

**7-11, 19-25, 33-35 and 45 Zorra Street  
Zoning Application – Final Report**

<b>Date:</b>	January 30, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward No. 5- Etobicoke-Lakeshore
<b>Reference Number:</b>	File No. 06 187076 WET 05 OZ

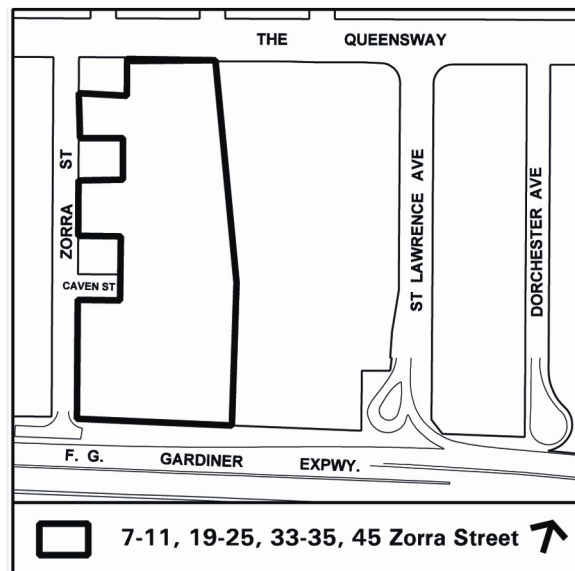
**SUMMARY**

This report reviews and recommends approval of an application to amend the Etobicoke Zoning Code to delete provision 4B.(c) of By-law No. 747-2006 for 7-11, 19-25, 33-35 and 45 Zorra Street. The requested amendment is appropriate since the applicant has satisfied the environmental requirement of Site and Area Specific Policy No. 6 of the Official Plan. The policy requires the completion of environmental studies that demonstrate acceptable compatibility between residential units and /or recreational space on the site and the adjacent industrial use (Vintage Hardwood Flooring). The application conforms to the Official Plan.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend Zoning By-law No. 747-2006 of the Etobicoke Zoning Code for 7-11, 19-25, 33-35 and part of 45 Zorra Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft



Zoning By-law Amendment as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On July 25, 26 and 27, 2006, City Council approved applications to amend the City of Toronto Official Plan, the former City of Etobicoke Official Plan and the Etobicoke Zoning Code to permit up to 1,270 residential units and a 0.89 hectare (2.2 acre) park on the site.

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant requests an amendment to Zoning By-law No. 747-2006 to delete provision 4B.(c) of the Building Setbacks Section of the By-law. It states:

“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.”

#### **Site and Surrounding Area**

The site is located in the area southeast of the intersection of The Queensway and Zorra Street. Part of the site has frontage on The Queensway and part of the site has frontage on Zorra Street. The surrounding land uses are as follows:

North: a mix of commercial/retail uses, with some having residential units above.

South: the F.G. Gardiner Expressway.

East: the rear facades of a mix of one-storey commercial and industrial businesses including Vintage Hardwood Flooring.

West: a mix of one-storey commercial and industrial businesses, and single family dwellings.

#### **Official Plan**

Site and Area Specific Policy No. 6 of the Toronto Official Plan requires that a 60 metre setback be included in the Zoning By-law until further environmental studies are

completed. The studies must demonstrate acceptable compatibility between the residential units and/or recreational space on the subject lands and the existing Vintage Hardwood Flooring operation. The environmental studies relate to air quality and noise.

### **Zoning**

The site is zoned Limited Commercial-Avenues (AV), Sixth Density Residential (R6) and Open Space (OS) subject to the provisions of Zoning By-law No. 747-2006. Some of the uses permitted on the lands are: apartment houses; dwelling units above a business; retail and/or office use; live/work units; townhouses; senior citizen apartment buildings; and public parks.

### **Community Consultation**

A community consultation meeting was not undertaken for this application. This application is a technical amendment to the recently approved site-specific zoning by-law. The 60 metre setback was included in the amending Zoning By-law at the request of Vintage Hardwood Flooring. Vintage Hardwood Flooring has had further time to review the environmental reports and support this amendment to the zoning. A community consultation meeting was held on the merits of the original application. The public has been duly notified under the statutory Public Meeting requirements of the Planning Act.

### **COMMENTS**

The applicant has submitted air quality and noise report updates in accordance with the requirement of Site and Area Specific Policy No. 6 of the Toronto Official Plan. The reports note that additional work on the environmental studies from the neighbouring Vintage Hardwood Flooring plant has been completed with the cooperation of Vintage Hardwood Flooring. The reports confirm the validity of the conclusions and opinions provided in the earlier Ambient Air Quality Assessment dated December 2005 and the Environmental Noise Feasibility Study, dated December 15, 2005.

A letter dated October 19, 2006 from the General Manager of Vintage Hardwood Flooring has been received which states that they have no objection to this amendment to the site-specific zoning.

In the June 27, 2006 staff report on the original application, staff supported a minimum separation distance of 20 metres from the Vintage Hardwood Flooring facility to a residential building. This minimum separation distance was included on Schedule "B1" of By-law No. 747-2006 as a minimum 20 metre building setback from the easterly property line of the southerly R6 zone of the property. This separation distance remains in the site-specific zoning and will guide future site planning of the development. Future development of the site requires Site Plan Approval and approval of conditions of draft plan of subdivision.

Accordingly, Planning staff recommends the removal of provision 4B.(c) of By-law No. 747-2006 regarding the deletion of the 60 metre separation distance since the application conforms to the Official Plan.

**CONTACT**

Greg Hobson-Garcia, Planner  
Tel. No. (416) 394-2615  
Fax No. (416) 394-6063  
E-mail: ghobson@toronto.ca

**SIGNATURE**

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

**ATTACHMENT**

Attachment 1: Draft Zoning By-law Amendment

**Attachment 1: Draft Zoning By-law Amendment**

Authority: Etobicoke Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2007  
Enacted by Council: ~, 2007

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2007**

**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;

**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;

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

1. That provision 4B.(c) of By-law No. 747-2006 be deleted.
2. That Schedule "A1" of By-law No. 747-2006 be deleted and replaced with Schedule "A1" attached to this By-law.
3. 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
_____ -2007	7-11 Zorra Street,	To rezone the lands to delete provision 4B.(c) of By-law No. 747-2006 and implement the policies of the Official Plan.
_____ -2007	19-25 Zorra Street, 33-35 Zorra Street, and Part of 45 Zorra Street.	

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**TORONTO** Schedule 'A1' BY-LAW

