

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

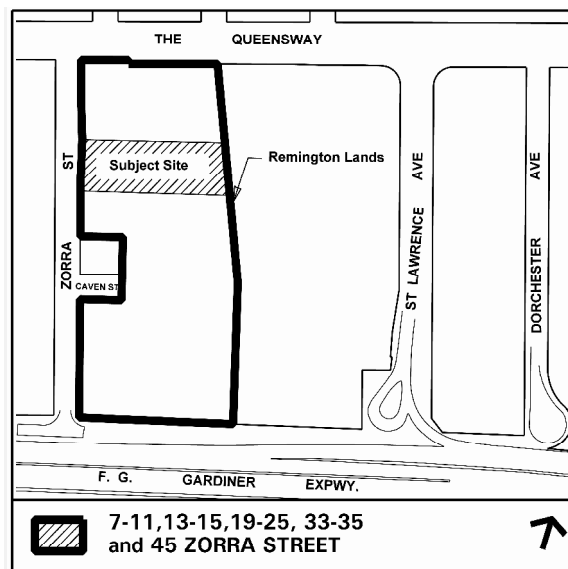
Date:	February 19, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	09 199707 WET 05 OZ

SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend site-specific Zoning By-law 747-2006 of the former City of Etobicoke Zoning Code which applies to the western portion of the lands located south of The Queensway, near Zorra Street and west of St. Lawrence Avenue to permit a comprehensive redevelopment of these lands for residential and commercial uses and a public park. The zoning by-law amendment proposes to: incorporate two properties fronting Zorra Street in order to redistribute the building massing on the site; to realign and regularize the configuration of the proposed park block for the development; and to incorporate the City’s new parking stall size dimensions and standards into the existing site specific by-law.

This report provides preliminary information on the above-noted application and seeks Community Council’s directions on the further processing of the application and on the community consultation process.



This application has been circulated to City divisions and external agencies for comment. Staff anticipate holding a community consultation meeting in the second quarter of 2010.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor for the lands at 7, 11, 13, 15, 19, 21, 23, 25, 33, 35 and 45 Zorra Street.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2006 City Council approved Official Plan and Zoning By-law amendments and a Draft Plan of Subdivision application for lands south of The Queensway between Zorra Street and St. Lawrence Avenue to permit mixed-use redevelopment of the lands.

The Official Plan amendment covered the entire block south of The Queensway to the F.G. Gardiner Expressway. The amendment also incorporates a new public road network throughout the block and a new public park. The Zoning By-law amendment was implemented through two site-specific zoning by-laws for the majority of the lands covered by the Official Plan Amendment. Zoning By-law 747-2006 regulates the west portion of the block south of The Queensway and near Zorra Street for mixed-use residential development and a public park. The proposed mixed-use residential development and public park are on lands owned by The Remington Group Inc. (Remington).

Zoning By-law 748-2006 regulates part of the east portion of the block near St. Lawrence Avenue to be developed for commercial uses. Sobeys Capital Incorporated owns part of the east portion of the block. An industrial building formerly used for a hardwood flooring business is located on the remainder of the east portion of the block, but is not subject to the two Zoning By-laws. Certain properties along Zorra Street were also not included in Zoning By-law 747-2006, but were included in the Official Plan amendment. It was intended that these lands would be subject to rezoning at a later date.

Notice of Approval Conditions for Site Plan Approval have been issued for Phase 1 of the Remington lands along the Queensway frontage. A Site Plan Control application is also being processed by staff for the Sobeys lands. Remington has recently purchased two of the remaining properties on Zorra Street (13 and 15 Zorra Street) and this application seeks to incorporate these lands into Remington's site-specific zoning to enable the comprehensive redevelopment of the block as part of Phase 2 of Remington's development, as envisioned by the Official Plan Amendment.

Remington has also received variances from the Committee of Adjustment in 2007, 2008 and 2009 to permit their Phase 1 development which consists of 287 residential dwelling units located in two twelve storey condominium buildings connected by a podium. The ground floor of the Phase 1 development will have commercial uses and 6 live/work units.

Pre-Application Consultation

The applicant met with staff prior to submitting the application to explain their proposal for Phase 2 and review application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend site-specific Zoning By-law 747-2006 to: incorporate the two adjacent properties (13 and 15 Zorra Street) that are currently zoned industrial in order to comprehensively develop the site of Phase 2 of their development for residential uses; realign the boundary between the Phase 2 development and the proposed public park to the south by straightening the north boundary of the park; and reduce the parking standard similar to the variances granted previously by the Committee of Adjustment for Phase 1 of the Remington development.

As a result of the acquisition of the properties at 13 and 15 Zorra Street, the application also proposes to rearrange the approved building massing for the lands to permit the development of two 24-storey apartment buildings connected by a 3-storey podium (Phase 2), as compared to the one 24-storey slab type building currently shown for the lands under Zoning By-law 747-2006. The two 24-storey buildings are intended to better frame the north boundary of the park. The total residential gross floor area of the proposed 24-storey buildings is 29,334.6 square metres. A total of 368 residential dwelling units are proposed in the buildings under Phase 2. The proposed residential development is intended to be condominium tenure. A summary of the application is detailed in Attachment 7, the Application Data Sheet.

Site and Surrounding Area

The site is located within a larger parcel of lands owned by Remington as shown in the key map on page 1 to this report. The site has frontage along Zorra Street and will have frontage on the proposed public road extending south from The Queensway and

connecting in a westerly direction to the existing Caven Street. The surrounding land uses are as follows:

North: a sales office on additional lands owned by Remington and a mix of commercial/retail uses, with some having residential units above located across The Queensway.

South: additional lands owned by Remington and the F.G. Gardiner Expressway.

East: a vacant one-storey building located on Sobeys lands; and

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

Provincial Policy Statement and Provincial Plans

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

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

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is located within the area identified as Site and Area Specific Policy 6 of the Official Plan. Site and Area Specific Policy 6 permits mixed development on the lands having a maximum of 1,270 units, 83,722 square metres of commercial space and 0.89 hectares of parks. The development concept provides for residential uses on the west portion of the lands near Zorra Street and commercial uses on the east portion of lands adjacent to St. Lawrence Avenue. A public park and public roads are also proposed under Site and Area Specific Policy 6.

The Phase 2 residential development proposal is proposed to be located within Parcel 1 of Site and Area Specific Policy 6. The public park is proposed to be located within Parcel 5 of Site and Area Specific Policy 6.

Zoning

All the entire lands owned by Remington are zoned Limited Commercial-Avenues (AV), Sixth Density Residential (R6), Class 1 Industrial (I.C1) and Open Space (OS) subject to the provisions of Zoning By-law 747-2006 and 194-2007. Zoning By-law 194-2007 amended Zoning By-law 747-2006 to remove a 60 metre building setback on the southern part of the Remington lands zoned R6. Residential apartment buildings are permitted in the R6 zoned lands. A public park is permitted in the OS zoned lands.

A maximum of 1,000 residential dwelling units is permitted under Zoning By-law 747-2006 on the Remington lands. The number of residential dwelling units proposed under Phase 1 is 287 units. The number of residential dwelling units proposed under Phase 2 is 368 units. Remington proposes a multi-phased development of their lands, in compliance with Zoning By-law 747-2006 which permits the phased construction of the development provided that the minimum requirements of Zoning By-law 747-2006 are complied with upon full development of Remington's lands.

The applicant proposes to reconfigure the park block in order to straighten the north park block boundary. This will involve exchanging approximately equal amounts of Remington's lands that are currently zoned Open Space (OS) and Sixth Density Residential (R6). The applicant intends to maintain the size of the park block that was previously approved under the Draft Plan of Subdivision.

Site Plan Control

A Site Plan Control application to permit two 24-storey residential apartment buildings connected by a podium has been submitted along with the rezoning application. Staff will review matters such as, grading, landscaping, street tree planting, building design and access in more detail as part of the site plan process.

Tree Preservation

The applicant has submitted an Arborist report. A separate process will be required for any trees to be removed. The application is subject to the provisions of the private tree by-law.

Green Development Standard

Staff will encourage the applicant to incorporate sustainable development opportunities under the City's Green Development Standard adopted by Council in July 2006. The applicant has submitted the Toronto Green Development Standards Checklist for the proposal.

Reasons for the Application

The proposed redistribution of the building massing on the site will result in required changes to the zoning schedules included in By-law 747-2006 related to setbacks and height. The application also proposes to incorporate two Zorra Street properties that were previously not included in Zoning By-law 747-2006. The inclusion of the two Zorra Street properties in Zoning By-law 747-2006 would also result in the realignment of the

proposed north boundary of the park. The schedules of the Zoning By-law need to be amended to address the inclusion of the Zorra Street properties and the park boundary adjustment. The request to reduce the parking standard for Phase 2 will also require an amendment to Zoning By-law 747-2006.

COMMENTS

Application Submission

The following reports/studies were submitted with the rezoning and site plan applications:

- a letter from the applicant's transportation consultants regarding the appropriateness of the parking supply proposed for the proposed Phase 2 development;
- a Phase 1 Environmental Site Assessment for 13 and 15 Zorra Street;
- a Master Stormwater Management Report;
- an Arborist Report;
- an Environmental Noise Analysis report;
- a Qualitative Pedestrian Wind Assessment report; and
- a Sun/Shadow Patterns study.

A Notification of Complete Application was issued on January 22, 2010.

Issues to be Resolved

Issues that arise in relation to this development include, but are not limited to:

- (a) conformity with the City of Toronto Official Plan policies;
- (b) design issues including appropriate height and massing of the buildings in light of the Council adopted Design Criteria for Review of Tall Building Proposals; mitigation of physical and visual impact on the surrounding buildings, and issues including, but not limited to, light, sunlight penetration, shadow, and wind;
- (c) appropriate design and integration of the proposal within the public realm, especially when proposed to be located across from a new public park and beside a new public road to the immediate east of the proposal, and integration and transition of the development within its existing and planned context;
- (d) treatment of the grade-related floors of the buildings and their relationships to the streetscape and to proposed open spaces;
- (e) assessment of parking and transportation impacts;

- (f) assessment of the impact of the proposal on the proposed public park to the south;
- (g) tree preservation;
- (h) archaeological assessment; and
- (i) community benefits under Section 37.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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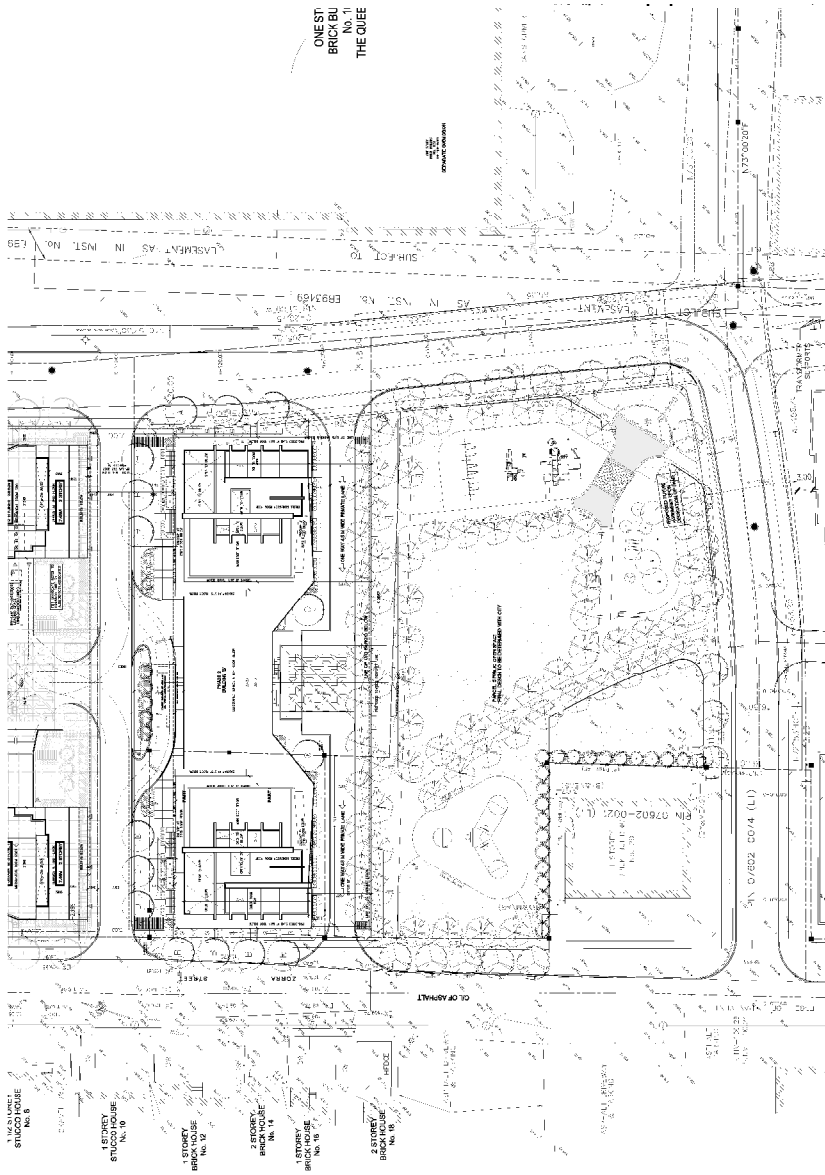
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan (Phase2)
Attachment 2: Master Plan
Attachment 3a: Elevations
Attachment 3b: Elevations
Attachment 3c: Elevations
Attachment 4: Zoning
Attachment 5: Schedule 'A1' of Zoning By-law 747-2006
Attachment 6: Schedule 'B1' of Zoning By-law 747-2006
Attachment 7: Application Data Sheet

Attachment 1: Site Plan (Phase 2)

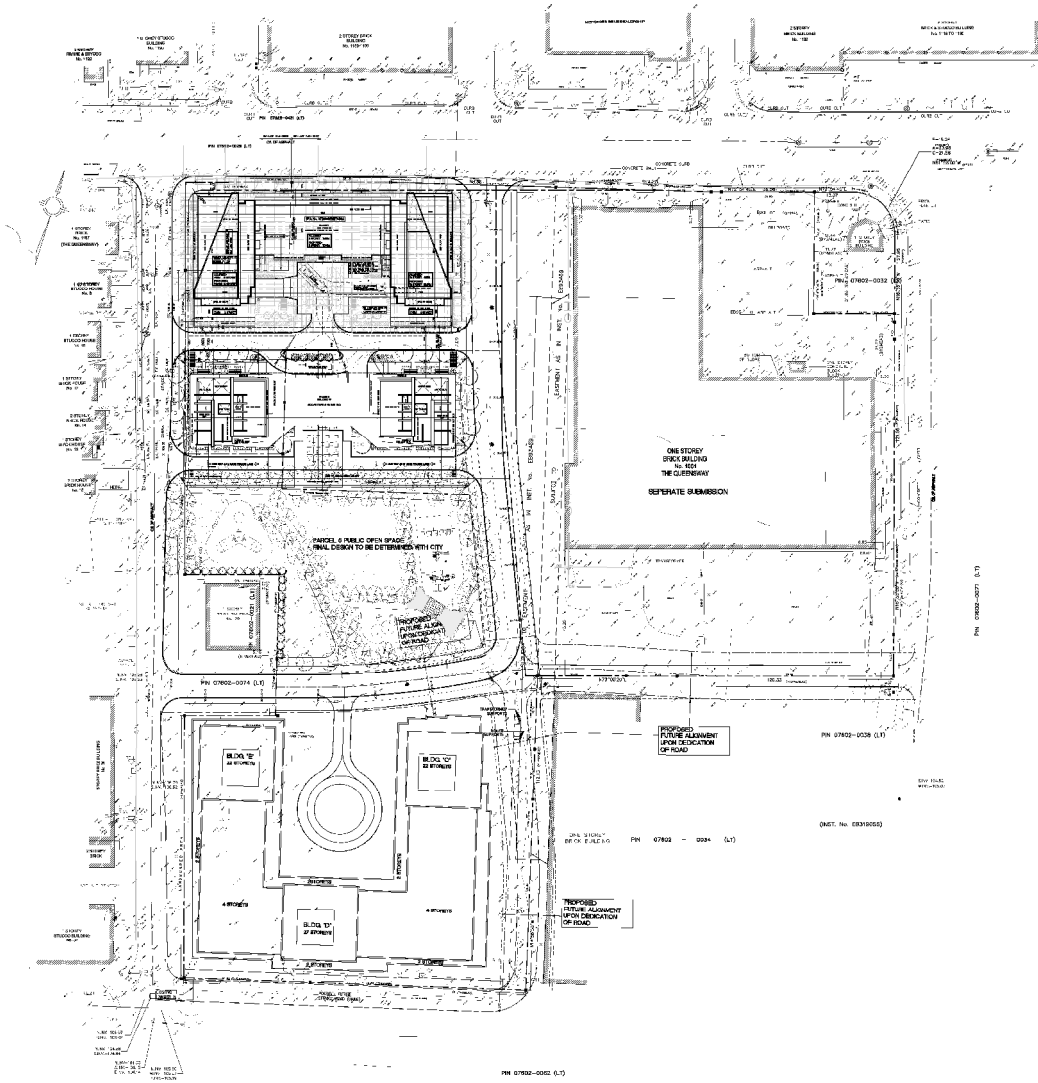


7-11,13-15,19-21,23-25,33-35 and
45 Zorra St
File # 09_199707

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



Attachment 2: Master Plan



Master Plan

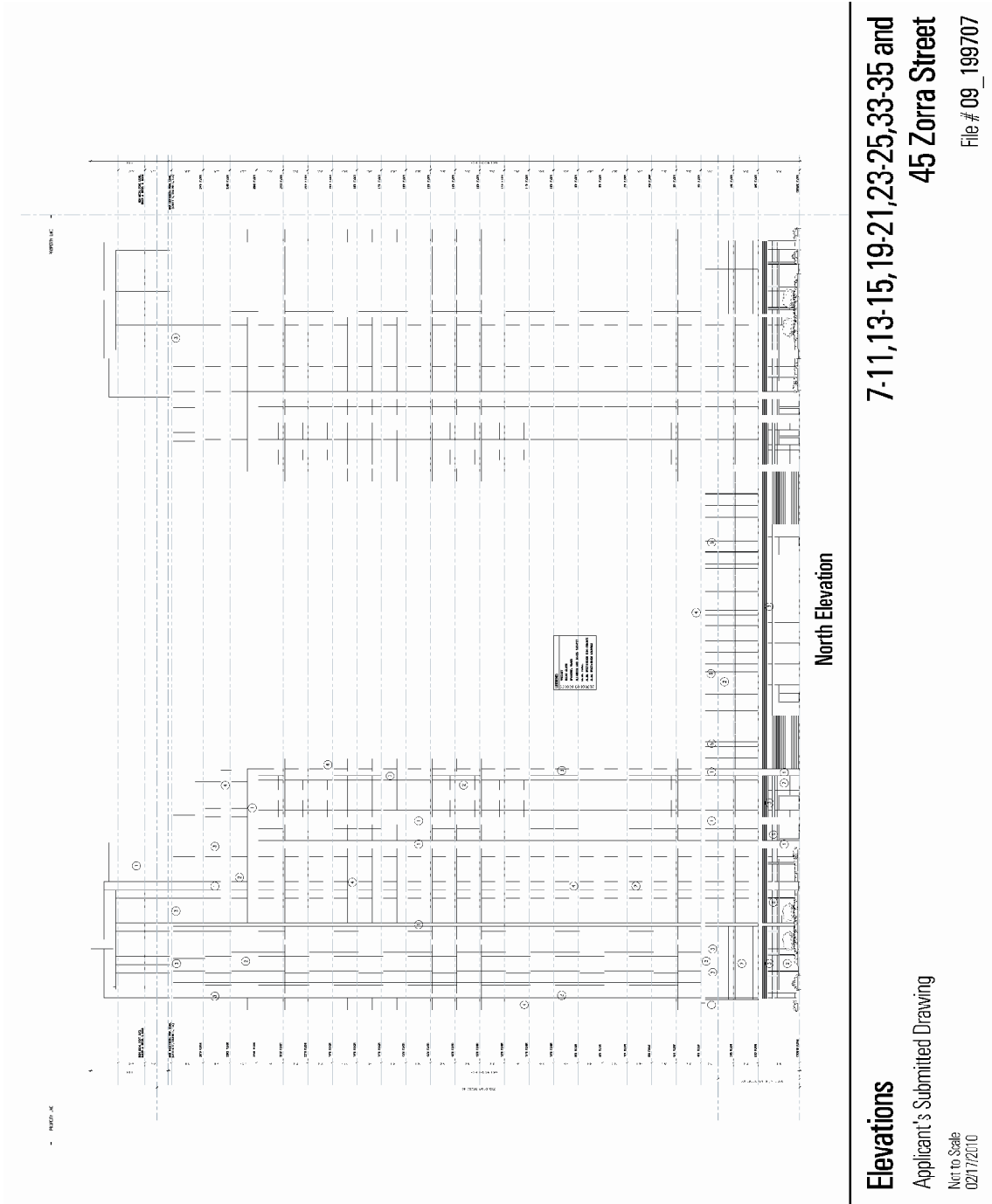
Applicant's Submitted Drawing

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

File # 09_199707

Attachment 3a: Elevations



Elevations

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

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

File # 09 199707

Attachment 3b: Elevations



South Elevation

Elevations

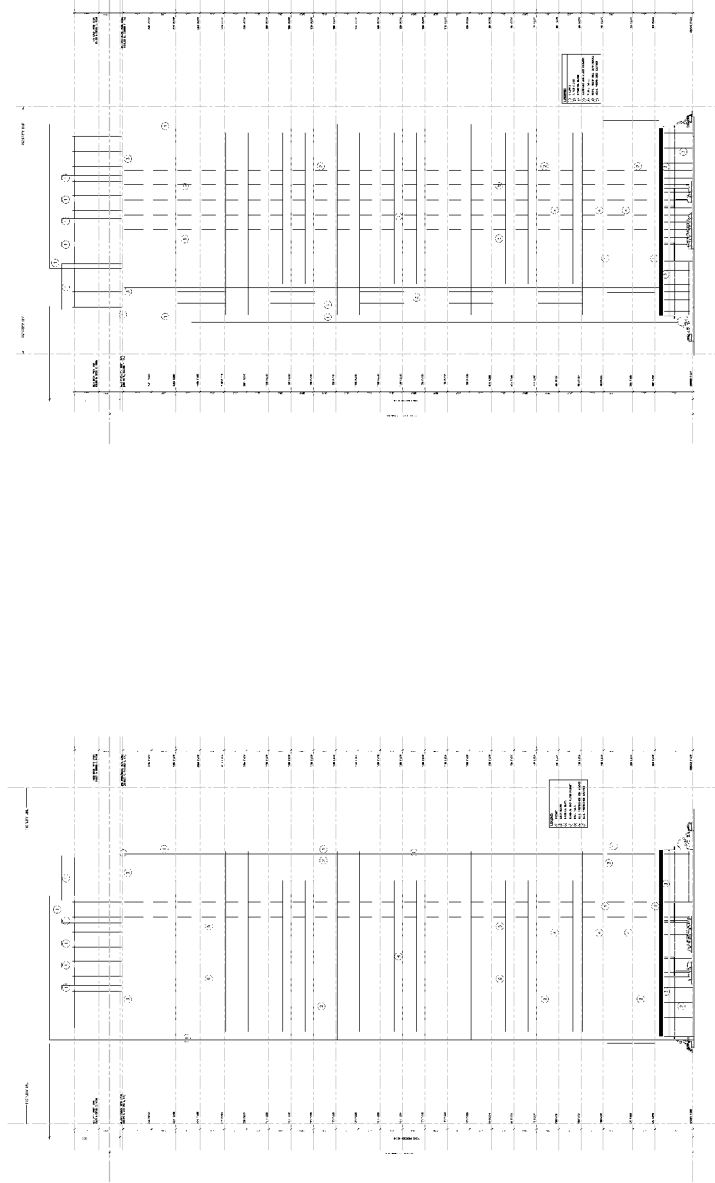
Applicant's Submitted Drawing

Not to Scale
02/17/2010

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45 Zorra Street

File # 09_199707

Attachment 3c: Elevations



East-West Elevation

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

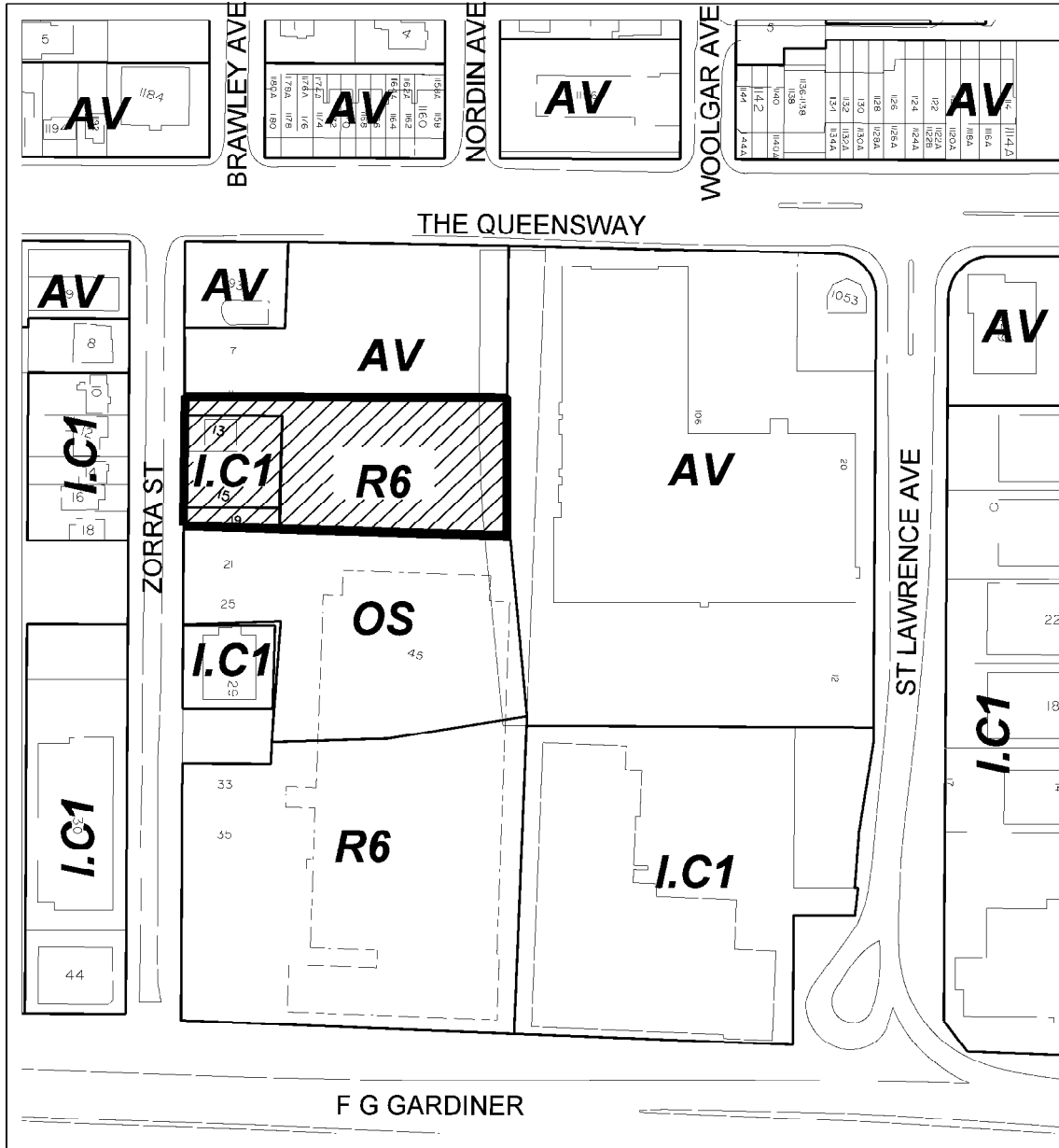
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Elevations

Applicant's Submitted Drawing

Not to Scale
02/17/2010

Attachment 4: Zoning



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

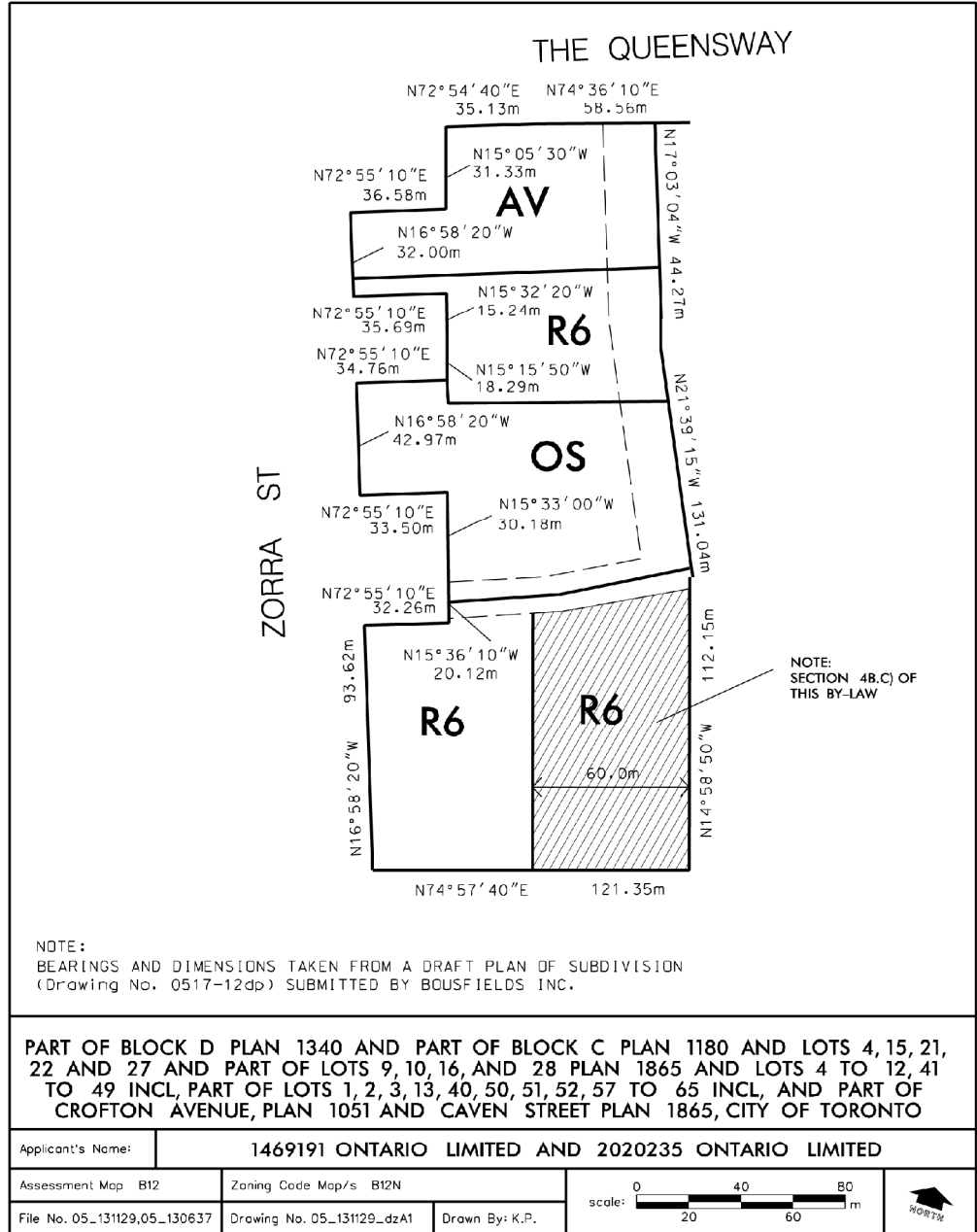
R6 Residential Sixth Density
I.C1 Industrial Class 1
AV Limited Commercial - Avenues

OS Public Open Space

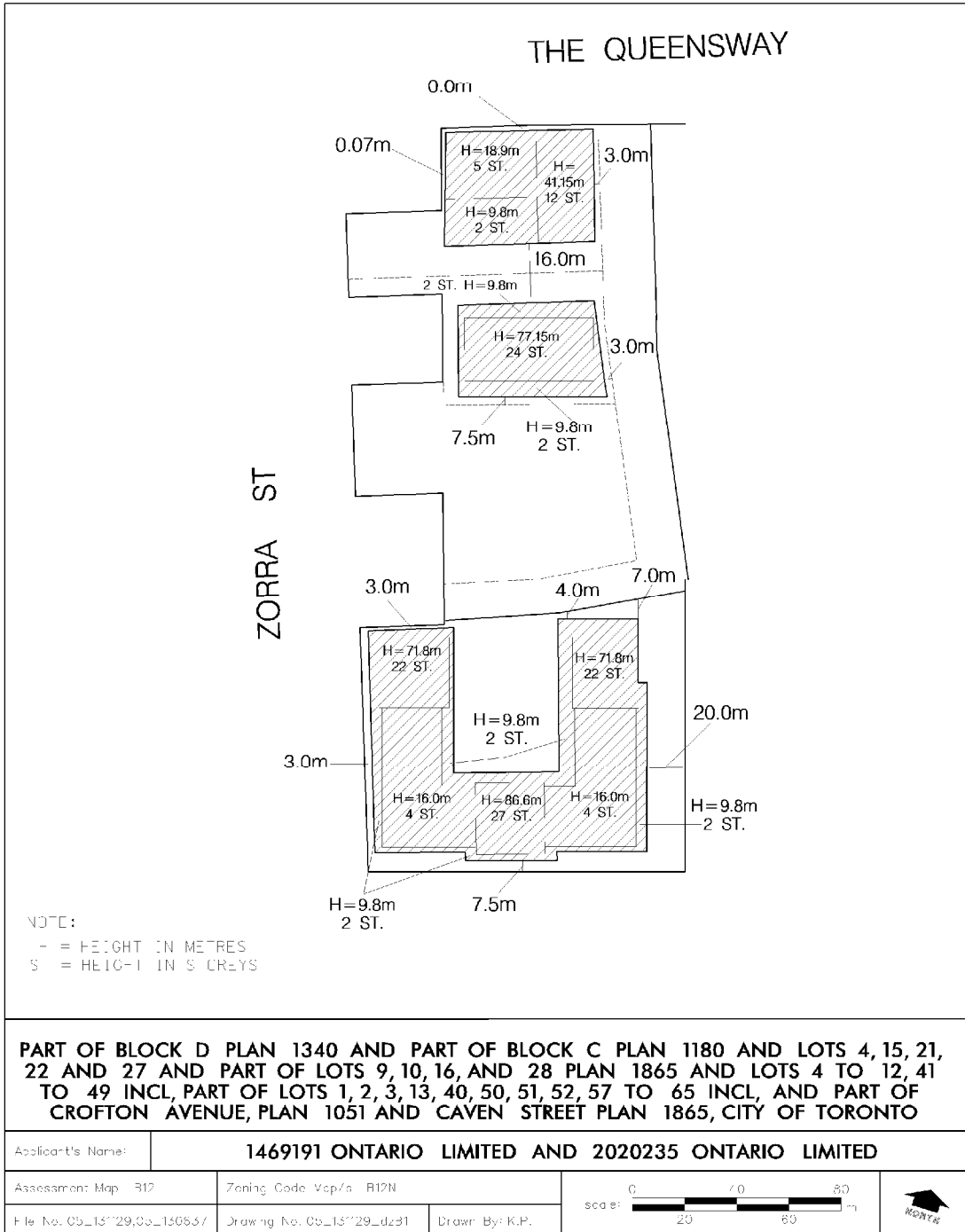


Not to Scale
Zoning By-law 7625 as amended

Attachment 5: Schedule 'A1' of Zoning By-law 747-2006



Attachment 6: Schedule 'B1' of Zoning By-law 747-2006



Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	09 199707 WET 05 OZ
Details	Rezoning, Standard	Application Date:	December 23, 2009
Municipal Address:	7,11,13,15,19,21,23,25,33,35 and 45 ZORRA ST		
Location Description:	PL 1865 S PT LT15 N PT LT16 **GRID W0507		
Project Description:	To amend Zoning By-law 747-2006 to: include the properties at 13 and 15 Zorra Street and zone these properties from industrial to residential; to outline the new buildings footprints and associated setbacks and heights; to realign and regularize the configuration of the park block; and amend the parking standards to reflect the City's new parking stall size dimensions and standards.		

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

PLANNING CONTROLS

Official Plan Designation:	Mixed-Use Areas	Site Specific Provision:	Site and Area Specific Policy 6
Zoning:	Class 1 Industrial (IC1) and Sixth Density Residential (R6) and Public Open Space (OS)	Historical Status:	No
Height Limit (m):	IC1 (14m), R6(77.15m)	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	5,121.7	Height: Storeys:	24
Frontage (m):	110	Metres:	77.15
Depth (m):	97.46		
Total Ground Floor Area (sq. m):	2,194.2		Total
Total Residential GFA (sq. m):	29,334.6	Parking Spaces:	372
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	29,334.6		
Lot Coverage Ratio (%):	42.84		
Floor Space Index:	5.73		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	29,334.6
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	184	Office GFA (sq. m):	0
2 Bedroom:	184	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	368		

CONTACT:	PLANNER NAME:	Greg Hobson-Garcia, Planner
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