

**Preliminary Report
Zoning By-law Amendment and Site Plan Control
Applications
85 Laird Drive**

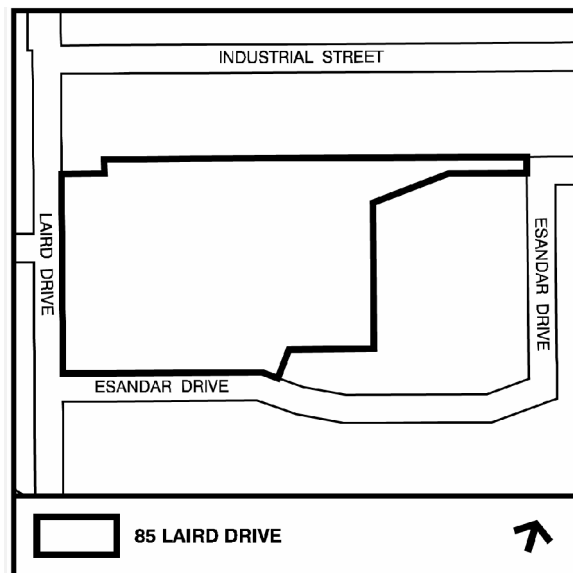
Date:	December 19, 2006
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 26 - Don Valley West
Reference Number:	Zoning By-law Amendment Application: 06 176563 NNY 26 OZ

SUMMARY

An application has been submitted to permit four automobile dealerships on the former industrial property at 85 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.

A community consultation meeting should be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a final staff report should be presented and Public Meeting held in the Fall of 2007.



RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

Proposal

Proposed redevelopment of this site would replace most of the structures on the former industrial site known as the Winkpak property at 85 Laird Drive with four automobile dealerships. The site would be accessed from both Laird Drive and Esandar Drive. The proposal also includes the retention of the former Canadian Northern Railway Eastern Lines Locomotive shop located adjacent to the eastern boundary of the property. The former locomotive shop is proposed to be retained as part of two of the four proposed automobile dealerships. The proposed development would have a floor space index of 0.43 and a lot coverage of approximately 30%. The 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 have the lands rezoned from M.1 Light Industrial and M.2 General Industrial to MC.2 Industrial Commercial to permit the operation of four automobile dealerships and associated uses including automobile service and repair uses and the parking of new and used cars.

Site and Surrounding Area

The property is 3.4 hectares (8.4 acres) in size and fronts on both Laird Drive to the west and Esandar Drive to the south. The property is generally flat with a slight grade from north to south. A portion of the property extends eastward north of the abutting property to provide an additional access to Esandar Drive. The property contains two large industrial buildings (now vacant) which cover the majority of the property. The smaller building at the eastern end of the property is a former locomotive shed constructed for the Canadian Northern Railway as part of a larger locomotive repair facility and marshalling yard. The larger building on the western part of the property is a more contemporary building which contained both manufacturing and warehouse operations and offices. This building is being demolished.

Abutting uses include:

North: A variety of industrial and commercial uses including a bicycle shop, a deli and number of automobile and truck related service and repair facilities.

South: An office building, automobile parking and storage and an automobile repair operation are located on the south side of Esandar Drive. Further to the south are a variety of small businesses and fast food restaurants (fronting on Laird Drive) and a variety of small business (including a waste transfer station) on Canvarco Road.

East: A waste transfer station is located on the abutting lands to the east. Further east are a variety of commercial and industrial operations including a concrete batch plant and associated offices and a metal recycling operation.

West: On the west side of Laird Drive are a variety of small commercial uses including restaurants and automobile sales and service uses. Behind the commercial properties on Laird Drive is a residential neighbourhood of predominantly detached homes.

Official Plan

The City of Toronto Official Plan designates these lands (and the employment lands associated with the Leaside Business Park) as 'Employment Areas'. The Urban Structures Map of the Official Plan also recognizes these lands as 'Employment District'. These designations are intended to protect and enhance employment uses.

The Official Plan states that consideration may be given to permit large scale and stand alone retail stores in locations on major streets (Laird Drive is a major street as defined by the Plan) which form the boundary of an employment area (as Laird Drive does for the lands comprising the Leaside Business Park). Staff will examine the following matters in the review of the proposed Zoning By-law amendment:

- a) Sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and
- b) The function of other economic activities within the Employment Areas and economic health of nearby shopping districts are not adversely affected.

The Official Plan also provides criteria to review development proposed within Employment Districts (Section 2.2.4 of the Official Plan) and Employment Areas (Section 4.6). The objective of these criteria is to ensure that proposed developments contribute to the creation of competitive, attractive, highly functional employment areas. The Built Environment policies of the Plan will also be referenced in evaluating the proposal (including the Site Plan Control application), including the heritage policies in Section 3.1.5.

Zoning

The lands in question are subject to a split zoning, with the lands fronting on Laird Drive zoned as M1 Light Industrial and the balance of the property subject to the M2 General Industrial in Zoning By-law No. 1916 of the former Borough of East York (see Attachment No. 3, Existing Zoning). 'Automotive trade', the definition used in the Zoning By-law to define automobile sales and repair uses, is not a permitted use in either of these zones.

Motor vehicle repair shops are prohibited in all Industrial zones. Retail uses in both the M1 and M2 zones are restricted to a maximum of 30% commercial gross floor area. Retail uses in the M2 zone are further restricted to products manufactured on site. Uses permitted within the M2 General Industrial Zone include heavier industrial uses such as manufacturing of equipment and chemicals and waste recycling.

Site Plan Control

An application for Site Plan Control under Section 41 of the *Planning Act* was filed on September 18, 2006.

Reasons for the Application

The proposed use of the property is not permitted within either the M1 Light Industrial or M2 General Industrial zone.

COMMENTS

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application:

1. The capacity of local roads to accommodate the expected traffic from this proposal;
2. Urban design, specifically ensuring the development reinforces the character of the street and the identity of the Business Park as an employment area;
3. Economic impacts on the Leaside Business Park; and
4. Preservation and treatment of the former locomotive shed.

CONCLUSION

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. Upon the completion of the review of the application, 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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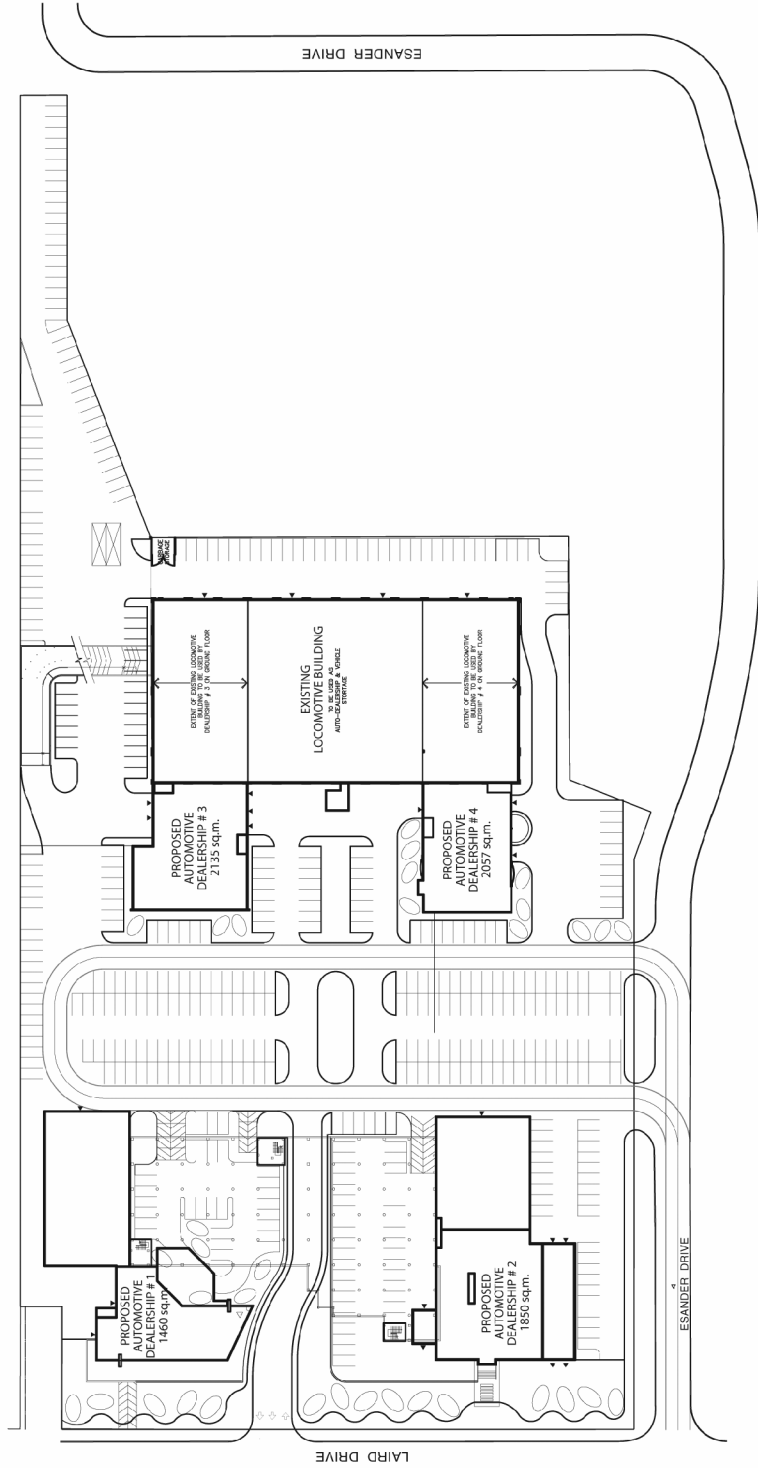
SIGNATURE

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

ATTACHMENTS

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

Attachment 1: Site Plan



85 Laird Drive

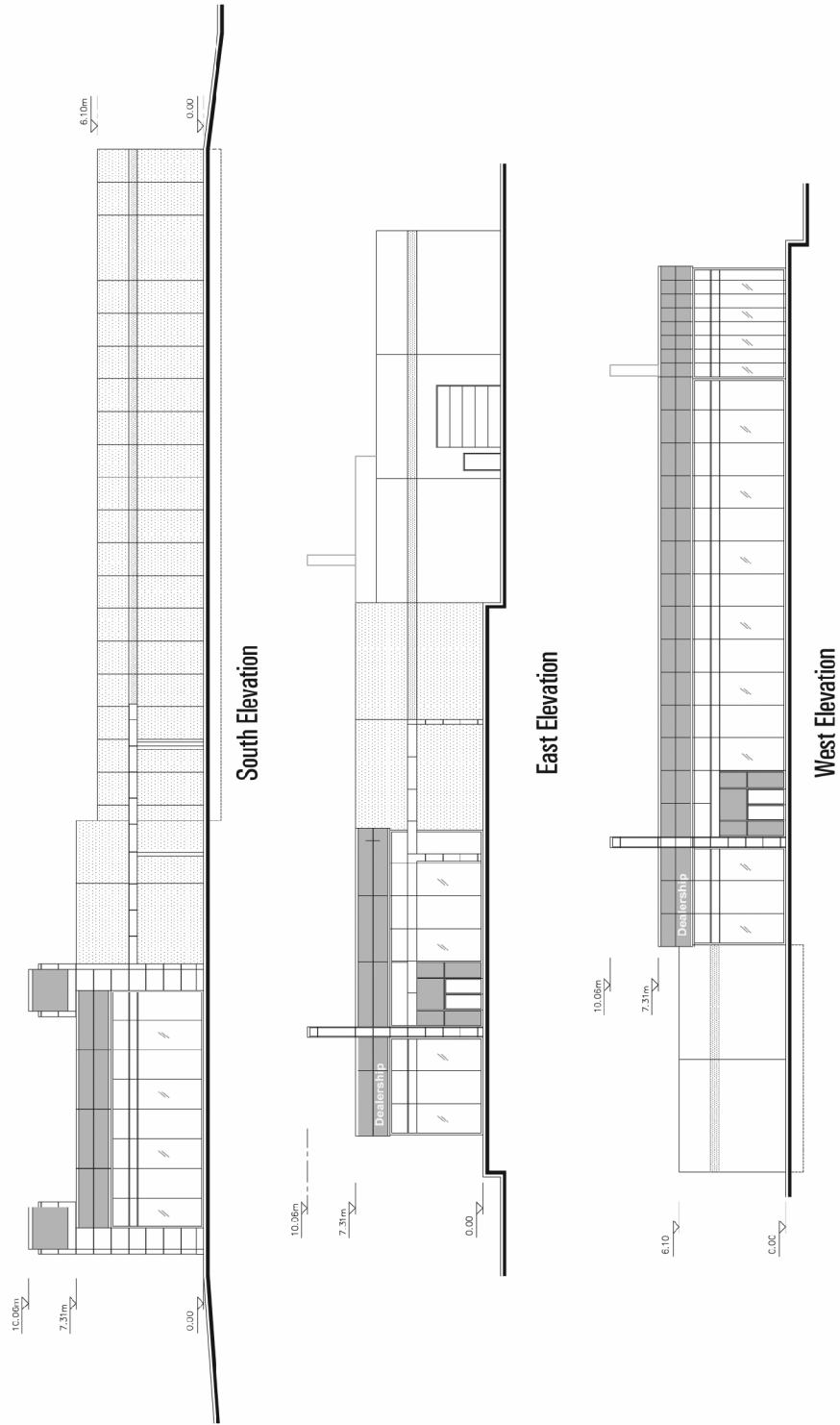
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Site Plan

Applicant's Submitted Drawing

Not to Scale
12/11/06

Attachment 2: Elevations



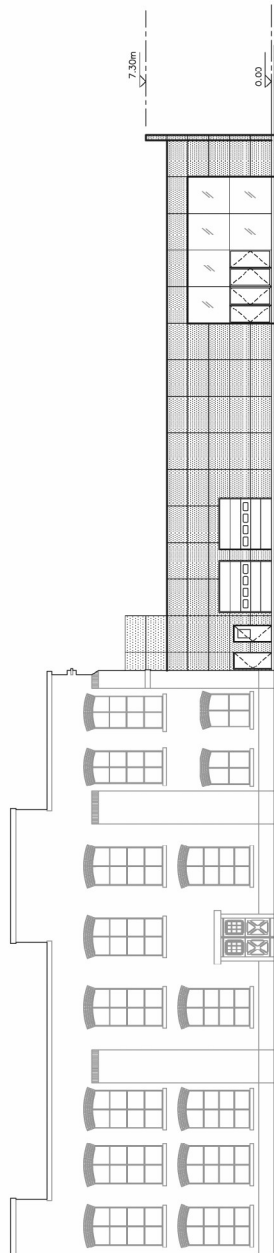
85 Laird Drive

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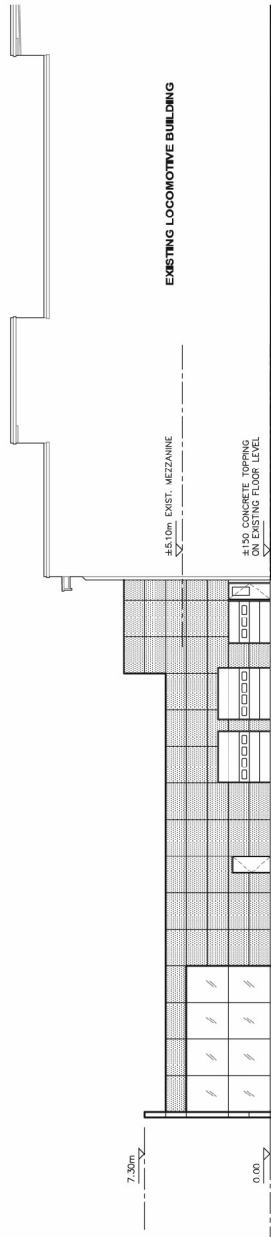
Elevations - Dealership 1

Applicant's Submitted Drawing

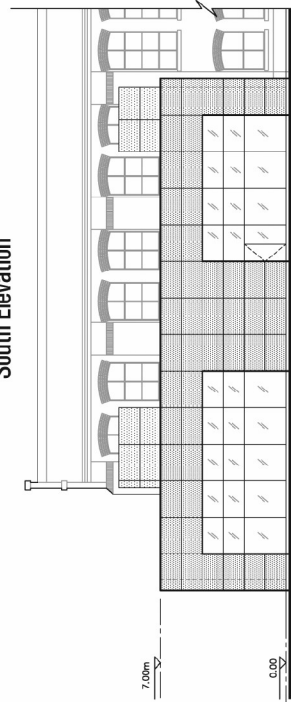
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North Elevation



South Elevation



West Elevation

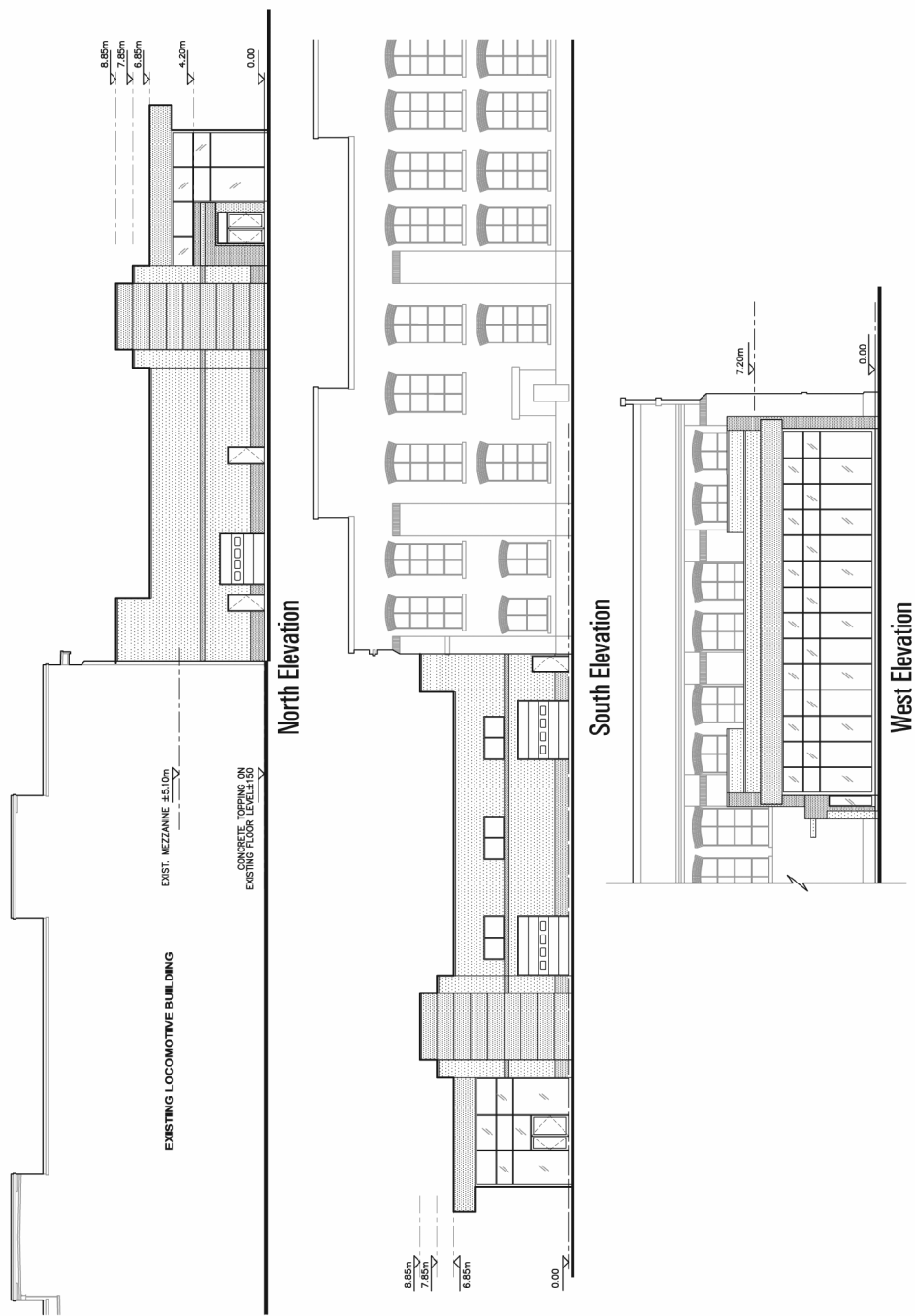
Elevations - Dealership 3

Applicant's Submitted Drawing

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85 Laird Drive

File # 06_176563



Elevations - Dealership 4

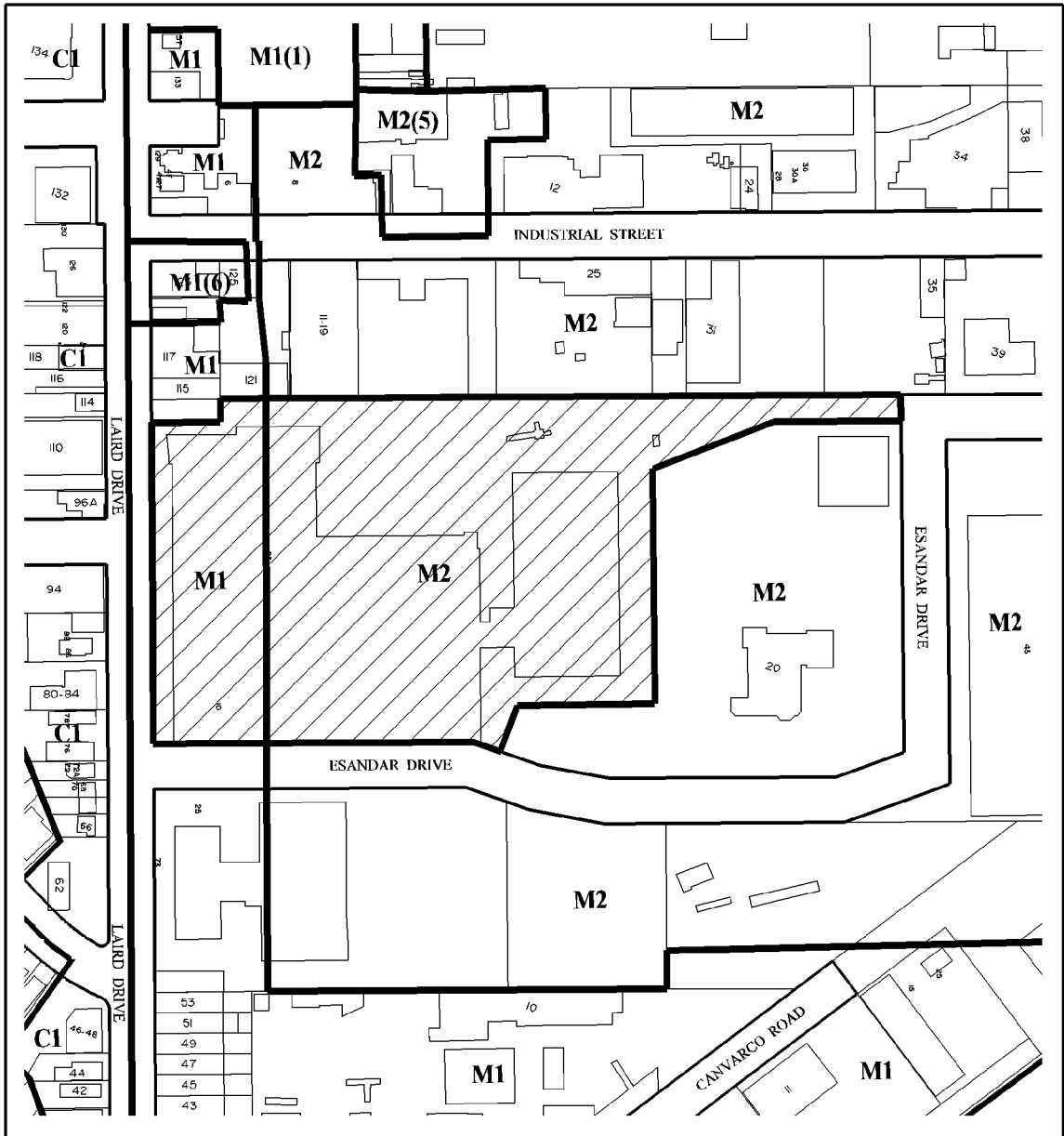
Applicant's Submitted Drawing

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85 Laird Drive

File # 06_176563

Attachment 3: Zoning



Toronto City Planning
Division
Zoning

85 Laird Drive
File # 06_176563

- M1 Light Industrial
- M2 General Industrial
- C1 Commercial - General



Not to Scale
East York Zoning By-Law 1916 as amended
Extracted 12/07/06

