

Authority: Etobicoke York Community Council Item EY9.1, as adopted by City of Toronto Council on December 13, 14 and 15, 2023  
City Council voted in favour of this by-law on December 15, 2023  
Written approval of this by-law was given by Mayoral Decision 30-2023 dated December 15, 2023

## **CITY OF TORONTO**

### **BY-LAW 1286-2023**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 10, 12, 14, 16 and 18 Zorra Street.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas a zoning by-law may include Holding (H) symbol pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of Holding (H) symbol with conditions in the zoning by-law; and

Whereas pursuant to Section 39 of the Planning Act, as amended, a by-law passed under Section 34 of the Planning Act, may authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the 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 enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to and forming part of this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 2.0 (c2.0; r0.0) SS1 (x931) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA4, as shown on Diagram 3 attached to this By-law.

5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 14.0, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 931 so that it reads:

**(931) Exception CR 931**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands known municipally as 10, 12, 14, 16 and 18 Zorra Street, if the requirements of By-law 1286-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) For the purposes of this exception, and in accordance with Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Zorra Street;
- (C) Despite Regulation 40.10.20.40(1), **dwelling units** are permitted in an **Apartment Building** or a **Mixed Use Building**;
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 110.16 metres and elevation of the highest point of the **building or structure**;
- (E) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building or structure** is the number following the HT symbol in metres as shown on Diagram 5 of By-law 1286-2023;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:

- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, cooling equipment, water supply facilities, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and overruns, chimneys, vents and **renewable energy** equipment, provided they are located in the area labelled "MPH" on Diagram 5 of By-law 1286-2023, by a maximum of 7.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, provided they are located in the area labelled "MPH" on Diagram 5 of By-law 1286-2023, by a maximum of 7.0 metres;
  - (iii) electrical, utility, mechanical and ventilation equipment, chimneys, vents and **renewable energy** equipment on the tower roof labeled "HT 88.4" on Diagram 5 of By-law 1286-2023, by a maximum of 1.5 metres;
  - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
  - (vi) cabanas, pergolas, trellises, acoustic barriers and unenclosed **structures** providing safety, wind or noise protection to rooftop terraces or **amenity space**, by a maximum of 3.5 metres;
  - (vii) wind mitigation features and fences at grade, by a maximum of 2.2 metres;
  - (viii) planters, **landscaping** features, guard rails, balustrades, privacy and decorative screens, terrace dividers, fences, exterior stairs, roof drainage features and terrace walls, by a maximum of 3.0 metres;
  - (ix) **structures** and elements related to outdoor flooring and roofing assembly features, by a maximum of 0.5 metre;
  - (x) elements listed in subsection (F)(iv) above may project above the maximum permitted projection for the mechanical penthouse as set out in subsection (F)(i) and (ii) by a maximum of 1.5 metres; and
  - (xi) elements listed in subsection (F)(v) may project above the maximum permitted projection for the mechanical penthouse as set out in subsection (F)(i) and (ii) by a maximum of 5.0 metres;
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres;

- (H) The maximum number of **dwelling units** permitted is 326 **dwelling units**;
- (I) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) if either of the calculations as a percentage of total **dwelling units** pursuant to subsections (i) and (ii) above results in a percentage with a decimal place, the percentage will be rounded up to the nearest whole number from 0.5 or above;
- (J) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 25,000 square metres, of which:
- (i) the maximum residential **gross floor area** is 25,000 square metres; and
  - (ii) the maximum non-residential **gross floor area** is 500 square metres;
- (K) In addition to the items listed in Regulation 40.5.40.40(3), **gross floor area** may be reduced by the area in the **building** used for:
- (i) all open to below areas;
  - (ii) hallways and elevator vestibules below ground; and
  - (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms above grade;
- (L) Despite Regulation 40.10.40.70(1), the required minimum **building setbacks** areas shown in metres on Diagram 5 of By-law 1286-2023;
- (M) Despite Regulation 40.10.40.80(1), the required separation of **main walls** is as shown in metres on Diagram 5 of By-law 1286-2023;
- (N) Despite Clause 40.10.40.60 and Regulations (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
- (i) canopies, awnings and associated supporting **structures** or columns, by a maximum of 5.5 metres;
  - (ii) screens or barriers providing privacy, safety, wind or noise protection, by a maximum of 3.0 metres;

- (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) planters, **landscaping** features, guard rails, and divider screens associated with an at grade terrace or outdoor **amenity space**, by a maximum of 2.0 metres;
  - (v) balconies, by a maximum of 2.0 metres;
  - (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course or chimney breast, in addition to louvres by a maximum of 0.8 metre;
  - (vii) window projections, including bay windows and box windows, by a maximum of 0.8 metre;
  - (viii) eaves, by a maximum of 0.8 metre;
  - (ix) light fixtures, satellite dishes, antennae, vents, and pipes, by a maximum of 0.8 metre; and
  - (x) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.3 metre;
- (O) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.48 **parking spaces** for each **dwelling unit** for the use of residents of the **building**; and
  - (ii) a minimum of 0.05 **parking spaces** for each **dwelling unit** for the use of residential visitors to the **building**;
- (P) Despite Regulation 200.5.1.10(2)(A)(iv), a total of 10 percent of all **parking spaces** on the **lot** may be obstructed as described in Regulation 200.5.1.10(2)(D), without being required to provide additional width for the obstructed sides of the **parking space**;
- (Q) Despite Regulation 200.5.1.10(2)(D), Electric Vehicle Infrastructure, including electrical vehicle supply equipment or an **energized outlet**, does not constitute an obstruction to a **parking space**;
- (R) Despite Regulation 200.15.1(1) and (3) an accessible **parking space** must comply with the following:
- (i) accessible **parking spaces** must have the following minimum dimensions:
    - (a) length of 5.6 metres;

- (b) width of 3.4 metres; and
  - (c) vertical clearance of 2.1 metres;
- (ii) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (S) Despite Regulation 40.10.80.20(1), a **parking space** that is not in a **building** or **structure** may be set back 0 metre from the north **lot line**;
- (T) Despite Regulations 230.5.1.10(4)(A) and (B), the minimum width of a **bicycle parking space** or **stacked bicycle parking space** is 0.45 metre;
- (U) Despite Regulation 230.5.1.10(9), long-term **bicycle parking spaces** are permitted to be located on the first two levels of the **parking garage** below a Canadian Geodetic Datum elevation of 110.16 metres and all levels of the **building** above a Canadian Geodetic Datum elevation of 110.16 metres;
- (V) Despite Regulation 230.5.1.10(10), required short-term **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (W) For the purposes of this exception, a guest suite does not constitute a **dwelling unit**, and may be considered as indoor **amenity space**, provided the following:
  - (i) the aggregate **interior floor area** does not exceed 100 square metres; and
  - (ii) the guest suite contains a window;
- (X) A "Pedestrian Clearway" must be provided in the area shown on Diagram 5 attached to By-law 1286-2023;
  - (i) for the purposes of this exception, "Pedestrian Clearway" means space on the lands situated at ground level only and generally within the shaded area shown on Diagram 5 of By-law 1286-2023, that is accessible to the public, has a minimum width of 2.1 metres, is used principally for the purposes of standing or walking and may be secured by way of easement.

Prevailing By-laws and Prevailing Sections: (None Apply)

9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

**10. Holding Symbol Provisions**

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 1 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed.
- (B) An Amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
- (i) the owner or applicant, at their sole cost and expense has submitted a Functional Servicing Report, Stormwater Management Report, and Hydrogeological Review, including the Foundation Drainage Report or addendums ("**Engineering Reports**"), to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water; and
  - (ii) if the Engineering Reports accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
    - (a) the owner or applicant has secured the design, construction and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services and the General Manager, Toronto Water; or
    - (b) if the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports in (a) above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director of Engineering and Construction Services and the General Manager, Toronto Water; and
  - (iii) all necessary approvals arising from (B)(ii)(a) or (B)(ii)(b) above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director of Engineering and Construction Services, in consultation with the General Manager, Toronto Water.

**11. Temporary use(s)**

- (A) Pursuant to Section 39(1) of the Planning Act, none of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a **retail store** in an existing **building**, new **building**, **structure** or trailer for the purpose of selling, renting or leasing of **dwelling units** or non-residential **gross floor area** on the

lands in the CR Zone to which this By-law applies, provided that any such new **building** or **structure** does not exceed a maximum height of 7.5 metres. Section 11 of this By-law shall expire on December 15, 2026.

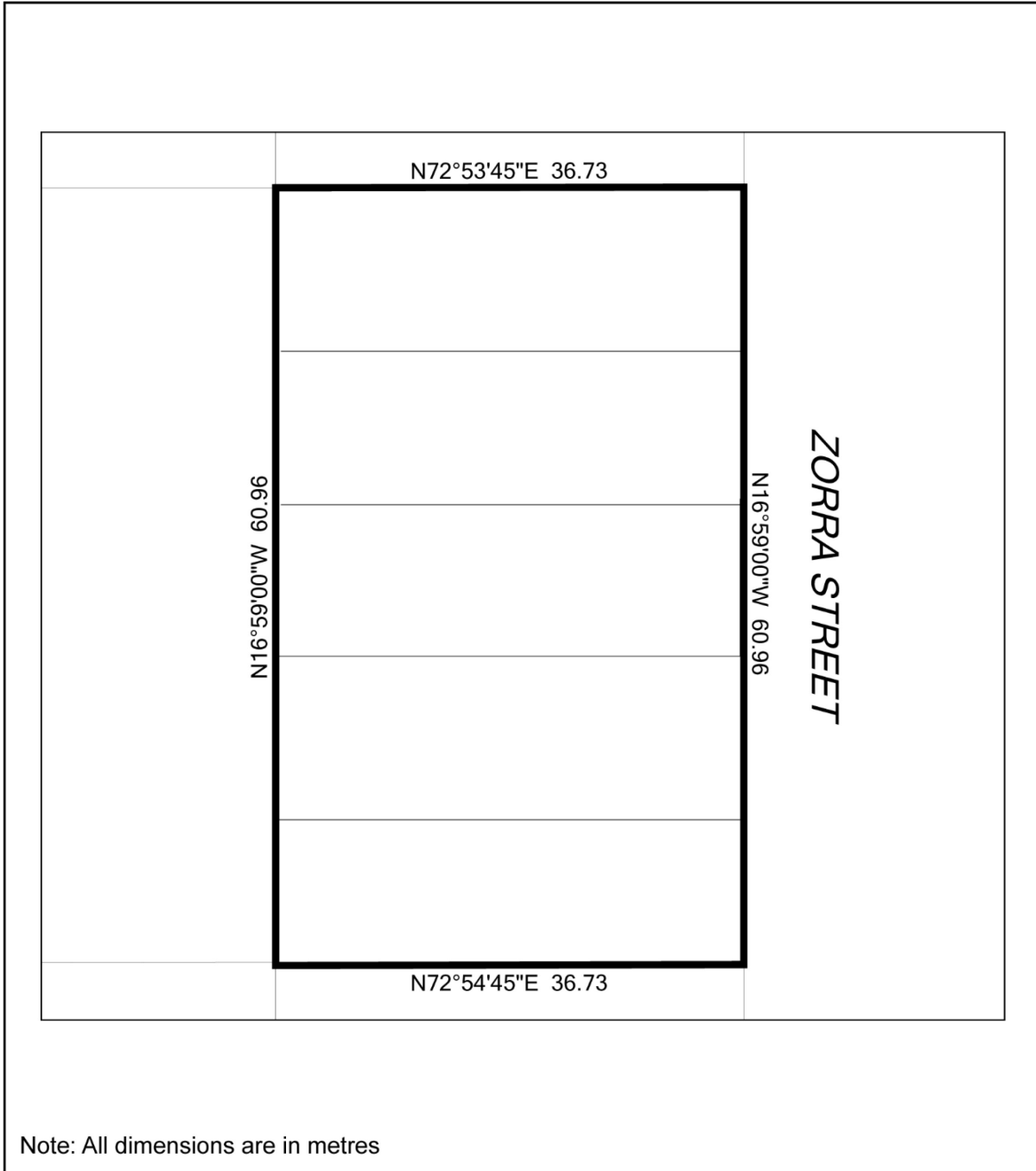
Enacted and passed on December 15, 2023.

Frances Nunziata,  
Speaker

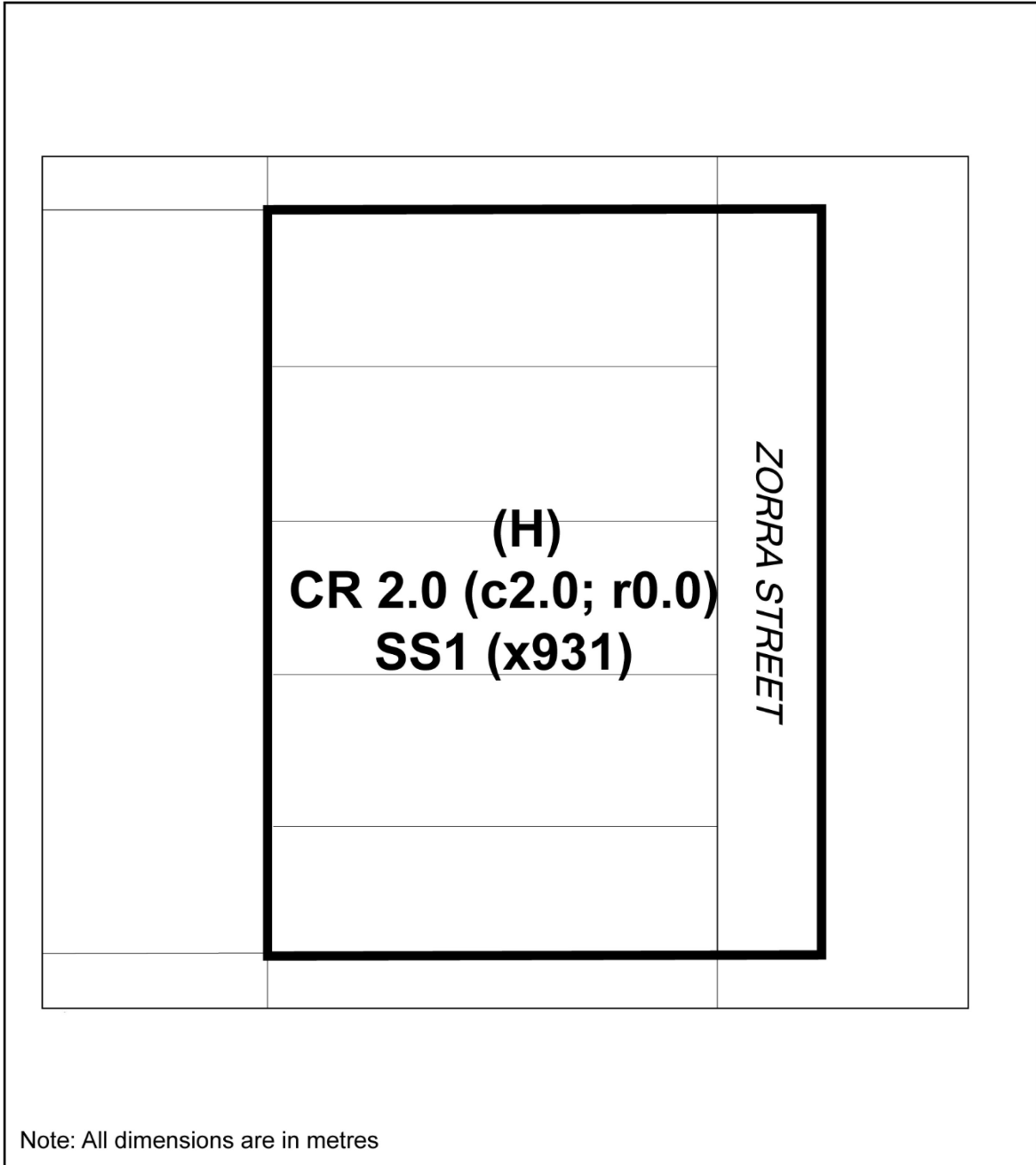
John D. Elvidge,  
City Clerk

(Seal of the City)

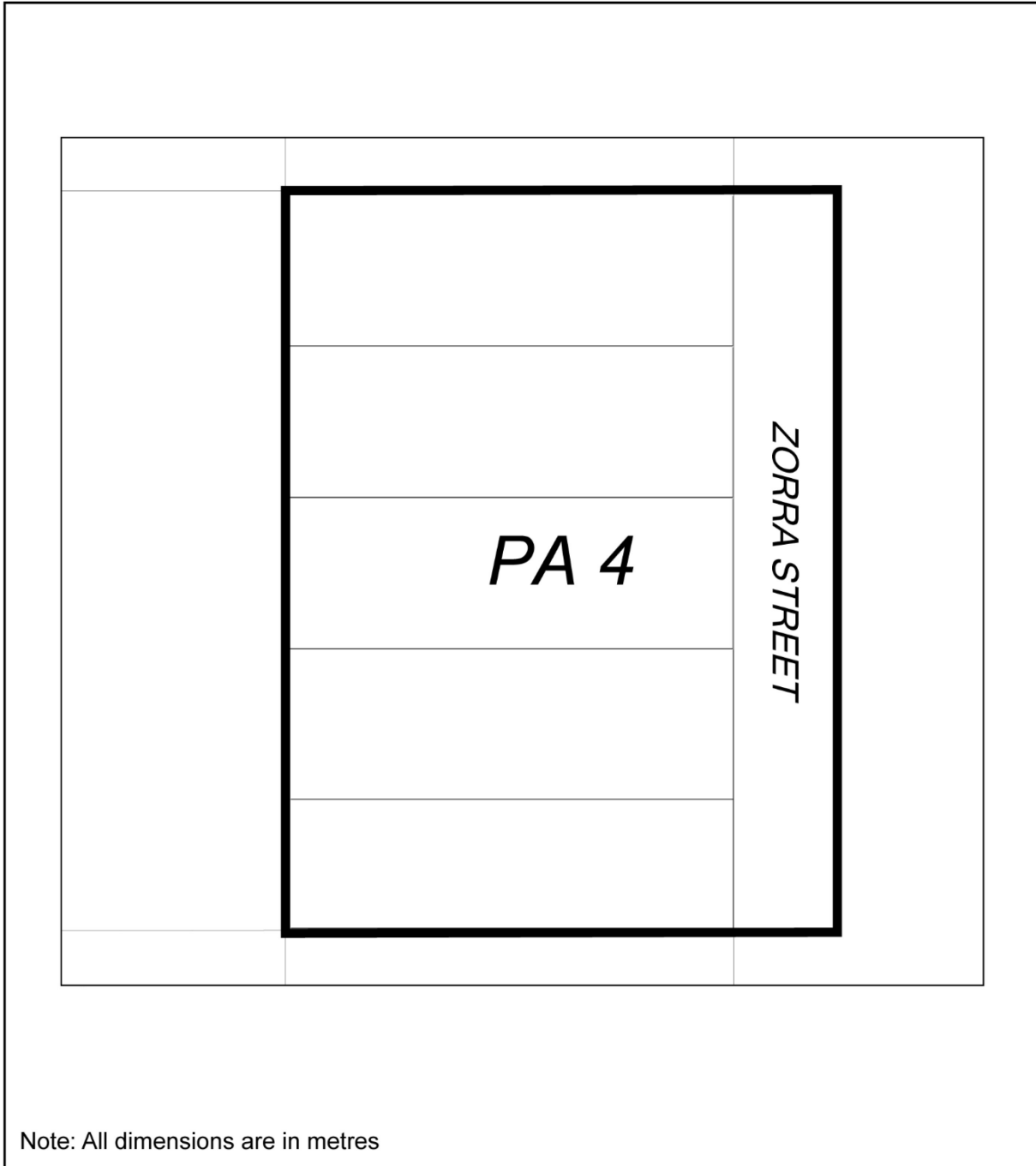
Diagram 1



**Diagram 2**



**Diagram 3**



**Diagram 4**

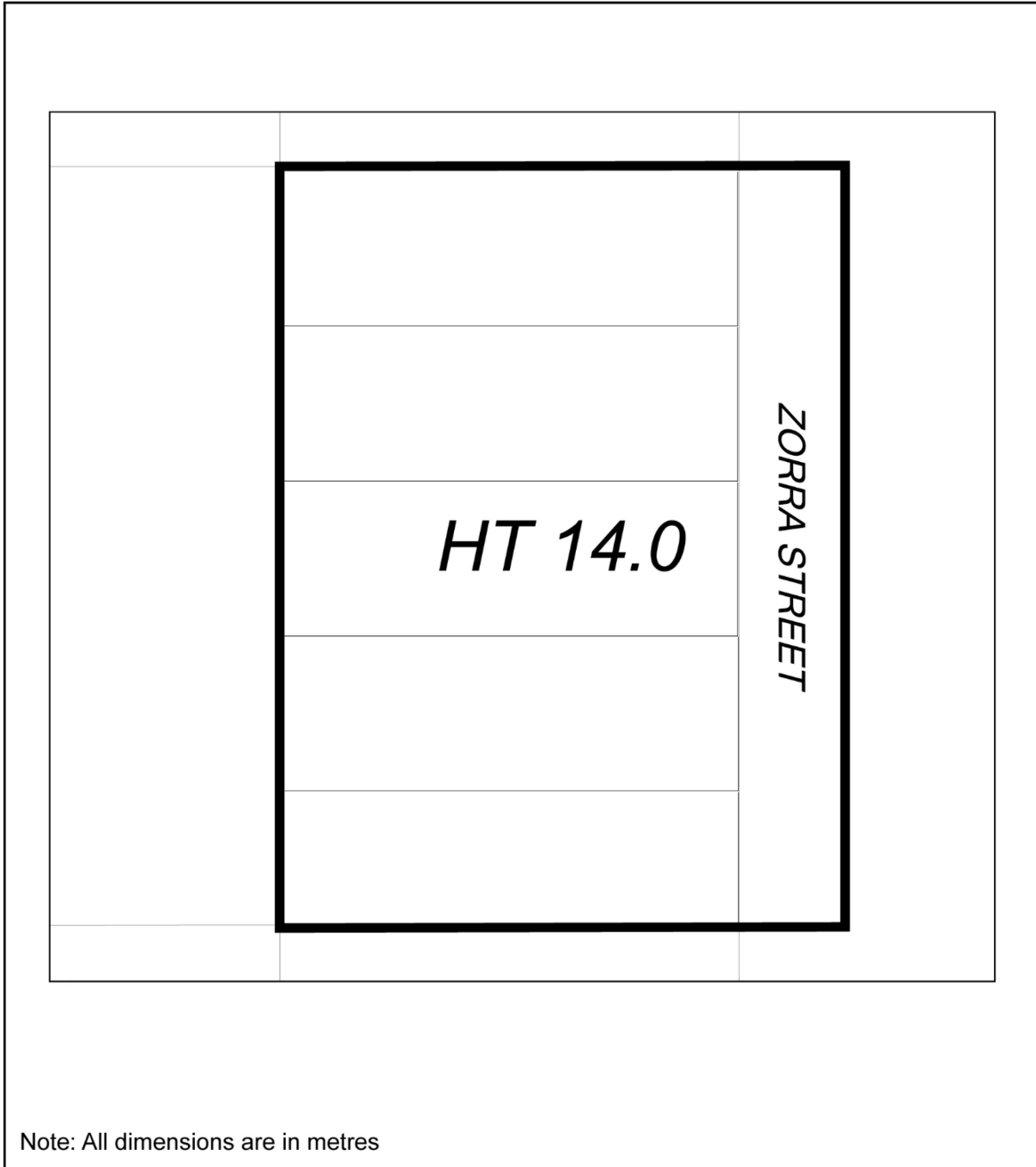


Diagram 5

