



STAFF REPORT ACTION REQUIRED

85 Laird Drive – Zoning Application - Supplementary Report

Date:	January 9, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 26, Don Valley West
Reference Number:	Zoning Amendment Application: 06 176563 NNY 26 OZ Site Plan Control Application: 06 176568 NNY 26 SA

SUMMARY

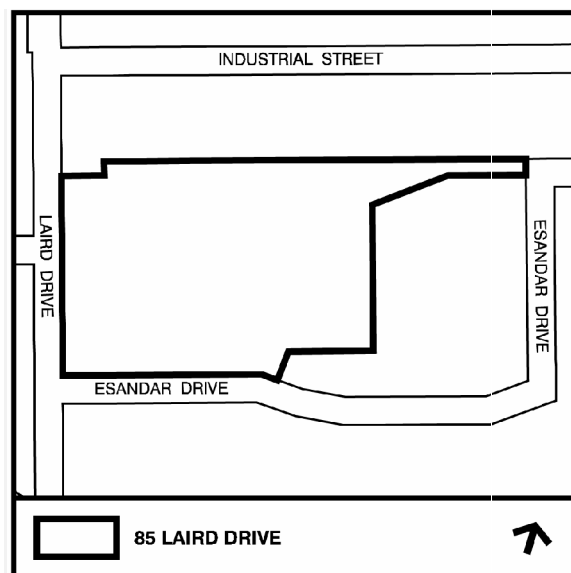
This report has been prepared as supplementary information to a final staff report dated December 18, 2007 to be presented to North York Community Council on January 15, 2008. The attached draft By-law implements the direction as outlined in the December 18, 2007 staff report.

An application has been submitted to permit the development of four motor vehicle dealerships at 85 Laird Drive on a former industrial property at the western boundary of the Leaside Business Park.

This report recommends approval of the application to amend the Zoning By-law as described in the December 18, 2007 staff report.

RECOMMENDATIONS

The City Planning Division recommends that:



1. City Council amend the Zoning By-law No. 1916 for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.1;
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; and
3. before introducing the necessary Bills to City Council for enactment, require that Notice of Conditions of Approval be issued under Section 41 of the Planning Act.

ISSUE BACKGROUND

The staff report dated December 18, 2007 reviews and recommends approval of an application to amend Zoning By-law 1916 to permit the redevelopment of a 3.4 hectare site located at 85 Laird Drive with four motor vehicle dealerships. The dealership buildings would range in size between 2,410 m² (25,942 ft²) and 2,820 m²(30,355 ft²) and would be two storeys in height. The proposal also includes the retention of the former Canadian Northern Railway Eastern Lines Locomotive shop located adjacent the eastern boundary of the property. The former locomotive shop is proposed to be retained as part of two of the four proposed motor vehicle dealerships. A report from Heritage Preservation Services recommending designation of the locomotive shop under Part IV of the *Ontario Heritage Act* will also be presented at the January 15, 2008 North York Community Council meeting.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Zoning By-law Amendment

Attachment 1: