

10, 12, 14, 16 and 18 Zorra Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: October 25, 2023

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 3 - Etobicoke-Lakeshore

Planning Application Number: 22 214225 WET 03 OZ

SUMMARY

This application proposes to demolish five residential detached dwellings and construct a 28-storey residential building with a total of 319 residential units, and 184 parking spaces and 248 bicycle parking spaces contained within four underground parking levels. A walkway, which is planned to be publicly accessible, is also proposed along the south side of the site 10, 12, 14, 16 and 18 Zorra Street.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 10, 12, 14, 16 and 18 Zorra Street substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
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.
3. Before introducing the necessary Bill to City Council for enactment, require the applicant to complete the peer review process of the submitted Air Quality Study, and Noise and Vibration Impact Study, by Cambium Inc. to the satisfaction of the Chief Planner and Executive Director, City Planning.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A pre-application consultation (PAC) meeting for the proposed development was held on June 23, 2022. The current application was submitted on October 6, 2022 and deemed complete on December 6, 2022. City staff conducted a Community Consultation Meeting for the application on April 20, 2023. Community consultation is summarized in the Comments section of this report.

PROPOSAL

The applicant proposes to bring the properties at 10, 12, 14 and 18 Zorra Street into city-wide Zoning By-law 569-2013 to permit a new 28-storey residential building consisting of 319 residential units, 184 parking spaces, and 248 bicycle parking spaces. The proposed development would have a total gross floor area of 24,644 square metres, which would result in a Floor Space Index (FSI) of 11 times the area of the lot.

The proposed 28-storey building, inclusive of a six-storey (19.1-metre) base, has a height of 87.4 metres, plus a six-metre mechanical penthouse above the roof.

The majority of the base building is located directly above the ground floor with the exception of an 8.4-metre cantilever beyond the north main wall of the ground floor. The base of the cantilevered area would be located 6.7 metres above grade and overhang the proposed driveway access. This proposed cantilevered area would be inclusive of floors three to six of the base building and would be setback to north property line by 5.8 metres. The ground floor and second floor would have a setback to the north property line of 14.2 metres.

The remaining setbacks of the base building are a south setback of 5.7 metres; a west setback of 1.8 metres; and an east setback of 1.2 metres.

The applicant proposes an architectural canopy which extends above the driveway from the base of the cantilevered base building to the north property line.

The proposed tower floor plate is 750 square metres, and would be setback 14.2 metres from the north property line. The other proposed setbacks of the tower main wall to each property line are a south setback of 8.7 metres; a west setback of 12.6 metres; and an east setback of 4.2 metres.

The applicant proposes a residential unit breakdown of 34 studios (11%), 134 one-bedroom (41%), 98 two-bedroom (31%) and 53 three-bedroom units (17%).

The proposed development meets the two square metres per residential unit requirement of indoor and outdoor amenity space by providing approximately 645 square metres of indoor amenity space and 639 square metres of outdoor amenity space. The indoor amenity spaces are proposed to be located at grade on the ground floor and on the seventh floor within the tower. The outdoor amenity space is proposed to be located on the base building roof, adjacent to the indoor amenity of the seventh floor.

A 2.1-metre-wide east west walkway is proposed along the south property line which will be publicly accessible and is intended to serve as a mid-block connection and will be secured in the Site Plan Control process.

The applicant proposes 184 residential vehicular parking spaces, of which 164 spaces are residential and 18 spaces are visitors, all located in a four-level below-grade garage. An additional two car-share spaces are proposed at the first underground parking level. Out of the proposed 184 parking spaces, 169 are E.V. ready and 10 are accessible. A Type G loading space is proposed on the ground floor, adjacent to the ramp to the below-grade garage. A total of 248 bicycle parking spaces are proposed, of which 224 are long-term spaces and 24 are short-term spaces located at grade and below-grade.

Vehicular access and egress to the site and the below-grade garage would be from a proposed driveway on the northeast side of the site. There are three short-term pick-up and drop-off spaces proposed on the north side of the access driveway.

See Attachment 1 of this report to view the Application Data Sheet and Attachments 6-10 for the site plan and elevations.

	Original Proposal	Current Proposal
Building Heights	29 storeys 93.5 metres, excluding a six-metre MPH above	28 storeys 87.4 metres, excluding a six-metre MPH above
Gross Floor Area	24,970 square metres	24,644 square metres
Floor Space Index	11.5	11
Number of Units	341	319
Parking Spaces	186	184
Bicycle Spaces	258	248

Site and Surrounding Area

The site is rectangular in shape with an area of 2239 square metres. The site is comprised of five existing detached dwellings. The site has a frontage of 61 metres across Zorra Street and a depth of 36.8 metres. The site is generally bound by low-rise

commercial uses and mixed-use residential uses within a *Mixed Use Areas* land use designation.

North: A 10-storey mixed-use condominium with retail units fronting The Queensway. Northeast of the site is a 12-storey mixed-use condominium with retail fronting at grade. Beyond the north side of The Queensway is an area with a *Neighbourhoods* designation.

East: Two 24-storey residential towers, connected by a three-storey base building. Southeast of the site is Senator Marion Maloney Park.

South: A small surface-level parking lot, and further south is a constructed 35-storey residential tower with a six-storey base building. A future public park south of the site is under construction. Also, there is a future road extension of Caven Street connecting to the commercial plaza east of the site.

West: An existing commercial plaza containing a variety of commercial and retail uses.

Reasons for Application

The application, which is currently subject to the former of City of Etobicoke Zoning By-law 11,737 and zoned (I.C1) Class 1 Industrial, is required to permit the proposed building heights and density and to establish appropriate zoning standards, including parking, loading and setbacks, to facilitate the proposed development. Through this application, the City is bringing the lands into city-wide Zoning By-law 569-2013 from the former City of Etobicoke Zoning By-law 11,737. Zoning By-law 569-2013 can be found here: [Zoning-By-law 569-2013](#).

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Air Quality Study;
- Arborist Report;
- Architectural Plans;
- Block Context Plan;
- Civil and Utilities Plans;
- Compatibility Mitigation Study;
- Community Services and Facilities Study;
- Context Plan;
- Draft Zoning By-law Amendment;
- Energy Strategy Report;
- Environmental Site Assessment - Phase 1;
- Erosion and Sediment Control Plan;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Investigation;

- Housing Issues Report;
- Hydrogeological Report;
- Landscape Plans;
- Noise Impact and Vibration Study;
- Pedestrian Level Wind Study;
- Plan of Survey/Topographical Survey;
- Planning Rationale;
- Public Consultation Strategy Report;
- Public Utilities Plan;
- Project Data Sheet;
- Servicing Report Ground Water Summary;
- Survey;
- Toronto Green Standard Version 4;
- Toronto Green Standard Checklist and Statistics;
- Transportation Impact Study; and
- Tree Inventory and Preservation Plan.

The reports and studies submitted by the applicant are available on the City's Application Information Centre (AIC) at the following link: [Application Information Centre](#).

Agency Circulation Outcomes

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used in evaluating the application and to formulate appropriate Zoning By-law standards.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

The land use designation for the site is *Mixed Use Areas*. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: [Official Plan](#).

Zoning

The site is zoned Class 1 Industrial (I.C1) and is subject to the former of City of Etobicoke Zoning By-law 11,737. See Attachment 4 of this report for the Zoning By-law

Map. The I.C1 zoning category permits storage, institutional uses, hotels, banquet halls, communications/technological facilities, manufacturing, vehicle related uses, educational and research uses and food services.

City-wide Zoning By-law 569-2013 does not apply to this site. However, by way of this development application, the lands at 10-18 Zorra Street are to be brought into the city-wide Zoning By-law.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Streetscape Manual; and
- Complete Streets Guidelines.

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

This application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the report as well as the policies of the Official Plan as a whole.

The site is designated *Mixed Use Areas* on Map 15 of the Official Plan and the proposed residential building is a permitted use within *Mixed Use Areas* as identified in Policy 4.5.1. The site is surrounded by a range of residential, employment, and retail uses with the same *Mixed Use Areas* land use designation.

While the current application does not propose non-residential uses, bringing the site into the Commercial Residential (CR) zone under city-wide 569-2013 Zoning By-law maintains the flexibility for non-residential uses on the ground floor and includes permissions for commercial spaces.

City Planning staff have determined that the proposed development conforms to the *Mixed Use Areas* designation and its development criteria in Policy 4.5.2, as further discussed below.

Density, Height, Massing

The proposed development conforms with the Built Form policies of the Official Plan, including Building Shape, Scale, and Massing Policies in section 3.1.3.5 to 3.1.3.8.

Given the existing and planned context for the property and the surrounding area, the proposed built form, including the density, height, and massing is appropriate and is supported by staff.

Within the immediate and broader area of the *Mixed Use Areas* designation, the built form consists of mid-rise and tall buildings north, south, and east of the site. Immediately west of the site is a low-rise commercial plaza which presents opportunity for intensification in the future given the *Mixed Use Areas* designation.

The proposed density of the site has been reduced from 11.5 times the area of the lot to 11 in the revised proposal. This has been achieved through a reduction to overall height, base building size, tower floor plate size, and an increase to all building setbacks. The floor space index value can be attributed to the smaller development area, which consists of five existing detached dwellings. Previous development applications within the immediate area consisted of larger lot assemblies. While many of the gross floor areas of surrounding development applications are higher than what is proposed at 10-18 Zorra Street, the resulting densities of those applications are lower due to the size of developable area.

The proposed height at 28 storeys (87.4 metres plus a six-metre MPH) falls within a 45-degree angular plane extending from the street proportion of the mid-rise development located directly north of the site at 1197 The Queensway. The applicant worked with City staff to reach an appropriate height which respects the angular plane performance standard for tall buildings situated behind mid-rise development along The Queensway. Adherence to this angular plane performance standard ensures the adequate transition is provided for tall buildings located behind the planned mid-rise scale heights along The Queensway in accordance with the Official Plan policies and design guidelines. The proposed height, quantitatively and qualitatively, is compatible with recent developments in the existing context and fits with the overall vision for this particular block south of The Queensway which is to develop at a medium to high scale.

The application maintains an appropriate separation distance of 25 metres between the adjacent tower site to the east, and meets the 12.5-metre setback for the west property line as per the Tall Building Design Guidelines. While the south setback of the tower is

proposed at 8.7 metres, an exercise to review the abutting surface level parking lot was completed by the applicant and City staff. Staff are satisfied with the proposed south setback of the tower should the abutting plaza lands redevelop.

The Tall Building Design Guidelines describe the importance of an appropriate base building, which is to frame the public realm, articulate entrances, and assist in the creation of an attractive and animated public realm which provides a safe, interesting, and comfortable pedestrian experience.

Through a contextual analysis of surrounding base buildings in the immediate context, the proposed height of the base building at 19.1 metres and six storeys would be compatible with the mid-rise building to the north and base buildings to the east and south of the site. Appropriate tower setbacks are achieved above the sixth storey, which reduces the perception of the building's height and massing at a pedestrian scale. The base building fronting Zorra Street is designed with good proportion with the architectural structure located above the driveway access which assists in balancing the cantilevered base building.

Sun, Shadow, Wind

The Official Plan requires new development to locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. The applicant submitted a Shadow Impact Study, dated September 23, 2022, and revised August 10, 2023.

The originally proposed building height of 29 storeys, plus the mechanical penthouse above, resulted in shadowing on the residential properties north of The Queensway and shadowing on the north sidewalk along The Queensway after 12:18 p.m. during the spring (March 21) and fall (September 21) equinoxes. After reducing the building height from 29 storeys to 28 storeys the shadow impacts were adequately mitigated. The previous shadowing on the *Neighbourhoods* area north of The Queensway was eliminated, and shadowing on the north sidewalk of The Queensway is limited to the morning hours before 12:18 p.m. during spring and fall equinoxes, which maintains sunlight access on the public realm as planned and achieved by mid-rise development along this Avenue.

The Official Plan policies require tall building proposals to minimize negative wind impacts on adjacent streets and surrounding areas. The Pedestrian Level Wind Study, dated September 21, 2022, prepared by SLR Consulting (Canada) Ltd concludes that in the proposed configuration, the wind safety criterion was met in all areas on-site at grade level, apart from the southwest corner of the proposed development on an annual basis. In addition, the wind safety criterion is also predicted to be exceeded on the amenity terrace, but it can be mitigated.

To improve wind conditions at the southwest corner of the proposed development, mitigation features such as canopies, awnings and fencing, can be implemented to disrupt the downwashing flows.

The proposed shadows are minimized and acceptable. The identified wind impacts will be further evaluated and the appropriate mitigation measures will be secured through the Site Plan Control review process

Transportation Impact, Access, Parking

A Transportation Impact Study (TIS) prepared by BA Group, dated September 2022, and revised by an addendum letter, dated August 11, 2023, were submitted to evaluate the transportation considerations related to the proposal. The study discussed the transportation impacts as well as considerations for the proposed vehicle parking, loading spaces and bicycle parking rates.

The site is served by four TTC bus routes that provide connections to higher-order transit. Adjacent to the site to the north, residents and visitors have access to the 80 Queensway which has stops at Keele Station (Line 2) and provides connection to City of Mississauga MiWay transit service. Within a six-minute walk from the site, the 44 Kipling South and 944 Kipling South Express routes can be accessed, providing connections to Kipling Station (Line 2), Kipling GO Station, and City of Mississauga MiWay transit service. Within a 10-minute walk from the site, the 110 Islington South can be accessed which connects to Islington Station (Line 2). The 110A and 110B Islington South branches also provide connections to Long Branch transit station and MiWay.

The TIS found that the proposed development is anticipated to generate approximately 110 and 115 new (two-way) vehicle trips in the weekday morning and afternoon peak hour periods, respectively, and site-related impacts to traffic operations at all area intersections will be minor. Based on the findings of the TIS, the proposal can be accommodated within the area road network.

The vehicular access for the site is proposed along the northeast edge of the site via a six-metre-wide driveway connecting with Zorra Street. The driveway will provide access to the four levels of underground parking, as well as the enclosed loading facilities at the front of the building.

The proposed parking supply of 164 resident parking spaces and 18 visitor parking spaces meets the site-specific recommendations by Transportation Services. The proposed 224 long-term bicycle parking spaces and 24 short-term bicycle parking spaces meet zoning requirements and are in line with Transportation Services recommendations. A proposed bicycle maintenance facility is also included.

Three short-term passenger and parcel pick-up/drop-off and other short-term parking activity related to the site are proposed at grade and along the north side of the access driveway, within three short-term parking spaces located close to the building lobby. It is anticipated that the three parking spaces will meet the short-term parking demands of the building.

One Type G loading space is proposed at grade within a consolidated loading facility. The loading space will accommodate waste collection, loading, and delivery activities.

The proposed loading supply meets the minimum requirements of Zoning By-law 569-2013.

Streetscape

The six-storey base building has a proposed setback of 1.2 metres from the Zorra Street frontage, which is inclusive of landscape details such as proposed shrub planting. This configuration is consistent with previous tall building approvals along Zorra Street and will contribute to a consistent streetscape.

The entryway into the residential lobby is proposed along the east face of the ground floor level, which fronts Zorra Street. The entry provides a clear and prominent pedestrian entrance and animates the streetscape. The proposed entry further breaks up the massing of the base building. The remainder of the east street wall frontage includes residential uses with access from Zorra Street. A new 2.1-metre-wide unobstructed public sidewalk is proposed along the Zorra Street frontage. A total of five City street trees are proposed within the landscape boulevard between the curb and the proposed sidewalk. The revised proposal includes a 6.7-metre-high architectural feature which extends above the driveway from the cantilevered base building along the north building base. This building feature balances the massing of the proposed base building cantilever and provides a buffer between the mid-rise building to the north and the proposed vehicular access and servicing area.

The revised proposal includes a new east-west 2.1-metre-wide walkway across the south lot line. Staff will secure a surface easement across the walkway to permit public access in the Site Plan Control approval process. The walkway is planned to expand the public realm network by enhancing mid-block pedestrian connections and is part of long-term planning for the block to promote active transportation for current and future residents south of The Queensway.

Servicing

City staff and commenting agencies have reviewed the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development. The applicant submitted a Functional Servicing and Stormwater Management Report, dated September 23, 2022, and revised on August 11, 2023, prepared by C.F. Crozier & Associates Inc., a Servicing Report Ground Water Summary Form, dated September 23, 2022, prepared by C.F. Crozier & Associates Inc., a Hydrological Review Report, dated September 8, 2022, prepared by EXP Services Inc, a Foundation Drainage Summary Form, Foundation Drainage Technical Brief, Servicing Report Groundwater Summary, and a Hydrological Review Summary.

These reports, briefs, and forms evaluated existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses and provided rationale for any possible new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development.

A holding provision has been added to the proposed by-law. The uses permitted in the by-law for the development of 10-18 Zorra Street will not be permitted until the holding

provision (the H) is removed. The by-law shall be enacted after the holding provision is lifted when the applicant provided the City with a satisfactory Functional Servicing and Stormwater Management Report, Foundation Drainage Summary Form, Foundation Drainage Technical Brief, Servicing Report Groundwater Summary, and the Hydrological Review Form to determine whether there is sufficient capacity in the existing municipal infrastructure to accommodate the development. If there is insufficient capacity, upgrades will be required to support the proposed development. The design and construction of such upgrades and/or improvements to existing municipal infrastructure identified in the accepted engineering reports will be secured in an appropriate agreement with Engineering and Construction Services or that such upgrades and/or improvements to municipal infrastructure have constructed and are operational.

Additionally, site-specific improvements and connections to municipal infrastructure will be further reviewed and refined through the Site Plan Control application process.

Housing Issues

The applicant has submitted a Housing Issues Report, dated September 30, 2022, prepared by Bousfields Inc. During the review of the application, it was determined that the tenant of the one existing rental unit moved out in March of 2022, as confirmed by the applicant's sworn affidavit and verified by the City's Housing Policy Section. No rental housing matters remain.

The Growing Up Guidelines provide direction on the recommended mix of residential unit types and provide appropriate units sizes for multi-unit developments.

The guidelines recommend a minimum of 15% of the total number of units are to be two-bedroom units and a minimum of 10% of the total number of units are to be three-bedroom or larger units. Currently, the applicant proposes a residential unit breakdown of 34 studios (11%), 134 one-bedroom (41%), 98 two-bedroom (31%) and 53 three-bedroom units (17%). The minimum percentage of two-bedroom units and three-bedroom units, as stated above, will be reflected in the Zoning By-law amendment.

Further consultation will continue between staff and the applicant to secure units that meet the ideal average minimum sizes set out in the Growing Up Guidelines of two-bedroom units between 87 to 90 square metres and three-bedroom units of 100 to 106 square metres. As currently proposed, no units fall within these ranges.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the city. The site is approximately a 25-metre walk from Senator Mariam Mahoney Park, a 6661 square metre park which contains a play area, splash pad, and seating.

In accordance with Section 42 of the *Planning Act*, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code

Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28 requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The Arborist Report and Tree Protection Plan, prepared by Kuntz Forestry Consulting Inc., dated September 9, 2023, indicates that the development will impact two by-law protected trees. One tree is on private property and the other tree belongs to the adjacent landowner (commercial plaza). At a later stage in the development review process, Urban Forestry will require the submission of a complete Application to Injure or Remove Trees, a consent letter from the adjacent landowner for the removal of their tree, and associated application fees. The applicant is to submit a tree planting deposit to ensure the planting and survival of five new City trees.

The application is also required to comply with the Tier 1: Ecology elements of the Toronto Green Standard (TGS), Version 4, which based on the site area of this development, requires a total soil volume of 407 cubic metres on the site and the adjacent road allowance(s). The submission of satisfactory plans/revisions will be a condition of Urban Forestry's approval of the subsequent Site Plan Control application.

In consultation with Urban Forestry staff, the applicant will provide an updated landscape plan to include tree planting areas and soil volumes within the site to meet TGS requirements. The final number and location of new trees will be secured through the Site Plan Control review process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through automobile infrastructure, cycling infrastructure, storage and collection of recycling and organic waste, and soil volume for tree canopy availability. The applicant is proposing a total of 169 Electric Vehicle ready spaces and 248 bicycle parking spaces. City staff will continue to work with the applicant during the Site Plan Control process to secure additional measures of the

TGS, such as soil volume, which will be secured through a Site Plan Agreement and registered on title.

School Capacity

Both the Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB) have advised that there are significant enrollment pressures in the area. The local TDSB elementary schools are Castlebar Junior School, Norseman Junior Middle School and Etobicoke Collegiate Institute. Local TCDSB schools include Holy Angels Catholic School, Bishop Allen Academy, and Michael Power-St. Joseph High School.

Both TDSB and TCDSB request that the owner be required to erect signs on site to communicate the accommodation situation and both boards request that warning clauses be included in agreements of purchase and sale/lease/rental/tenancy for units in the proposed development. This will be addressed through conditions to the approval of a Site Plan Control application.

Noise and Vibration

The applicant submitted a Noise and Vibration Impact Study prepared by SONAIR Environmental, dated September 23, 2022, to determine potential noise and vibration impacts on the proposed development and compliance with provincial regulations and guidelines. This report characterized the existing land uses surrounding the development inclusive of industrial, commercial, and municipal facilities within 300 metres of the site.

The City retained a third-party consultant, Cambium Inc., to review the submitted Noise and Vibration Study and determined the proposed mitigation measures can meet or are equivalent to industry best practices, but the study requires more statistical analysis to justify certain elements of the study. A revised addendum letter, dated October 10, 2023, was submitted in response to comments from Cambium Inc., which has been provided to Cambium Inc. for review. Technical mitigation measures such as warning clauses will be secured through the Site Plan Control stage of the development process. Further mitigation measures around the outdoor amenity area such as a one-metre high parapet and 2.55-metre high acoustic barrier have included in the draft zoning by-law.

Compatibility Mitigation and Air Quality

The applicant submitted a Compatibility Mitigation Study and Air Quality Study prepared by SONAIR Environmental, dated September 23, 2022, to determine potential land use compatibility and air quality impacts on the proposed development and compliance with provincial regulations and guidelines.

The City retained a third-party consultant, Cambium Inc., to review the submitted Compatibility Mitigation Study and Air Quality Study and determined the proposed mitigation measures can meet or are equivalent to industry best practices. A revised addendum letter, dated October 10, 2023, was submitted in response to comments from Cambium Inc. City Planning staff are satisfied that the proposed building is compatible

with the surrounding land uses. Further, mitigation measures such as warning clauses, building and window materials, air conditioning units, will be implemented through the Site Plan Control stage, and planned for in the draft Zoning By-law amendment.

Community Consultation

A virtual community consultation meeting was held on April 20, 2023. Community members also wrote City staff with comments before and after this meeting.

Eight members of the public participated in the virtual meeting, along with the local Councillor's office, the applicant, their consulting team and City staff. City Planning staff presented the planning policy framework and an overview of the original application. The applicant also submitted a Public Consultation Strategy Report, dated September 30, 2022, with their application.

The following items were raised:

- Questions and concerns related to the proposed building height, density and built form transition to adjacent mid-rise and high-rise buildings;
- Questions about the amount of traffic and trip generations from the new development;
- Questions and comments about potential parking supply and what ratios are being provided;
- Comments and questions about pick-up and drop-off locations for delivery vehicles and emergency vehicles;
- Comments about how the proposed development would impact existing views of the tower sites to the east;
- Questions about the tenure of the proposed residential units and a request to include affordable housing; and
- Questions related to anticipated construction timelines and impacts from construction.

City Planning staff worked with the applicant to address issues raised in the community consultation meeting resulting in the revised submission. Further consultation between City staff and the applicant to refine the application will occur during Site Plan Control.

CONCLUSION

City Planning staff recommend that Council support approval of the application.

CONTACT

Daniel Kolominsky, Planner, Community Planning
Telephone: 416-394-5462
E-mail: Daniel.Kolominsky@toronto.ca

SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7: North Elevation
Attachment 8: South Elevation
Attachment 9: East Elevation
Attachment 10: West Elevation

Attachment 1: Application Data Sheet

Municipal Address: 10-18 Zorra Street Date Received: October 6, 2022

Application Number: 22 214225 WET 03 OZ

Application Type: Rezoning

Project Description: Proposed development of a 28-storey residential building with a total of 319 residential units, 184 parking spaces and 248 bicycle parking spaces.

Applicant	Agent	Architect	Owner
Altree Developments 2828 Bathurst Street, Suite 300 Toronto, ON M6B 3A7	Bousfields Inc. 3 Church Street Toronto, ON M5E 1M2	Graziani+Corazza Architects 8400 Jane Street, Suite 300 Concord, ON L4K 4L8	Altree Developments 2828 Bathurst Street, Suite 300 Toronto, ON M6B 3A7

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	Class 1 Industrial (I.C1)	Heritage Designation:	N
Height Limit (m):	15	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2239 Frontage (m): 61 Depth (m): 36.8

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):		0	TBD	TBD
Residential GFA (sq m):		0	24,644	24,644
Non-Residential GFA (sq m):		0	0	0
Total GFA (sq m):		0	24,644	24,644
Height - Storeys:	2	0	28	28
Height - Metres:		0	87.4	87.4

Lot Coverage Ratio (%): 33 Floor Space Index: 11.01

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	23,757	887
Retail GFA:	0	0

Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1	0	0	0
Freehold:	4	0	0	0
Condominium:	0	0	319	319
Other:	0	0	0	0
Total Units:	5	0	319	319

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		0	0	0	0
Proposed:		34	134	98	53
Total Units:		34	134	98	53

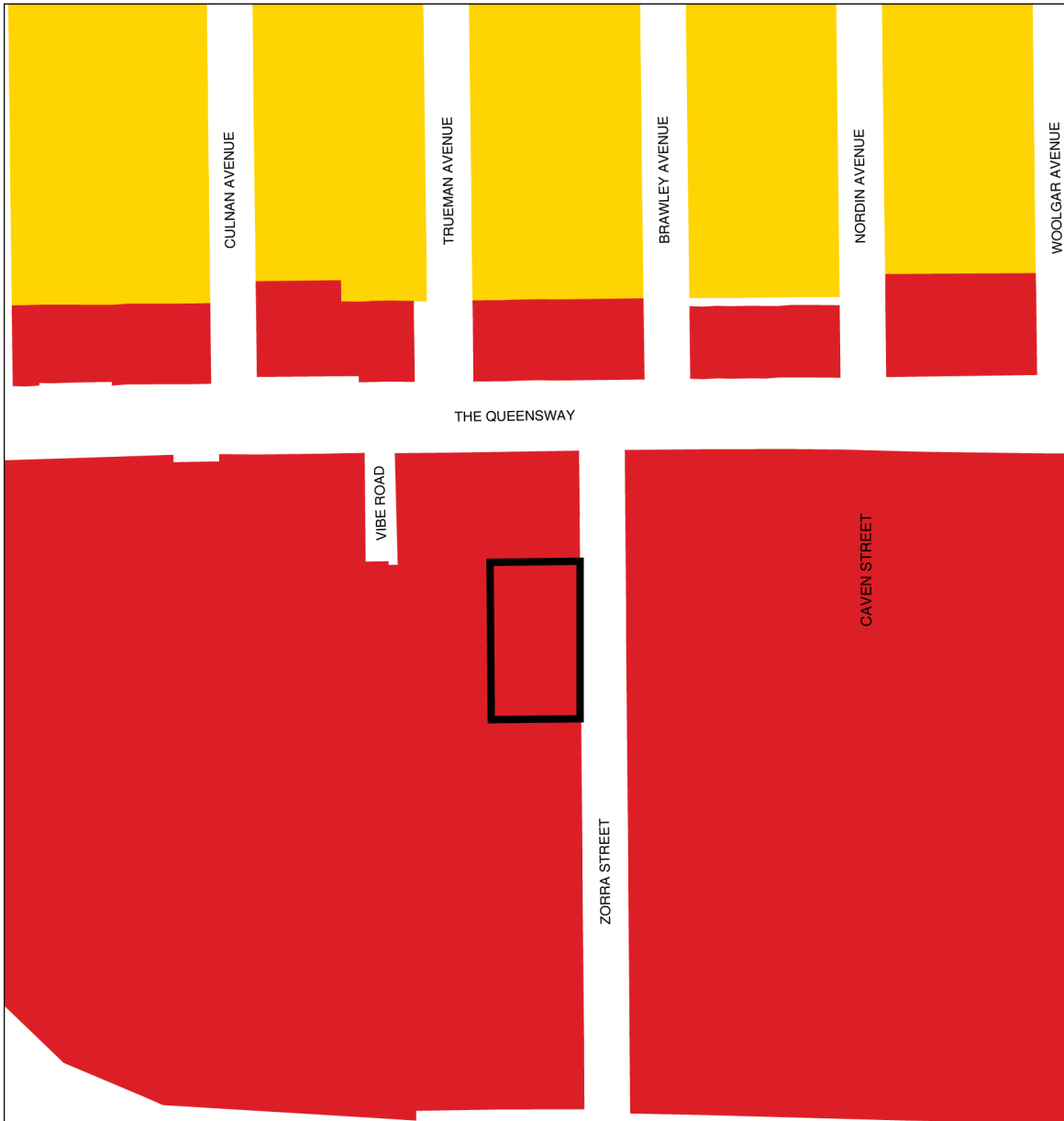
Parking and Loading

Parking Spaces: 184 Bicycle Parking Spaces: 248 Loading Docks: 1

Attachment 2: Location Map




Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #15

10-18 Zorra Street
File # 22 214225 WET 03 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas


Not to Scale
Extracted: 10/11/2022


Attachment 4: Existing Zoning By-law Map





Zoning By-law 569-2013

10-18 Zorra Street

File # 22 214225 WET 03 0Z

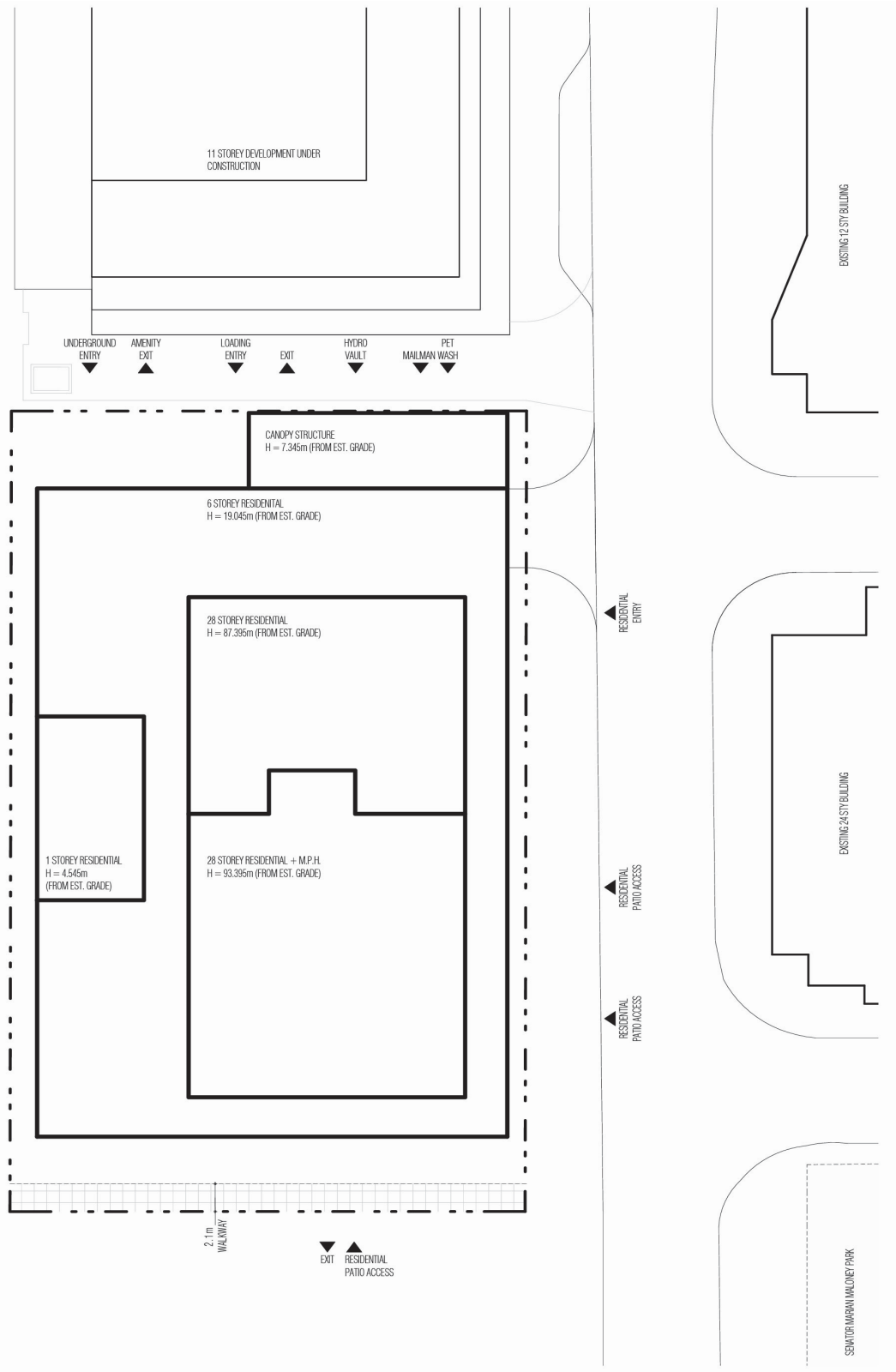
-  Location of Application
- RD** Residential Detached
- CR** Commercial Residential
- UT** Utility and Transportation

-  See Former City of Etobicoke By-Law No. 11,737
- R6** Sixth Density Residential Zone
- OS** Public Open Space Zone
- I.C1** Class 1 Industrial Zone
- AV** Limited Commercial-Avenues Zone
- CL** Limited Commercial Zone


 Not to Scale
 Extracted: 10/11/2022

Attachment 5: Draft Zoning By-law Amendment
To be provided separately.

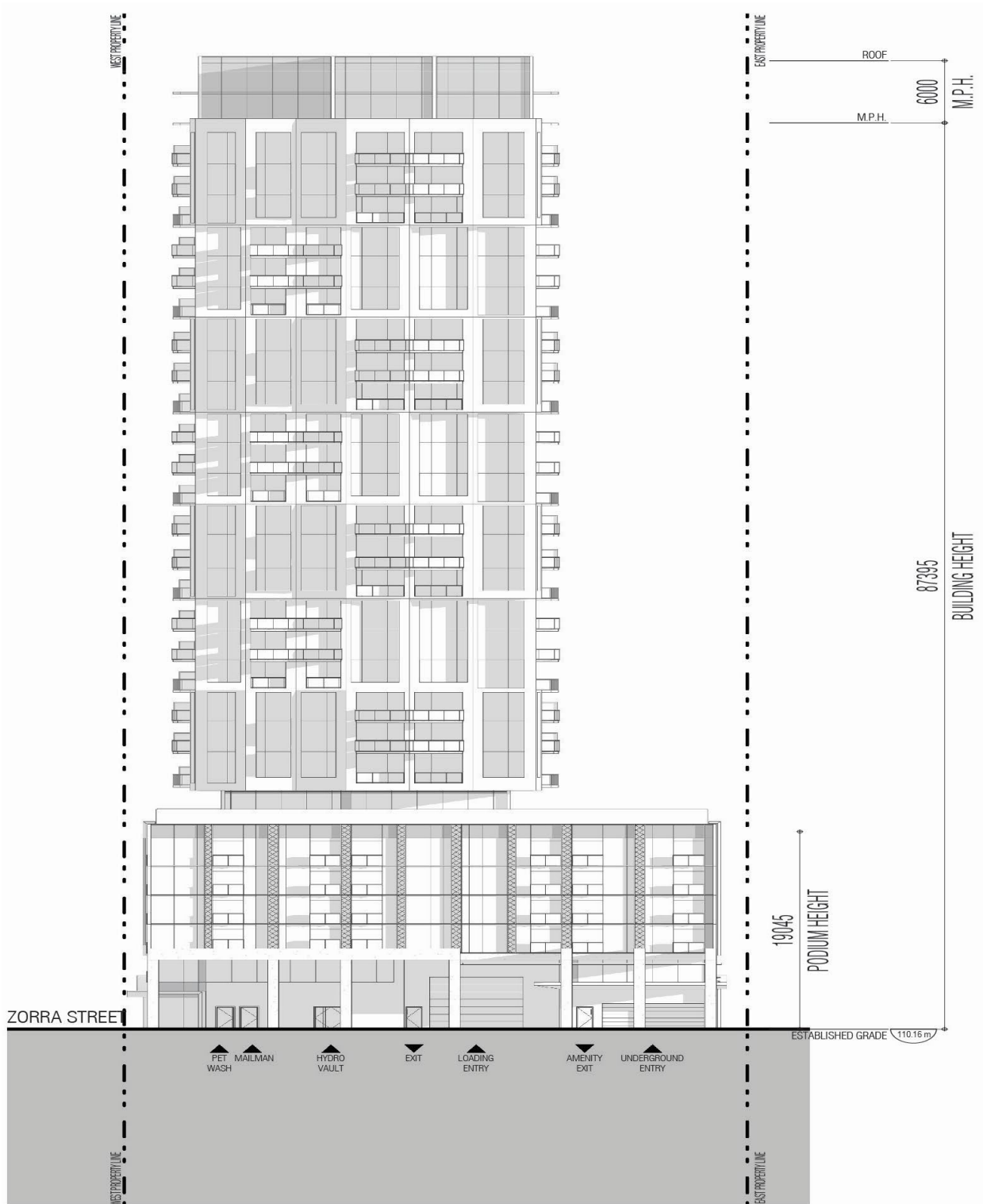
Attachment 6: Site Plan



Site Plan

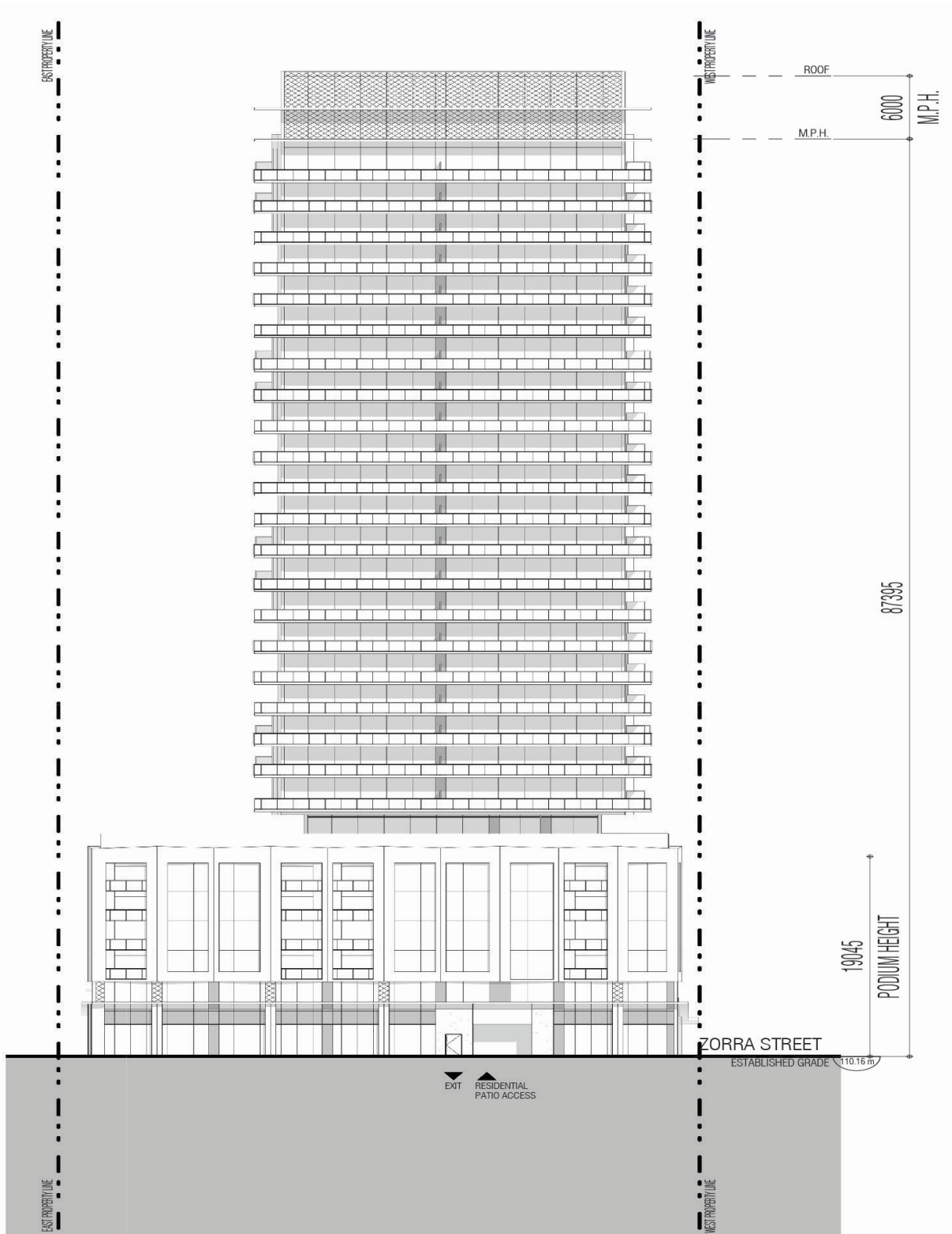


Attachment 7: North Elevation



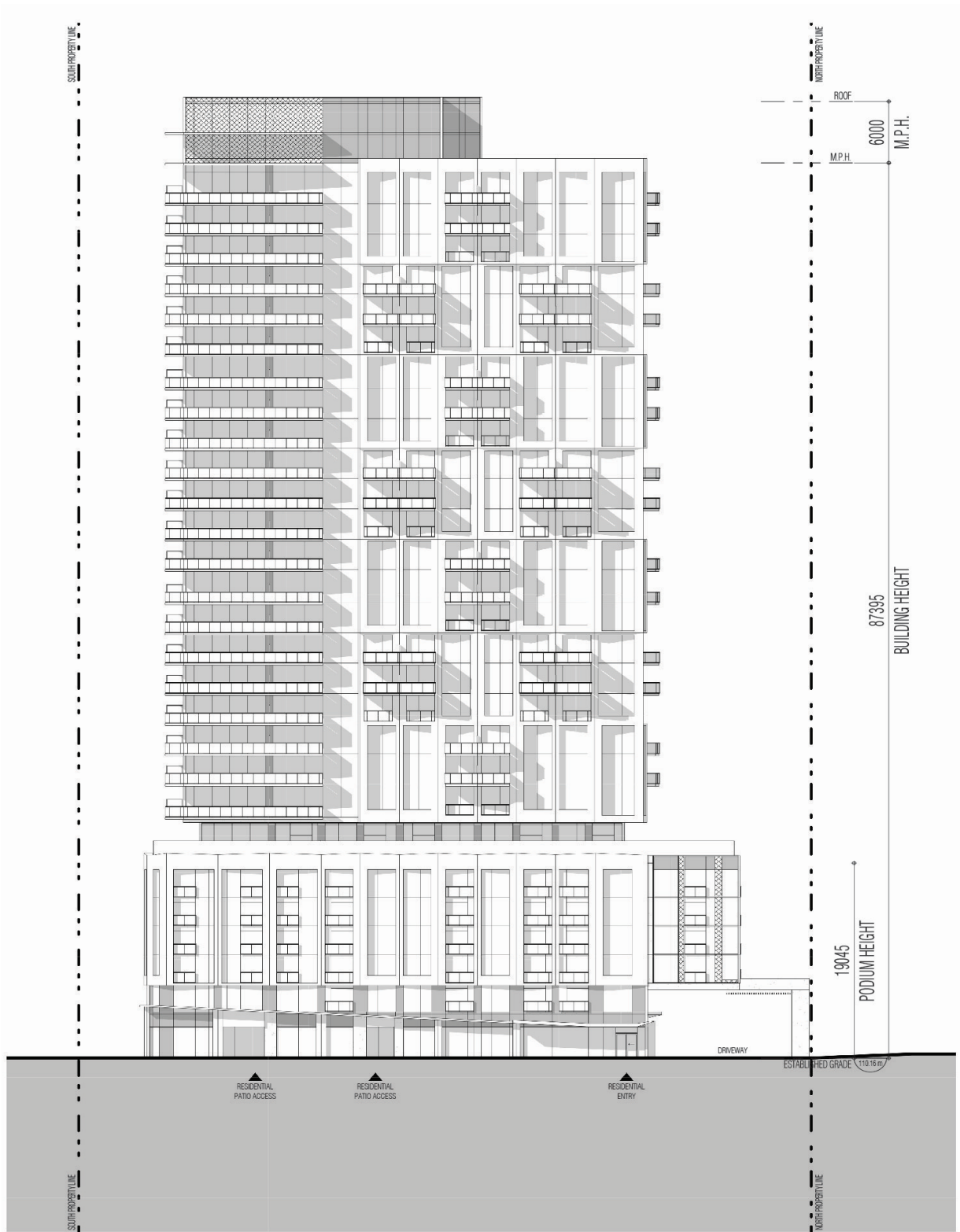
North Elevation

Attachment 8: South Elevation



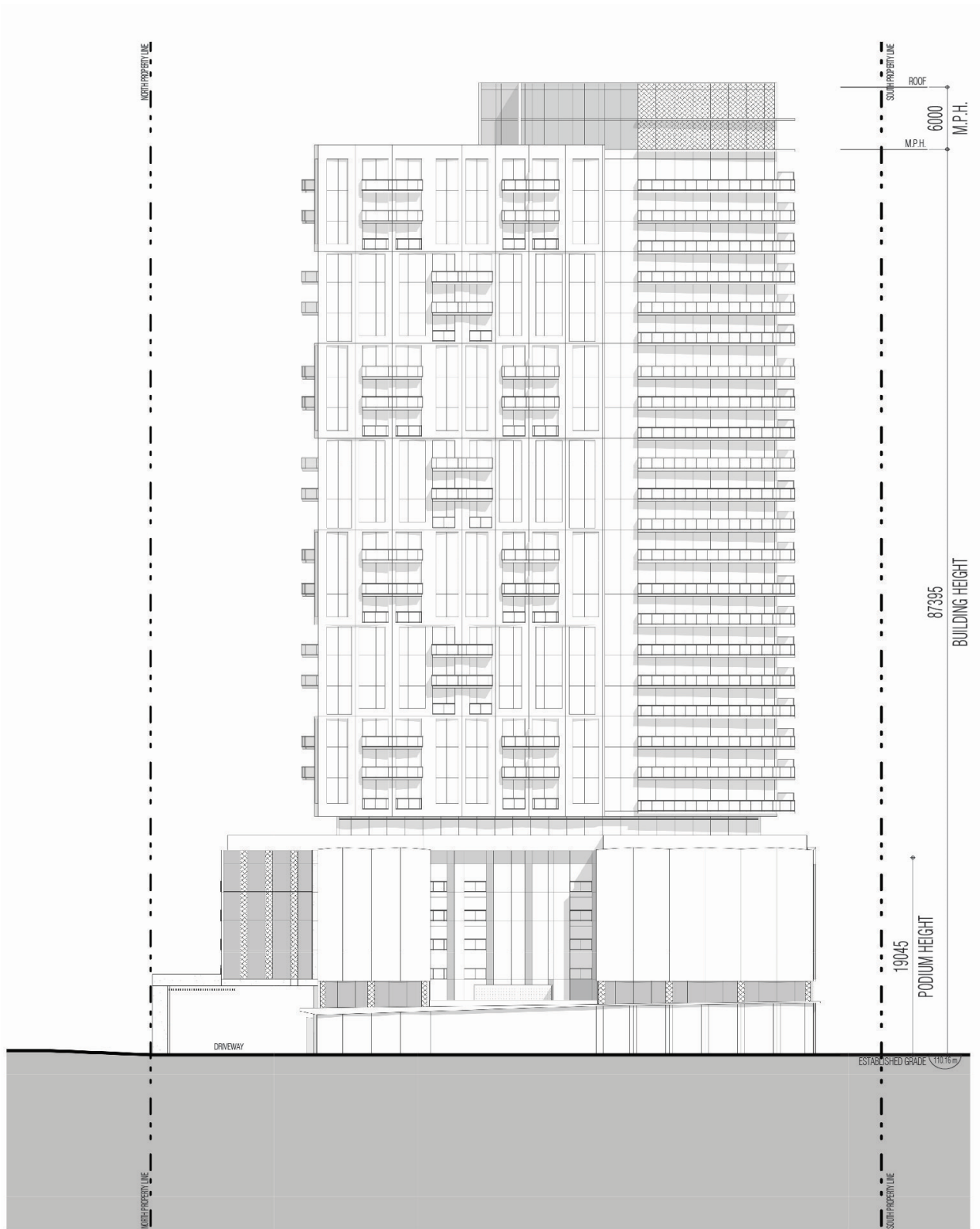
South Elevation

Attachment 9: East Elevation



East Elevation

Attachment 10: West Elevation



West Elevation