

**127 and 129 Laird Drive and 4A, 6 and 8 Industrial Street
Rezoning Application - Preliminary Report**

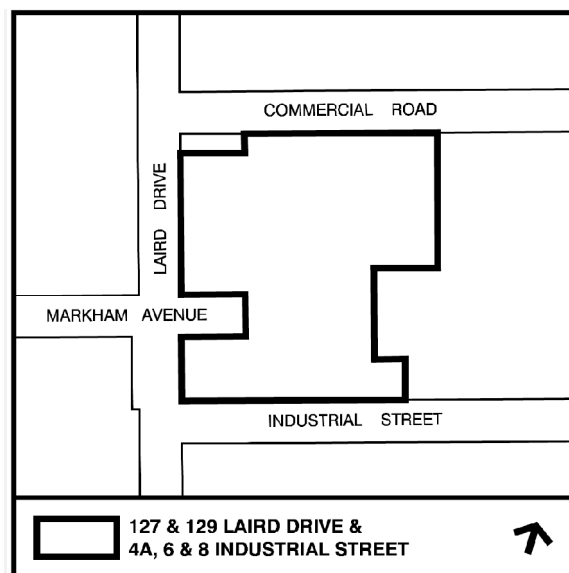
Date:	December 7, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 26 – Don Valley West
Reference Number:	10 268290 NNY 26 OZ

SUMMARY

This application proposes to rezone the site to allow for automotive uses on the site. Should this application be approved, the applicant demolish three existing buildings at the corner of Laird Drive and Industrial Street and a portion of the large building at the east of the site along Industrial Street. The demolition will allow for the construction of a new addition to the large building at the east of the site and an addition to the remaining building at the corner of Industrial Street and Laird Drive. The new facility will be a new Gyro Hyundai dealership and automotive repair shop. An existing car dealership exists across the street on Laird Drive.

This report provides preliminary information on the above-noted rezoning and site plan applications and seeks Community Council's directions on further processing of the applications 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 2011.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting, upon receipt of the information to complete the application, for the lands at 127 and 129 Laird Drive and 4A, 6 and 8 Industrial Street 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There have been no previous applications on the subject site.

Pre-Application Consultation

A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This is an application to rezone the subject site to permit automotive uses for the purpose of operating a car dealership and automotive service bays. The proposed uses are not permitted under East York By-law 1916 or the new City of Toronto By-law 1156-2010.

The applicant has also filed a Site Plan application in conjunction with this application. It proposes that a new auto showroom would be constructed at the north east corner of Laird Drive and Industrial Street in the location of these demolished buildings. An addition to the building located immediately to the east, known as 4A, 6 and 8 Industrial Street, will also be constructed. This addition will allow new automotive service bays to operate in conjunction with the dealership. The proposed development would have a floor space index of 0.85 and a lot coverage of approximately 74%. The site plan and elevations are attached as Attachments 1 and 2. The application data sheet is included as Attachment 4.

Site and Surrounding Area

The property is approximately 4000 m² in size and fronts on both Laird Drive to the west and Industrial Street to the south. The property is flat with a very slight grade from south

to north. The property contains two detached residential dwellings as well as two large commercial buildings. The large building at the east of the site extends north to Commercial Road. The site will contain 98 parking spaces with 38 of these being provided on the roof for the eastern most building. The current building has roof top parking.

Abutting uses include:

North: A large shopping centre made up of big box stores is located on the block north of the subject property.

South: Small scale retail and automotive businesses are located to the south of the site.

East: A large commercial lot used to load and unload transport trucks with two large buildings.

West: On the west side of Laird Drive are two automotive dealerships and service centres. Behind the commercial properties on Laird Drive is a residential neighbourhood of predominantly detached homes.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan designates these lands as *Employment Areas*. The Urban Structures Map of the Official Plan also recognizes these lands as being located in an *Employment District*. These designations are intended to protect and enhance employment uses.

Automobile dealerships are considered to be employment uses which are supportive of the business and economic activity in Employment Areas.

The Official Plan also provides criteria to review development proposed within *Employment Districts* and *Employment Areas*. 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 applications for Rezoning and Site Plan approval. Heritage, environmental impact and archaeological issues will also be examined.

Zoning

The subject site is zoned for industrial uses under Leaside By-law 1916 with the western half being zoned as Light Industrial Zone M1 with the remainder of the site zoned General Industrial Zone M2. 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. Uses permitted within the General Industrial Zone M2 include heavier industrial uses such as manufacturing of equipment and chemicals and waste recycling.

The eastern part of the site is zoned E (Employment Industrial) under the new, but currently under appeal, Zoning By-law 1156-2010. The purpose of this zone is to provide an area for general manufacturing, industrial and other employment land uses that can be expected to co-exist in relative close proximity to other manufacturing and industrial land uses without creating major negative impacts on each other. Vehicular service and repair shops are permitted but are subject to a number of conditions. Vehicular dealership is not a permitted use. The western part of the site is not subject to By-law 1156-2010.

Land Division

The applicant has indicated that they will be seeking to create a new property line running east-west through the existing building at the east side of the site to Markham Avenue and then along the east boundary of Markham Avenue to its southerly boundary, then east terminating at Laird Drive (as shown in attachment 1). The applicant has not filed an application for land division, nor has the type of application required been determined. Either a Consent application to the Committee of Adjustment or a Condominium application may be required.

Site Plan Control

An application for Site Plan Control under Section 41 of the *Planning Act* was filed on September 29, 2010 in conjunction with this application for rezoning. The Site Plan application is only for the southern part of the site. The applicant has indicated that they are proposing to divide the lands, after which the southern parcel would have the same boundaries as the Site Plan application. No application for a land division has been made. The applications will be processed concurrently while the applicant will apply for a land division in the future.

Reasons for the Application

The proposed vehicular uses do not conform to By-laws 1916 and 1156-2010.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- a) Stormwater management report
- b) Tree inventory/Arborist report

A Notification of Incomplete Application issued on November 15, 2010 identifies the outstanding material required for a complete application submission as follows:

- a) Confirmation of compliance with the Toronto Green Standards. The Toronto Green Standards Checklist is required to be submitted as part of the application.
- b) As the lands adjacent Laird Drive which are the subject of this application have been identified as an area of archaeological potential, an Archaeological Assessment is required.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry. The applicant has not yet submitted a copy of the TGS checklist.

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 appropriateness of the proposed use.
2. Urban design, specifically ensuring the development reinforces the character of the street and the identity of the employment area.
3. Ensuring the development be made to comply with the Toronto Green Standard.
4. The applicant is proposing a land division. It is not yet clear if the location of the proposed severance line is appropriate nor which application stream the division should take.

5. The phasing of the development as no Site Plan application has been filed for the north portion of the site.
6. The submission of a Context Plan showing the current and future servicing and vehicle movements for the entire site. Specifically, the plan needs to show a concept for the entire site and how vehicles are intended to move between the two parcels. Also, it will need to identify how each building will be able to access municipal services.
7. The short and long term site circulation

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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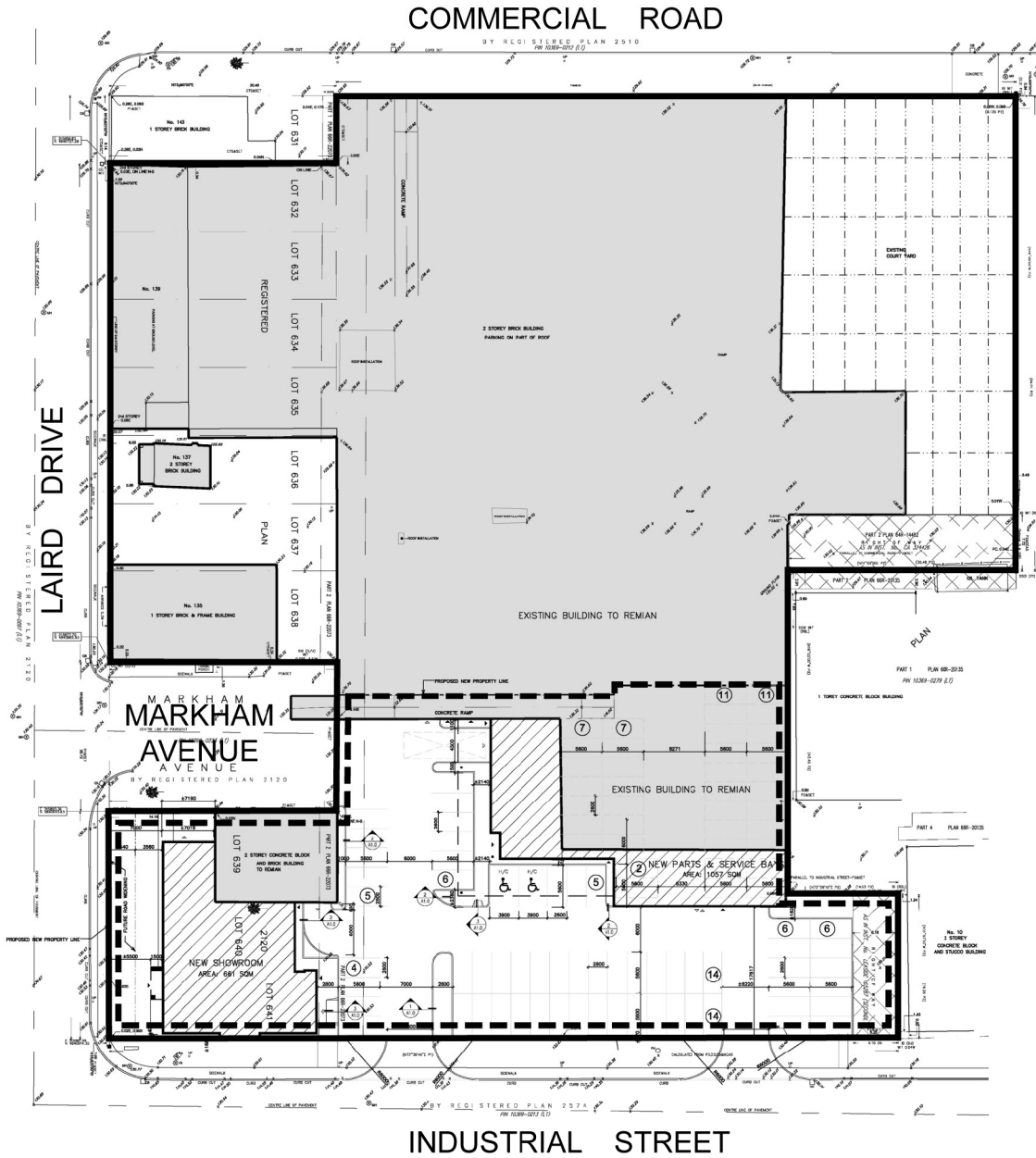
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheets

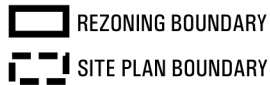
Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

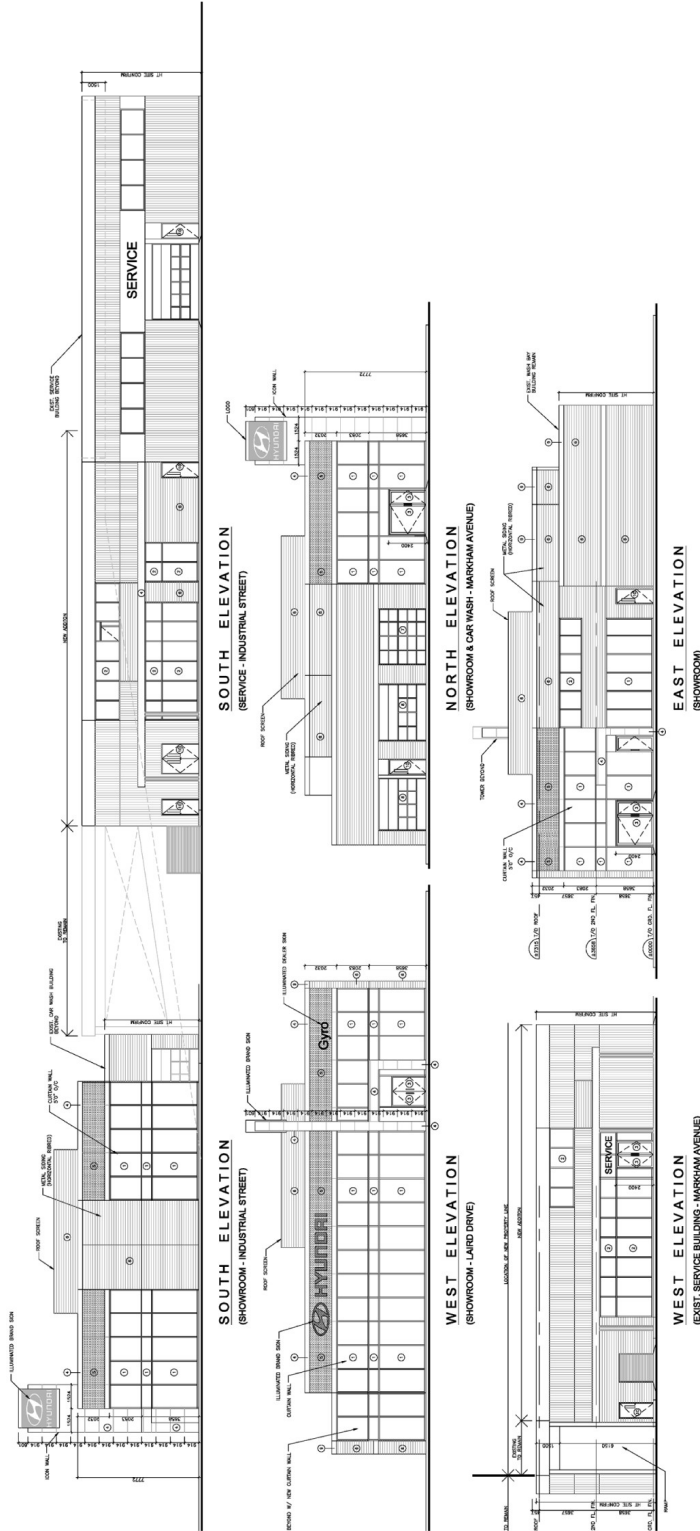
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127 & 129 Laird Drive &
4A, 6 & 8 Industrial Street

File # 10_268290 & 10_268296

Attachment 2: Elevations

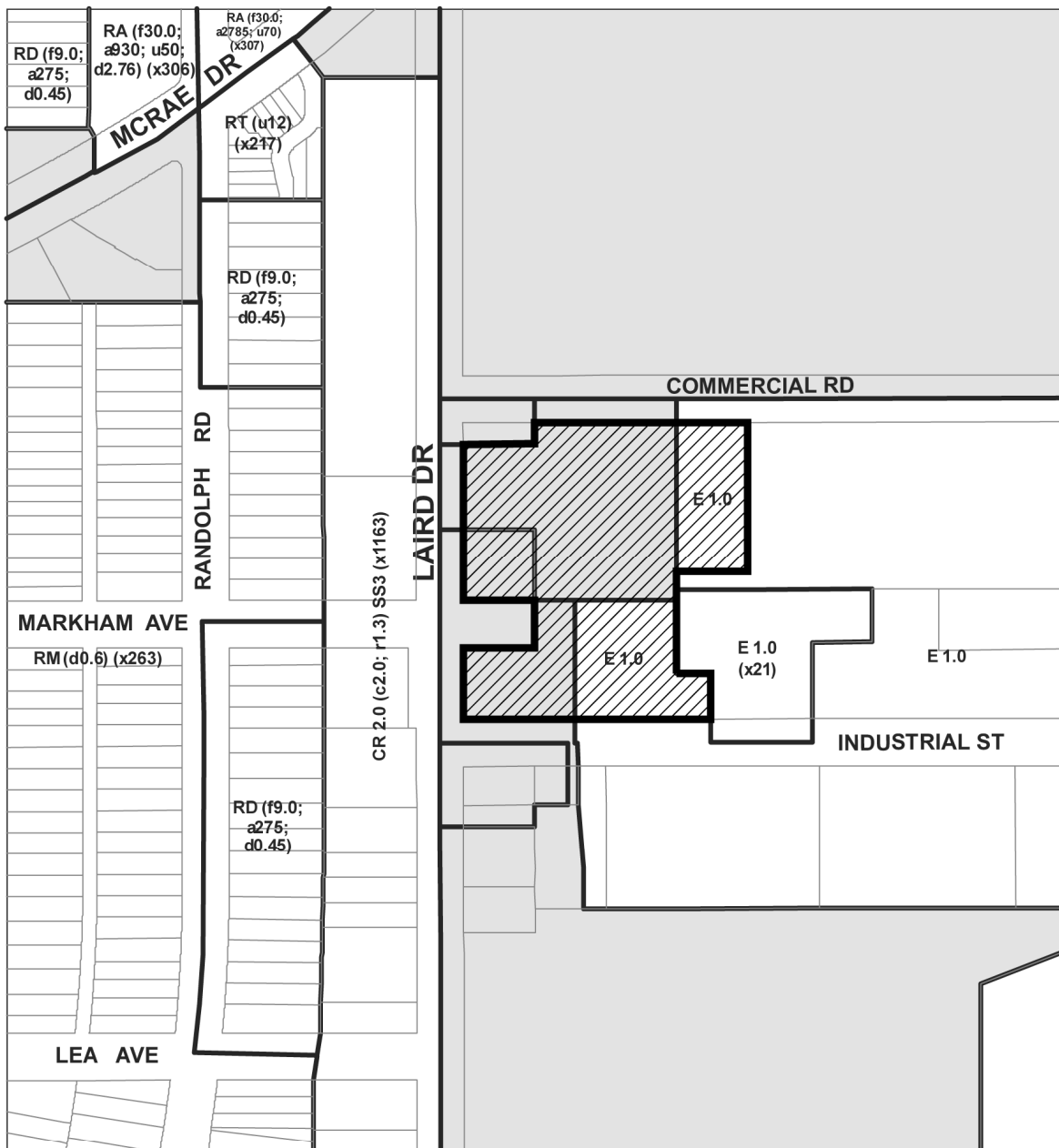


127 & 129 Laird Drive & 4A, 6 & 8 Industrial Street

Elevations
 Applicant's Submitted Drawing

Not to Scale
 12/01/2010
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Attachment 3: Zoning



TORONTO City Planning
Zoning By-law 1156-20

127 & 129 Laird Drive & 4A, 6 & 8 Industrial Street

File # 10_268290 & 10_268296

-  Subject Site
-  Not Part of Zoning By-law 1156-20
- RD Residential Detached Zone
- RA Residential Apartment Zone
- RM Residential Multiple Zone

- RT Residential Townhouse Zone
- CR Commercial Residential Zone
- E Employment Industrial Zone



Not to Scale

Extracted 11/25/2010

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 268290 NNY 26 OZ
Details	Rezoning, Standard	Application Date:	September 29, 2010

Municipal Address: 127 & 129 LAIRD DR and 4A, 6 & 8 INDUSTRIAL ST
 Location Description: **GRID N2604
 Project Description: Automotive dealership and repair shop proposed for a portion of the Del Equipment site at Laird Drive and Industrial Street.

Applicant:	Agent:	Architect:	Owner:
DAVID MCKAY			DIESEL EQUIPMENT LTD

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	
Zoning:	M1 and	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3957.24	Height:	Storeys:	2
Frontage (m):	30		Metres:	11.56
Depth (m):	94.57			
Total Ground Floor Area (sq. m):	2938.02			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	98
Total Non-Residential GFA (sq. m):	3374.21		Loading Docks	0
Total GFA (sq. m):	3374.21			
Lot Coverage Ratio (%):	74.2			
Floor Space Index:	0.85			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	3374.21	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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