TORONTO

STAFF REPORT
ACTION REQUIRED

85 and 115 Laird Drive - Rezoning Application Supplementary Report

Date:	February 15, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 26 – Don Valley West
Reference Number:	09 167098 NNY 26 OZ

RECOMMENDATION

The City Planning Division recommends that:

1. This report be received.

Financial Impact

There are no financial implications resulting from this report.

COMMENTS

Further to recommendation 2 of the Final Report from the Director, Community Planning, North York District dated January 24, 2011 attached as Attachment 1 is a copy of the draft Zoning By-law Amendment for Toronto Zoning By-law 1156-2010.

CONTACT

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Allen Appleby, Director
Community Planning, North York District

Attachment 1: Draft Zoning By-law Amendment (Toronto Zoning By-law 1156-2010)

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(Toronto Zoning By-Law 1156-2010)

Authority: North York Community Council Item No. ~,
as adopted by City of Toronto Council on ~, 2011
Enacted by Council: ~, 2011

CITY OF TORONTO
BY-LAW No. ~-2011
To amend the City of Toronto Zoning By-law Number 1156-2010, as amended,
For the lands municipally known as 85 to 115 Laird Drive

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The lands subject to this By-law are outlined by heavy black line on Diagram 1 attached.

2. Zoning By-law No. 1156-2010, as amended, is amended by adding to the Zoning By-law Map the zone and zone label shown on Diagram 1 attached.

3. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map.

4. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map.

5. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map.

6. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Conservation Overlay Map.

7. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map.

8. Zoning By-law No. 1156-2010, as amended, is further amended by adding Section 900.23 and 900.23.1 (1) so that it reads:

900.23 EC –Zone

900.23.1 General

(1) EC Zone Exceptions

The regulations listed in Article 900.23.10 apply only to the exceptions subject to the EC zone and identified with the corresponding exception number.

9. Zoning By-law No. 1156-2010, as amended, is further amended by adding Section 900.23.10 and adding Exception EC (1) to Article 900.23.10, so that it reads:

900.23.10 Exceptions for EC Zone

(1) Exception EC (1)

The lands subject to this exception must comply with the following:

(A) Despite 60.50.20.10 the only principal permitted uses under the letter 'c' are:
- i. Office
- ii. **Financial Institution**
- iii. **Automated Banking Machine**

(B) Despite 60.50.20.20 the only conditional principle permitted uses under the letter 'c' if they comply with the specific conditions set out for each use in 60.50.20.100 are:
- i. Recreation Use
- ii **Eating Establishment**
- iii. **Drive-in Eating Establishment**
- iv. **Take-out Eating Establishment**
- v. **Personal Service Shop**
- vi. **Retail Service**
- vii. **Retail Store**
- viii. Drive Through Facility

(C) A maximum of five (5) Retail Stores, each having a minimum gross floor area less than 139 m2 are permitted. All other Retail Stores must each have gross floor areas over 139 m2 . One stand alone, single use building must be provided having a minimum gross floor area of 4,762 m².

(D) Despite section 60.50.40.70 (1), the minimum setback of a building or structure from the lot line abutting Laird Drive is 3.0 metres.

(E) Despite section 60.50.40.70(2) (B), the minimum setback of a building or structure from the lot line abutting Esander Drive is 3.0 metres.

(F) The height of a building or structure on the lands is measured as the vertical distance between grade, which is Canadian Geodetic Datum elevation of 130.53 metres, and the highest point of the building or structure, to a maximum height of 17 metres including all mechanical structures and decorative design elements.

(G) Despite section 220.5.10, the following requirements for off-Street loading shall apply:

(i) 2 loading spaces for a unit exceeding a **gross floor area** of 4,000 square metres;

(ii) 1 loading space for units with a **gross floor area** between 300 square metres and 4,000 square metres, with the exception of financial institution and office uses, which do not require a loading space.

(iii) the minimum dimensions of a loading space shall be 5.6 metres in width and 10.6 metres in length and a vertical clearance of no less than 4.0 metres.

(H) The following regulations apply collectively to all the lands subject to this Exception regardless of future severance, partition or division.

Section 37 Requirements

10. The Owner shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against title to the site to which this by-law applies in the manner and to the extent specified in the agreements. The owner of the subject lands, at the owner's expense and in accordance with, and subject to the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto:

(i) Conservation of the designated heritage building (Locomotive Shop) at 85 Laird Drive to the satisfaction of Heritage Preservation Services; and

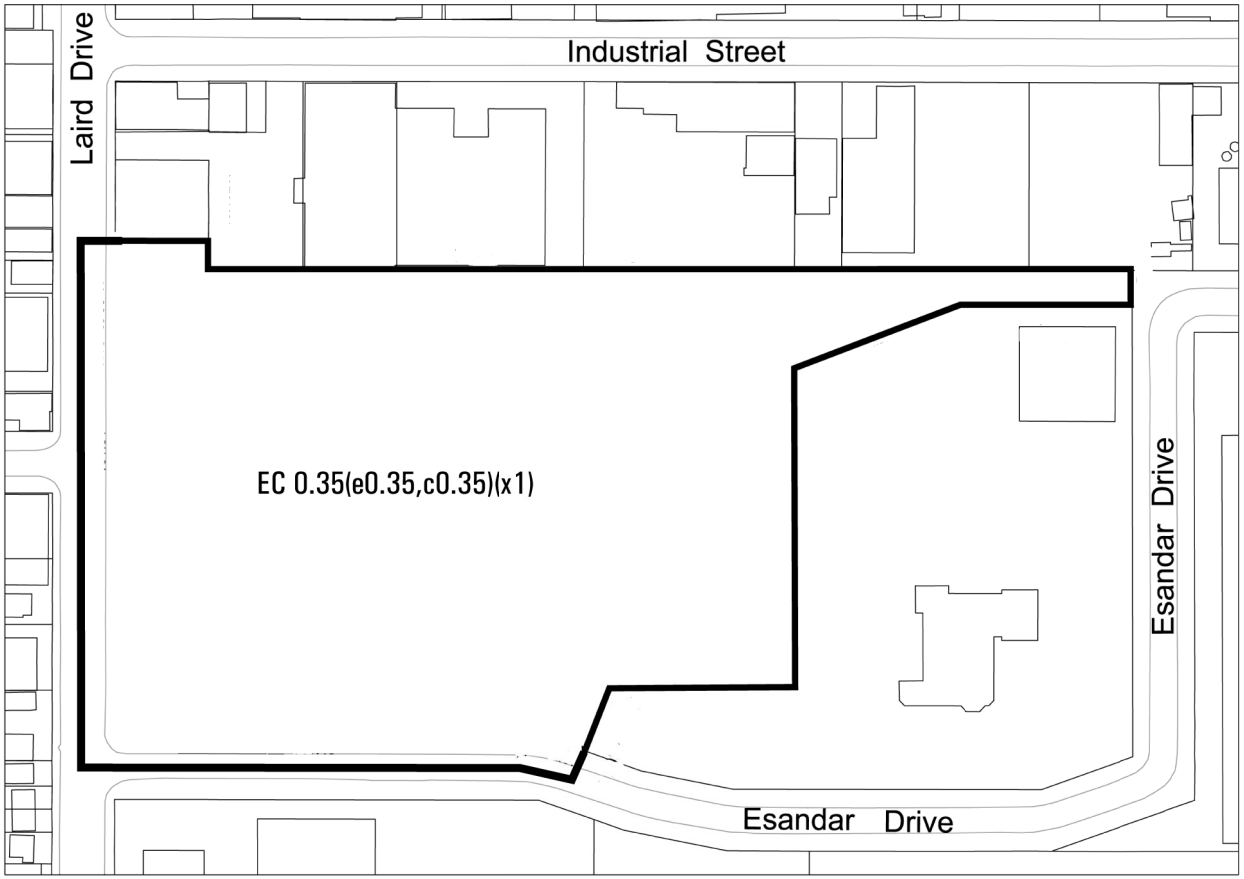
(ii) The provision of a 3 metre wide landscaped centre median on Laird Drive to the satisfaction of the General Manager, Transportation Services.

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

ROB FORD
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



TORONTO City Planning

Diagram 1

85 & 115 Laird Drive

09_167098 NNY 26 OZ

Not to Scale