

30 and 44 Zorra Street - Zoning By-law Amendment Application - Preliminary Report

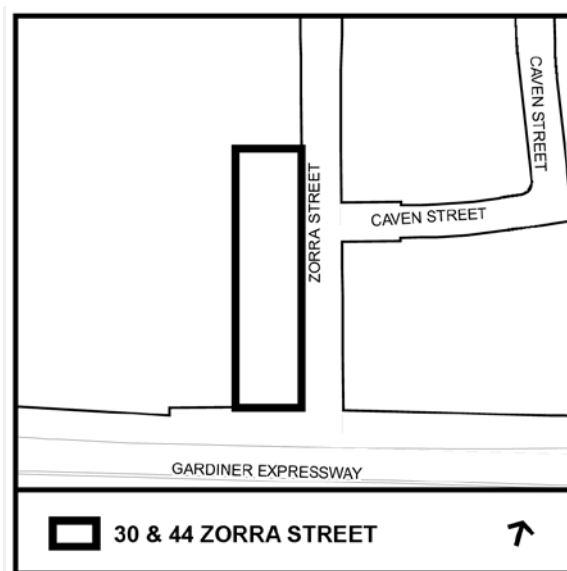
Date:	March 14, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	15 244093 WET 05 OZ

SUMMARY

This application proposes to amend the Etobicoke Zoning Code to permit the development of a 36-storey residential building containing 379 units at 30 and 44 Zorra Street. The proposal would have a total gross floor area of 28,170 m² and an overall density of 5.4 times the area of the lands. A total of 401 parking spaces are proposed, to be located largely in a 5-level underground garage. Also, public parkland and a portion of a new public road (an extension of Caven Street) are included in the proposal.

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.

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor in the second quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the first quarter of 2017. This target assumes that 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 30 and 44 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on July 7, 2015 to discuss complete application submission requirements. Planning staff articulated that unlike the lands on the east side of Zorra Street that are subject to a Site and Area Specific Policy (SASP) in the Official Plan, there is no formal planning framework established for the subject lands and the surrounding lands on west side of Zorra Street. Notwithstanding this, Planning staff further communicated that any development on the subject lands must be designed so as to not preclude future redevelopment opportunities on the west side of Zorra Street, including provisions for the extension of Caven Street.

ISSUE BACKGROUND

Proposal

The application proposes the development of a 36-storey residential tower with a 4-storey podium base. The development would have a total gross floor area of 28,170 m² and a Floor Space Index of 5.4 times the area of the lands. The development would contain a total of 379 units, which are proposed to be condominium in tenure.

The tower would be located at the south end of the site and have a floor plate area of approximately 750 m² (see Attachment 1: Site Plan). The 4-storey podium would include ground floor units along the north side, indoor amenity spaces, the main lobby, a loading area, bicycle parking, a recycling room and a ramp to the underground parking. The main lobby would be centrally located within the base building along Zorra Street and would be accessed from an internal driveway. A green roof is proposed on top of the podium together with an outdoor amenity space. A green roof is also proposed on top of the tower building.

A land conveyance of approximately 738 m² along the entire width of the site is proposed for a future public street (the extension of Caven Street), immediately south of a proposed 1,118 m² public park. Two vehicular accesses are proposed for the development. One would be from the proposed future extension of Caven Street on the west side of the site. The other access is proposed from Zorra Street and incorporates a pick up/drop off area directly in front of the lobby. A total of 401 vehicular parking spaces are proposed; 391 spaces within a 5-level underground parking garage and 10 surface spaces. A total of 301 bicycle parking spaces are proposed comprised of 256 long term spaces to be located underground and 45 short term spaces to be located on the ground floor.

Site and Surrounding Area

The subject site is approximately 0.52 ha and is comprised of two properties municipally known as 30 Zorra Street (south) and 44 Zorra Street (north). The site is located approximately 20 m north of the F.G. Gardiner Expressway, south of The Queensway and immediately west of Zorra Street. It has a frontage of approximately 142 m on Zorra Street and is approximately 36 m deep. The entire site is relatively flat. There are no City-owned trees and there is minimal vegetation in the form of shrubs and sod.

There is a one-storey commercial building located on the 30 Zorra Street portion of the site and a one and a half-storey commercial building located on the 44 Zorra Street portion of the site. These buildings would be demolished should this application be approved.

The surrounding uses are as follows:

North: A portion of the surface parking lot associated with the commercial plaza to the west. Beyond that are six detached houses and a one-storey commercial building along the west side of Zorra Street.

South: F. G. Gardiner Expressway.

East: Zorra Street and a vacant site beyond that. The vacant site has been approved for the development of three residential buildings (19, 27 and 42 storeys in height) and a future public park.

West: A commercial plaza containing retail stores, restaurants and a fitness centre.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 by the *Planning Act*, 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 designated *Mixed Use Areas* on Map 15 – Land Use Plan in the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The development criteria in *Mixed Use Areas*, as cited in Policy 4.5.2, include but are not limited to:

- a) creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) providing for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown*, the *Central Waterfront*, *Centres*, *Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment for all Torontonians;
- c) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- d) locating and massing new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- e) locating and massing new buildings to frame the edges of streets and parks with good proportions and maintaining sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) providing an attractive, comfortable and safe pedestrian environment;
- g) having access to schools, parks, community centres, libraries and childcare;
- h) taking advantage of nearby transit services;
- i) providing good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locating and screening services areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- k) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Zoning

The property is zoned Class 1 Industrial Zone (I.C1) under the former Etobicoke Zoning Code (see Attachment 3: Zoning). This zoning permits a mix of light industrial, commercial and recreational uses including medical offices, warehousing, community centres, athletic fields, daycares, professional or administrative offices, restaurants, banks, servicing/repair operations, automobile service stations, car washes, public garages, vehicle sales and rental establishments and manufacturing operations, excluding those involving the use of paint and/or varnish, fuel oil storage-yards, asphalt operations and cement works.

On May 9, 2013 City Council enacted City-wide Zoning By-law 569-2013 currently under appeal to the Ontario Municipal Board. This site was excluded from Zoning By-law 569-2013 due to inconsistencies between the Official Plan designation and the Zoning By-law permissions.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has yet to be submitted.

City-Wide Tall Buildings Design Guidelines

In May 2013, City Council adopted the updated City-wide Tall Buildings Design Guidelines and directed City Planning staff to use these Guidelines to evaluate all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>. The Guidelines will be used to evaluate the proposed development.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report was submitted with the application and is currently under review by City staff. The Arborist Report has identified that there are two protected private trees located within 6 m of the site. There are no City-owned trees that would be affected by this proposed development. The owner would be required to address any outstanding tree protection and injury mitigation issues identified through the review of the application.

Reasons for the Application

The existing zoning does not permit residential uses. An amendment to the Zoning By-law is required to permit the proposed residential uses and also to establish appropriate development standards such as building height, density and building setbacks for the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Community Services and Facilities Report
- Functional Servicing and Stormwater Management Report
- Noise Assessment Report
- Pedestrian Wind Assessment Report
- Transportation Assessment Report
- Arborist Report

A Notification of Complete Application was issued on November 25, 2015.

Issues to be Resolved

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

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with all Official Plan policies, including development criteria for *Mixed Use Areas*, the Built Form policies and Tall Building policies in Chapter 3 with respect to the proposed building height, massing, and articulation of the proposed building;
- Compliance with the City-Wide Tall Buildings Design Guidelines;
- Site design, organization and layout with respect to locations of vehicular accesses, loading, pedestrian circulation/connection to the public realm and landscape areas;
- Shadow impacts on the surrounding properties, The Queensway, the proposed park on the site and the future park to the east of Zorra Street;
- Noise impacts on the proposed residential development from adjacent uses and the F. G. Gardiner Expressway;
- Adequacy, appropriateness and location of the proposed indoor and outdoor amenity spaces;
- Adequacy of existing community services and facilities that may be required to serve the development;
- Adequacy of existing infrastructure to support the additional residential density and identification of required improvements;
- Provisions for larger residential dwelling units suitable for a broader range of households, including families with children, and rental units (affordable and/or mid-range) to support a full range of housing and affordability;
- Determination of an appropriate land division mechanism to establish the parcels proposed to be conveyed for public park and public street purposes;

- Ensuring that the application is reviewed within the context of the surrounding lands so as to not preclude future development opportunities, including provisions for the extension of Caven Street;
- Transportation impacts arising from the additional residential density;
- Should the application be recommended for approval, identification of appropriate community benefits under Section 37 of the *Planning Act*, as a result of the proposed increase in height and density of the proposal;
- Public art for the development and the applicant's participation in the Percent for Public Art Program and its Guidelines; and
- Review of the TGS Checklist for compliance with the Tier 1 performance standards.

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

CONTACT

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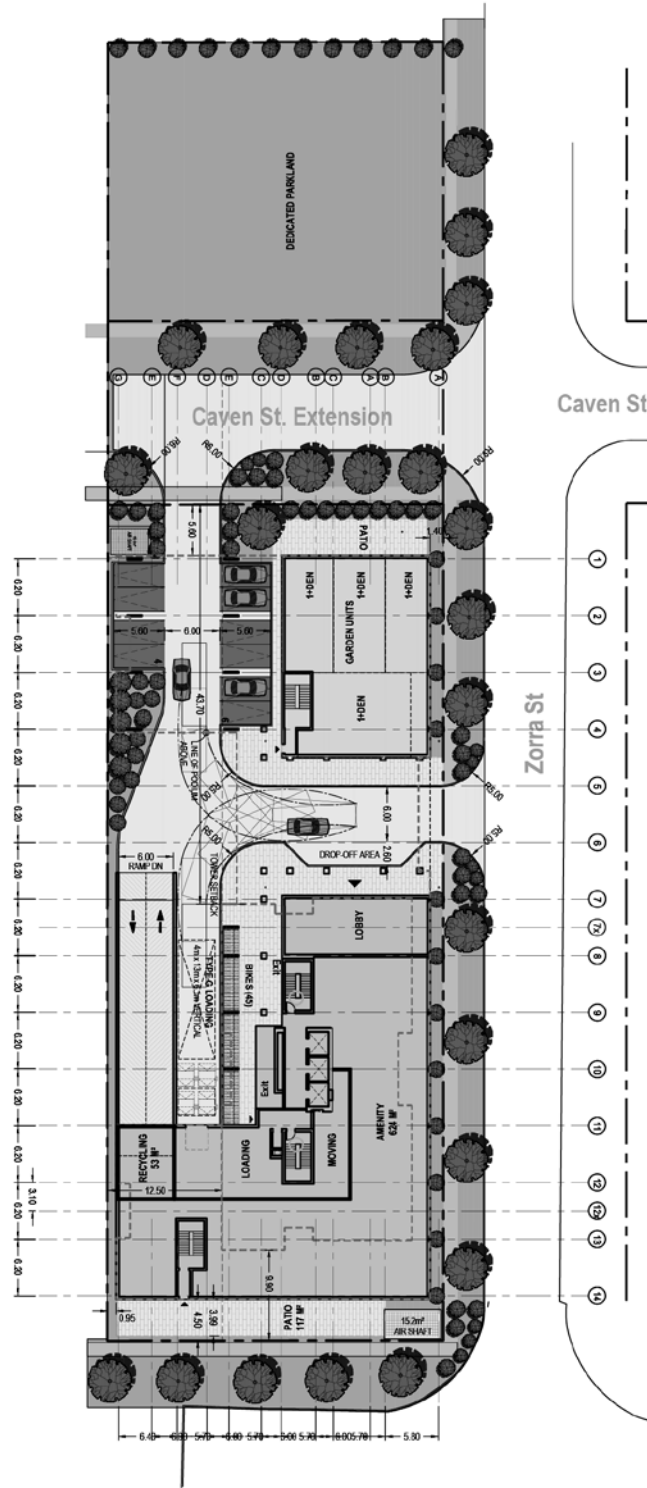
SIGNATURE

Neil Cresswell, MCIP, RPP
 Director of Community Planning
 Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2a: West and North Elevations
 Attachment 2b: East and South Elevations
 Attachment 3: Zoning
 Attachment 4: Application Data Sheet

Attachment 1: Site Plan



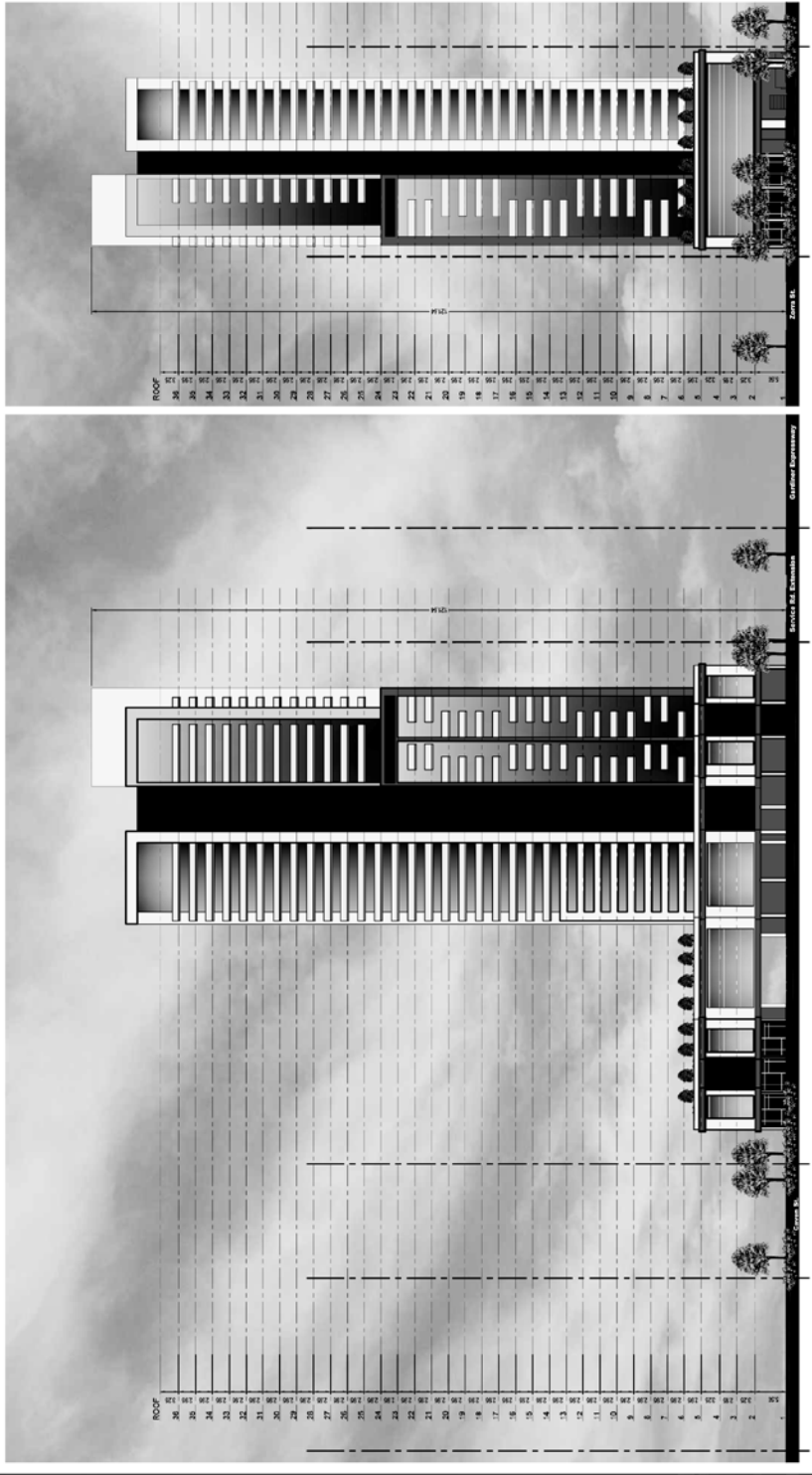
30 & 44 Zorra Street

Site Plan
Applicant's Submitted Drawing

File # 15 244093 WET 05 0Z

Not to Scale
01/05/16

Attachment 2a: West and North Elevations



West Elevation

North Elevation

Elevations

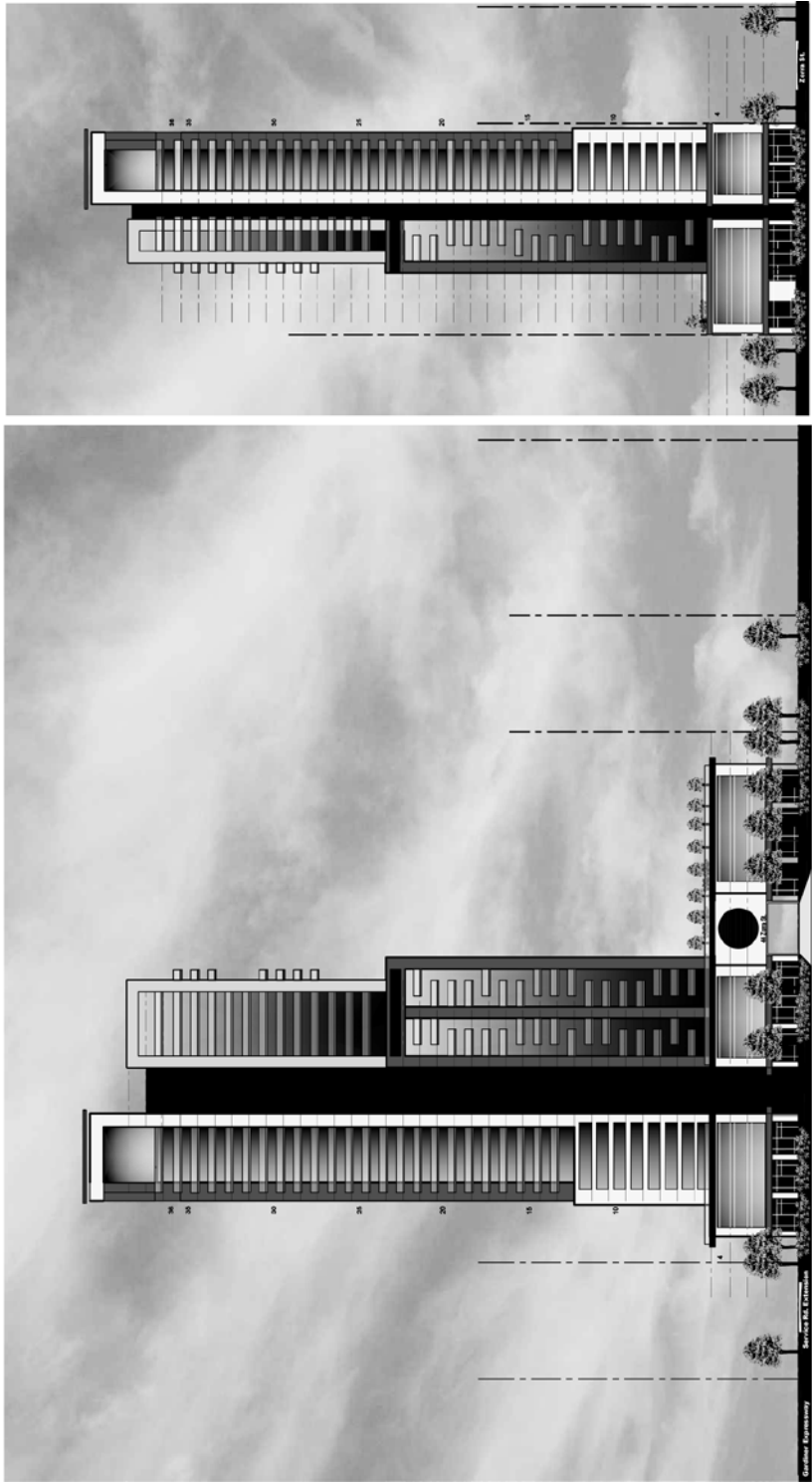
30 & 44 Zorra Street

Applicant's Submitted Drawing

North Scale
01/05/16

File # 15 244093 WET 05 0Z

Attachment 2b: East and South Elevations



South Elevation

East Elevation

Elevations

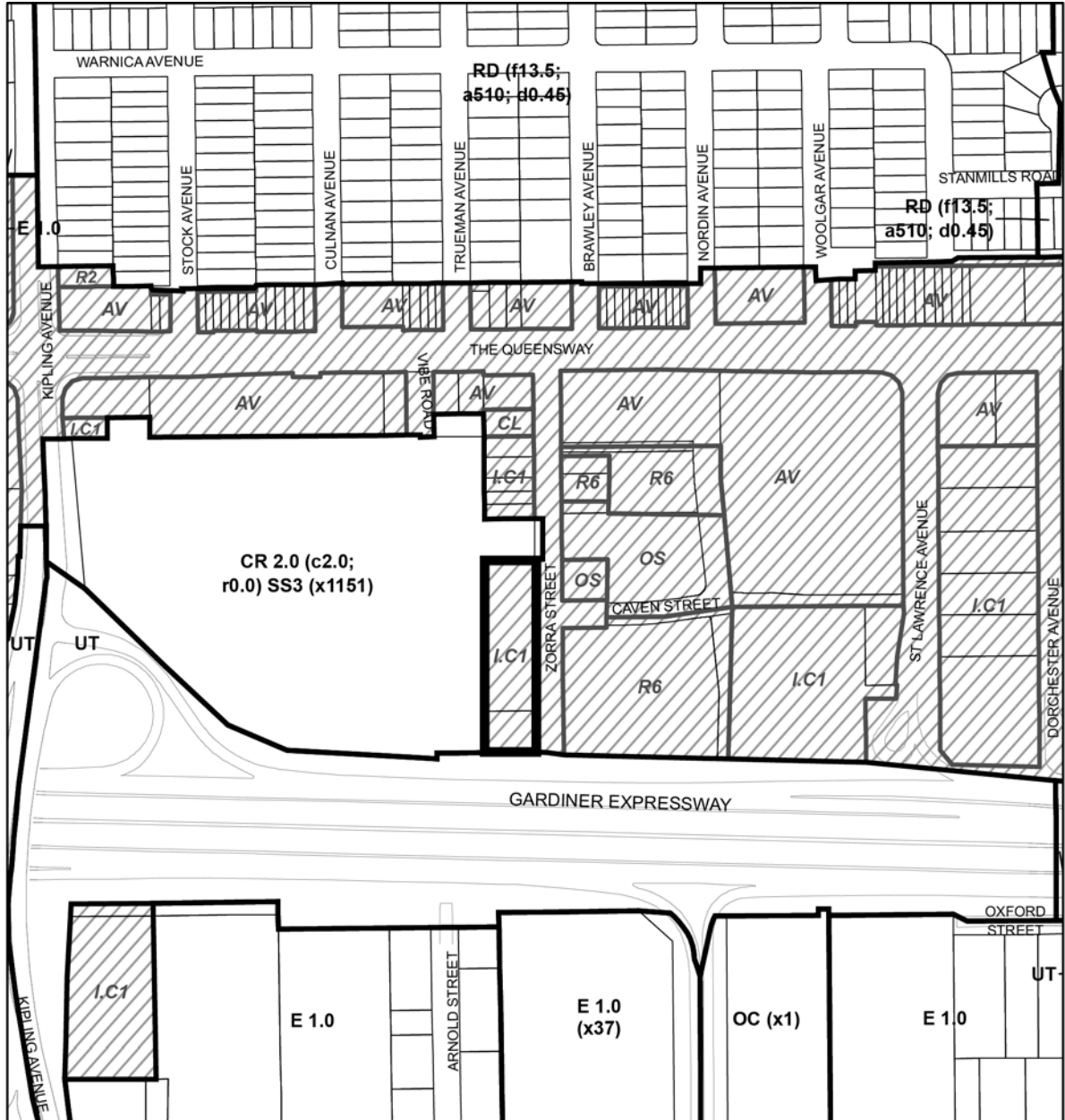
30 & 44 Zorra Street

Applicant's Submitted Drawing

Not to Scale
01/05/16

File # 15 244093 WET 05 02

Attachment 3: Zoning



Zoning By-Law No. 569-2013

30 & 44 Zorra Street

File # 15 244093 WET 05 02



Location of Application

RD Residential Detached
CR Commercial Residential

E Employment Industrial
OC Open Space Cemetery
UT Utility and Transportation



See Former City of Etobicoke By-Law No. 11,737

R2 Residential Second Density
R6 Residential Sixth Density
I.C1 Class 1 Industrial
I.C2 Class 2 Industrial
CL Commercial Limited
AV Limited Commercial - Avenues
OS Public Open Space



Not to Scale
Extracted: 02/19/2016

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 244093 WET 05 OZ
Details	Rezoning, Standard	Application Date:	October 28, 2015

Municipal Address: 30 and 44 ZORRA STREET

Location Description: PLAN 1865 LOTS 17 20 & 23 PT CAVEN ST CLOSED **GRID W0507

Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of a 36 storey residential apartment building containing 379 units having a total gross floor area of 28,170 m².

Applicant:	Agent:	Architect:	Owner:
MHBC PLANNING ATTN DAVID MCKAY			1127792 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	I.C1	Historical Status:	
Height Limit (m):	5 Storeys	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	5,215	Height:	Storeys:	36	
Frontage (m):	142		Metres:	110	
Depth (m):	36				
Total Ground Floor Area (sq. m):	1,742				Total
Total Residential GFA (sq. m):	28,170		Parking Spaces:	401	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	28,170				
Lot Coverage Ratio (%):	33				
Floor Space Index:	5.4				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:		Residential GFA (sq. m):	28,170	0
Bachelor:	46	Retail GFA (sq. m):	0	0
1 Bedroom:	201	Office GFA (sq. m):	0	0
2 Bedroom:	132	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	379			

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