

Authority: Etobicoke York Community Council Item 14.1,
as adopted by City of Toronto Council on April 10 and 11, 2012
Enacted by Council: June 8, 2012

CITY OF TORONTO

BY-LAW No. 798-2012

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code 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 'A1' 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 That Schedules 'A1' and 'B1' of By-law No. 747-2006 are hereby repealed and replaced with Schedules 'A1' and 'B1' attached hereto.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 No. 514-2003, as amended, and the Etobicoke Zoning Code, the provisions of this By-law shall prevail.
7. 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.

8. 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 to the City 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 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

The owner of the lands included in this by-law shall enter into an agreement with the City pursuant to Section 37 of the *Planning Act* to further secure the above noted matters, such agreement to be registered on title to the lands to the satisfaction of the City Solicitor.

9. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to the By-law by adding the following Section 324.1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
798-2012 June 8, 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

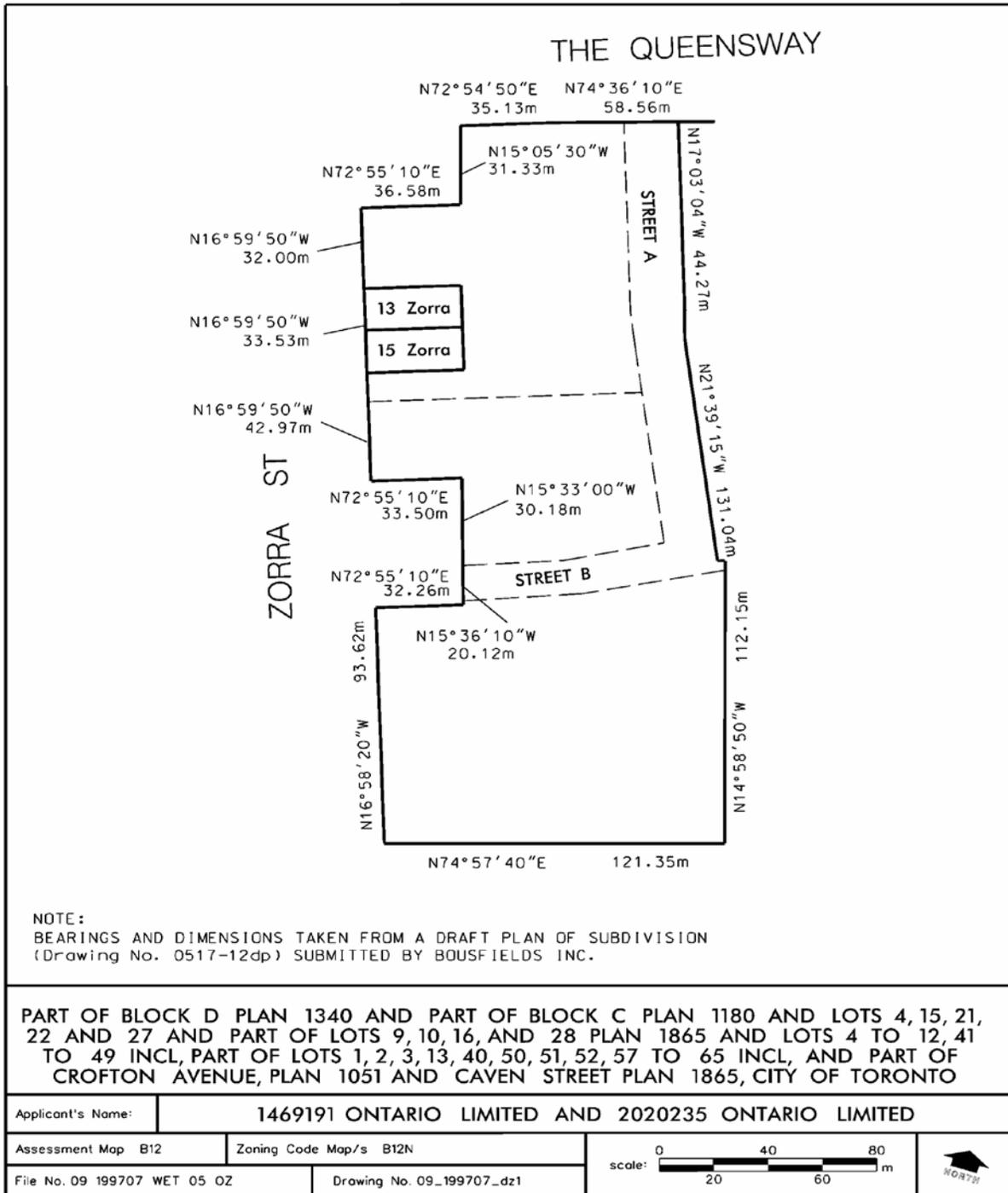
ENACTED AND PASSED this 8th day of June, A.D. 2012.

FRANCES NUNZIATA,
Speaker

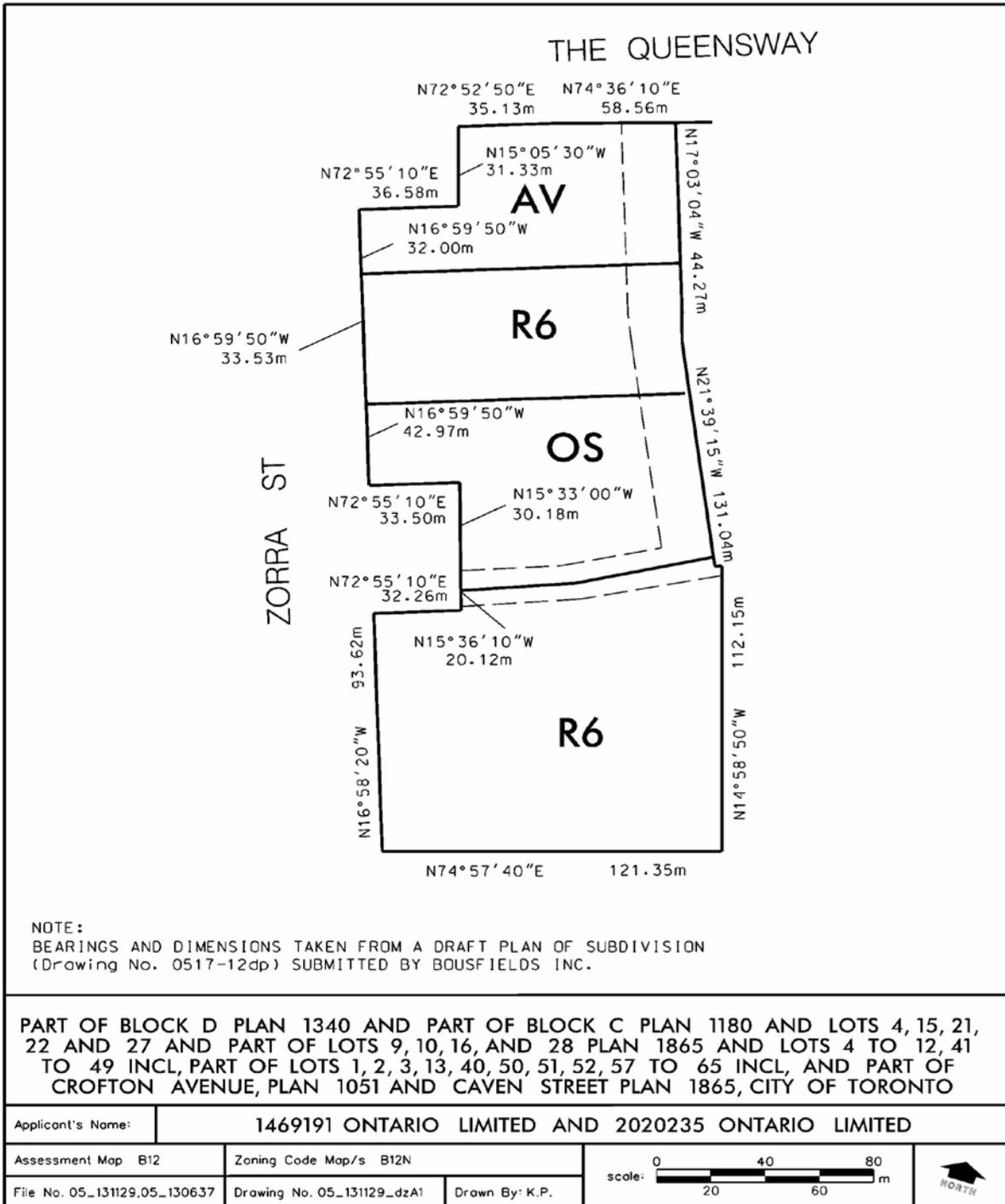
ULLI S. WATKISS,
City Clerk

(Corporate Seal)

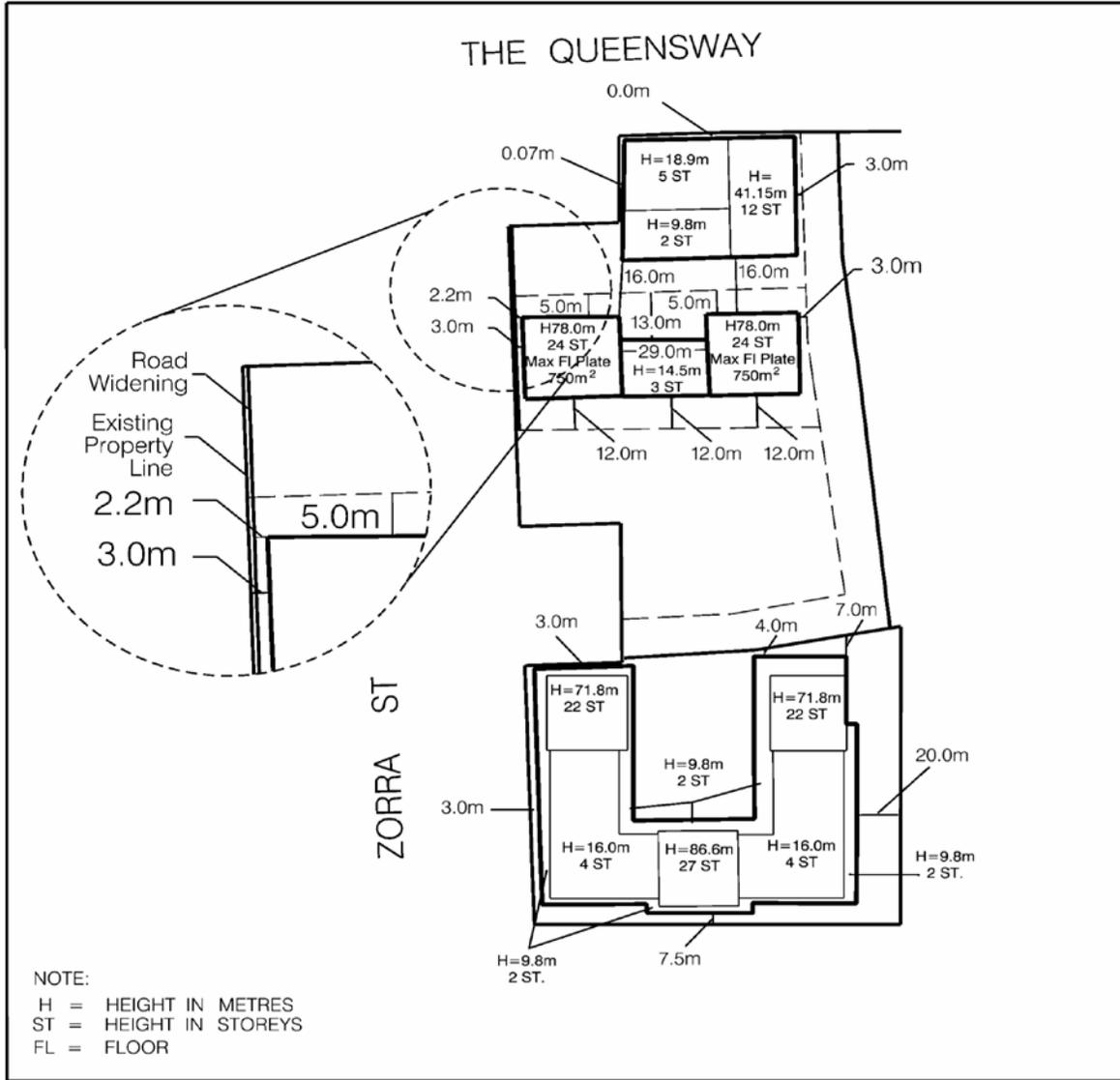
Toronto Schedule 'A' BY-LAW



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: m
File No. 05_131129,05_130637	Drawing No. 05_131129_dzB1	Drawn By: K.P.	