

211 Laird Drive - Zoning Application - Preliminary Report

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| Date: | February 27, 2007 |
| To: | North York Community Council |
| From: | Director, Community Planning, North York District |
| Wards: | Ward 26 – Don Valley West |
| Reference Number: | File No. 06 172720 NNY 26 OZ |

SUMMARY

An application has been submitted to permit a 839 m² (8,395 ft²) single storey commercial building at 211 Laird Drive.

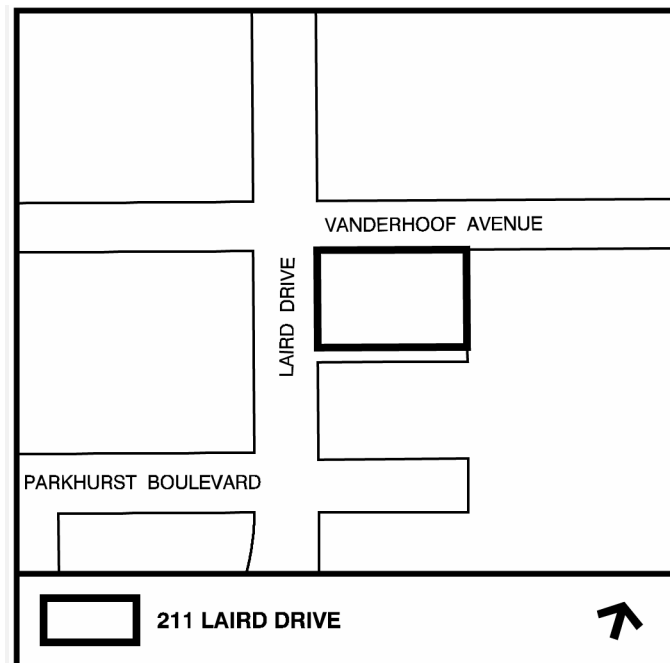
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Assuming the applicant provides all required information in a timely manner, a final staff report should be presented and a Public Meeting held in the summer of 2007.

RECOMMENDATION

The City Planning Division recommends that:

- 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.

ISSUE BACKGROUND

Proposal

The proposed redevelopment of this site includes the replacement of the existing industrial building with a 839 m² (8,395 ft²) single storey commercial building with access from Vanderhoof Avenue. The proposed development would have a floor space index of 0.35 and 38 on-site parking spaces. The proposed site plan and elevations are attached as Attachments 1 and 2. The application data sheet is attached as Attachment 4.

The applicant is seeking to rezone the subject lands from M1(6) Light Industrial to M1 (Special Section) Light Industrial to permit a bank or financial institution, business, and professional office uses.

Site and Surrounding Area

The subject lands are 0.24 hectares (0.6 acres) located on the southeast corner of Laird Drive and Vanderhoof Avenue. The site has a 39.6 metre (129.9 ft.) frontage on Laird Drive and 61 metre (200 ft.) frontage on Vanderhoof Avenue. An industrial building is presently located on the subject lands and is primarily vacant except for a furniture workshop operation. The current access is from Vanderhoof Avenue and grading is generally consistent throughout the site.

Abutting land uses include:

- North: On the North side of Vanderhoof Avenue, a commercial plaza which includes large format retail operations.
- South: On the opposite side of an existing laneway, an industrial building with a landscaping operation among other uses.
- East: Vacant employment land that was being demolished at the time of writing this report.
- West: On the west side of Laird Drive is a two storey commercial office building with a restaurant at grade.

Official Plan

The City of Toronto Official Plan designates these lands as “Employment Areas”. This designation is intended to protect and enhance employment uses. The Urban Structures Map of the Official Plan also recognizes these lands as “Employment District.

The Official Plan provides the following applicable development criteria for “Employment Areas”:

1. support the economic function of the Employment Areas and the amenity of adjacent areas;
2. encourage the establishment of key clusters of economic activity with significant value-added employment and assessment;
3. avoid excessive car and truck traffic on the road system within Employment Areas and adjacent areas;
4. provide adequate parking and loading on-site;
5. sharing driveways and parking areas wherever possible;
6. mitigating the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas;
7. providing landscaping on the front and any flanking yard and adjacent to any public parks and open space to create an attractive streetscape and screening parking, loading and service areas;

Staff will evaluate the proposed development using these criteria.

Zoning

The subject lands are presently zoned M1(6) Light Industrial in Zoning By-law 1916, as amended, of the former Borough of East York (see Attachment No. 3, Zoning). The M1(6) zone permits a variety of manufacturing, warehousing, and industrial uses but specifically prohibits retail operations. The current zoning provides site specific setbacks, a 0.75 maximum floor space index, and a maximum height of 18.5 metres (60.7 ft.). Banks or financial institution, business, and professional offices are not permitted uses in the M1(6) zone.

Site Plan Control

At the time of writing this report the site plan control application had not been submitted.

Reasons for the Application

The proposed uses are not permitted in the M1(6) Light Industrial zone. Additionally, the side yard setbacks as indicated on the attached site plan, do not meet the minimum required setbacks for the M1(6) zone.

COMMENTS

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the application review process:

1. assessment of the proposed uses and development standards for the proposal;
2. upon submission of a site plan control application details related to landscaping, streetscaping, and location of the garbage enclosure will be assessed; and,
3. investigate the opportunity for a green roof.

Additional issues may be identified through the review of the application and agency comments.

In consultation with the local Ward Councillor, it has been determined that a community consultation meeting is not necessary. Upon the completion of the application review process, staff will present a Final Report and provide notice of the required Public Meeting in accordance with the regulations under the *Planning Act*.

CONTACT

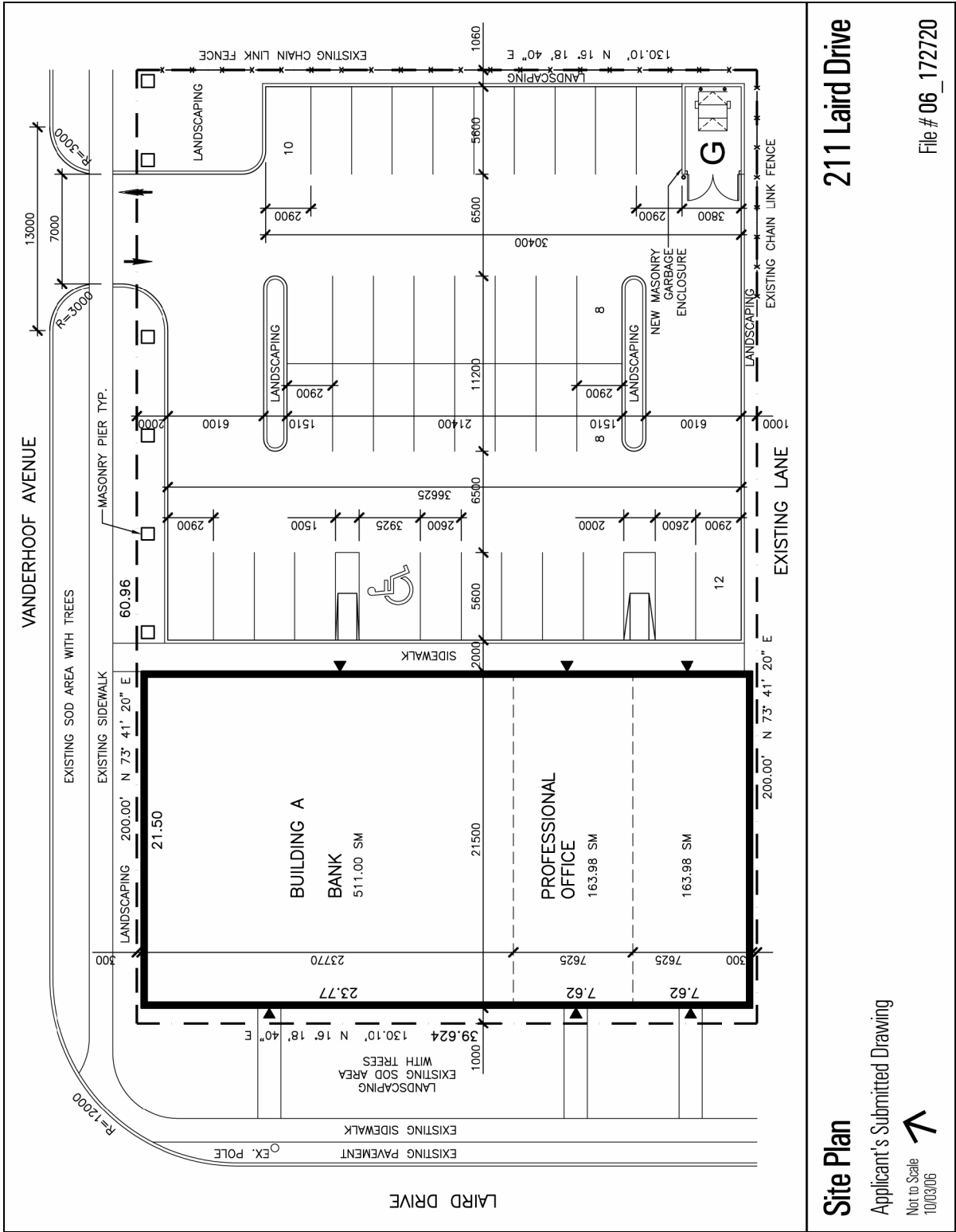
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Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan [as provided by applicant]
Attachment 2: Elevations [as provided by applicant]
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



211 Laird Drive

Site Plan

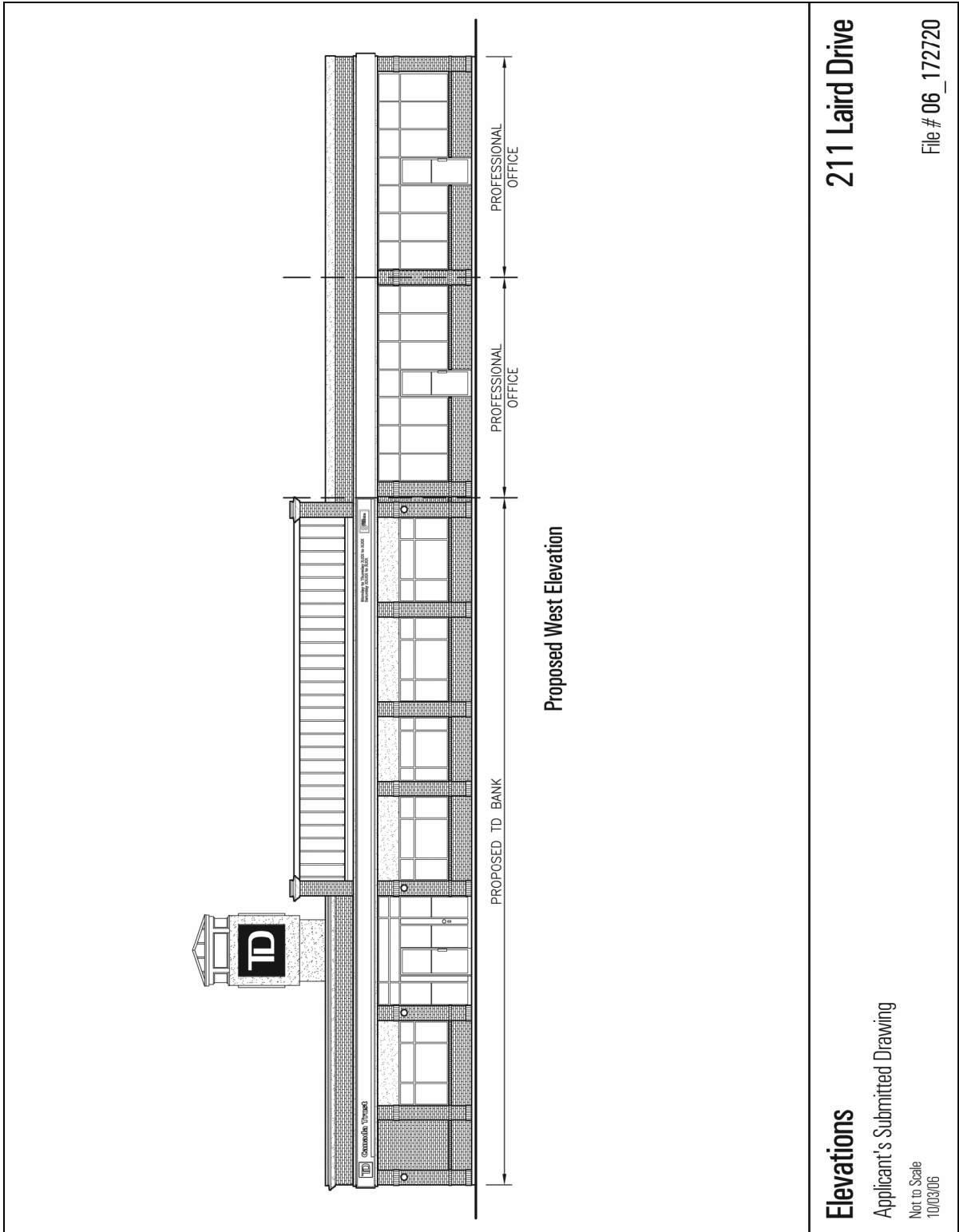
Applicant's Submitted Drawing

Not to Scale
10/03/06

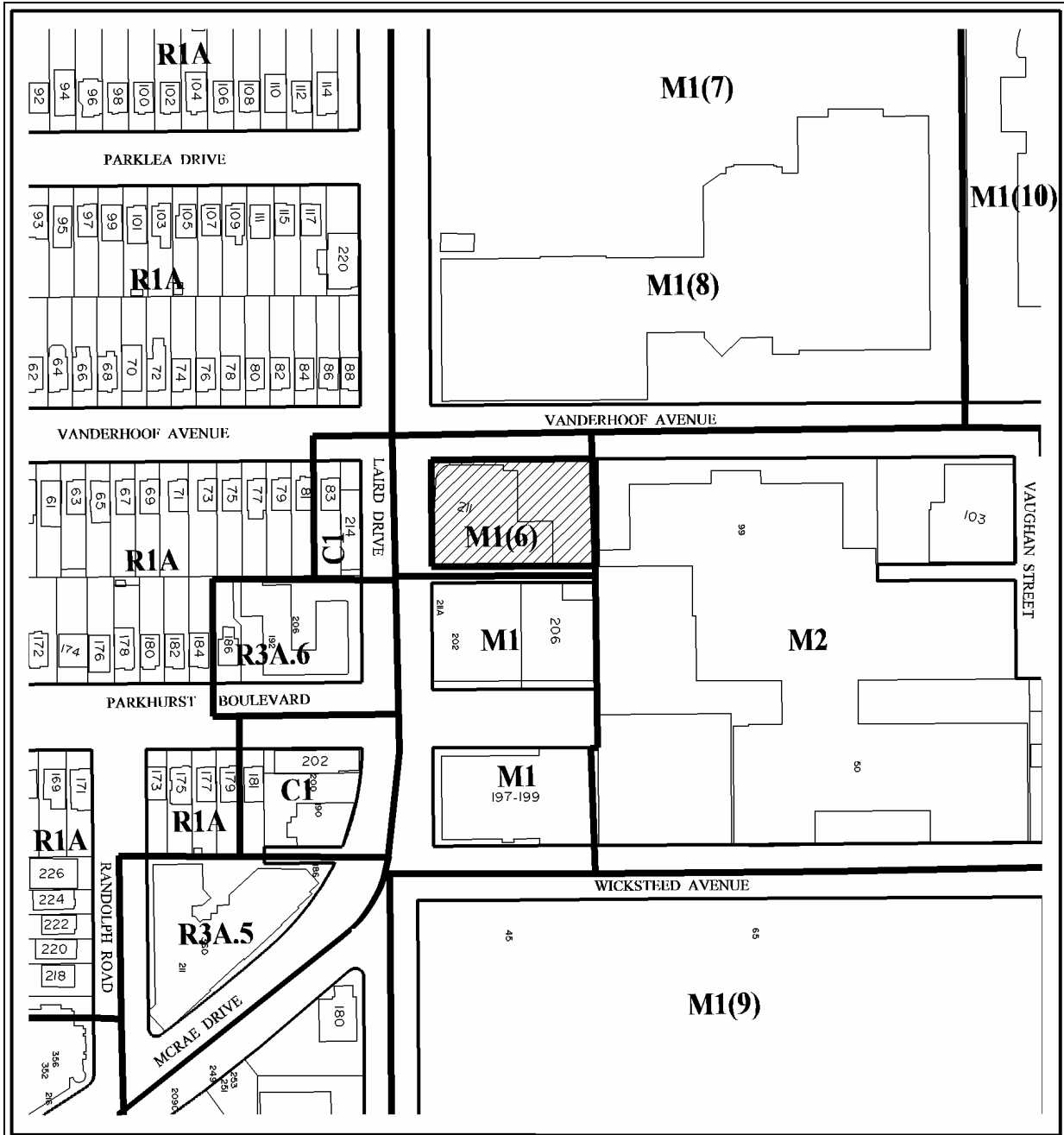


File # 06 172720

Attachment 2: Elevations



Attachment 3: Zoning



TORONTO City Planning
Division
Zoning

211 Laird Drive
File # 06_172720

- R1A Low Density Residential
- R3A High Density Residential
- C1 Commercial - General
- M1 Light Industrial
- M2 General Industrial



Not to Scale
Zoning By-law 1916
Extracted 10/03/06

Attachment 4: Application Data Sheet

| | | | |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 06 172720 NNY 26 OZ |
| Details | Rezoning, Standard | Application Date: | September 1, 2006 |

Municipal Address: 211 LAIRD DR, TORONTO ONTARIO

Location Description: PL 2755 PT BLK E **GRID N2604

Project Description: To permit the construction of a new single storey commercial building to be occupied by a financial institution, medical and professional offices. The existing industrial building would be demolished.

| | | | |
|---|---------------|-------------------|----------------------------------|
| Applicant: | Agent: | Architect: | Owner: |
| WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED | | PDA ARCHITECTS | CATSOL INVESTMENTS LIMITED |

PLANNING CONTROLS

| | | | |
|----------------------------|-------------------|--------------------------|-----|
| Official Plan Designation: | EMPLOYMENTS AREAS | Site Specific Provision: | |
| Zoning: | M1(6) | Historical Status: | |
| Height Limit (m): | 18.5 | Site Plan Control Area: | YES |

PROJECT INFORMATION

| | | | | |
|------------------------------------|----------|---------|-----------------|--------------|
| Site Area (sq. m): | 2 415.48 | Height: | Storeys: | 1 |
| Frontage (m): | 39.62 | | Metres: | 5 |
| Depth (m): | 61 | | | |
| Total Ground Floor Area (sq. m): | 839 | | | Total |
| Total Residential GFA (sq. m): | 0 | | Parking Spaces: | 39 |
| Total Non-Residential GFA (sq. m): | 839 | | Loading Docks | 0 |
| Total GFA (sq. m): | 839 | | | |
| Lot Coverage Ratio (%): | 35 | | | |
| Floor Space Index: | 0.35 | | | |

DWELLING UNITS

Tenure Type:

| | |
|--------------|---|
| Rooms: | 0 |
| Bachelor: | 0 |
| 1 Bedroom: | 0 |
| 2 Bedroom: | 0 |
| 3 + Bedroom: | 0 |
| Total Units: | 0 |

FLOOR AREA BREAKDOWN (upon project completion)

| | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m): | 0 | 0 |
| Retail GFA (sq. m): | 0 | 0 |
| Office GFA (sq. m): | 839 | 0 |
| Industrial GFA (sq. m): | 0 | 0 |
| Institutional/Other GFA (sq. m): | 0 | 0 |

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| CONTACT: | PLANNER NAME: | Derrick Wong, Community Planner |
| | TELEPHONE: | (416) 395-7052 |