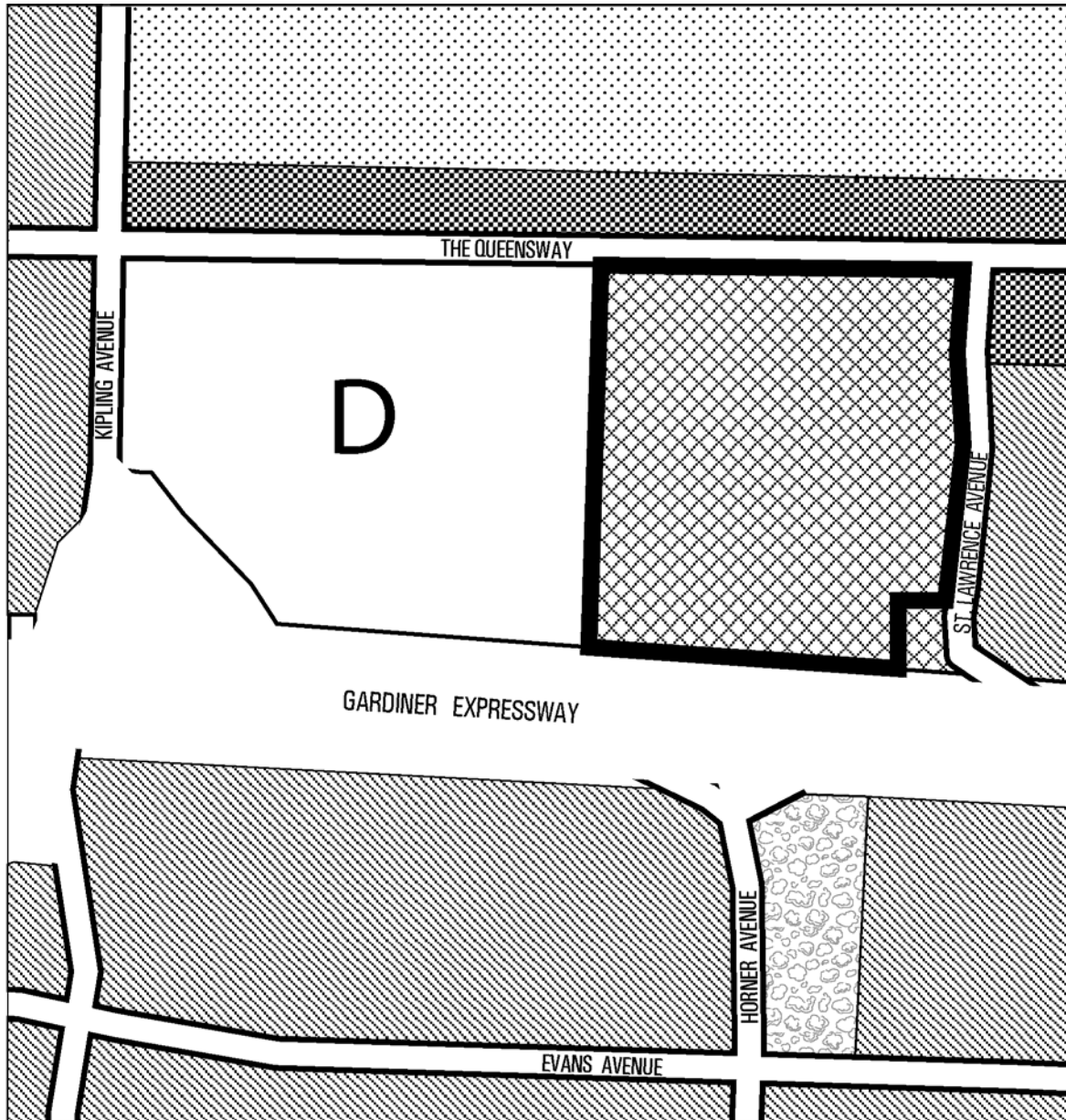
Not to Scale 

06/21/06

1053 & 1061 The Queensway and
7-11, 19-25, 33-35 & 45 Zorra Street

File # 05_130637 & 05_131129

Attachment 5: Etobicoke Official Plan- Land Use Map



- | | | |
|-------------------------|------------------------------|------------|
| Site | Industrial | Open Space |
| Low Density Residential | Mixed Use | |
| District Retail | Commercial-Residential Strip | |

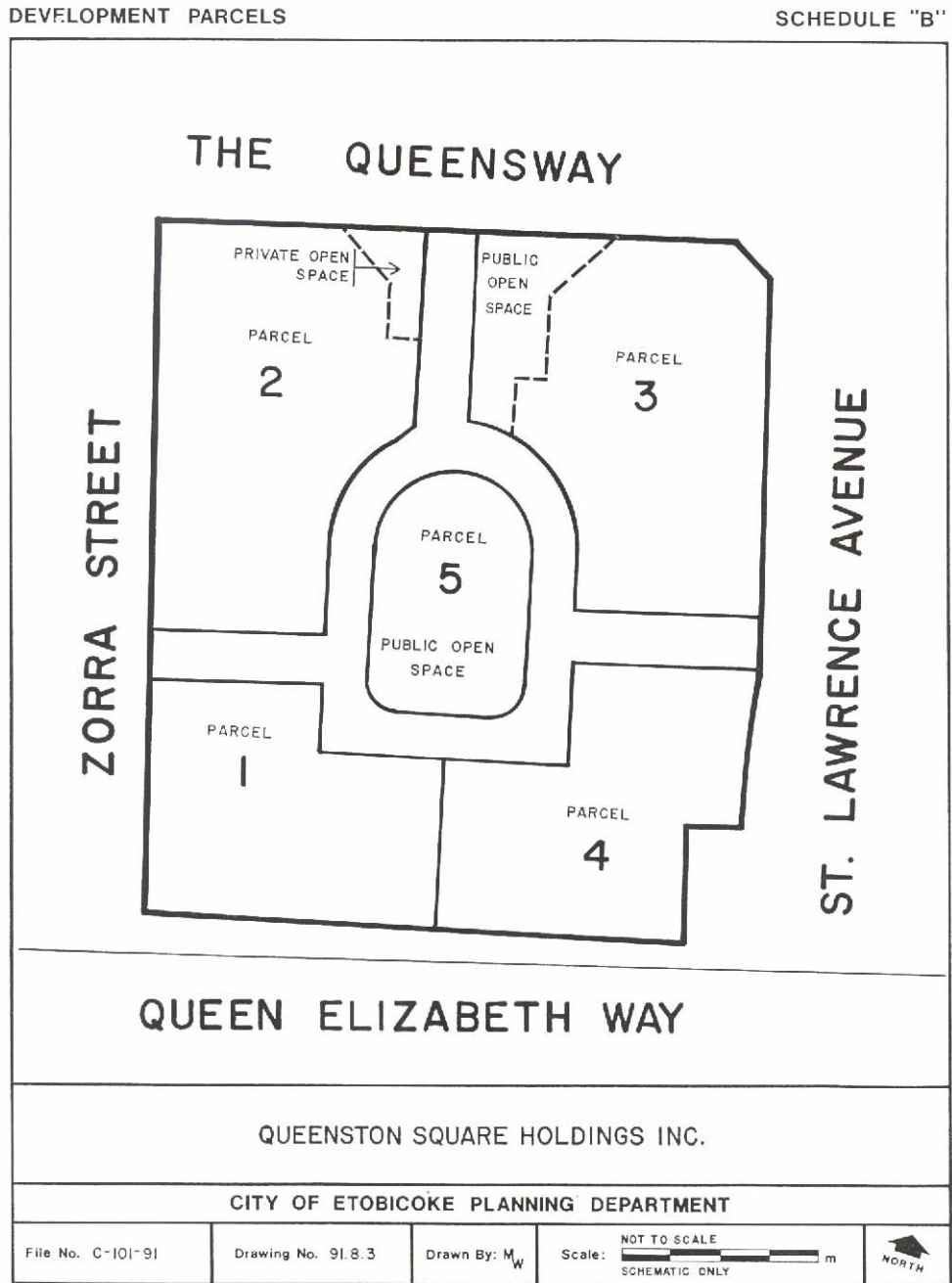
TORONTO City Planning
Official Plan - Etobicoke

1053 & 1061 The Queensway and
7-11, 19-25, 33-35 & 45 Zorra Street

Not to Scale
06/19/06

File # 05_130637 & 05_131129

Attachment 6: Etobicoke Official Plan (Schedule 35-B)



Official Plan

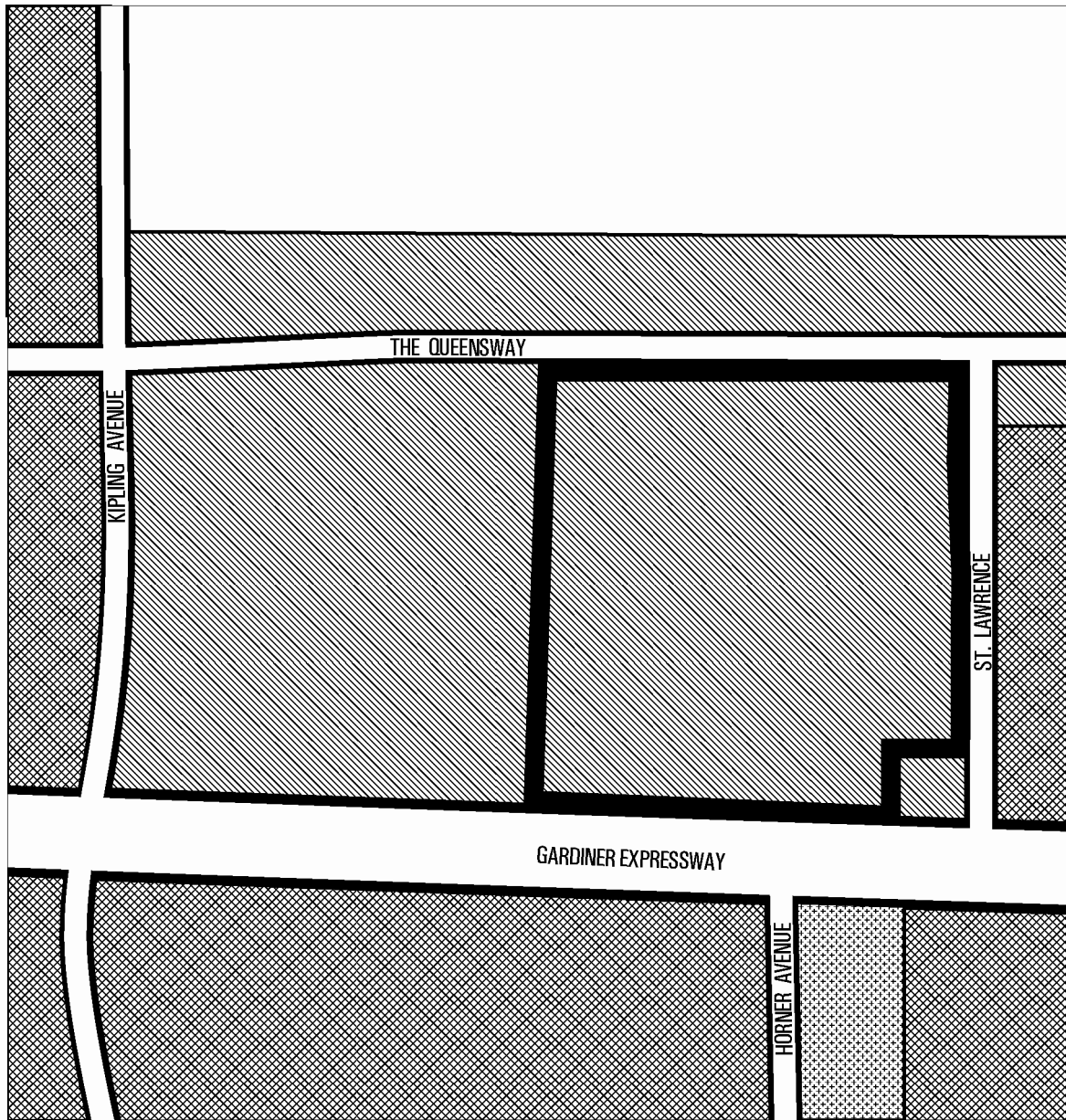
Queenston Square

Applicant's Submitted Drawing

Not to Scale 05/26/05

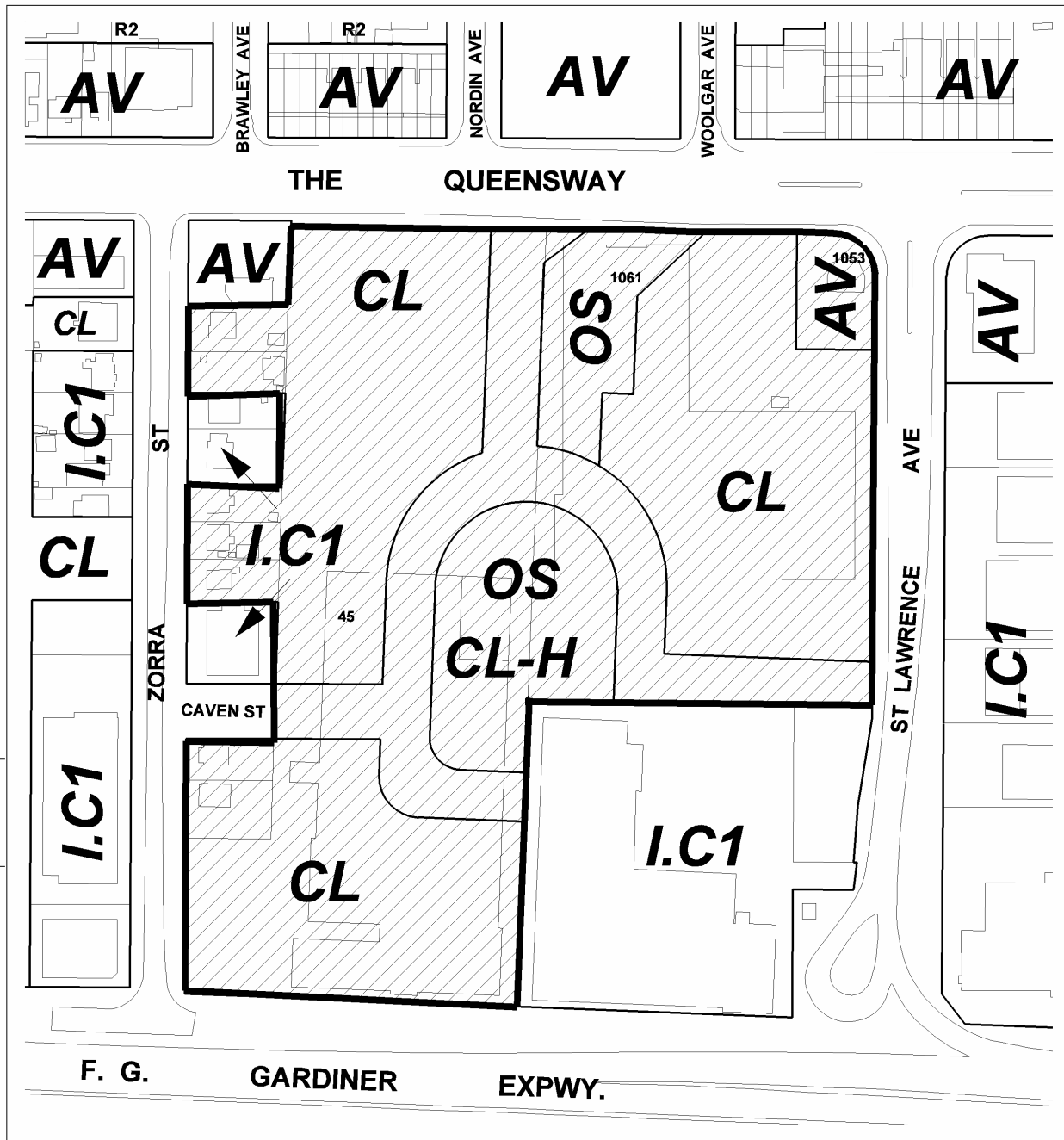
File # 05_130637 / 05_131129

Attachment 7: Toronto Official Plan- Land Use Map



- | | |
|--|---|
|  Site |  Other Open Spaces Areas |
|  Neighbourhoods |  Employment |
|  Mixed Use | |

Attachment 8: Existing Zoning



TORONTO City Planning
Zoning

1053 & 1061 The Queensway and 7-11, 19-25, 33-35 & 45 Zorra Street

File # 05_130637 & 05_131129

Former Etobicoke

I.C.1 Industrial Class 1

OS Public Open Space

CL Commercial Limited

AV Limited Commercial - Avenues

(H) Holding District



Not to Scale

Zoning By-law 11,737 as amended

Extracted 06/19/06 - MH

Attachment 9: Draft Toronto Official Plan Amendment

Authority: Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2006
Enacted by Council: ~, 2006

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2006

**To adopt Amendment No. XX to the Official Plan for the City of Toronto
with respect to the lands located south of The Queensway, between Zorra Street and St.
Lawrence Avenue, and north of the F.G. Gardiner Expressway**

WHEREAS authority is given to Council under 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*; and

WHEREAS the Council for the City of Toronto, at its meeting of ~ 2006, determined to
amend the Official Plan for the City of Toronto adopted by By-law No. 1082-2002;

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

1. The text and map attached hereto as Schedule "A" are hereby adopted as amendments to the Official Plan of the City of Toronto.
2. This is Official Plan Amendment No. XX.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE “A”

AMENDMENT NO. XX TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

1469191 ONTARIO LTD. & 202035 ONTARIO LTD.

The lands located south of The Queensway, between Zorra Street and St. Lawrence Avenue, and north of the F.G. Gardiner Expressway

The following Text and Map constitute Amendment No. **XX** to the City of Toronto Official Plan, being an amendment to amend Schedule 2 and amend the provisions of Chapter 7, Site and Area Specific Policies.

The sections headed ‘Purpose and Location’ and ‘Basis’ are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

This Amendment affects the properties located south of The Queensway, between Zorra Street and St. Lawrence Avenue, north of the F.G. Gardiner Expressway. The purpose of the amendment is to repeal and replace Site Specific Policy No. 6. The Amendment also adds planned but unbuilt roads to Schedule 2 of the Official Plan.

The intent of the Official Plan amendment is to reorganize the land use permissions previously granted in 1992.

BASIS:

The owner seeks to reorganize the land uses on the site by permitting the residential component along the west portion of the lands, while the office and commercial uses would be located on the east portion of the lands. In addition to reorganizing the lands, new public roads are required to facilitate the development.

OFFICIAL PLAN AMENDMENT:

The Official Plan of the City of Toronto is amended as follows:

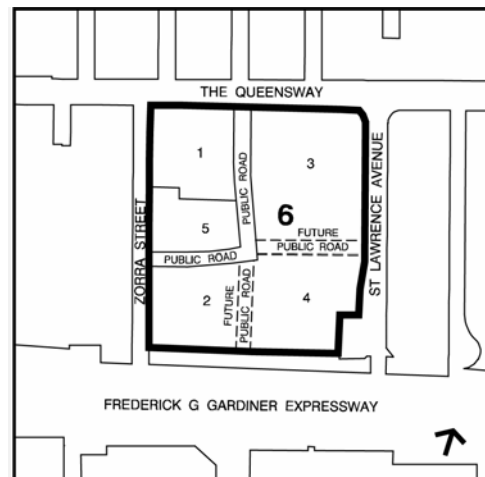
1. Schedule 2, The Designation of Planned but Unbuilt roads, is amended by adding the following planned but unbuilt roads;

Street Name	From	To
New Link	The Queensway	running south between The Queensway and the south limit of the property.
New Link	Zorra Street	St. Lawrence Avenue

2. Chapter 7, Site and Area Specific Policies, is amended by repealing and replacing Site and Area Specific Policy No. 6 for the lands located on the south side of The Queensway, between Zorra Street and St. Lawrence Avenue, and north of the F.G. Gardiner Expressway, as follows:

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; and
 - 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.
3. Map 26, Site and Area Specific Policies, is amended for the lands located on the south side of The Queensway, between Zorra Street and St. Lawrence Avenue, and north of the F.G. Gardiner Expressway, as shown on the map above.

Attachment 10: Draft Etobicoke Official Plan Amendment

Authority: Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2006
Enacted by Council: ~, 2006

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2006

**To adopt an amendment to the Official Plan
for the former City of Etobicoke
respecting the lands municipally known as 1053 & 1061 The Queensway, and 7-11, 19-25,
33-35 and 45 Zorra Street**

WHEREAS authority is given to Council under 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 attached Amendment No. 143-2006 to the former Official Plan of the Etobicoke Planning Area, consisting of Part Two of the accompanying amendment, is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

PART ONE- PREAMBLE

1.1 LOCATION AND PURPOSE

Official Plan Amendment No. 143-2006 applies to a 6.97 hectare parcel of land located on the south side of The Queensway, between Zorra Street and St. Lawrence Avenue, and north of the F.G. Gardiner Expressway.

The purpose of this amendment is to modify Site Specific Policy No. 35 of the former Etobicoke Official Plan. The new policy will allow the reorganization of the land uses on this development parcel. It will continue to be designated as Mixed Use permitting the development of up to 1,270 dwelling units, and approximately 83 722 square metres of office, commercial and retail uses, and a hotel.

1.2 BASIS

In April 2005 the applicant submitted applications to modify the existing permissions in order to allow residential uses to be reorganized on the site, and to also allow a grocery store. This will allow the construction of a mixed-use development, along the west portion of the site, containing commercial/retail uses at grade and approximately 1,000 residential dwelling units in a number of buildings ranging in height from 5 to 27 storeys. Additionally, it will allow the construction of a grocery store on the north-east portion of the site.

PART TWO-THE AMENDMENT

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text and attached maps designated as Schedules “A” and “B”, constitute Amendment No. 143-2006 to the Official Plan for the Etobicoke Planning Area. The Official Plan is hereby amended as follows.

2.2 MAP CHANGE (SCHEDULE “A”)

The area affected by Official Plan Amendment No. 143-2006 is as shown on Schedule “A” of Official Plan Amendment No. 143-2006.

2.3 MAP CHANGE (SCHEDULE “B”)

Schedule 35-B of Chapter 5- Site Specific Policies, is amended by deleting and replacing the Schedule, as shown on Schedule “B” of Official Plan Amendment No. 143-2006.

2.4 **TEXT CHANGES**

The Official Plan of the Etobicoke Planning Area is amended by deleting and replacing Site Specific Policy No. 35, as follows:

“35. Lands located on the south side of The Queensway, between Zorra Street and St. Lawrence Avenue, north of the F.G. Gardiner Expressway.

Description

- 1) 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 in the west portion of the lands, near Zorra Street (Parcels/Blocks 1 and 2) and commercial uses to the east adjacent to St. Lawrence Avenue (Parcels/Blocks 3 and 4). Parcel/Block 5 is proposed for public parkland;
- 2) 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;
- 3) 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; and
- 4) 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.

2.5 IMPLEMENTATION

The policy established by this Amendment will be implemented by a site specific amendment to the Zoning Code, Council's conditions to approval, and the signing and registering of the appropriate agreements.


2.6 INTERPRETATION

The provisions of the Official Plan as they may be amended from time to time with respect to the interpretation of the Plan shall apply with respect to this Amendment.

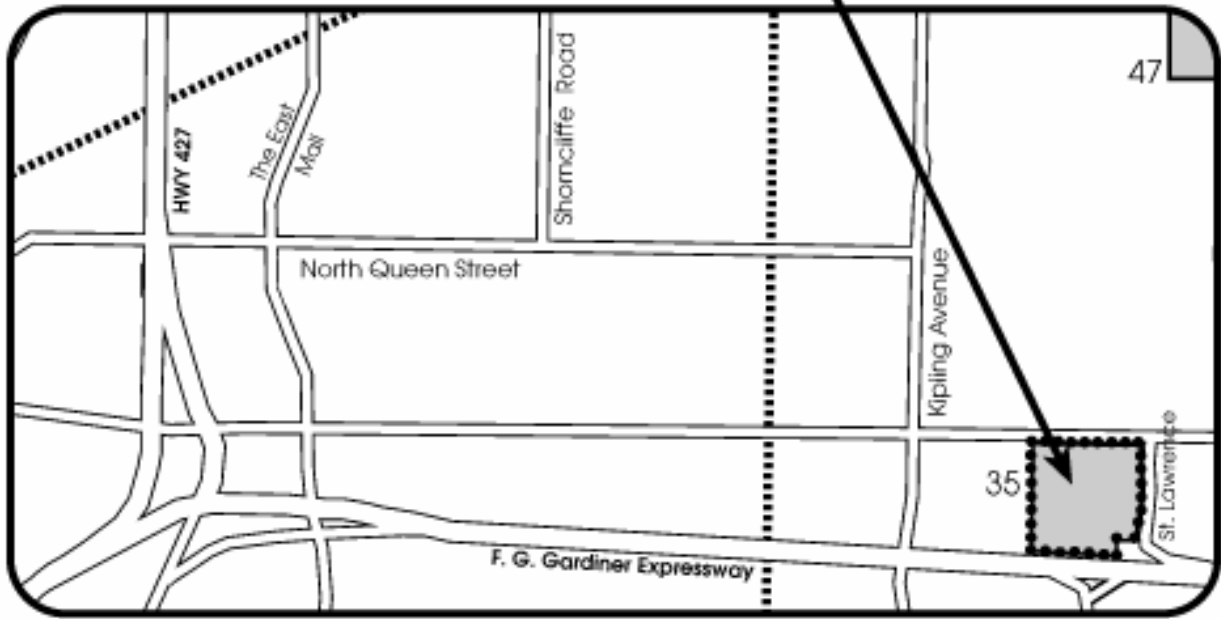
Etobicoke Official Plan Amendment No. 143 - 2006 Schedule "A"

1053 & 1061 The Queensway and 45 Zorra Street

File # 05_130637 & 05_131129

 Area of Amendment

Map 5
is amended by modifying Site
Specific Policy No. 35



Site Specific Policies

 Area Affected By Site Specific Policy

35 Site Reference Number (see Section 5.1.2)

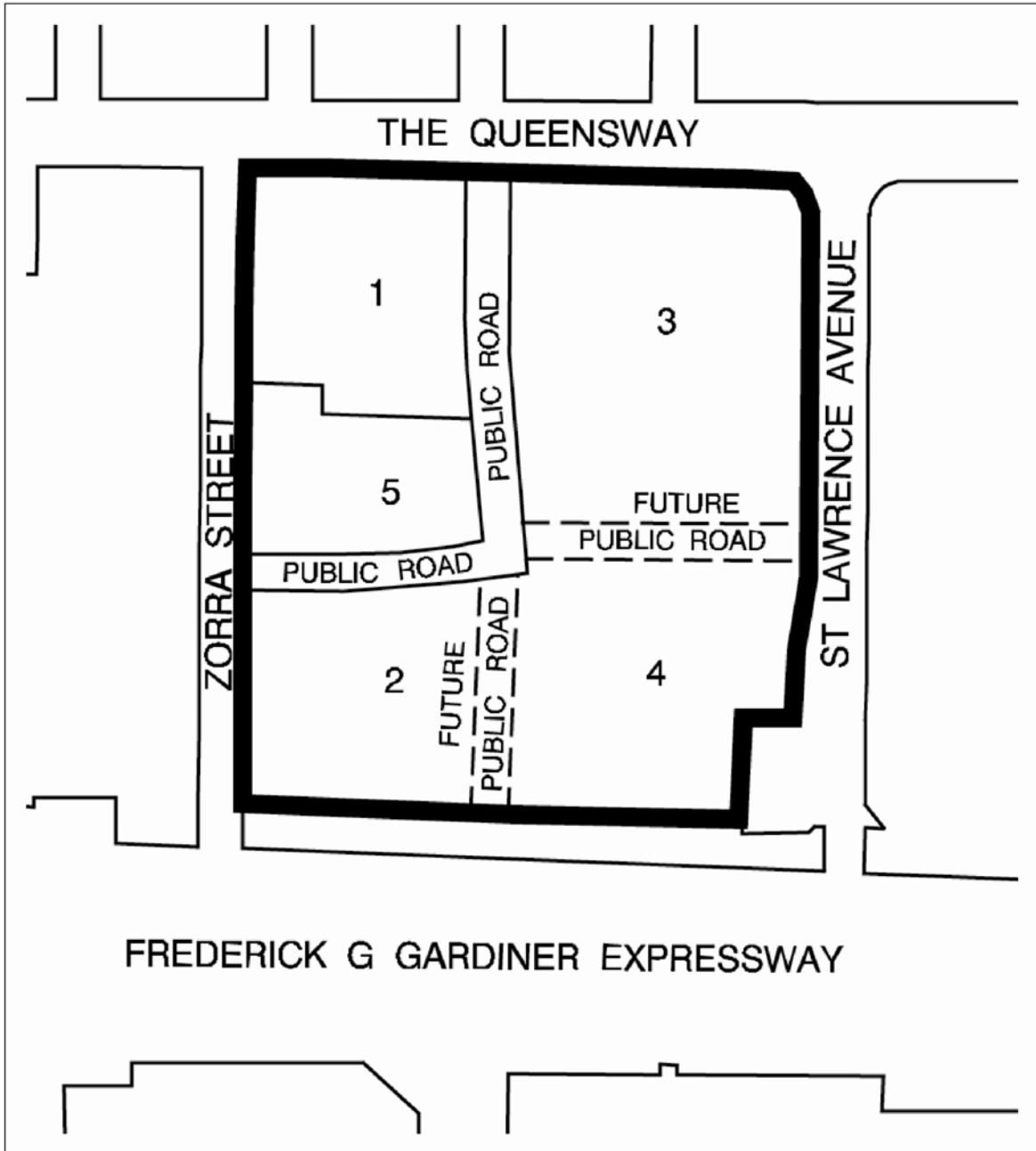




Etobicoke Official Plan Amendment # 143 - Schedule B

1053 & 1061 The Queensway and
7-11, 19-25, 33-35 & 45 Zorra Street

File # 05_130637 & 05_131129



Site Location - is modify Schedule 35-B



Not to Scale
08/21/06

Attachment 11: Conditions of Draft Plan Approval

Draft Plan of Subdivision 06 144822 WET 05 SB
1053 & 1061 The Queensway, and 7-11, 19-25, 33-35 and 45 Zorra Street
Part of Block D, Plan 1340
Part of Block C, Plan 1180
Lots 4, 15, 21, 22 and 27, and Part of Lots 9, 10, 16 and 28, Plan 1865
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
Caven Street, Plan 1865.

- a) This approval applies to the Draft Plan of Subdivision prepared by William Bennett of Bennett Young, dated June 6, 2006;
- b) Streets A and B shall be dedicated to the City as a public highway;
- c) Block 5 shall be dedicated to the City of Toronto as public parkland;
- d) Block 7 shall be dedicated to the City of Toronto for road widening purposes;
- e) Prior to final approval and registration of this plan, the Owner shall agree in the subdivision agreement, in wording satisfactory to the City Solicitor, to dedicate lands for a future road, as shown on the site-specific policy 6, forming part of the Official Plan Amendment, and said dedication will be a deferred conveyance until such time as the lands adjacent to the future road are to be developed.
- f) The conveyance of all lands to the City of Toronto shall be free and clear, above and below grade, of all easements, encumbrances and encroachments, except those existing already on the land that are for the benefit of the City;
- g) Prior to final approval and registration of this plan, the Owner shall agree in the subdivision agreement, in wording satisfactory to the City Solicitor and the Executive Director of Technical Services, to make satisfactory arrangements with the Technical Services Division, including the provision of adequate financial guarantees and undertaking if necessary, respecting any improvements that may be required to the sanitary sewer, storm sewer and water supply systems to accommodate the proposed development;
- h) The Owner shall provide evidence of taxes paid;
- i) Prior to final approval and registration of this plan, the Owner shall agree in the subdivision agreement, in wording satisfactory to the City Solicitor, to carry out or cause to be carried out the Recommendations of the report prepared by Valcoustics, titled "Environmental Noise Feasibility Study", dated December 15, 2005 and any addendum to this report as may be required by the City for the abatement of noise and vibration control. Further, the Owner

shall agree in the subdivision agreement with the City to provide a Warning Notice/Clause in all Offers of Purchase and Sale Agreements in wording satisfactory to the City;

- j) Prior to final approval and registration of this plan, the Owner shall agree in the subdivision agreement, in wording satisfactory to the City Solicitor, to carry out or cause to be carried out the Recommendations of the report prepared by Church & Trought Inc., titled “Ambient Air Quality Assessment”, dated December 2005 and any addendum to this report as may be required by the City for the abatement of poor air quality. Further, the Owner shall agree in the subdivision agreement with the City to provide a Warning Notice/Clause in all Offers of Purchase and Sale Agreements in wording satisfactory to the City;
- k) Prior to final approval and registration of this plan, the Owner shall agree in the subdivision agreement, in wording satisfactory to the City Solicitor, to contribute towards the City’s “Percent for Public Art Program” for public art and said contribution should be specifically directed to The Queensway area;
- l) Prior to final approval and registration of this plan, the Owner shall agree in the subdivision agreement, in wording satisfactory to the City Solicitor, to submit a Wind Study, and implement or cause to be carried out the Recommendations of the report to be submitted;
- m) The Owner shall include warning clauses in all offers of purchase and sale for the residential units or any lease agreements to notify prospective purchasers or tenants that the property may be subject to poor air quality, noise, odour, dust, traffic, vibrations and other nuisance impacts by neighbouring industry;
- n) The Owner shall provide a copy of the subdivision agreement to Toronto Hydro, Enbridge, Consumers Gas, Bell Canada, Rogers Cable, and Toronto District School Board;
- o) Prior to final approval and registration of this plan, the Owner shall submit a detailed street tree planting plan satisfactory to Urban Forestry, Technical Services and City Planning;
- p) The Owner shall maintain undeveloped Blocks in a condition acceptable to the City: graded and seeded, with fencing as may be required by the City satisfactory to the Director of Community Planning, Etobicoke York District;
- q) Urban Design Guidelines for Blocks 1, 2 and 3 shall be prepared by the City in consultation with the Owner. Upon approval by the Director of Community Planning, Etobicoke York District, these Guidelines will form part of the Subdivision Agreement;
- r) The Owner shall covenant and agree in the Subdivision Agreement to implement the Urban Design Guidelines;
- s) Prior to registration, the Owner erect and maintain signs, at the points of egress and ingress of the development of the site advising:

“Despite the best efforts of the Toronto District School Board, sufficient accommodation might not be locally available for all students anticipated from the development area. Students may be accommodated in facilities outside the area, and may later be transferred.

For information regarding designated school(s), please call (416) 397-2833.”;

- t) The Owner agree in the Subdivision Agreement, or in a separate agreement between the School Board and the owner, to include the following warning clause in all offers of purchase and sale residential units (prior to registration of the plan) that:

“Despite the best efforts of the Toronto District School Board, sufficient accommodation might not be locally available for all students anticipated from the development area. Students may be accommodated in facilities outside the area, and may later be transferred.

Purchasers agree for the purpose of transportation to school, if busing is provided by the Toronto District School Board in accordance with the Board’s policy, that students will not be bussed home to school, but will meet the bus at designated locations in or outside of the area.”;

- u) The Owner is to co-ordinate the preparation of an overall utility distribution plan to the satisfaction of all effected authorities;
- v) The Owner submit an Archaeological Assessment, to the satisfaction of the City of Toronto, Heritage Preservation Services Unit.
- w) In the event that deeply buried archaeological remains are encountered on the property during construction activities, the owner notify the Heritage Operations Unit of the Ministry of Culture immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096;
- x) In the event that human remains are encountered during construction, the owner immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8404;
- y) The Owner provided this Division with a Draft Plan (stamped June 9, 2006) to review this application. At this time, this Division requires two copies of a Landscape Plan, Park Development Plan, Site Servicing Plan, and Site Plan to review the proposed park;
- z) The lands to be conveyed as Parkland to the City, as shown on the Draft Plan date stamped June 9, 2006, shall have a minimum area of 0.5339 hectares. The lands are to be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless otherwise approved by the General Manager of Parks, Forestry and Recreation. The final location, grading,

configuration and development of the parklands to be conveyed will be subject to the approval of the General Manager of Parks, Forestry and Recreation;

- aa) Prior to dedication of the parkland, the Owner shall be responsible for an environmental assessment of the lands to be dedicated as parkland to the City and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure the parkland dedication lands, at the time of dedication, will meet all applicable laws, regulations and guidelines respecting sites to be used for public park purposes, including City Council policies respecting soil remediation of sites to be acquired by the City. A qualified environmental consultant that is acceptable to the Executive Director of Technical Services shall prepare the environmental assessment. Prior to transferring the Parkland to the City, the environmental assessment shall be peer reviewed by an environmental consultant retained by the City at the owner's expense (the "Peer Reviewer"), and the conveyance of the Parkland to the City shall be conditional upon the Peer Reviewer concurring with the owner's environmental consultant that the Parkland meets all applicable laws, regulations and guidelines for public park purposes. The Executive Director of Technical Services shall advise the General Manager of Parks, Forestry and Recreation of the findings of the environmental assessment review;
- bb) The Owner is to pay for the costs of such dedication, the preparation and registration of all relevant documents. Prior to the dedication, the owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the parkland dedication lands;
- cc) The Owner will be responsible for the Base Park construction at their own expense. The Base Park Improvements include the following where deemed necessary: grading (inclusive of topsoil supply and placement, minimum of 150 mm depth); sodding (#1 nursery grade); fencing (1.8m, black-vinyl chain-link, commercial-industrial quality, with top and bottom rail); drainage systems, including connections to the municipal service as required; electrical and water connections (minimum 50 mm) to the street line; and street trees along all public road allowances, which abut City owned parkland;
- dd) All work is to be completed to the satisfaction of the General Manager of Parks, Forestry and Recreation. The Owner will not receive any credit towards the Parks and Recreation component of their development charges for the aforementioned park improvement works;
- ee) Prior to the issuance of the building permit, the owner will submit to the General Manager of Parks, Forestry and Recreation a cost estimate and landscape plan showing the details of the Base and Above Base Park improvements;
- ff) Prior to the issuance of the building permit, the owner will post a Letter of Credit as security for the installation of base park improvements equal to 120% of the value of the base park improvements;
- gg) Economic Development, Culture and Tourism, Policy Development Division agreed that the owner can build the parkland over and above Base Park condition for credit against the Parks

and Recreation Portion of the owner's Development Charges. Prior to the issuance of the building permit, the owner will post a Letter of Credit as security for the installation of Above Base Park improvements equal to 120% of the value of such work;

- hh) The development of the park block in base park condition shall be completed in conjunction with the building development. The conveyance of the park shall be to the satisfaction of the General Manager of Parks, Forestry and Recreation and will occur prior to first occupancy of the building closest to the park;
- ii) The Owner, upon satisfactory completion of the construction and installation of the base park improvements will be required to guarantee such work and associated materials. The owner will provide certification from their Landscape Architect certifying all work has been completed. As-built drawings will be submitted to the Parks, Forestry and Recreation Division. At that time, the submitted letters of credit for park related development will be released, less 20% which shall be retained for a two-year period as a performance guarantee;
- jj) The Draft Plan of Subdivision, prepared by Bennett Young Limited, dated June 6, 2006, shall be redlined as required to reflect any changes that may arise pursuant to further review, to the satisfaction of the Director of Community Planning, Etobicoke York District;

Notes to Draft Approval

- A. Toronto Hydro is to confirm that the Owner has made satisfactory arrangements, financial and otherwise with Toronto Hydro for the installation of an underground electrical distribution system and street lighting system.
- B. Bell Canada is to confirm that the Owner has made satisfactory arrangements, financial and otherwise for any Bell Canada facilities servicing this draft plan of subdivision which are required by the City to be installed underground.
- C. The Owner shall make satisfactory arrangements, financial and otherwise, with a gas provider such as Enbridge Consumers Gas satisfactory to the City Solicitor, for the delivery of gas services to the plan of subdivision.
- D. The owner is to co-ordinate the preparation of an overall utility distribution plan to the satisfaction of all effected authorities.
- E. The Owner shall enter into an agreement with an electricity provider.
- F. The Owner shall make satisfactory arrangements, financial and otherwise with Canada Post Corporation.

Attachment 12: Application Data Sheet**APPLICATION DATA SHEET-SOBEYS**

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 130637 WET 05 OZ
Details	OPA & Rezoning	Application Date:	May 10, 2005
Municipal Address:	1053/1061 THE QUEENSWAY and 7-11, 19-25, 33-35 and 45 ZORRA STREET		
Location Description:	PL 1051 LTS 4 TO 12 & 41 TO 49 PT LTS 1 2 3 13 40 50 51 & 52 PT CROFTON AVE CLOSED **GRID W0507		
Project Description:	Combined Official Plan and Re-Zoning Applications to develop an approximately 7 800 sqm of retail space (includes Sobey's) and 1,000 dwelling units.		

PLANNING CONTROLS

Official Plan Designation:	Mixed Use	Site Specific Provision:	Policy No. 35 (Etob.) Policy No. 6 (Toronto)
Zoning:	Limited Commercial	Historical Status:	NO
Height Limit (m):	Various	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	6.97 hectares	Height:	Storeys:	2 commercail/27 resid.
Frontage (m):	189		Metres:	0
Depth (m):	265			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):	86 000		Parking Spaces:	1,567
Total Non-Residential GFA (sq. m):	7 800		Loading Docks	2
Total GFA (sq. m):	95 110			
Lot Coverage Ratio (%):				
Floor Space Index:	1.8			

DWELLING UNITS**FLOOR AREA BREAKDOWN (upon project completion)**

Tenure Type:		Above Grade		Below Grade
Rooms:	0	Residential GFA (sq. m):	86 000	0
Bachelor:	0	Retail GFA (sq. m):	7 800	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

NOTICE OF APPLICATION AND PUBLIC MEETING

**To be held by the Etobicoke York Community Council
(Under the Planning Act)**

Request to Amend the Toronto and former Etobicoke Official Plans and Rezoning Application

**Nos.: 05 130637 WET 05 OZ and 05 131129 WET 05 OZ, and
Draft Plan of Subdivision Application No.: 06 144822 WET 05 SB
Applicants: Armstrong Goldberg Hunter and Bousfields Inc.**

Location of Application:

1053-1061 THE QUEENSWAY and 7-11, 19-25, 33-35 and 45 ZORRA STREET

**DATE: Tuesday, July 11, 2006
TIME: 2:00 p.m. or as soon as possible thereafter
PLACE: Council Chambers, Etobicoke Civic Centre
399 The West Mall, Toronto, Ontario M9C 2Y2**

PROPOSAL

The owner has submitted applications proposing to amend the Official Plan and Zoning Code/By-law, and to create a Plan of Subdivision for the properties located at 1053-1061 THE QUEENSWAY and 7-11, 19-25, 33-35 and 45 ZORRA STREET.

The requested amendments to the Official Plan affect the entire lands bounded by The Queensway, St. Lawrence Avenue, the F.G. Gardiner Expressway and Zorra Street, as shown on the attached sketch (Area of Official Plan Amendment). The intent of the Official Plan amendments are to reorganize the land use permissions on the lands, while maintaining the 1,270 dwelling units that were previously approved in 1992.

The Zoning amendment and Plan of Subdivision application exclude the lands on the northwest corner and the southeast quadrant of the site and some smaller parcels along Zorra Street, as shown on the attached sketch (Area of Rezoning and Plan of Subdivision).

For the commercial/retail portion of the development, the applicant seeks approval for a grocery store having approximately 6 400 square metres of gross floor area, which includes additional floor area for a possible expansion, and a separate commercial/retail building having approximately 500 square metres of gross floor area.

For the residential portion of the development, the applicant seeks approval for a residential and mixed use development ranging in height from 5 to 27 storeys, with retail and commercial uses at street level along The Queensway, and containing approximately 1,000 dwelling units.

The Draft Plan of Subdivision application proposes to create public roads, a public park, development blocks and a private lane, as well as providing for a road widening.

BACKGROUND INFORMATION

Detailed information regarding the proposal, including background information and a copy of the proposed Official Plan Amendments may be obtained by contacting Bill Kiru, Senior Planner at (416) 394-8230, or by e-mail at kiru@toronto.ca.

PURPOSE OF PUBLIC MEETING

You are invited to attend the public meeting to make your views known regarding the proposal. To assist in scheduling, if you wish to address the Etobicoke York Community Council, please notify the City Clerk, attention: Glenda Jagai, Administrator, Etobicoke York Community Council, at (416) 394-8101, by no later than July 10, 2006. If you wish to submit written comments, please forward them to the City Clerk, attention: Glenda Jagai Etobicoke York Community Council, at Etobicoke Civic Centre, Main Floor, 399 The West Mall, Toronto, Ontario, M9C 2Y2,

or by Fax: (416) 394-5600 or by e-mail to etcc@toronto.ca by no later than June 27, 2006 in order to be included on the agenda. Every effort will be made to forward any correspondence received after that date to the meeting. Etobicoke York Community Council will review the proposal and any other material placed before it, in order to make recommendations on the applications. These recommendations will then be forwarded to Toronto City Council for its consideration.

FURTHER INFORMATION

If you wish to be notified of the adoption of the proposed Official Plan Amendment and/or of the decision of the City of Toronto in respect to the proposed Draft Plan of Subdivision, you must make a written request to the City Clerk, attention: Glenda Jagai, Administrator, Etobicoke York Community Council, at the address set out in this notice or by Fax: (416) 394-5600.

Official Plan and Zoning By-law Amendments, and Draft Plan of Subdivision Appeal: If a person or public body that files an appeal of a decision of the City of Toronto in respect to the proposed Official Plan Amendments, Zoning By-law Amendment and Draft Plan of Subdivision, does not make oral submissions at a public meeting or make written submissions to the City Clerk, attention: Glenda Jagai, Administrator, Etobicoke York Community Council, at the address set out in this notice or by Fax: (416) 394-5600 before the proposed Official Plan Amendments and Zoning By-law Amendment is adopted, and before the proposed Plan of Subdivision is approved or refused, the Ontario Municipal Board may dismiss all or part of the appeal.

Personal information written and oral submissions received at the public meeting or contained in your correspondence to Toronto City Council or its Committees is collected under the City of Toronto Act, 1997, the Municipal Act, 2001, the Planning Act and the City of Toronto Municipal Code. Any personal information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the City to make its decision on this matter. This information will become part of the public record, unless you expressly request the removal of your personal identity information. Questions about the collection of this information may be directed to Bill Kiru, Senior Planner, at (416) 394-8230.

Dated at the City of Toronto this 15th day of JUNE, 2006.

Ulli S. Watkiss
City Clerk

“Attendant Care Services can be made available with some advance notice.”

