

Authority: Etobicoke York Community Council Report 6, Clause 9,
adopted as amended, by City of Toronto Council on July 25, 26 and 27, 2006
Enacted by Council: July 27, 2006

CITY OF TORONTO

BY-LAW No. 747-2006

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code, as amended, and Zoning By-law No. 1992-130, with respect to the lands municipally known as 7-11, 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*; and

WHEREAS the matter herein set out are in conformity with Toronto Official Plan Amendment No. 8 as adopted by the Council of the City of Toronto; and

WHEREAS the matter herein set out are in conformity with the former Etobicoke Official Plan Amendment No. 143–2006 as adopted by the Council of the City of Toronto;

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, as amended by By-law No. 1992-130, 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 “A1” annexed here to from Limited Commercial (CL), Limited Commercial Holding (CL-H) and Public Open Space (OS) to Limited Commercial-Avenues (AV), Sixth Density Residential (R6) and Open Space (OS), provided the following provisions shall apply to the development of the lands identified as (AV), (R6) and (OS) in Schedules “A1” and “B1” attached hereto.
2. By-law No. 1992-130, as it applies to the lands described in Schedules “A1” and “B1” attached hereto, is hereby repealed.
3. Where the provisions of this By-law conflict with the provisions of By-law No. 514-2003, as amended, and the Etobicoke Zoning Code, the provisions of this By-law shall prevail.

4. Only the following development standards shall now be applicable to the (AV), (R6) and (OS) lands described in Schedules "A1" and "B1" attached hereto:

A. Permitted Uses

For lands zoned (AV):

- (i) Residential: apartment houses; dwelling units above a business, retail and/or office use; and live/work units.
- (ii) All Business, Institutional, and Public Uses permitted under the Limited Commercial (CL) zone and shall include public parking areas and a temporary sales building.
- (iii) The following uses shall be prohibited: service stations and public garages; new and used car sales rooms and lots; the manufacture of confectionery; drive-through facilities, monuments related to cemeteries; adult video and massage parlours; and adult entertainment establishments as defined by the *Municipal Act, 2001*.

For lands zoned (R6):

Permitted uses shall include apartment houses, townhouses, senior citizen apartment buildings and a seniors community house; a lodging house; a nursing home; a hotel, public transportation uses including shelters and benches; and any services associated with these uses including roadways and parking areas required to support such uses.

Sections 320-76 and 320-77 of the Etobicoke Zoning Code shall not apply.

For lands zoned (OS):

Public parks and ancillary uses contained in Sections 320-32 D., F., G., and H. of the Etobicoke Zoning Code.

B. Building Setbacks

For the purposes of the By-law, the Setbacks, Build-to Areas and Floor Plate Restrictions shall be as follows:

- (a) No buildings or structures within the Lands shall be located other than within the Building Envelopes shown on Schedule "B1".

- (b) All buildings and structures shall be subject to Setback and Build-to Area requirements and Floor Plate Restrictions in accordance with the following regulations:
 - (i) The Build-to Area for the lands identified in Schedule “A1” abutting The Queensway shall be a minimum of 70 percent of the lot frontage.
 - (ii) The minimum building setbacks for any building shall be as specified on Schedule “B1”, attached hereto.
 - (iii) Notwithstanding any of the required building setbacks, Minor Projections shall be permitted to encroach into the required building setbacks.
 - (iv) Notwithstanding any of the required building setbacks, all below grade structures and ramps shall be exempt from required buildings setbacks.
- (c) Notwithstanding the provisions of this By-law, no dwelling unit and no recreational space shall be permitted within 60 metres from the easterly property line of the southerly R6 zone, as shown and shaded on Schedule “A1”, without an amendment to this By-law.

C. Density

The maximum Floor Space Index (FSI) shall be 2.85 times the gross lot area, for the total land area shown on Schedule “A1”, as the lot area existed on the date this By-law comes into force. The gross lot area includes all lands to be dedicated for public purposes such as roads and parks.

The maximum numbers of units permitted shall be 1,000 units.

D. Area Requirements

Notwithstanding the provisions of the Zoning Code, the following area requirements shall apply to the lands designated as (AV) and (R6) on Schedule “A”, attached hereto:

- (i) Lot Frontage: minimum twenty-four (24) metres.
- (ii) Landscaped Open Space: a minimum 25% of the lot area shall be reserved for Landscaped Open Space.
- (iii) Indoor Amenity Space: a minimum 1.5 square metres per dwelling unit of Indoor Amenity Space shall be provided.

(iv) No minimum or maximum lot frontage is required for the lands zoned (R6).

E. Lot Coverage

No minimum or maximum lot coverage is required.

F. Building Heights

For the purposes of this By-law, the maximum building heights permitted on the lands designated (AV) and (R6) and identified on Schedule "A1" attached hereto, shall be as shown on Schedule "B1", attached hereto. The minimum building height shall be 7.5 metres.

G. Miscellaneous

Main building entrances shall abut and be directly accessible to the public street. For the purposes of this By-law and for the lands designated as (AV), The Queensway shall be deemed to be the public street and/or frontage.

5. The following parking and loading standards shall be applicable to the lands described on Schedules "A1" and "B1", attached hereto.

Notwithstanding Sections 320-18 B., C., D., and E. of the Etobicoke Zoning Code, the following requirements shall apply to the Lands:

- (i) (a) Residential or Mixed Residential and Commercial. A minimum of 1.2 parking spaces for two-bedroom dwelling units and less, of which 0.20 parking spaces shall be reserved for visitor parking; and a minimum of 1.4 parking spaces for each three-bedroom dwelling units and more, of which 0.20 parking spaces shall be reserved for visitor parking;
- (b) Non-Residential. The Etobicoke Zoning Code provisions shall apply.
- (ii) For the purposes of this By-law, residential visitor and commercial parking may be shared. The total number of residential visitor and commercial parking spaces shall be the greater of either the residential visitor parking requirement or the commercial parking requirement on the same parcel of land and/or situated within the same building or structure.
- (iii) Every building or connecting building containing more than 420 square metres of gross floor area shall provide a loading space with dimensions of 13 metres in length, 4 metres in width, and with a vertical clearance of 6.1 metres.

6. For the purposes of this by-law, the following definitions shall be applicable:

“**Build-To-Area**” means the area of the lands within which a streetwall of a building or structure shall be located.

“**Building Envelope**” means the building area permitted within the setbacks established in this By-law, as generally shown on Schedule “B”.

“**Streetwall**” means any exterior wall of a building abutting a public street.

“**Minor Projections**” means minor building elements which may project from the main wall of the building into required yards and Build-to Areas, including roof eaves, window sills, railings, cornices, guard rails, balustrades, porches, balconies and bay windows, to a maximum projection of 1.5 metres.

“**Floor Plate Area**” shall mean the gross horizontal floor area of a single floor measured from the exterior walls of a building or structure.

“**Grade**” shall mean the average elevation of the sidewalk or where there is no sidewalk the roadway in front of the lot.

“**Height**” shall mean the vertical distance between grade and the highest point of the roof surface of the building, but shall exclude mechanical equipment, mechanical penthouses, decorative features, parapets, stairs and stair enclosures, located on the roof of such building provided the maximum height of the top of such elements is no higher than 6 metres above the roof line of the said building.

“**Gross Floor Area**” shall have the same meaning as the Etobicoke Zoning Code definition in Section 304-3, except that the following areas shall also be excluded:

- (a) Mechanical Floor Area, which is further defined as a room or enclosed area, including its enclosing walls within the building or structure above, at grade or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that serves the building;
- (b) Indoor Day Nurseries/Community Facilities;
- (c) Indoor Amenity Areas to a maximum of 1.5 square metres per dwelling unit; and
- (d) Loading Facilities.

“**Landscaped Open Space**” means a yard or court on a lot located at grade, above an underground parking area, above an aboveground parking structure, or roof top, which is suitable for landscaping. It shall include any part of the lot occupied by accessory recreational buildings, surfaced walks, patios or similar areas, sports or recreational areas and ornamental or swimming pools, but shall exclude driveways, ramps or motor vehicle parking areas.

7. Nothing in this By-law shall prevent the phased construction of the development, provided that the minimum requirements of the By-law are complied with upon full development.
8. Notwithstanding the definition of "lot" in Section 304-3 of the Etobicoke Zoning Code, the standards of this by-law shall apply collectively to the Lands identified in Schedules "A1" and "B1" attached hereto in their entirety and nothing in this by-law shall preclude the lands from being divided into individual lots within the meaning of the *Planning Act*. The provisions of this By-law shall apply to the entire lands as shown on Schedule "A1" notwithstanding the future subdivision of the lands.
9. 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.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
747-2006 July 27, 2006	7-11 Zorra Street, 19-25 Zorra Street, 33-35 Zorra Street and Part of 45 Zorra Street.	To rezone the lands to permit a mixed use residential development and implement the policies of the Official Plan Amendment.

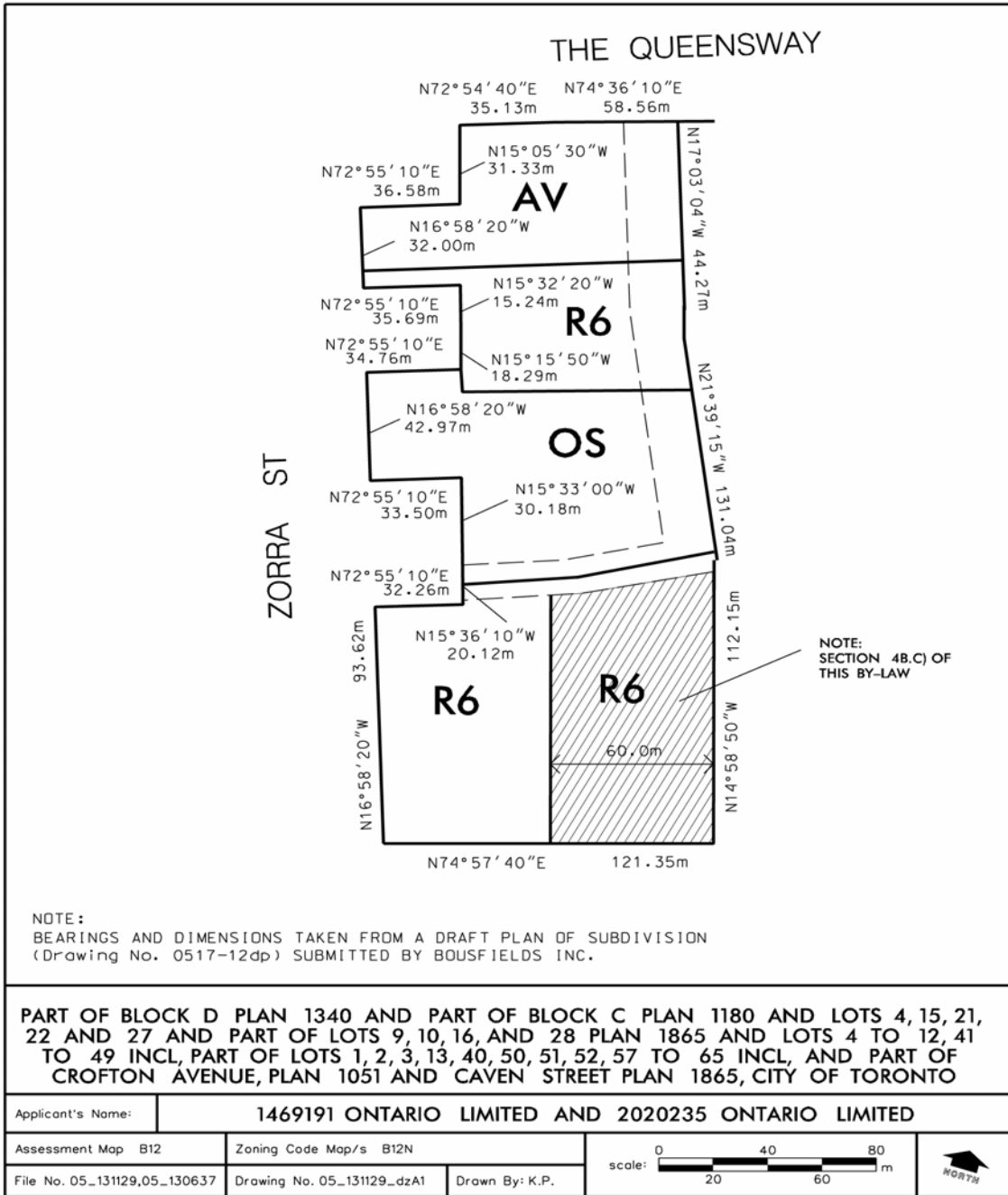
ENACTED AND PASSED this 27th day of July, A.D. 2006.

DAVID R. MILLER,
Mayor

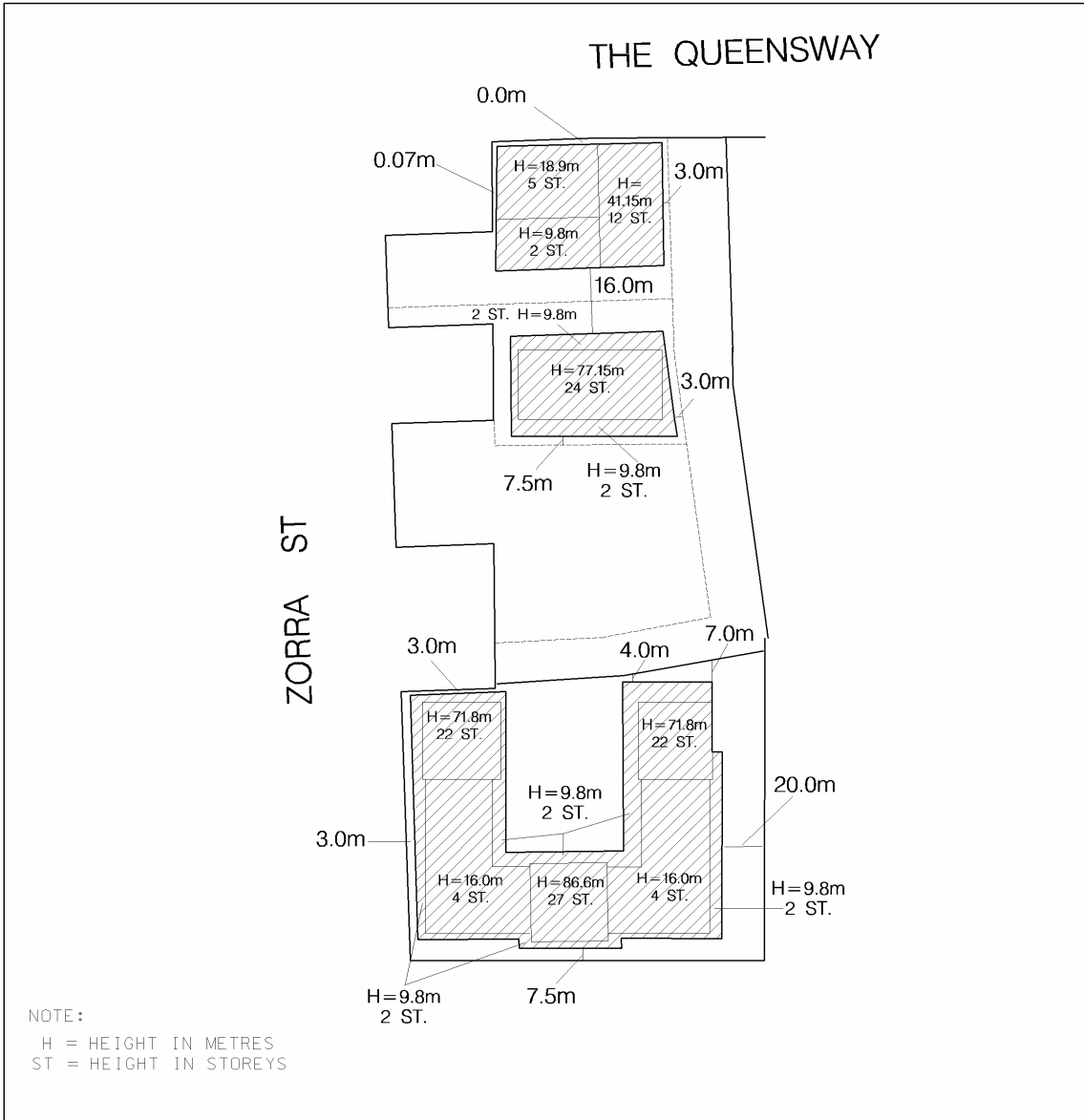
ULLI S. WATKISS
City Clerk

(Corporate Seal)

TORONTO Schedule 'A1' BY-LAW



Toronto Schedule 'B1' BY-LAW



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		

