

**146-150 Laird Drive – Zoning By-law Amendment Application – Preliminary Report**

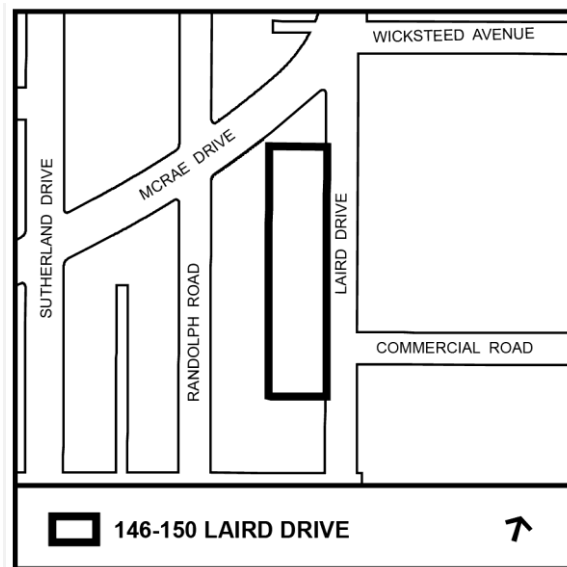
<b>Date:</b>	July 17, 2014
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 26 – Don Valley West
<b>Reference Number:</b>	14 169650 NNY 26 OZ

**SUMMARY**

This application proposes to amend the Zoning By-law to permit a phased development with an eight-storey rental retirement building (Phase 1) with 175 units and a seven-storey condominium for seniors (Phase 2) with 109 units at 146-150 Laird Drive. The overall development would have 284 units with a Floor Space Index of approximately 3.45 and 183 parking spaces provided in an underground parking garage. The second phase includes additions to a listed heritage building.

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.

This report recommends that a community consultation meeting 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 Report could be prepared and a Public Meeting held in the second quarter of 2015.



## RECOMMENDATIONS

---

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 146-150 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 site.
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 October 2, 2007, North York Community Council adopted staff recommendations that the building at 150 Laird Drive be included in the Toronto Inventory of Heritage Properties. A copy of the staff report submitted outlining the issue can be found at

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6777.pdf>

Attachment 3 of the report mentioned above outlined the reasons that the building should be included in the Inventory of Heritage Properties. A copy of that attachment can be found at

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6780.pdf>

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

### ISSUE BACKGROUND

#### Proposal

The application proposes to construct two buildings for seniors on the site in two phases. Each building would be held in separate ownership. The first phase would be for an eight-storey rental retirement building with 175 units. The second floor of the building would provide thirty-one assisted living units and have a dining room. The remaining floors do not provide assisted living but the units do not have full kitchens. A total of 144 units above the second floor are proposed. These residents would dine on the ground floor in communal dining facilities. The ground floor would consist of amenity space and dining room space for residents living above the second floor. In addition to the ground floor amenity, amenity space is proposed outdoors at-grade and on the roof. The eight-

storey building would have a height of 27.86 metres (31.81 metres to the top of the mechanical space) and a gross floor area of 15,440 square metres. The building would step down in height to the residential area to the west and would have a minimum rear setback of 6 metres.

The second phase building would be a seven-storey condominium building targeted for seniors. The proposed building incorporates the front façade of the existing listed heritage building (Durant Motors Office Building). A total of 109 units are proposed and each unit would have a full kitchen. There is no amenity space proposed as the amenity space in the rental building is intended for use by the residents of both buildings. The buildings would be connected by a three-storey link to allow for access to the amenity spaces. The seven storey building would have a height of 26.96 metres (30.86 metres to the top of the mechanical space) and a gross floor area of 8,069 square metres. The building would step down in height to the residential area to the west and would have a minimum rear yard setback of 5.5 metres.

Three levels of below-grade parking would be provided beneath the proposed rental building and would contain 183 spaces to be used by both buildings; no parking is proposed beneath the proposed condominium and heritage building. A drop-off area is proposed at-grade between the two buildings but no surface parking would be provided.

## **Site and Surrounding Area**

The property is approximately 6,762 square metres in size and fronts onto the west side of Laird Drive. The property currently has two buildings on the site. The existing southern building (146 Laird Drive) is a three-storey mixed-use building with a restaurant on the ground floor with commercial uses above and approximately eighty parking spaces.

The existing northerly building (150 Laird Drive) is a two-storey building which was listed on the City's Inventory of Heritage Properties in 2007. The building was formerly the office building for Durant Motors and was built in 1928. There are approximately 20 parking spaces on the site.

Abutting uses include:

North: A two-storey commercial building

South: One storey automotive dealership

East: A large format retail centre on the western edge of the Leaside Business Park

West: Detached dwellings and townhouses.

## **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. 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. 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.

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. The Growth Plan allows municipalities to permit conversion of lands within employment areas to non-employment uses only through a 'municipal comprehensive review' where key criteria have been met. A Municipal Comprehensive Review is an Official Plan review initiated by a municipality that comprehensively applies to the Growth Plan policies.

City Council's planning decisions are required to be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan designates the site, on Map 17, as *Mixed Use Areas* which provides for a broad range of uses. Development in these areas will provide a balance of high quality commercial, residential and institutional uses. These uses should reduce automobile dependency and meet the needs of the local community. It is expected that *Mixed Use Areas* will absorb a large amount of the expected growth within the city. The Official Plan also contains policies respecting built form, transportation and the public realm.

Policy 2 of the *Mixed Use Areas* section of Chapter 4 identifies a number of criteria with regards to transition between development within *Mixed Use Areas* and adjacent *Neighbourhoods*. The policies require that new development will locate and mass new buildings to provide transition between areas of different development intensity and scale through mean such as providing appropriate setbacks and a stepping down of heights. Policy 4.5.2(d) also requires that shadowing from new development be limited on adjacent *Neighbourhoods* especially during the spring and fall equinoxes.

The Built Form policies in Section 3.1.2 of the Official Plan relate to ensuring that new development in the city can fit harmoniously within the existing area. This includes providing appropriate transition to the existing surrounding area to ensure that the new development will fit within the existing and/or planned context. Development should be massed with good proportions to fit within the existing and planned context and to ensure sunlight and skyview from adjacent streets. Transition in scale may be achieved with many "geometric relationships and design methods in different combinations" including angular planes, stepping of heights, location and orientation of the buildings and the use of setbacks and stepbacks of building mass.

The policies in Section 3.1.5 of the Official Plan relate to the development of heritage buildings, districts and landscapes. The policies allow for additional gross floor area to be permitted in excess of what is permitted by the Zoning By-law provided, among other things, that the application includes conservation of the historic building or structure.

Section 5.1.1 allows the City to approve height and/or density increases greater than permitted by the zoning by-law pursuant to Section 37 of the *Planning Act* for developments which exceed 10,000 square metres and increase the permitted density by at least 1500 square metres and/or significantly increase the permitted height. The proposal is over 23,000 square metres and the proposed overall building heights in excess of thirty metres exceeds the maximum permitted height of 12.2 metres.

The Toronto Official Plan is available on the City's website at:  
[http://www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Zoning**

The site is currently zoned Commercial – General (C1) by former Town of Leaside Zoning By-law 1916. This zone permits a wide range of retail and commercial uses. Residential dwelling units are permitted over a permitted commercial use except for over a garage or service station. Dwelling units are not permitted if there is no commercial use on the ground floor. A maximum lot coverage of eighty percent is permitted and a maximum height of 12.2 metres is permitted. The C1 zoning requires a front yard setback of six metres and a rear yard setback equal to twenty percent of the lot depth but in no case less than six metres.

The site is also zoned CR 2.0 (c2.0; r1.3) SS3 (x1163) by City of Toronto Zoning By-law 569-2013 which is currently under appeal. The CR zoned permits a mix of commercial and residential uses. Permitted residential uses include nursing home, residential care facility, retirement home and apartment building. A maximum height of 12.2 metres and a maximum lot coverage of eighty percent is permitted. A minimum rear yard setback of 7.5 metres is required. Laird Drive is identified as a major street. Exception 1163 only permits residential uses above the first floor.

By-law 569-2013 can be found at <http://www.toronto.ca/zoning>.

## **Site Plan Control**

The proposal is subject to Site Plan Control approval, although an application has not been submitted.

## **Tree Preservation**

City of Toronto By-law provide for the protection of qualifying trees situated on both City and private property. An Arborist and Tree Preservation Plan was submitted with the

application and notes that six private trees will require a permit to destroy. Staff are currently reviewing the submitted report.

## **Reasons for the Application**

The application is required to amend both former Town of Leaside By-law 1916 and City of Toronto By-law 569-2013. By-law 1916 needs to be amended to permit the uses as dwelling units are only permitted in a C1 zone when commercial uses are provided at-grade. The rezoning would also amend performance standards, including maximum permitted height.

By-law 569-2013 also requires amendments to permit the development as Exception 1163 only permits residential uses when commercial uses are provided at grade. The proposed development also requires amendments to the applicable performance standards to permit the proposed height, density, and setbacks.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Draft Zoning By-law
- Arborist and Tree Preservation Plan
- Traffic Impact Study
- Functional Servicing and Stormwater Management Report
- Shadow Study
- Toronto Green Standard Checklist
- Heritage Impact Assessment

A Notification of Complete Application was issued on June 24, 2014.

### **Issues to be Resolved**

On a preliminary basis, staff have identified some concerns with the proposed relationship between the proposal and the existing residential area to the west of the subject site. The proposed buildings would be significantly taller than the existing dwellings and would not have significant rear yard setbacks. The transition between the proposed buildings and the existing residential area is important to ensure the proposal fits within the existing physical character and does not negatively impact the neighbourhood. The proposal also includes retaining the façade of an existing listed heritage building. In addition to these concerns, the following issues have been identified:

- Whether the proposed transition to the existing residential neighbourhood is appropriate

- Whether the proposed height, density, setbacks and landscaping are appropriate
- Whether the proposed amenity space and locations are appropriate
- Preservation and conservation of the listed heritage building
- Relationship to existing heritage building
- Appropriate Section 37 community benefits
- Whether the proposed number of parking spaces is acceptable
- Whether the proposed traffic impacts are appropriate
- Are the shadow impacts acceptable
- Whether grade related commercial units should be provided
- Appropriate indoor and outdoor amenity space
- Location of entrances
- Whether it is possible to tie the occupancy of the condominium to seniors and whether that is appropriate
- Compliance with the Tier 1 performance measures of the Toronto Green Standard.

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

## **CONTACT**

Guy Matthew, Planner  
 Tel. No. (416) 395-7102  
 Fax No. (416) 395-7155  
 E-mail: gmatthe2@toronto.ca

## **SIGNATURE**

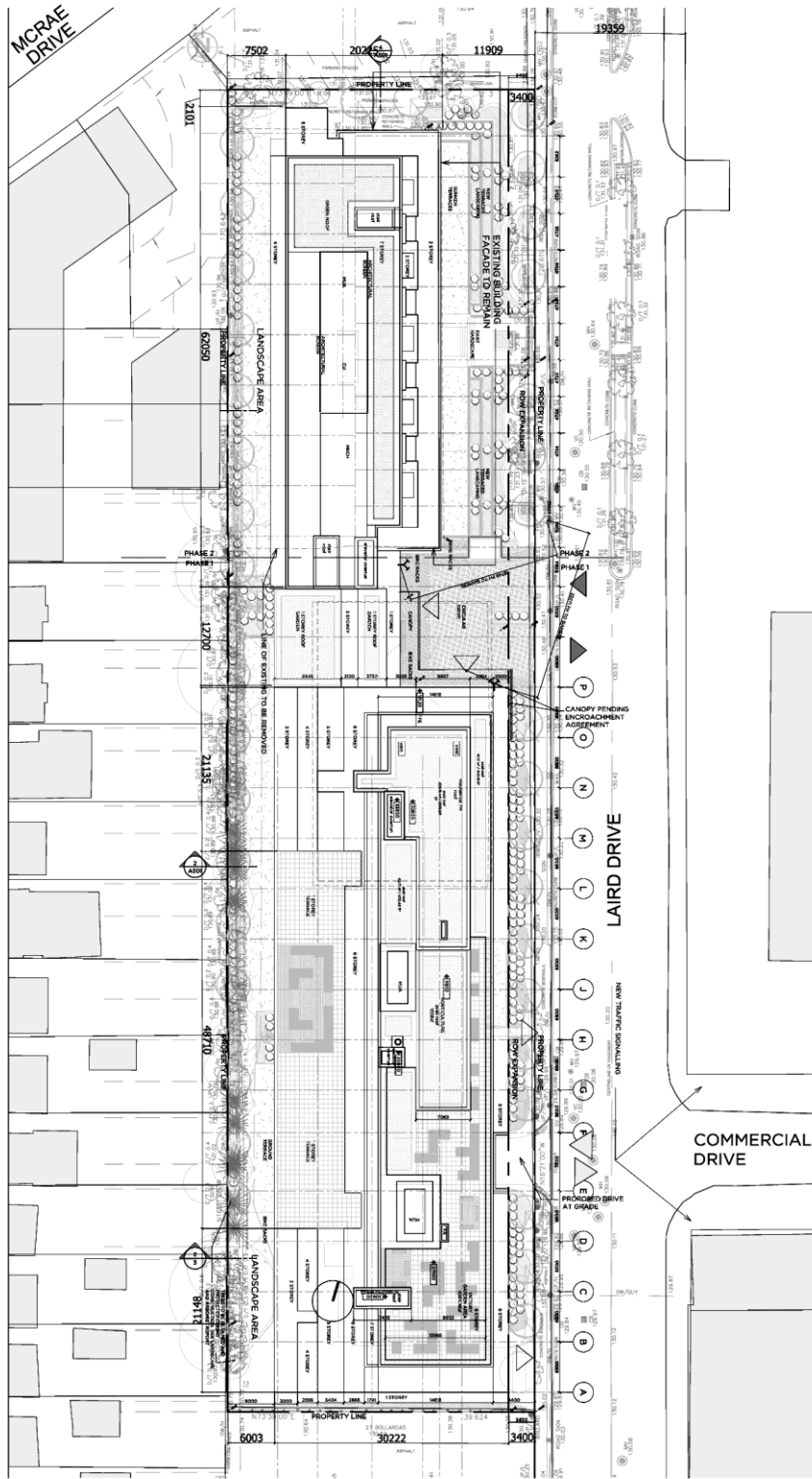
---

Allen Appleby, Director  
 Community Planning, North York District

## **ATTACHMENTS**

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

# Attachment 1: Site Plan



146-150 Laird Drive

File # 14 169650 NNY 26 0Z

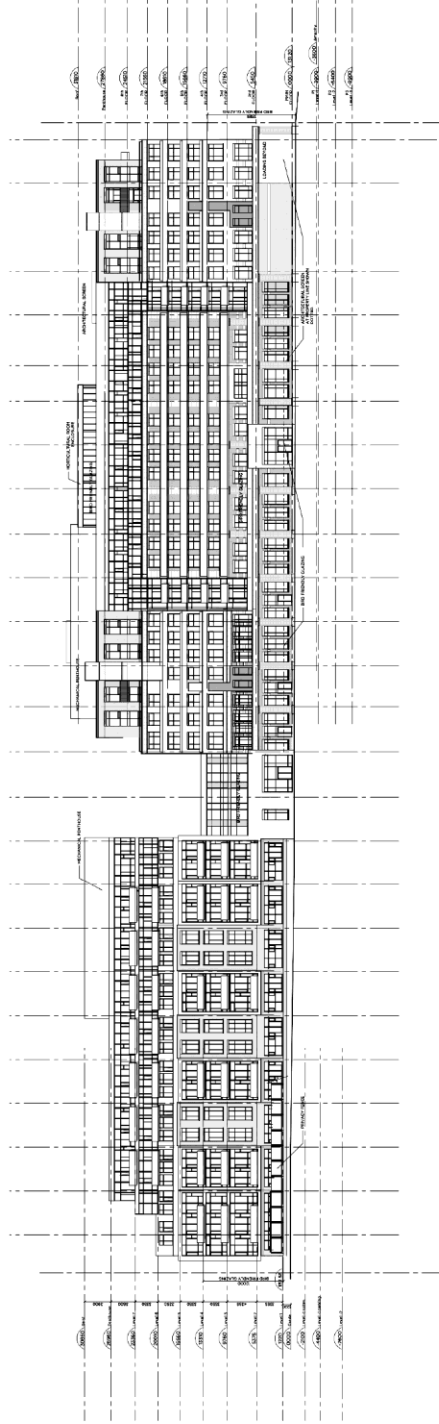
Site Plan

Applicant's Submitted Drawing

Not to Scale  
07/09/2014



## Attachment 2: Elevations



WEST ELEVATION

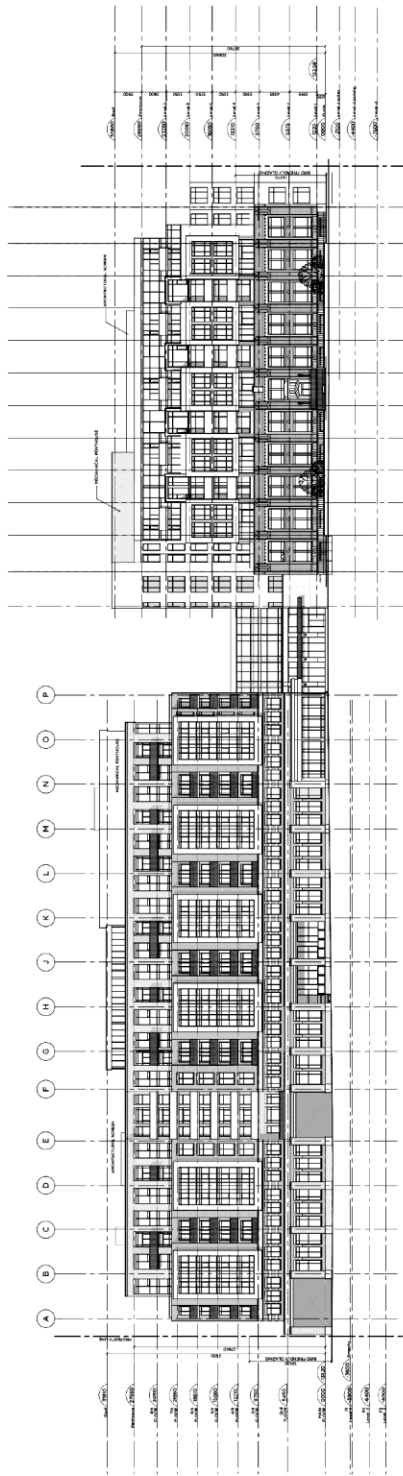
### Elevations

Applicant's Submitted Drawing

Not to Scale  
07/02/2014

146-150 Laird Drive

File # 14 169650 NNY 26 0Z



EAST ELEVATION

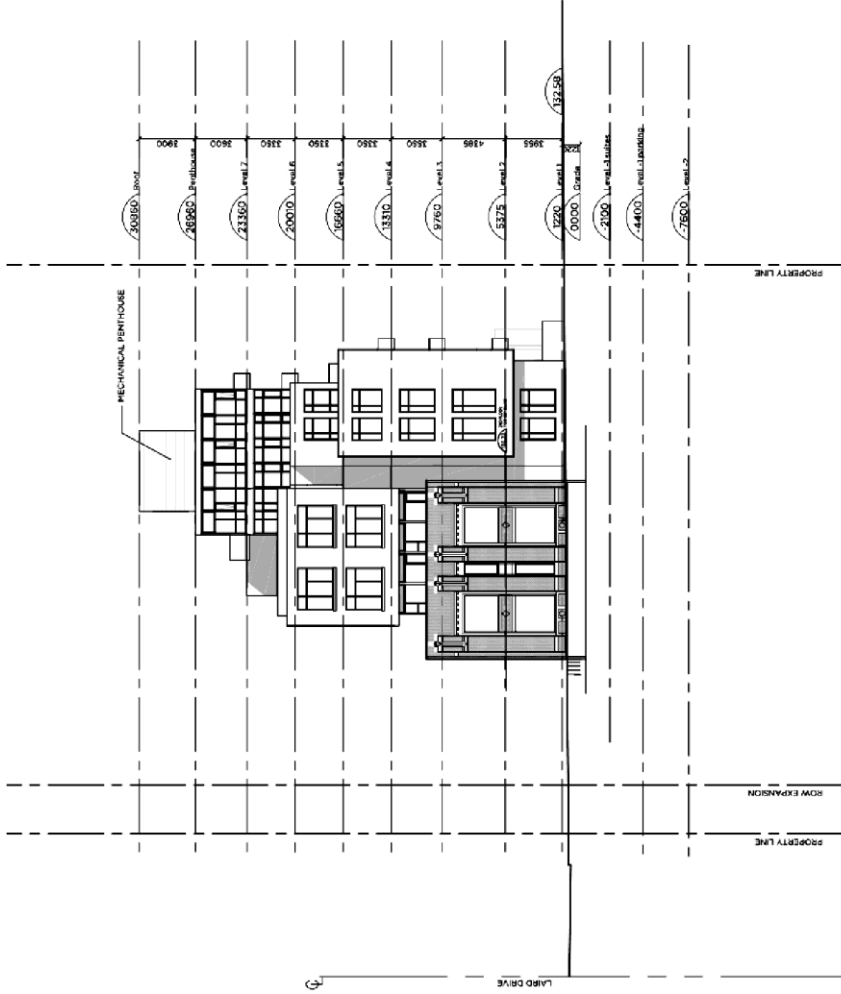
**Elevations**

Applicant's Submitted Drawing

Not to Scale  
07/02/2014

146-150 Laird Drive

File # 14 169650 NNY 26 0Z



NORTH ELEVATION

**Elevations**

**146-150 Laird Drive**

Applicant's Submitted Drawing

Not to Scale  
07/09/2014

File # 14 169650 NNY 26 0Z



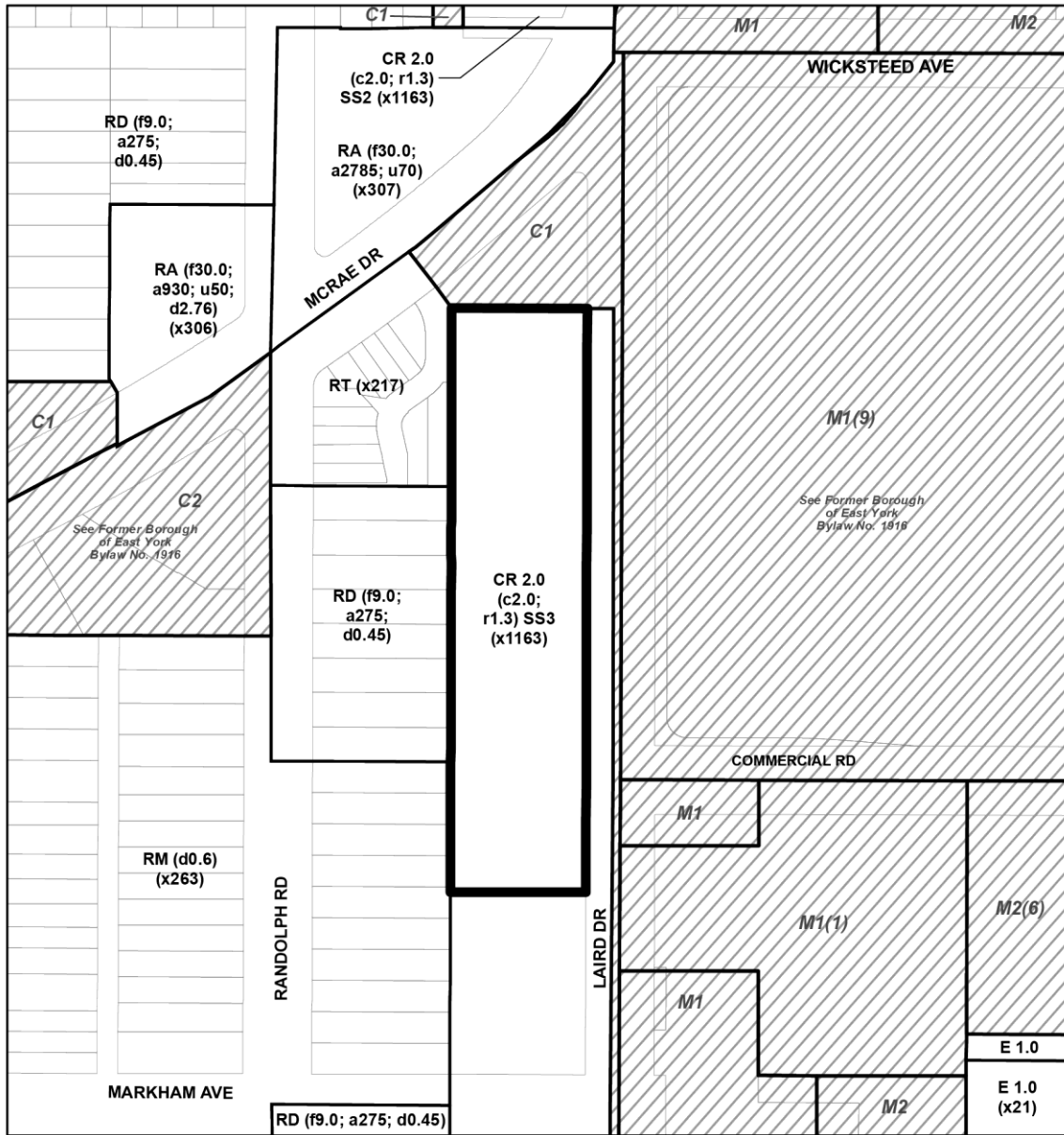
146-150 Laird Drive

**Elevations**  
 Applicant's Submitted Drawing

File # 14 169650 NNY 26 0Z

Not to Scale  
 07/09/2014

### Attachment 3: Zoning



Zoning By-law 569-2013

146-150 Laird Drive

File # 14 169650 NNY 26 0Z

Location of Application

See Former Borough of East York Bylaw No. 1916

**RD** Residential Detached  
**RT** Residential Townhouse  
**RM** Residential Multiple

**RA** Residential Apartment  
**CR** Commercial Residential  
**E** Employment Industrial

**C1** Commercial - General  
**C2** Commercial - Local  
**M1** Light Industrial

**M2** Genreal Industrial  
**R3A** High Density Residential

Not to Scale  
 Extracted: 06/17/2014

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	14 169650 NNY 26 OZ
Details	Rezoning, Standard	Application Date:	June 6, 2014

Municipal Address: 146 - 150 LAIRD DRIVE

Location Description: PLAN 2120 LOT 614 TO 629 \*\*GRID N2603

Project Description: Proposed two mid-rise buildings (7-storey and 8 storey) consisting of 23,561 square metres of older adult living accommodations. The 8-storey building will be retirement rental accommodations and the 7-storey building will be a condominium for older adults.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
VIVA RETIREMENT COMMUNITIES	BOUSFIELDS		INVAR (EAST YORK) LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area	Site Specific Provision:
Zoning:	C1 (By-law 1916) CR 2.0 (By-law 569-2013)	Historical Status:
Height Limit (m):	12.2 metres	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	6762	Height:	Storeys:	8
Frontage (m):	170.4		Metres:	27.86
Depth (m):	39.6			
Total Ground Floor Area (sq. m):	3378			<b>Total</b>
Total Residential GFA (sq. m):	23561		Parking Spaces:	170
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	23561			
Lot Coverage Ratio (%):	50			
Floor Space Index:	3.48			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Rental, Condo, Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	23561	0
Bachelor:	37	Retail GFA (sq. m):	0	0
1 Bedroom:	219	Office GFA (sq. m):	0	0
2 Bedroom:	28	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	284			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Guy Matthew, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7102</b>