

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

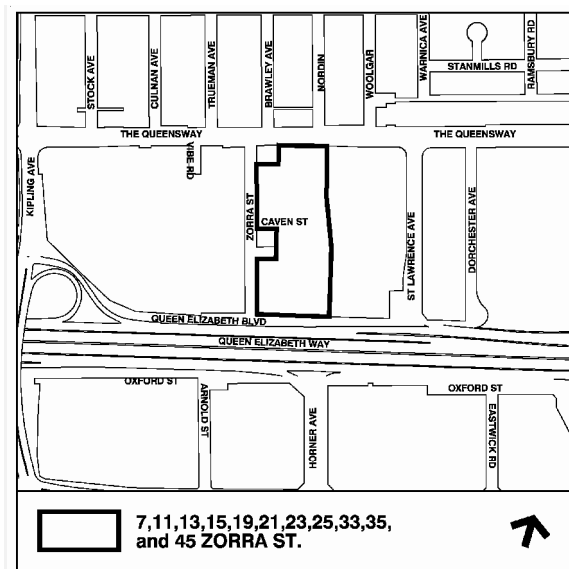
Date:	September 20, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	12 215214 WET 05 OZ

SUMMARY

The application proposes to amend the Official Plan Site and Area Specific Policy 6 (SASP 6) and Zoning By-law 747-2006, as amended of the former City of Etobicoke Zoning Code for the lands located at 7,11,13,15,19,21,23,25,33, 35, and part of 45 Zorra Street. The amendment to SASP 6 proposes to increase the overall density and number of dwelling units permitted, as well as modify the parkland dedication policy for these lands. The amendment to Zoning By-law 747-2006, as amended, proposes to increase the overall density and number of units as well as modify the building heights and development standards for the south portion of the lands subject to the Zoning By-law.

The proposed amendments to the SASP 6 and Zoning By-law 747-2006, as amended, are in support of a development proposal for the south (Phase 3) portion of the lands, being two 49- storey point towers connected at the base by a 7-storey podium having a total of 1,061 residential units.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on 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 submitting a final report in the third quarter of 2013. This target date assumes the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 7,11, 13,15,19,21,23,25,33,35 and part of 45 Zorra Street together with the Ward Councillor.
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 established Site and Area Specific Policy 6 (SASP 6) for the lands (see Attachment 4). SASP 6 identifies five blocks for future development of up to 1,270 residential units, 83,772 square metres of commercial space and a 0.89 hectare public park at a gross density of 2.85 times the area of the lands. This gross density of 2.85 is based on a residential density of up to 1.65 times the area of the lot and a commercial density of 1.2 times the area of the lot. The west portion of the lands is to be developed primarily for residential uses and a park, while the east portion of the lands would be developed for commercial uses. Remington owns the majority of the west lands, with the exception of a parcel fronting onto Zorra Street (29 Zorra Street).

Zoning By-law 747-2006, implements SASP 6 for the Remington lands and sets out the maximum number of units, gross density and development standards. Subsequent amending by-laws and Committee of Adjustment applications have been enacted and approved respectively to reflect Remington's additional land acquisitions along Zorra Street which has resulted in some modifications to zone boundaries and building envelopes. Zoning By-law 747-2006, as amended, applies to the Remington lands excluding 29 Zorra Street and 1193 The Queensway and permits a maximum of 1,000

residential units and a maximum gross density of 2.85 FSI. The maximum permitted building height under this by-law is 27 storeys.

The last amendment to Zoning By-law 747-2006 was adopted by City Council in April 2012 and required the owner to enter into Section 37 agreement with the City. The amendment resulted from inclusion of 13 and 15 Zorra into the Remington lands and the re-alignment of property boundaries between the future park block and Phase 2 lands. As such, a Section 37 agreement in the amount of \$400,000 for community benefits has been registered on the Remington lands in relation to redistribution of 209 units to the Phase 2 lands. At its meeting of April 11, 2012, City Council directed that a base density of 1,209 residential units shall be used for any future Section 37 calculations. The motion can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EY14.1>

The registered Plan of Subdivision for the Remington lands sets out a multi-phased development of the lands. Phase 1 applies to the north end of the block and is currently under construction. Phase 2 applies to the centre of the block and includes a public park block. This phase is currently under site plan review. Phase 3 applies to the south end of the block and this application relates to proposed development for the Phase 3 lands. (see Attachment 1).

Pre-Application Consultation

The applicant met with staff prior to submitting the application to explain their proposal for the Phase 3 portion of the lands and review application submission requirements.

ISSUE BACKGROUND

Proposal

The application is for Official Plan and Zoning By-law amendments to enable development on the south (Phase 3) portion of the lands which consists of two 49-storey point towers connected at the base by a 7-storey podium which frames the Phase 3 lands. A total of 1,061 residential units with a gross floor area of approximately 76,904 square metres are proposed.

With the Phase 3 development proposed by this application, the number of residential units and density for SASP 6 increases from 1,270 to 1,825 and from 1.65 FSI (Floor Space Index) to 1.9 FSI (Floor Space Index) respectively. As such, the gross density for SASP 6 lands increased from 2.85 FSI to 3.1 FSI. Likewise, the number of residential units and gross density under Zoning By-law 747-2006, as amended, which applies to the Remington lands increases from 1,000 to 1,735 and 2.85 FSI to 4.2 FSI, respectively.

The towers would be located at the northwest and northeast corners of the Phase 3 lands, fronting onto a future public road (Street B in the Plan of Subdivision for the Blocks) and have a separation distance of 45 metres. Both towers would have an approximate height

of 175 metres to the highest point of the buildings and floorplates of approximately 780 square metres.

The 7-storey base building includes four levels of above grade parking, in addition to two levels of underground parking. Located on the ground floor are: visitor parking spaces; resident and occupant bicycle parking spaces; townhouse dwelling units; loading area; and the underground parking ramp. The main building entrance is located on the north elevation fronting the public road (Street B) and across from the future park. Four other building entrances are proposed, one at each corner of the podium. A green roof is proposed on the fifth floor.

There are 8 vehicular accesses proposed for the Phase 3 development. The main access located off Street B provides access to the drop-off area for the main building entrance. Two other accesses are located off the future extension of Queen Elizabeth Boulevard located immediately south of the Phase 3 lands of which one services the garage on the ground floor and the other services the remaining parking levels and loading area on the ground floor. Additionally two other vehicular accesses, one off Zorra Street and the other off future extension of Queen Elizabeth Boulevard provides access to the two south building entrances. A total of 1,048 parking spaces (889 occupant spaces and 159 visitor spaces) are proposed. A total of 796 bicycle parking spaces (637 occupant spaces and 159 visitor spaces) are also proposed.

Site and Surrounding Area

The Phase 3 lands are located on the east side of Zorra Street, south of the proposed Park Block and north of the F.G. Gardiner Expressway. The surrounding land uses are as follows:

North: Phase 1 & 2 lands, the Park Block and a mix of commercial/retail uses, with some having residential units above located on the north side of The Queensway.

South: the F.G. Gardiner Expressway.

East: lands subject to SASP 6 and a one-storey building; and

West: a mix of one-storey commercial and industrial businesses, and single detached dwellings, across Zorra Street.

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 entire site is designated *Mixed Use Areas* on Map 15 – Land Use Plan, in the Official Plan and is subject to Site and Area Specific Policy 6. A portion of the site along The Queensway is identified as *Avenues* on Map 2 – "Urban Structure". The *Mixed Use Areas* designation permits a range of residential, commercial and institutional uses in single use or mixed use buildings.

The Plan includes criteria that direct the form of development in this land designation. The development criteria seek to: create high quality developments; minimize impacts to adjacent neighbourhoods; enhance adjacent public streets, parks and open spaces; provide attractive, comfortable and safe pedestrian environments; and reduce automobile dependency. The proposal will be reviewed to achieve compliance with the development criteria.

Site and Area Specific Policy 6

Site and Area Specific Policy 6 applies to the entire block between The Queensway and the F. Gardiner Expressway and Zorra Street and St. Lawrence Avenue. SASP 6 permits mixed development on the lands having a maximum of 1,270 residential units, 83,722 square metres of commercial space and 0.89 hectares of parks at a gross density of 2.85 times the area of the lands. The gross density of 2.85 is based on a residential density of up to 1.65 and a commercial density of 1.2 times the area of the lot. 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. Public roads are also proposed under SASP 6.

Design Criteria for the Review of Tall Buildings

The City's 'Design Criteria for the Review of Tall Building Proposals' provides guidelines for the design and evaluation of tall buildings in the City. The guidelines aid to implement the built form policies of the Official Plan to encourage excellence in design and are related to four main areas; site context, site organization, building massing and the pedestrian realm. These guidelines will be used in the evaluation of the proposed development.

The proposal will also be reviewed to ensure compliance with the Built Form policies of the Official Plan, in particular the Tall Buildings policies. The application will also be assessed for consistency with other relevant policies of the Official Plan, such as, the

policies related to Healthy Neighbourhoods, Transportation, Community Services and Facilities and Public Art.

Zoning

Site-specific Zoning By-law 747-2006, as amended, contains three zone categories. A Limited Commercial-Avenues (AV) zone along the north end of the lands fronting The Queensway permits residential and commercial uses. A Sixth Density Residential (R6) zone category mid-block and at the south end of the lands permits apartment residential uses. The Open Space (OS) block located between the two R6 zone categories is for park use. Zoning By-law 747-2006 permits a maximum of 1,000 residential units and a maximum gross density of 2.85 FSI over the entire lands.

Schedule 'B1' of the Zoning By-law establishes building envelopes for the north (AV) and mid and south (R6) zoned lands. The building envelope for the Phase 3 lands permits three point towers (two 22-storey towers and a 27-storey tower) on top of a 4 storey podium.

Site Plan Control

The site is subject to site plan control by-law. A site plan application has not been submitted.

Reasons for the Application

An amendment to SASP 6 is required to increase the overall number of residential units and density permissions on the lands, and also to modify the parkland dedication policy to reflect the current parkland dedication policies in the Official Plan.

An amendment to Zoning By-law 747-2006, as amended, is required to permit the proposed increase in the total number of residential units and density permissions on the lands subject to the zoning by-law and revise the development standards for the south R6 zone illustrated on Schedule 'B1'.

COMMENTS

Application Submission

The reports/studies listed below were submitted with the application. An Arborist report was submitted with the original Official Plan and rezoning applications in 2005.

- Planning Rationale
- Environmental Noise Letter
- Sun Shadow Study
- Traffic Impact Study Update
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Functional Servicing Addendum

- Toronto Green Standard Checklist (TGS)

A Notification of Incomplete Application issued on September 13, 2012 identifies the outstanding material required for a complete application submission as follows:

- Updated Pedestrian Level Wind Study to reflect the increase height for Phase 3.

Issues to be Resolved

The proposal for Phase 3 significantly increases the gross density for the entire block of land subject to SASP 6 and increases the unit count and density for the Remington lands as provided for by Zoning By-law 747-2006, as amended. The proposed building height of 49 storeys far exceeds the 27-storey permission on the Phase 3 lands. Additionally, the massing of the base building at 7 storeys exceeds the permitted 4 storeys in the Zoning By-law and is different from the approved u-shaped building envelope.

Issues to be addressed include, but are not necessarily limited to:

- Determining the appropriateness of the additional density, the proposed building heights and massing and the impact on the surrounding lands;
- Determining the appropriateness of residential and/or recreational use on the Phase 3 lands in close proximity to the I.C1 (Class 1 Industrial) zoned land to the east (Block 4 of SASP 6);
- Conformity with the Official Plan policies, including the development criteria for *Mixed Use Areas*, the Built form policies and Tall building policies in Chapter 3 with regards to building height, massing, and articulation to fit into the existing and planned context;
- Compliance with the Tall Building Design guidelines, particularly with the design and massing of the base building, tower floorplates and relationship to the street and proposed park;
- Shadow impacts on the surrounding properties, The Queensway Avenue, and surrounding streets;
- Adequacy of existing infrastructure to support the additional density and identification of required improvements;
- Transportation impacts arising from the additional proposed density;
- The location and number of vehicular accesses to the Phase 3 site;
- The timing of the future public roads; four accesses are proposed off the future extension of Queen Elizabeth Blvd and two access on Street B;

- The noise impact from the F. Gardiner Expressway;
- Identification and securing of Section 37 benefits for the additional height and density should it be determined that the proposed increases are appropriate.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

Cynthia Owusu-Gyimah, Planner

Tel. No. (416) 394-2608

Fax No. (416) 394-6063

E-mail: cowusug@toronto.ca

SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Master Site Plan

Attachment 2: Phase 3 Site Plan

Attachment 3a: Elevations

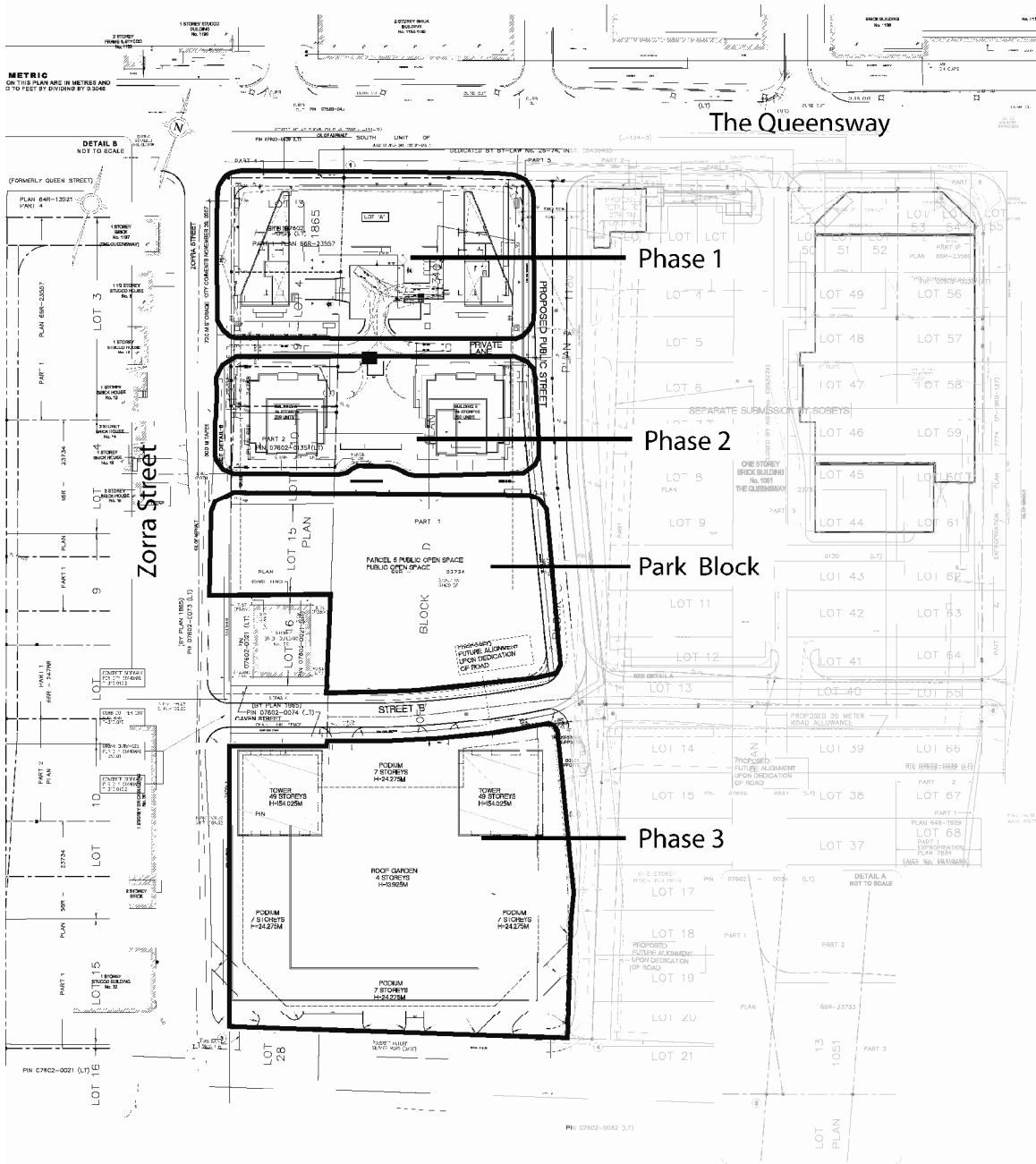
Attachment 3b: Elevations

Attachment 4: Official Plan – Site and Area Specific Policy 6

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Master Site Plan



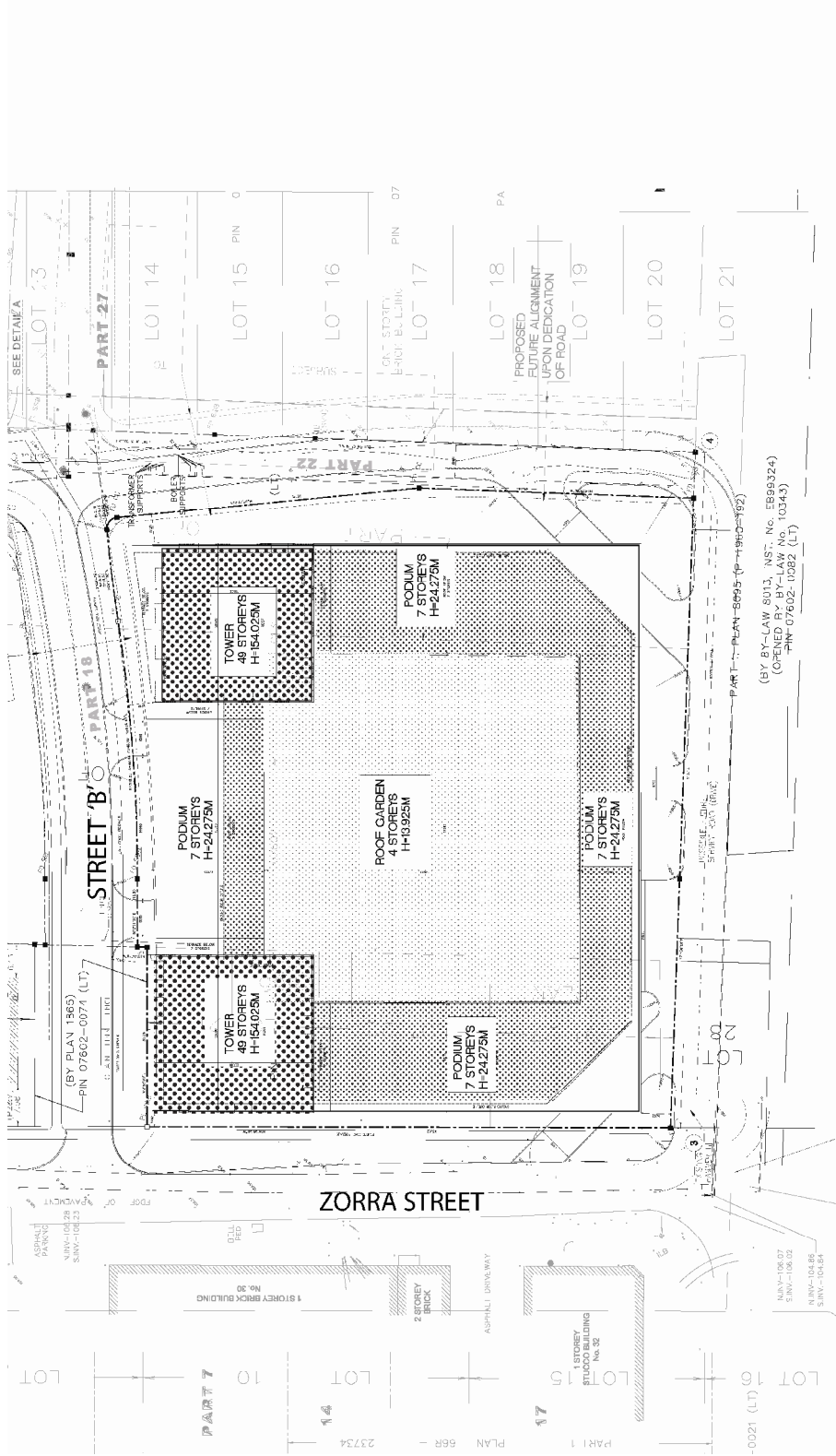
Master Plan

Applicant's Submitted Drawing
 Not to Scale
 09/07/2012



7, 11, 13, 15, 19, 21, 23, 25, 33, 35,
 and 45 Zorra Street
 File # 12 215214 WET 05 0Z

Attachment 2: Phase 3 Site Plan

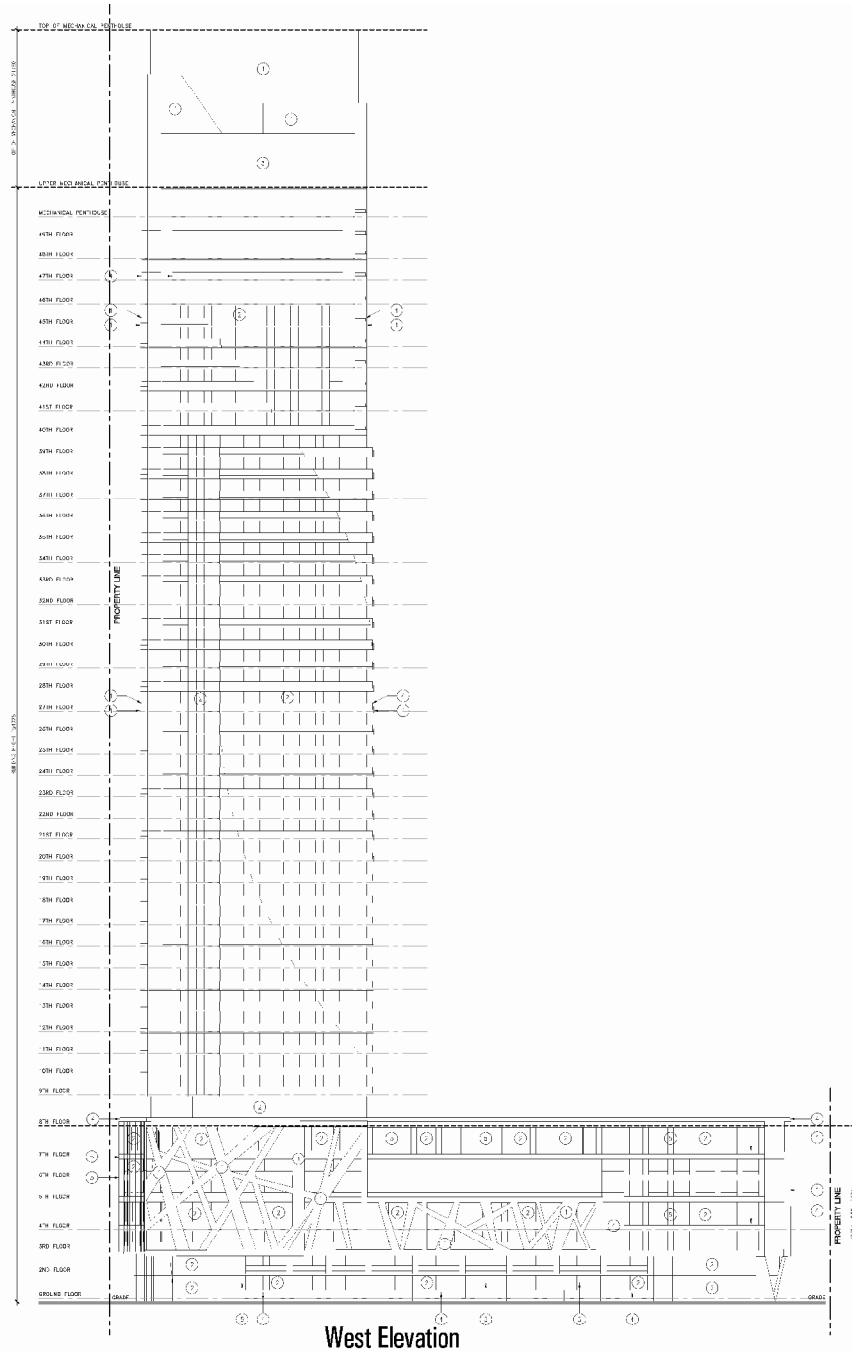


7, 11, 13, 15, 19, 21, 23, 25, 33, 35,
and 45 Zorra Street
File # 12 215214 WET 05 02

Site Plan
Applicant's Submitted Drawing
Not to Scale
09/06/2012



Attachment 3a: Elevations



West Elevation

Elevations

Applicant's Submitted Drawing

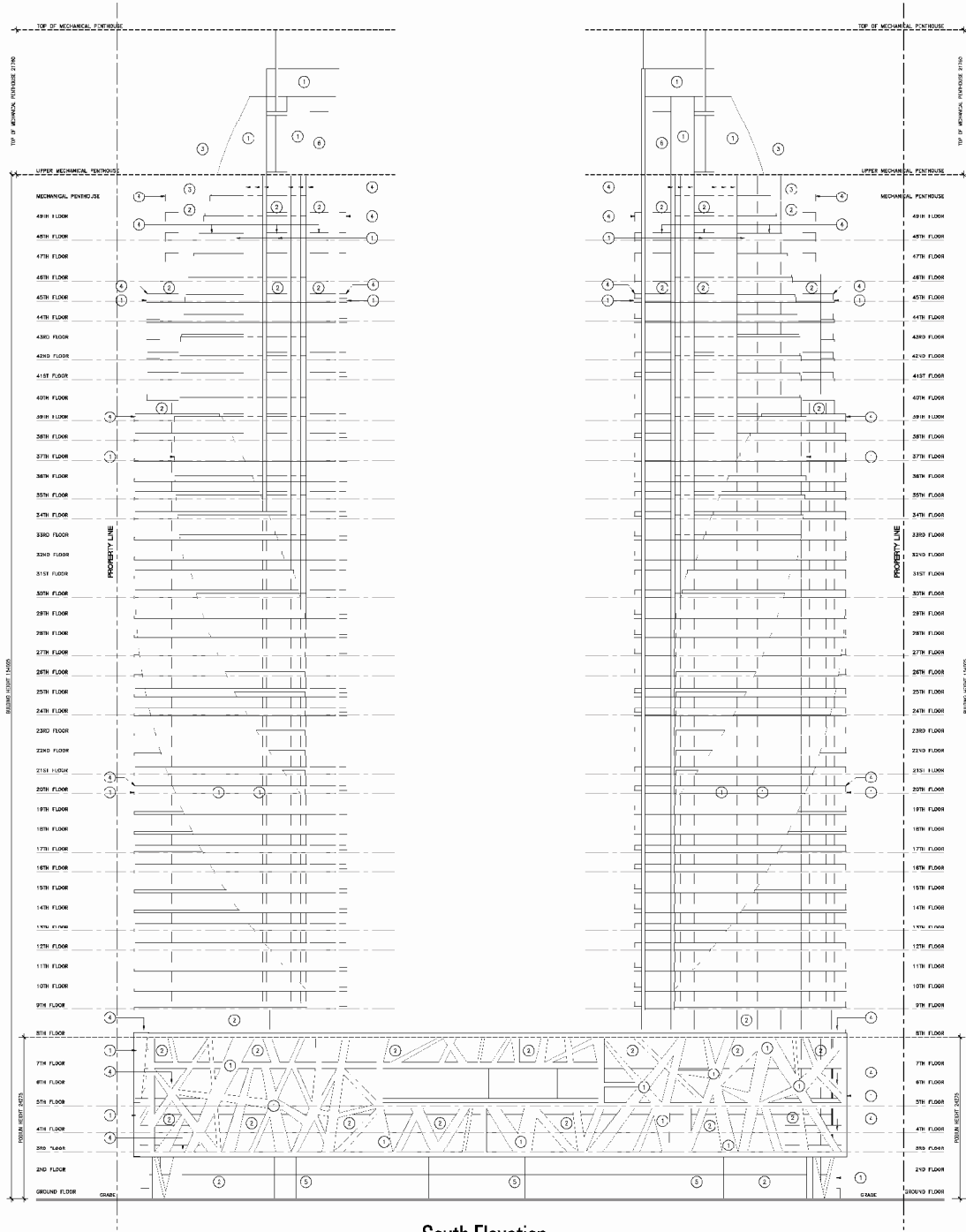
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7, 11, 13, 15, 19, 21, 23, 25, 33, 35,
and 45 Zorra Street

File # 12 215214 WET 05 02

Attachment 3b: Elevations



South Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale

09/05/2012

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

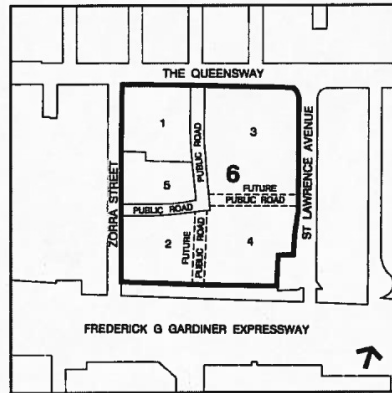
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Attachment 4: Site and Area Specific Policy 6

6. South Side of The Queensway, Between Zorra Street and St. Lawrence Avenue, North of the Gardiner Expressway

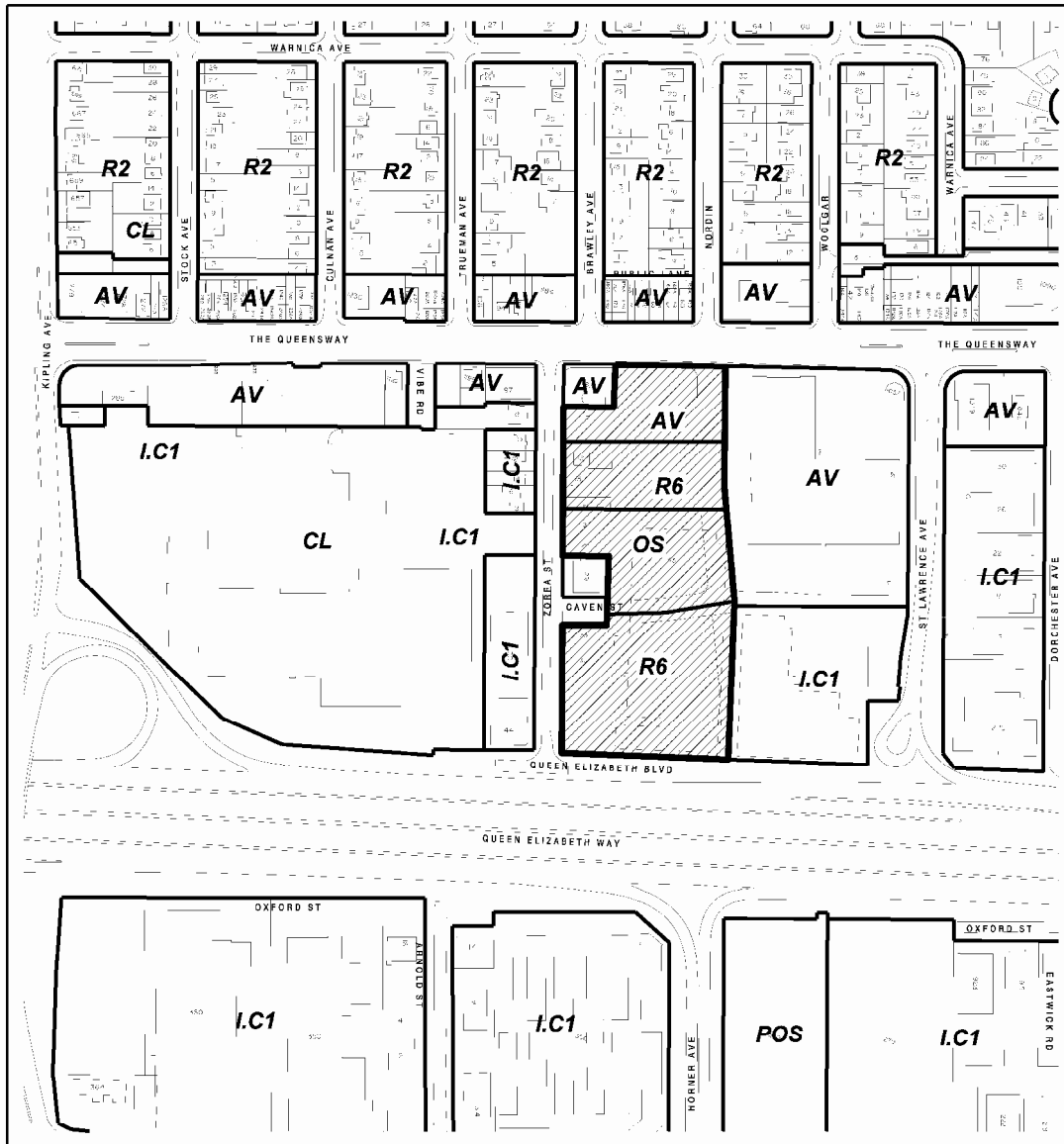
- (a) A mixed development with up to 1,270 units, 83 722 square metres of commercial space, and 0.89 hectare of parks is permitted. The development concept provides for residential uses on the west portion of the lands, near Zorra Street (Parcels 1 and 2) and commercial uses to the east adjacent to St. 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;
- (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; and
- (e) A special provision shall be contained in the Zoning By-law prohibiting dwelling units and recreational space on Block 2 within 60 metres from Block 4 as set out in the By-law until such time as further environmental studies are completed demonstrating acceptable compatibility between the residential units and/or recreational space on Block 2 and the industrial use on Block 4.

Attachment 5: Zoning



7,11,13,15,19,21,23,25,33,35, and 45 Zorra St.

File # 12 215214 WET 05 0Z

R2 Residential Second Density
 R6 Residential Sixth Density
 OS Public Open Space
 POS Private Open Space

AV Limited Commercial - Avenues
 CL Commercial Limited
 I.C1 Industrial Class 1



Not to Scale
 Zoning By-law 11,737
 Extracted 08/30/2012

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 215214 WET 05 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 20, 2012

Municipal Address: 7,11,13,15,19,21,23,25,33, 35 and part of 45 ZORRA ST
 Location Description: PLAN 1865 LOT 4 **GRID W0507
 Project Description: Proposed amendments to the Official Plan (Site and Area Specific Policy 6) and Etobicoke Zoning Code (Site Specific By-law 747-2006, as amended) to enable development for the Phase 3 lands.

Applicant:	Agent:	Architect:	Owner:
BRATTY AND PARTNERS LLP			REMINGTON ON THE QUEENSWAY

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas (SASP 6)	Site Specific Provision:	SASP 6
Zoning: By-law 747-2006 as amended		Historical Status:	None
Height Limit (m): 86		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m): Phase 3	11,097	Height:	Storeys:	49
Frontage (m):	93		Metres:	175
Depth (m):	113			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):	76,904		Parking Spaces:	1,048
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	76,904			
Lot Coverage Ratio (%):	68.8%			
Floor Space Index:	6.9			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	76,904
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	1,061		

CONTACT: PLANNER NAME: Cynthia Owusu-Gyimah, Planner
TELEPHONE: (416) 394-2608