

33 Laird Drive - Official Plan Amendment, Zoning Amendment Applications - Preliminary Report

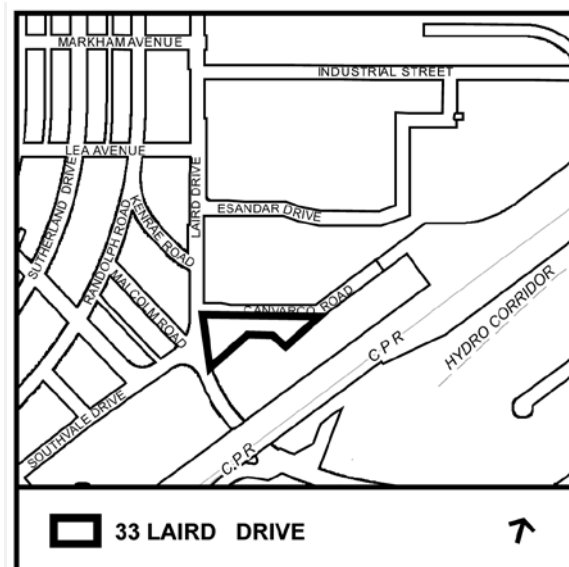
Date:	October 21, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 26 – Don Valley West
Reference Number:	15 222354 NNY 26 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law provisions applicable to the lands at 33 Laird Drive to allow for the redevelopment and addition to an existing two-storey building listed on the City of Toronto Heritage Register, and the construction of a new of two-storey building. A total of 4,390 square metres of commercial floor area (floor space index of 0.49) is proposed. The proposed uses include retail, restaurant, recreation, day nursery, service shop, and financial institution.

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

It is recommended that a Community Consultation Meeting be held to present the proposal to the public, and obtain input. Provided the applicant submits all required information in a timely manner, it is anticipated that a Statutory Public Meeting could be held in the third quarter of 2016.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 33 Laird Drive, together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the subject lands.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of January 4, 1994, the former Borough of East York Council approved Zoning By-law 1994-0002, amending Leaside Zoning By-law 1916, which applied an exception to the M1 zone. The exception modified the permitted uses on the site, removing several including, data processing, wholesaling, professional offices, business services, as well as retail outlets and offices accessory to permitted manufacturing uses

At its meeting of February 25, 2014 North York Community Council requested that the Director of Urban Design report on the potential inclusion of the property at 33 Laird Drive on the Heritage Register.

Following research and evaluation, Heritage Preservation Services (HPS) staff determined that the property at 33 Laird Drive met Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act, and which is also used by the City when evaluating properties for inclusion on the City of Toronto Heritage Register, under the three categories of design, associative value, and contextual value. In a report to the Toronto Preservation Board and North York Community Council, dated May 14, 2015, the Director of Urban Design recommended that City Council include 33 Laird Drive on the City of Toronto Heritage Register (<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-80410.pdf>). The Reasons for Inclusion can be found in an attachment to this report, available here: <http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-80413.pdf>.

At its meeting of July 7, 2015, City Council adopted the motion of North York Community Council to list the property at 33 Laird Drive on the City of Toronto Heritage Register, in accordance with the Reasons for Inclusion contained within the report from the Director of Urban Design of May 14, 2015.

Pre-Application Consultation

Two pre-application consultation meetings were held with various City staff and the applicant to discuss complete application submission requirements. The first meeting was held on February 12, 2015; attendees included the applicant team, Community Planning staff, Urban Design staff, and Transportation Services staff. The second meeting, held April 8, 2015, was attended by the applicant team, Community Planning staff, Urban Design staff, Transportation Services staff, and Heritage Preservation Services staff.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend the land use designation policies and zoning by-law provisions of the subject lands to allow for a two-building, multiple-unit commercial development. The proposal includes an addition to an existing two-storey heritage listed building, and the construction of a second two-storey building.

Twelve units are proposed across the two buildings. As identified on the plans, the uses proposed for the existing heritage building are retail, restaurant, and recreation. The uses proposed for the new building are retail, restaurant, service, and a 655 square metre day nursery.

A partial second-storey addition is proposed to the existing two-storey heritage building, located at the northwest corner of the site, which would result in a gross floor area of 2,781 square metres. Seven units are proposed in this building, three of which would have patios fronting on Laird Drive or Canvarco Road. The proposed building height is approximately 9.4 metres.

The new two-storey building, which would cantilever over a portion of the proposed parking lot, is proposed at the southwest corner of the site. Five units are proposed in this building. The gross floor area would be 1,608 square metres, and the proposed building height is approximately 11.8 metres.

Vehicular access to the site is proposed by way of two driveways off of Canvarco Road, both providing access into and out of the site. Pedestrian access would be provided through the site from Laird Drive and Canvarco Road. A total of 110 parking spaces and 33 bicycle parking spaces are proposed, as well as two internal loading spaces, which would be accessed at the rear of the existing heritage building.

Site and Surrounding Area

The subject property, which has an area of 0.91 hectares, a frontage of 95 metres, and a depth of approximately 194 metres, is located on the east side of Laird Drive, at the intersection of Laird Drive, Millwood Road, and Malcolm Road. The property is flanked to the north by Canvarco Road.

The site currently accommodates two structures. The first structure, which is listed on the City of Toronto Heritage Register, is located at the corner of Laird Drive and Canvarco Road. The west and south portions of the building are one-storey in height, the north portion is two-storeys in height, and the east portion, a later addition to the original building, is a one-storey warehouse. A technology based company operates within this building. This building is proposed to be maintained, with the addition to the existing second storey.

The second structure is located at the east end of the site, along Canvarco Road, and is one-storey in height. An automobile service shop operates within this building. This building, along with an ancillary shed, is proposed to be demolished.

Land uses surrounding the site are as follows:

- North: Industrial buildings (Mega Dry Cleaners; Metro Iron Works; and National Discount Tire Automotive Repair)
- South: Warehouse facility (All-Canadian Self Storage); and the CN Rail line
- East: Warehouse facility (All-Canadian Self Storage)
- West: Recreation Facility (Leaside Memorial Arena); and Gas Station and Auto Repair Shop (Husky)

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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.

Official Plan

The Toronto Official Plan is the City's most important vehicle for implementing the policies of the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. It sets out the land use policy directions for long-term growth and development in the City of Toronto.

The Official Plan identifies the subject lands as being designated *Employment Areas*. *Employment Areas* are stable environments that are suitable for a variety of employment

uses, including those which are more intense and that may require separation or buffering. These areas cultivate the City's tax and employment base through the promotion of investment and the creation of jobs. Although these areas are intended to serve an economic function, support uses, such as small-scale service, retail, and restaurant establishments are required to serve the day-to-day needs of the area businesses and their employees. These uses, however, mustn't detract from the underlying economic function of the lands.

The Official Plan provides criteria to review development proposed within *Employment Areas* (Section 4.6). The objective of these criteria is, in part, to ensure that proposed developments: will contribute to the creation of competitive, attractive, highly functional employment areas; avoid excessive car and truck traffic on the road system within *Employment Areas* and adjacent areas; provide adequate parking and loading on-site, sharing driveways and parking areas wherever possible; mitigate certain effects (i.e., noise, dust, odours, etc.) that will be detrimental to other businesses or the amenity of the neighbouring areas; provide landscaping on the front and flanking yards to create an attractive streetscape. In addition to being designated *Employment Areas*, the subject property is also identified as *Employment Areas* with respect to Urban Structure, detailed on Map 2 of the Official Plan. This section of the Official Plan speaks to shaping Toronto, in terms of growth, rebuilding, reurbanizing, and regenerating within an existing urban structure.

The Official Plan speaks to the importance of Toronto's cultural heritage, which can be seen in the significant buildings, properties, districts, landscapes, and archaeological sites of the city. As Toronto continues to grow, the Official Plan seeks to ensure that new development is sensitive to heritage assets through regulatory tools. Chapter 3.1.5.1 states that a Heritage Register will be maintained, and that it will include all properties and Heritage Conservation Districts of cultural heritage value or interest, designated under Parts IV and V of the *Ontario Heritage Act*, as well as all non-designated properties that have been identified through consultation with the City's heritage committee, and approved by Council for inclusion. Chapter 3.1.5.4 notes that properties listed on the Heritage Register will be conserved and maintained consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, as revised from time to time. Policy 5 of the same chapter ensures that any alterations to, or development on a property included on the Register will maintain the integrity of the property's cultural heritage value and attributes prior to the commencement of any works. Should a Heritage Impact Assessment be required, as per Schedule C of the Official Plan, it will, in part, describe and assess the potential impacts and mitigation strategies for the proposed alteration or development. A Heritage Impact Assessment has been submitted with this application.

Official Plan Amendment 231

On December 18, 2013, City Council approved Official Plan Amendment (OPA) 231, and forwarded it to the Minister of Municipal Affairs and Housing for approval. The Minister approved most of OPA 231 on July 9, 2014, however the OPA has been

appealed, with 178 appeals filed. The Minister's decision can be found at:

<http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTIxMzgw&statusId=MTg0MDIz>

OPA 231 contains new economic policies and designations for *Employment Areas*. The amendment designates the subject site as *General Employment Areas* which permits manufacturing, warehousing, wholesaling, transportation facilities, offices, research and development facilities, utilities, industrial trade schools, media facilities, and vertical agriculture. Also permitted are hotels, parks, retail and service uses, restaurants, fitness centres and ice arenas, and small-scale service uses that directly serve business needs such as courier services, banks and copy shops, and small scale retail outlets that are ancillary to and on the same lot as the principal use. Day nurseries would not be permitted.

On June 22, 2015, the OMB issued an order partially approving OPA 231. Although this order did not bring into effect the *General Employment Areas* policies, it should be noted that these draft policies do not support the inclusion of day nursery uses in *General Employment Areas*. This decision can be found at:

[http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/SIPA/Files/pdf/O/PL140860_Signed%20Board%20Order%20\(June%202022%202015\).pdf](http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/SIPA/Files/pdf/O/PL140860_Signed%20Board%20Order%20(June%202022%202015).pdf)

Zoning

The subject lands are currently zoned Light Industrial, with an exception (M1(5)) under Leaside Zoning By-law No. 1916. The M1(5) zone permits light industrial uses, including warehousing, printing, publishing, machine shops, metal fabrication, pharmaceutical and medicine manufacturing, furniture and appliance manufacturing, food and beverage industries, knitting mills, clothing manufacturing, medical laboratories, technical research and development facilities, and general manufacturing uses.

The current zoning permits a lot coverage of 75%, a floor space index of 0.75, and a building height of 18.5 metres. The current zoning requires front and side yard setbacks of 6 metres, and a rear yard setback of 12 metres.

Site Plan Control

The proposal is subject to Site Plan Control, an application for which was submitted September 14, 2015 (15 222368 NNY 26 SA). This application is currently under review.

Tree Preservation

There are eighteen trees on, or within the vicinity of the site. Six trees are proposed to be removed to accommodate the proposed development, two of which are on the City boulevard. All six of these trees require a permit for removal in accordance with the City of Toronto Street and Private Trees By-laws. The remaining 12 are proposed to be retained.

Guidelines for Greening Surface Parking Lots

Due to the emphasis on accommodating vehicle movements, maximizing the number of parking spaces, and ensuring ease of maintenance and servicing when designing parking lots, there are often very few landscaped areas. The Guidelines for Greening Surface Parking Lots are intended to assist in creating surface parking lots that are not only efficient, but also safe, attractive, and environmentally responsible. This is achieved through a series of guidelines which, in part, seek to provide direct, comfortable and safe pedestrian routes, provide shade and high-quality landscaping, incorporate sustainable materials and technologies, and mitigate the urban heat island effect. The guidelines can be found at: http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/greening_p-lot_guidelines_jan2013.pdf.

Reasons for the Application

An application for Official Plan Amendment was submitted to accommodate the proposed uses. An application for Zoning By-law Amendment has been submitted to allow for the proposed uses, the proposed front yard, side yard, and rear yard setbacks, and the proposed number of parking spaces.

COMMENTS

Application Submission

The application for Official Plan Amendment and Zoning By-law Amendment was submitted on September 14, 2015. The following reports and studies were submitted with the application:

- Planning Justification Report;
- Arborist Report;
- Functional Servicing Report;
- Traffic Impact Study;
- Heritage Impact Study;
- Toronto Green Standard Checklist; and
- Draft Official Plan and Draft Zoning By-laws.

City staff have reviewed the application, and it has been deemed incomplete. A Stormwater Management Report and a Contaminated Site Assessment have been requested by staff.

Issues to be Resolved

The following issues have been identified on a preliminary basis. Additional issues may be identified through the review of the application, agency comments, and the community consultation process.

- The appropriateness of the proposed uses;
- The appropriateness of the proposed development in relation to the existing heritage building at 33 Laird Drive, listed on the City of Toronto Heritage Register;

- The appropriateness of the proposed built form, including height, massing, and building entrance locations;
- The appropriateness of the proposed front, rear and side yard setbacks;
- The appropriateness of the proposed vehicular and pedestrian access and site circulation;
- The appropriateness of the proposed parking rate;
- The appropriateness of the locations of the proposed parking and loading spaces;
- The appropriateness of the proposed landscaping treatment of the parking lot, and conformity with the Guidelines for Greening Surface Parking Lots;
- The appropriateness of the proposed storage and collection of garbage;
- The adequacy of the proposed site servicing; and
- Traffic impacts.
- The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Michelle Corcoran, Planner

Tel. No. (416) 395-7130

Fax No. (416) 395-7155

E-mail: mcorcor@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

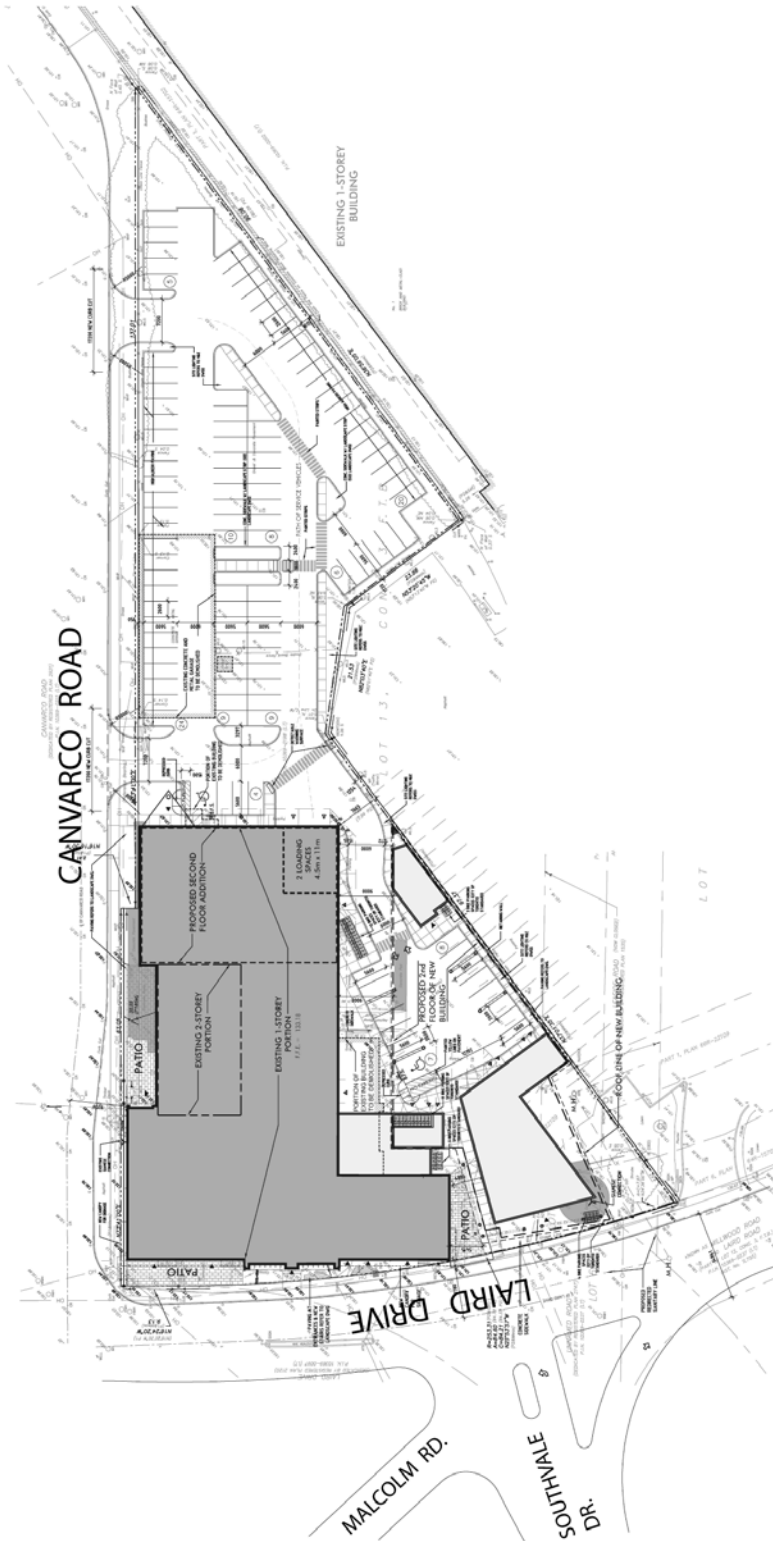
Attachment 2: Elevations – Existing Heritage Building

Attachment 3: Elevations – Proposed Building

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1a: Site Plan – Existing Heritage Building



33 Laird Drive

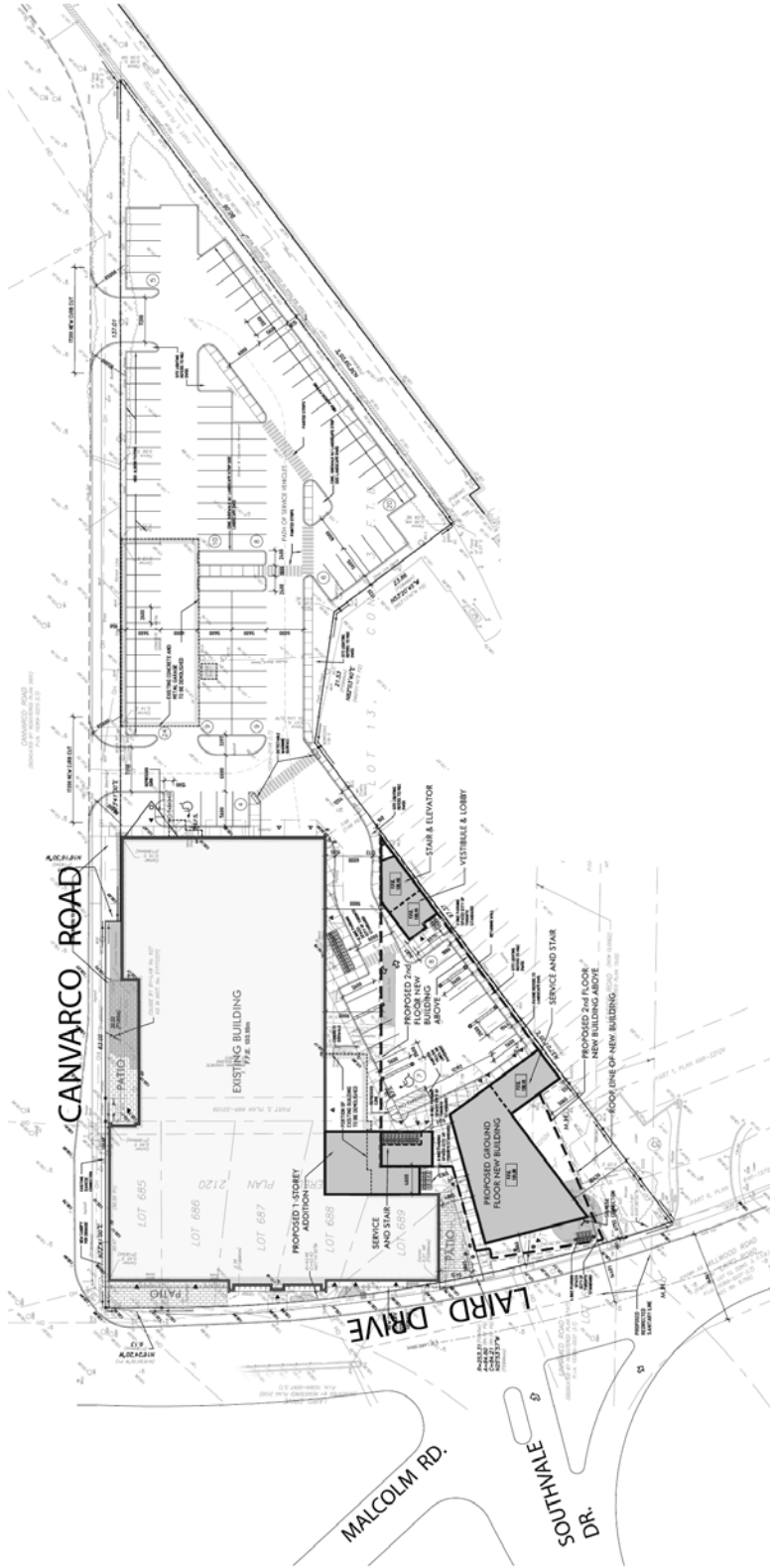
Site Plan - Existing Building

Applicant's Submitted Drawing

Not to Scale
10/16/2015

File # 15 222354 NNY 26 0Z

Attachment 1b: Site Plan – Proposed Building



33 Laird Drive

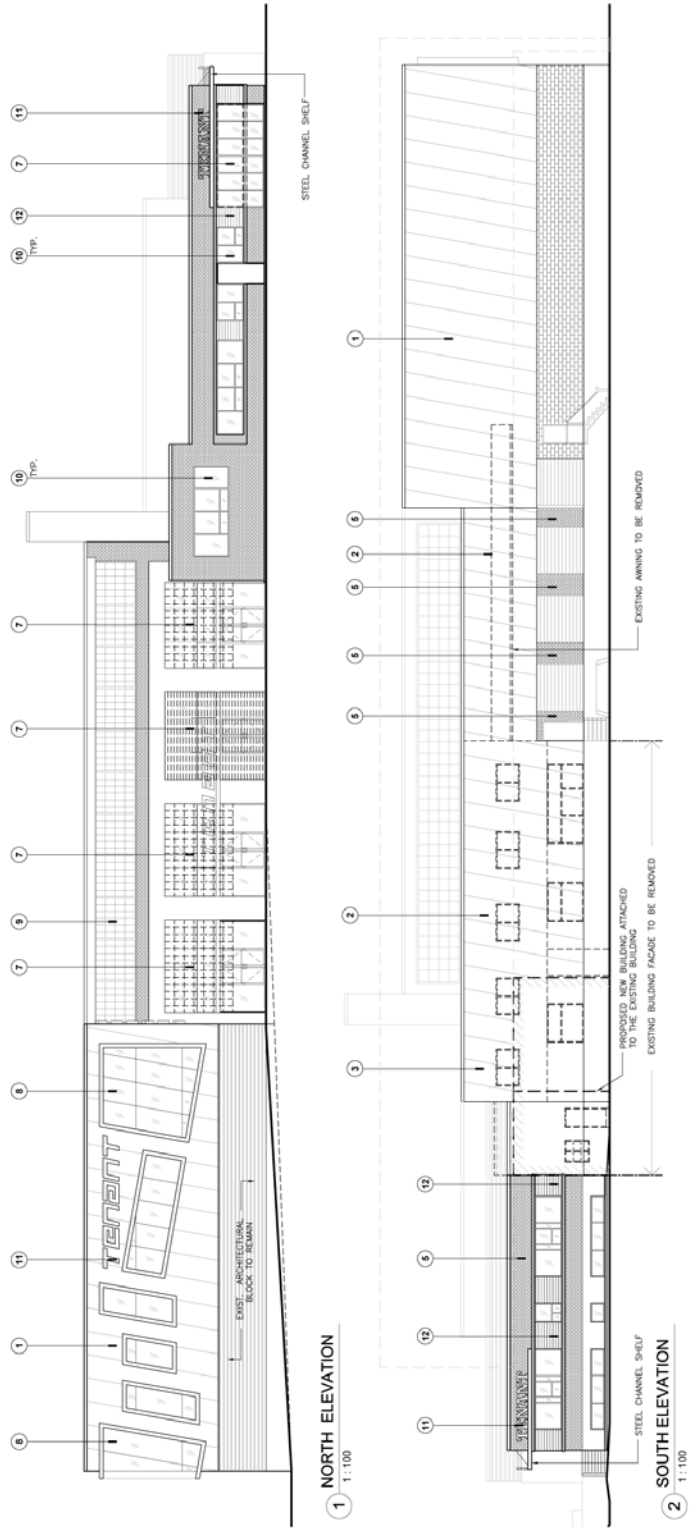
Site Plan - Proposed Building

Applicant's Submitted Drawing

Not to Scale
10/16/2015

File # 15 222354 NNY 26 0Z

Attachment 2a: Elevations – Existing Heritage Building (North and South)



33 Laird Drive

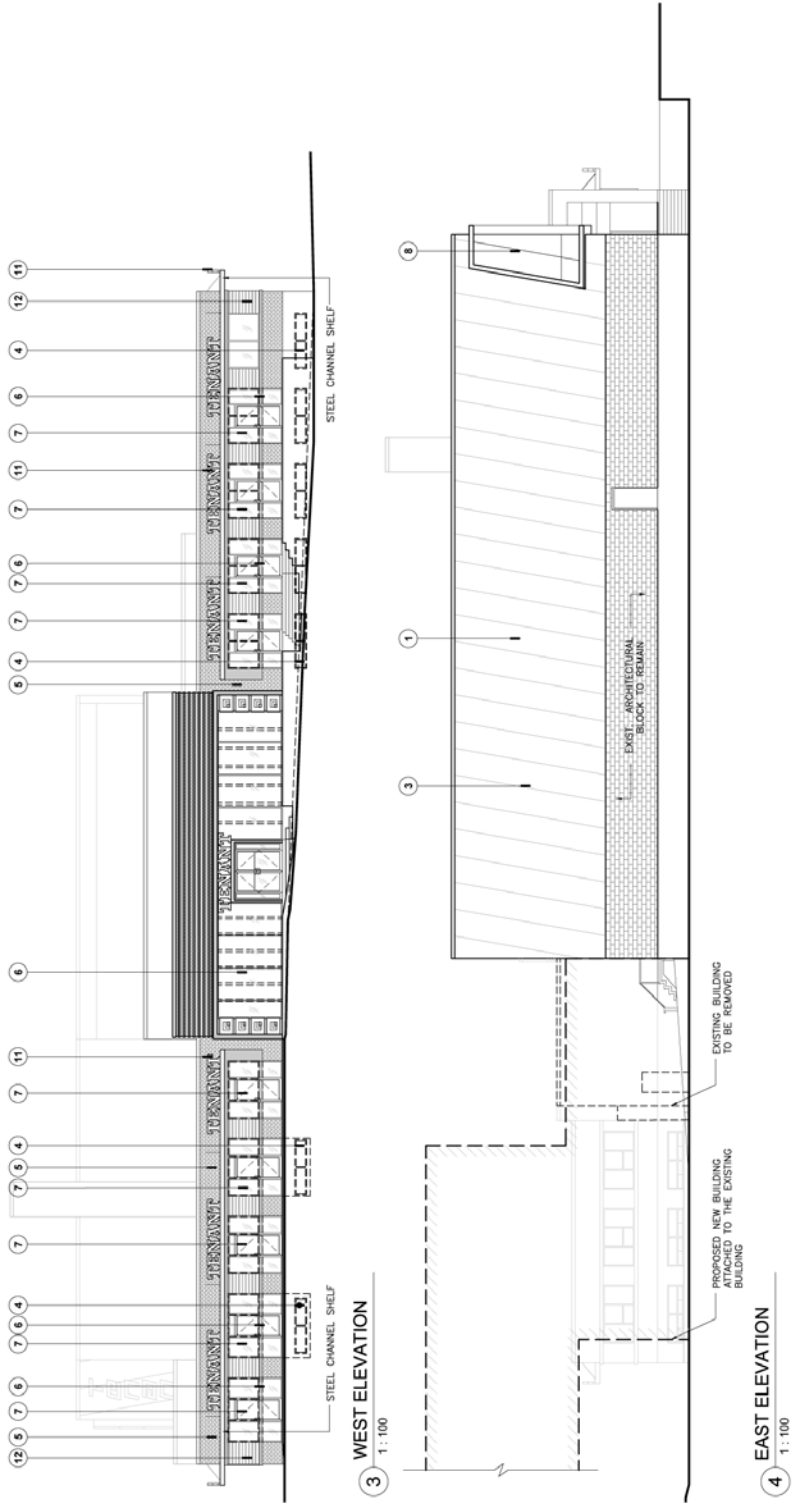
Elevations - Existing Heritage Building

Applicant's Submitted Drawing

Not to Scale
10/16/2015

File # 15 222354 NNY 26 0Z

Attachment 2b: Elevations – Existing Heritage Building (East and West)



33 Laird Drive

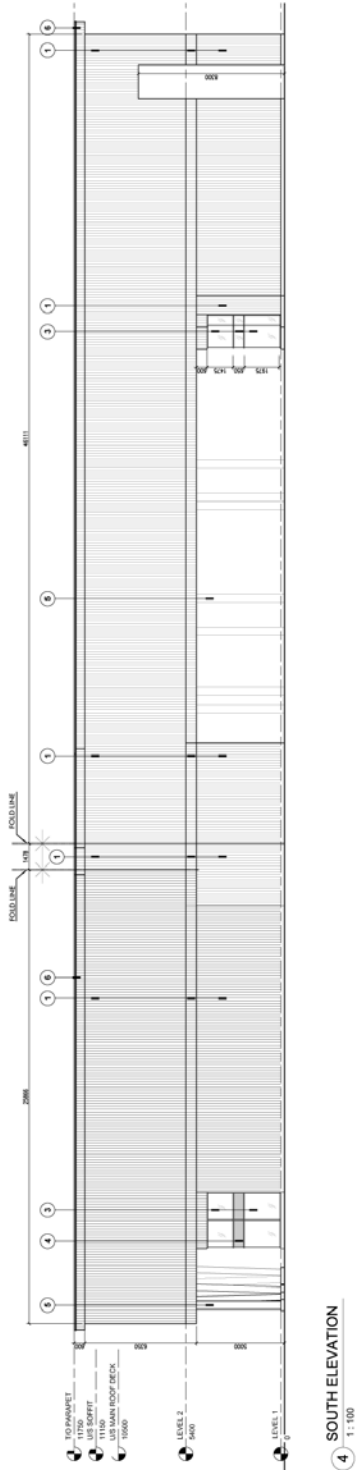
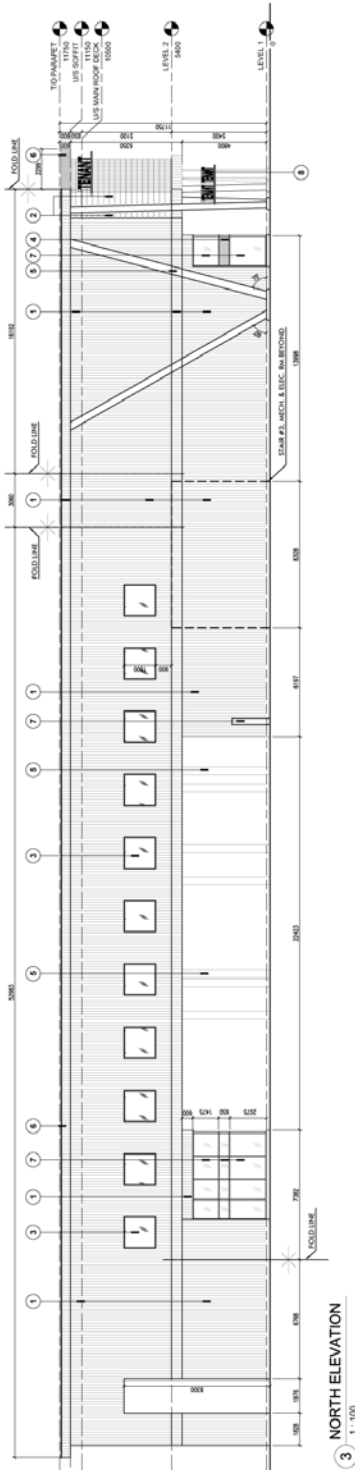
Elevations - Existing Heritage Building

Applicant's Submitted Drawing

Not to Scale
10/16/2015

File # 15 222354 NNY 26 0Z

Attachment 3a: Elevations – Proposed Building (North and South)



33 Laird Drive

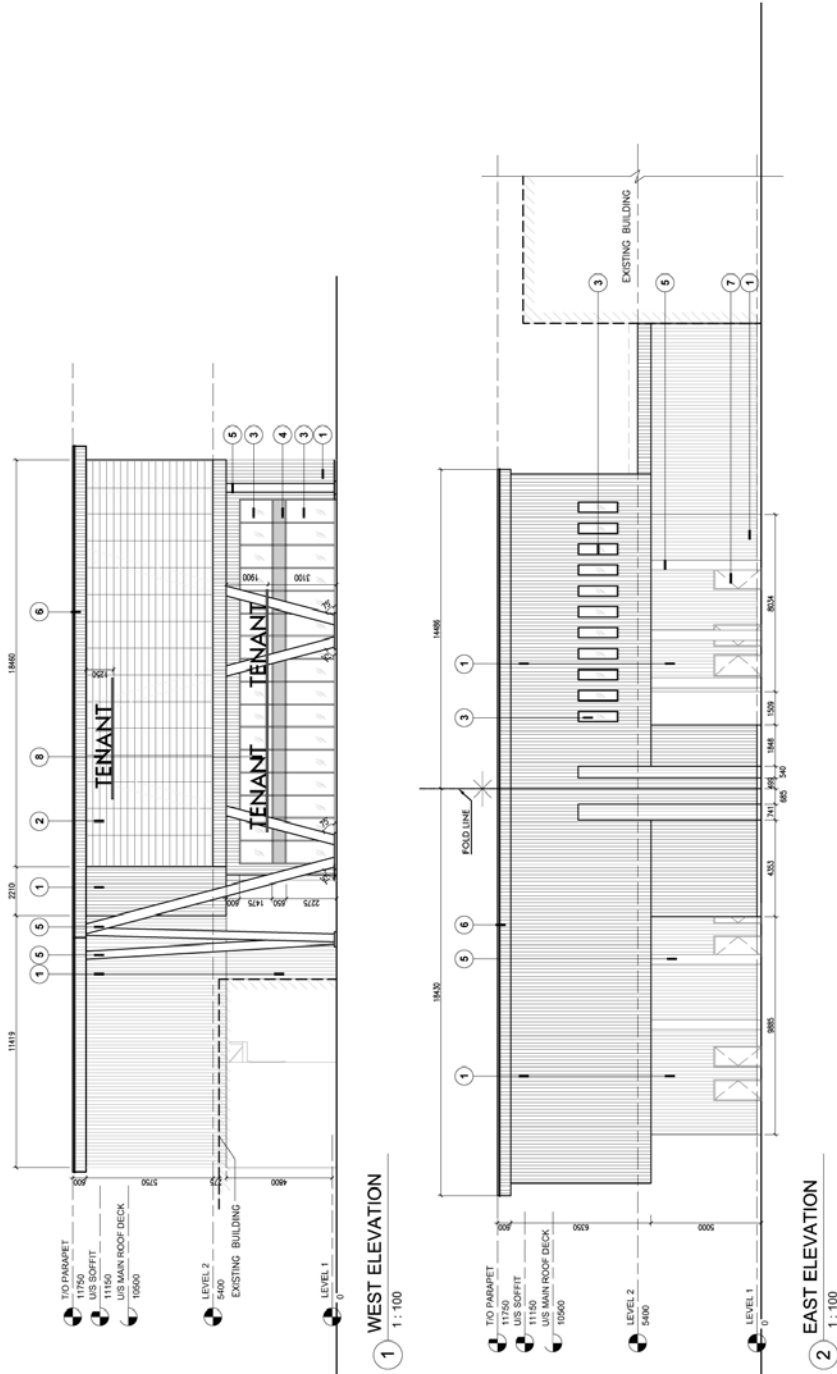
File # 15 222354 NNY 26 0Z

Elevations - Proposed Building

Applicant's Submitted Drawing

Not to Scale
10/16/2015

Attachment 3b: Elevations – Proposed Building (East and West)



33 Laird Drive

Elevations - Proposed Building

Applicant's Submitted Drawing

Not to Scale
10/16/2015

File # 15 222354 NNY 26 0Z

Attachment 4: Existing Zoning Map



33 Laird Dr.

File # 15 222354 MWY 26 0Z

Zoning By-Law No. 569-2013

Toronto City Planning

Location of Application

- Residential Detached
- Residential Townhouse
- Residential Multiple
- Residential Apartment
- Commercial Residential
- Employment Industrial
- Open Space Recreation
- Utility and Transportation
- CR
- E
- OR
- UT

See Former Borough of East York By-Law No. 1916

- R1A Low Density Residential
- R2A Medium Density Residential
- R3A High Density Residential
- C1 Commercial - General
- M1 Light Industrial
- M2 General Industrial
- Open Space (Parks)
- Utility Uses

Not to Scale
Extracted: 10/19/2015

↑

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 222354 NNY 26 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 14, 2015

Municipal Address: 33 LAIRD DR
 Location Description: PLAN 2120 LOT 685 TO 692 PLAN 1535 PT LOT 12 PT LOT 13 **GRID N2604
 Project Description: The applicant has submitted for an Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval to permit a 4,537 square metre mixed unit commercial development on the subject property.

Applicant:	Agent:	Architect:	Owner:
MacNaughten Hermsen Britton Clarkson Planning Ltd.		SMV Architects	Levitt United Ltd.

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	N/A
Zoning:	M1(5)	Historical Status:	Listed
Height Limit (m):	18.5 metres	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	9052.94	Height:	Storeys:	2
Frontage (m):	80		Metres:	11.7
Depth (m):	170			
Total Ground Floor Area (sq. m):	3459.4			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	110
Total Non-Residential GFA (sq. m):	4389.07		Loading Docks	2
Total GFA (sq. m):	4389.07			
Lot Coverage Ratio (%):	38.2			
Floor Space Index:	0.48			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	4389.07
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

CONTACT: PLANNER NAME: Michelle Corcoran, Planner
TELEPHONE: (416) 395-7130