

126-132 Laird Drive – Zoning By-law Amendment Application – Preliminary Report

Date: October 12, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 15 - Don Valley West

Planning Application Number: 20 181262 NNY 15 OZ

Related Applications: 20 181272 NNY 15 SA

Notice of Complete Application Issued: September 23, 2020

Current Use on Site: Car Dealership and Auto Service shop

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 126-132 Laird Drive. The proposal to amend the Zoning By-law is to permit an 8-storey mid-rise residential building on the lot which currently has a two-storey car dealership building. The proposal includes 143 residential units, including three live/work units, having a gross floor area of 10,350.3 square metres, with an overall Floor Space Index of 4.21. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 126-132 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

DECISION HISTORY

Laird in Focus Planning Study

The Laird in Focus Planning Study was an initiative led by the City Planning Division that examined ways to focus and shape anticipated growth in the Laird Drive and Eglinton Avenue East area anchored by the transit infrastructure being constructed as part of the Crosstown Light Rail Transit (LRT) project. Building on the work of Eglinton Connects, Laird in Focus would improve connections to the surrounding areas, lay out a network of blocks, streets and open spaces, and identify community services necessary to support new growth. The Study centres on the Laird Focus Area, as identified in the Eglinton Connects Planning Study, consisting of four large sites with large-format, low-rise buildings and surface parking, bounded by Eglinton Avenue East, Laird Drive, Vanderhoof Avenue and Aerodrome Crescent. In addition, the properties designated Mixed Use Areas located on the west side of Laird Drive, between Vanderhoof Avenue south to Millwood Road, consisting of mostly commercial uses in 1-2 storey buildings were also included as part of the Study.

The website for the Laird in Focus Planning Study can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studiesinitiatives/laird-in-focus/>

Laird in Focus resulted in a new planning framework to guide future development and established a vision for this area. The four phase Study was initiated in July 2016 with Phases 1, 2 and 3 completed with City Council's adoption of the Consultant's Report as part of the July 2018, Laird in Focus Planning Study - Proposals Report.

The website for the Laid in Focus Planning Study - Proposals Report and Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY32.20>

Phase 4 is the implementation phase through OPA 450 with the recommended Site and Area Specific Policy (SASP 568) and Urban Design Guidelines that represent the conclusion of the final phase of the Laird in Focus study as implementation instruments. The Laird in Focus Final Report was considered at the November 26, 2019 City Council meeting and was approved with minor amendments.

The website for the Laird in Focus Staff Final Report and Council Decision can be found here:

<http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&meetingId=15415#Meeting-2019.NY10>

The current owner of this property has appealed Laird in Focus to the Local Planning Appeal Tribunal (LPAT) with respect to Council's decision on OPA 450 on August 13,

2020. The appeal is due to the Owners concern with the application and interpretation of Policy 7.5 included in By-law 628-2020. Policy 7.5, as adopted by Council, states "buildings on the lands west of Laird Drive will have a minimum 3 metre setback from the Laird Drive right-of-way". A case management conference or hearing has yet to be scheduled.

Pre-Application Consultation

A pre-application consultation meeting was held June 23, 2020 between City staff (including Community Planning, Urban Design, Transportation Planning, and Transportation Services) and the applicant to discuss complete application submission requirements and to identify issues with the proposal. The proposed development discussed at that meeting was a variation of the submitted application. Staff expressed concerns regarding setbacks, landscaping, parking and servicing on the site. Staff provided a Planning Application Checklist to the applicant subsequent to the meeting.

ISSUE BACKGROUND

Application Description

This application proposes to amend the zoning by-law for the property at 126-132 Laird Drive to permit an 8-storey mid-rise residential building. The proposed development consists of a total 143 residential dwelling units, including three live-work units. A total of 76 vehicular parking spaces are proposed within two levels of underground parking.

The proposed development would contain a total of 10,350.3 square metres of gross floor area. With a gross site area of 2,456.4 square metres the proposed development would result in a gross Floor Space Index of 4.21 times the lot area.

The proposed building would be 8 storeys (25.75 metres) in height, plus 3.4 metres for the mechanical penthouse. The proposed 143 residential units would consist of 68 one-bedroom units, 50 two-bedroom units, 18 three-bedroom units, three live/work units (that front onto Laird Drive) and four three-bedroom townhouse style units (that front onto Stickney Avenue).

Vehicular access to the site would be provided via a 6.0 metre wide private driveway from Stickney Avenue at the west side of the site. The driveway would provide access to the underground garage ramp and the loading space/servicing area. A total of 76 below-grade parking spaces would be provided in a 2-level underground garage (including 15 electric vehicle parking spaces and 3 accessible spaces). With 66 parking spaces being for residents and 10 for visitors. One Type 'G' Loading space is proposed for the building and is located at the rear of the building off the north/south private driveway.

A total of 146 bicycle parking spaces are proposed: 130 long-term spaces are located at the P1 level of the building; and 16 short-term spaces are proposed outside the building along Laird Drive.

A total of 390.7 square metres of indoor amenity space (2.7 square metres per residential unit) and 189.9 square metres of outdoor amenity area (1.3 square metres per residential unit) would be provided as part of this development. The indoor amenity

space would be located on the mechanical penthouse level (117.7 square metres) and three separate spaces on the ground floor (totaling 273 square metres). The outdoor amenity would be located abutting the mechanical penthouse level indoor amenity space (47.9 square metres), as well as an outdoor terrace on Level 8 of the building (142 square metres). This shared amenity is in addition to private amenity including balconies and terraces.

Detailed project information is found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=xdQ1ZAUaCMbja0oCI2nbbg%3D%3D>

See Attachment 1 and 2 of this report, for a three dimensional representation of the project in context.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, includes: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new growth plan replaces the previous Growth Plan for the Golden Horseshoe, 2019. The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as Mixed Use Areas on Map 17 of the Official Plan (see Attachment 5). Mixed Use Areas are made up a broad range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The Official Plan directs new development to fit harmoniously into its existing and/or planned context by creating appropriate transitions in scale to existing and/or planned buildings. Further, development in Mixed Use Areas will locate and mass new buildings to provide appropriate transition towards areas of different intensity and scale.

The application is subject to Site and Area Specific Policy No. 568 (SASP 568) - South of Eglinton Avenue East and west of Laird Drive. SASP 568 was introduced into the Official Plan through OPA 450 and requires that proposed developments integrate with and respect the physical and cultural character of Leaside, establish a high quality and

well-connected public realm, improve and prioritize connections and movement opportunities for pedestrians, cyclists and transit riders, transform Laird Drive into a vibrant and unifying main street which accommodates appropriately scaled mid-rise development and protect *Neighbourhoods* from intensification pressures by directing growth to *Mixed Use Areas*.

SASP 568 is currently under appeal and not in full force and effect, but was adopted by City Council and does represent City Council's vision for this site and area.

Zoning By-laws

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. The CR zoned permits a mix of commercial and residential uses. Permitted residential uses including an 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. Exception 1163 only permits residential uses above the first floor.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Laird in Focus Urban Design Guidelines;
- Avenues and Mid-Rise Buildings Study including Performance Standards and Addendum;
- Growing Up: Planning for Children in New Vertical Communities;
- Toronto Green Standards
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings; and
- Bird Friendly Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (File No. 20 181272 NNY 15 SA) and will be reviewed concurrently with the Zoning Amendment Application.

COMMENTS

Reasons for the Application

An amendment to the former City of Leaside Zoning By-law No. 1916 and to the City of Toronto Zoning By-law 569-2013 is required to permit dwelling units on the ground floor, the proposed height, density and setbacks, on the lot zoned C1 and CR respectively, as well as to incorporate site specific development standards for the proposed development.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff are reviewing this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan. Staff will assess the suitability of the proposed site organization, building placement and setbacks, height, massing, and transition based on Sections 2(q) and (r) of the Planning Act.

Official Plan Conformity

Staff will continue to evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the Healthy Neighbourhoods policies in Chapter 2, the Built Form policies in Chapter 3 and the Mixed Use Areas policies in Chapter 4, notwithstanding the appeal status, the proposal will be evaluated based on Site and Area Specific Policy No. 568, which provides guidance on built form, mobility, public realm, and community services and facilities which are to be considered in the evaluation of this application. Currently, the applicant's proposal does not comply with the 3.0 metre front yard setback requirement from Laird Drive of SASP No. 568.

Land Use

Staff will review the proposed development for its conformity with Official Plan policies, and SASP 568 policies with respect to the proposed grade related residential units. Policies to be reviewed include, Policy 3.1 and 3.2 of SASP 568 which encourage at-grade active uses for buildings that abut Laird Drive, including commercial, institutional, and office uses, community facilities and/or other non-residential uses, to animate these spaces, and Policy 3.8 promotes opportunities for smaller scale commercial uses. Staff will review whether the proposed Live/work units proposed on the ground floor fronting onto Laird Drive and townhouse style units fronting onto Stickney Avenue meet this intent.

Built Form, Planned and Built Context

The suitability of the proposed massing, and other built form issues will be evaluated in terms of the surrounding context and impacts on adjacent properties as well as consistency with the *Mixed Use Areas* policies of the Official Plan, the Provincial Policies, Mid-Rise Building Performance Standards and Addendum and Sections 7, 8 and 9 of SASP 568 and the Laird in Focus Urban Design Guidelines to assess the application.

Staff are assessing the appropriateness of the site organization, the amount of proposed landscaped open space, the transition to *Neighbourhoods* to the west including protrusions into the angular plane, building step backs, the proposed balcony projections on the third and fourth floors and the feasibility of a 5.0 metre soft landscape buffer. Staff will also be assessing the appropriateness of the building setbacks on all sides of the building, including all levels of the building. The quality and design of the building facades and materials will also be reviewed.

The applicant has submitted a Sun/Shadow Study and a Pedestrian Level Wind Study in support of the application that is currently being reviewed by City staff.

Public Realm and Streetscaping

City Planning staff will assess the appropriateness of the proposed streetscape on Laird Drive and Stickney Avenue, and the design of other features of the public realm based on the Official Plan including Section 3.1.1 Public Realm, Section 5 Public Realm of Laird in Focus SASP 568 and Laird in Focus Urban Design Guidelines. The Laird Drive streetscape is to be an enhanced main street and is to accommodate a connection to the future LRT station that is approximately 700 metres north of the site. Although the proposed ground floor of the building is setback 3.0 metres from Laird Drive, staff will assess whether the upper storeys of the proposed building that cantilever into that 3.0 metre setback meet that intent.

Staff will review the proposed sidewalks, pedestrian connections and cycling connections to ensure they will be designed to provide safe, convenient, attractive, interesting and comfortable spaces for pedestrians and cyclists, with well designed and co-ordinated tree planting and landscaping, pedestrian-scale lighting, pedestrian weather protection, and quality street furnishings and decorative paving as part of street improvements. Staff will also review building setbacks on private property which are to expand the perceived public realm for retail and residential ground floor uses, and support spill out activities.

The service access for the development will also be assessed by staff, to ensure the rear private driveway can connect to abutting sites through subsequent future development, in order to minimize future curb cuts along Laird Drive.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report which is currently under review by City staff.

The report concludes that there are no trees on the subject property and that there are a total of three trees on neighbouring properties within six metres of the subject property. No tree removals are required to accommodate the proposed development.

Staff will assess the appropriateness of the applicant's proposal with respect to tree protection and replacement measures.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of, and investment in, community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The applicant has submitted a Planning & Urban Design Rationale prepared by Bousfields Inc. dated August 2020 which includes a section on community services and facilities. Staff are reviewing the submitted materials.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Geotechnical Report, and a Hydrogeological Investigation. These reports will allow City staff to review and evaluate the effects of the proposed development on the City's municipal servicing infrastructure. It will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to accommodate the proposed development. These reports are currently under review by Engineering and Construction Services staff.

Transportation

A Transportation Impact Study prepared by Trans-Plan Transportation Engineering was also submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. This report is currently under review by Transportation Services and Transportation Planning staff.

Section 37 Community Benefits

The Official Plan authorizes the City to apply Section 37 of the Planning Act to pass bylaws to allow for increases in height and/or density that are not otherwise permitted by the Zoning By-law in return for the provision, by the applicant, of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title for projects that meet the development thresholds identified in the Official Plan.

Further discussion with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of the Section 37 community benefits that the Applicant may be required to provide, should the proposal proceed to approval in some form.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Additional information on the Toronto Green Standard may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/toronto-green-standard/>

Other Matters

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

CONTACT

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E-mail: Sarah.Ovens@toronto.ca

SIGNATURE

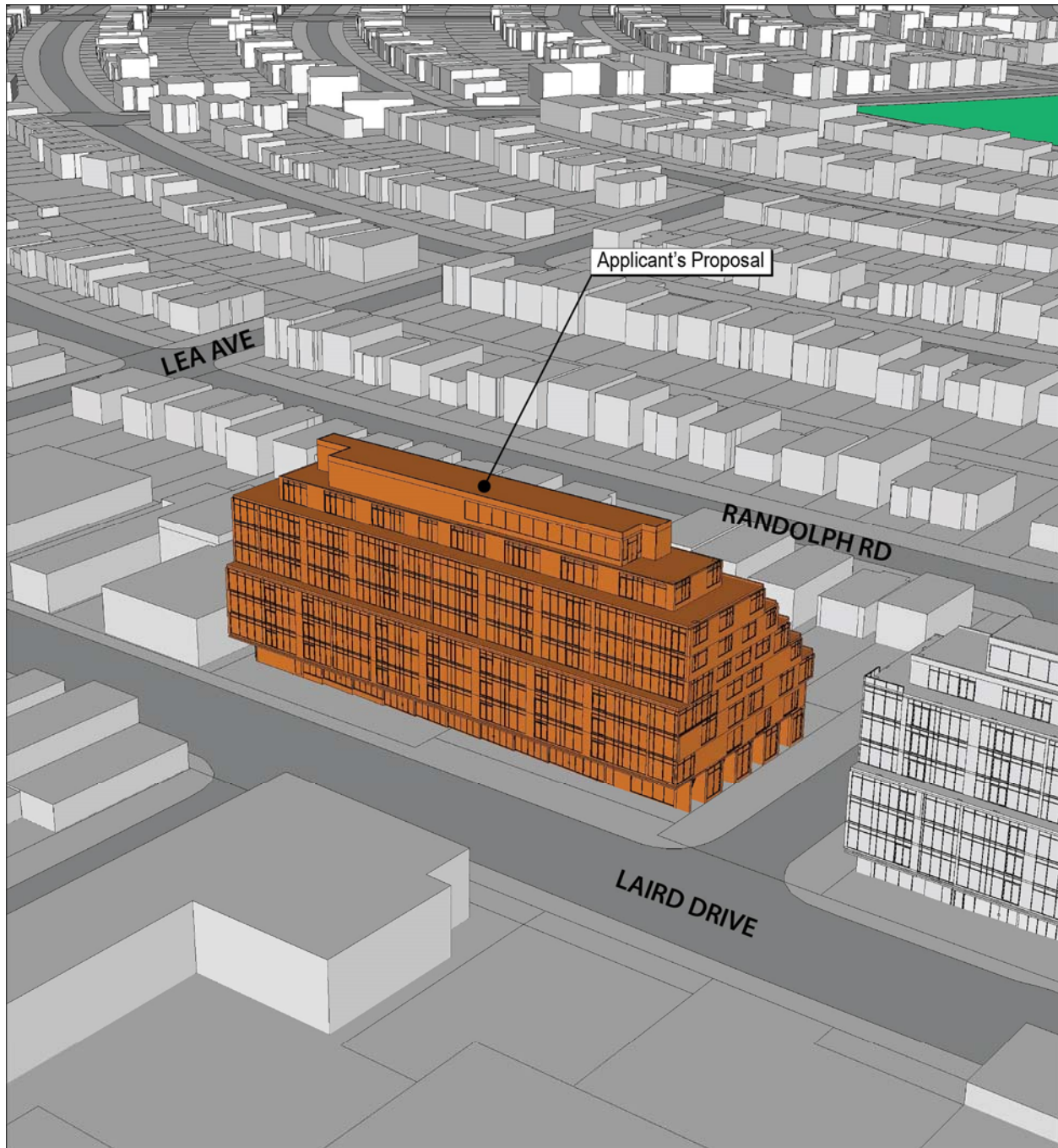
Giulio Cescato, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context (South-West)
Attachment 2: 3D Model of Proposal in Context (North-East)
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context (South-West)

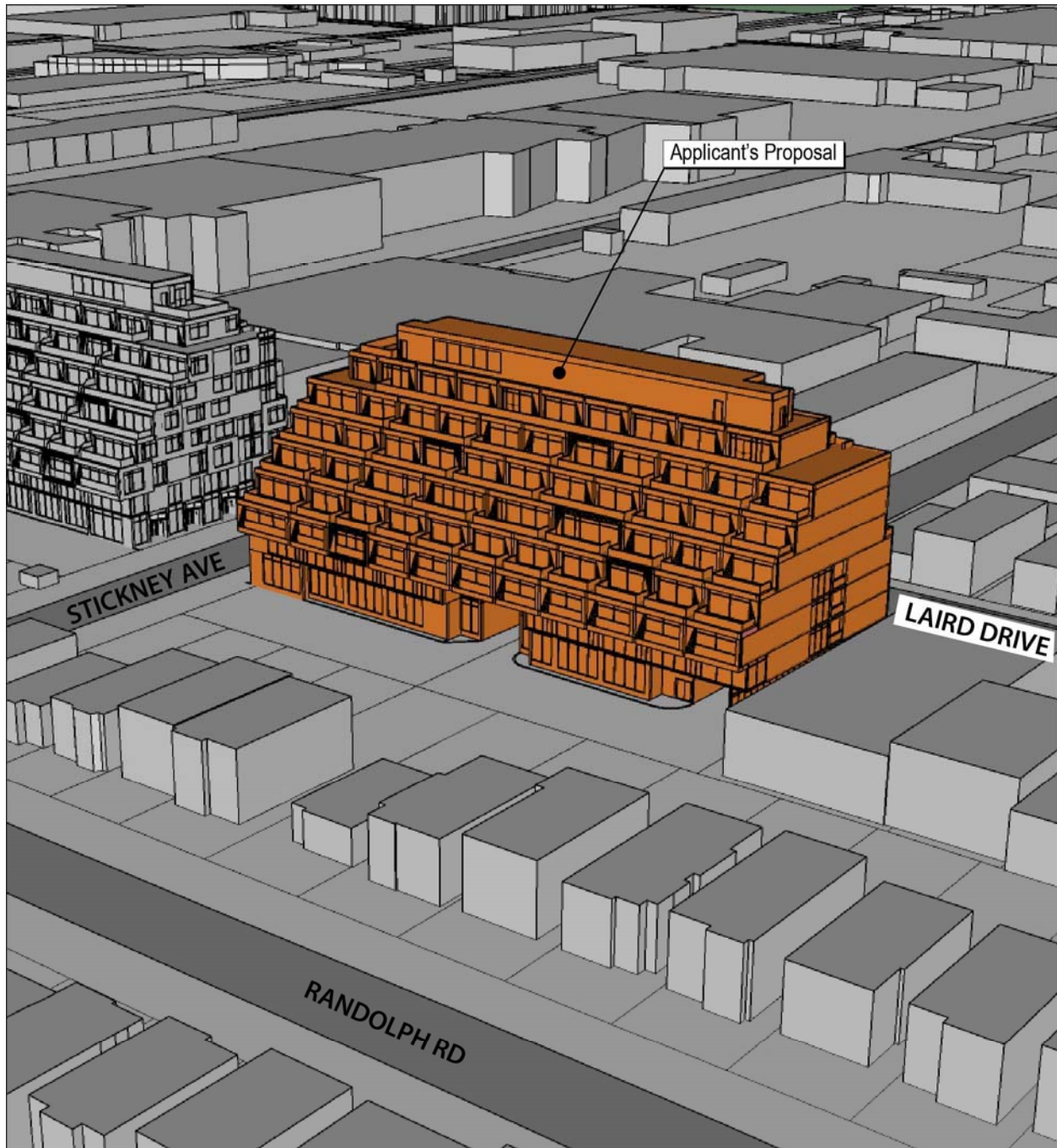


View of Applicant's Proposal Looking Southwest



09/16/2020

Attachment 2: 3D Model of Proposal in Context (North-East)

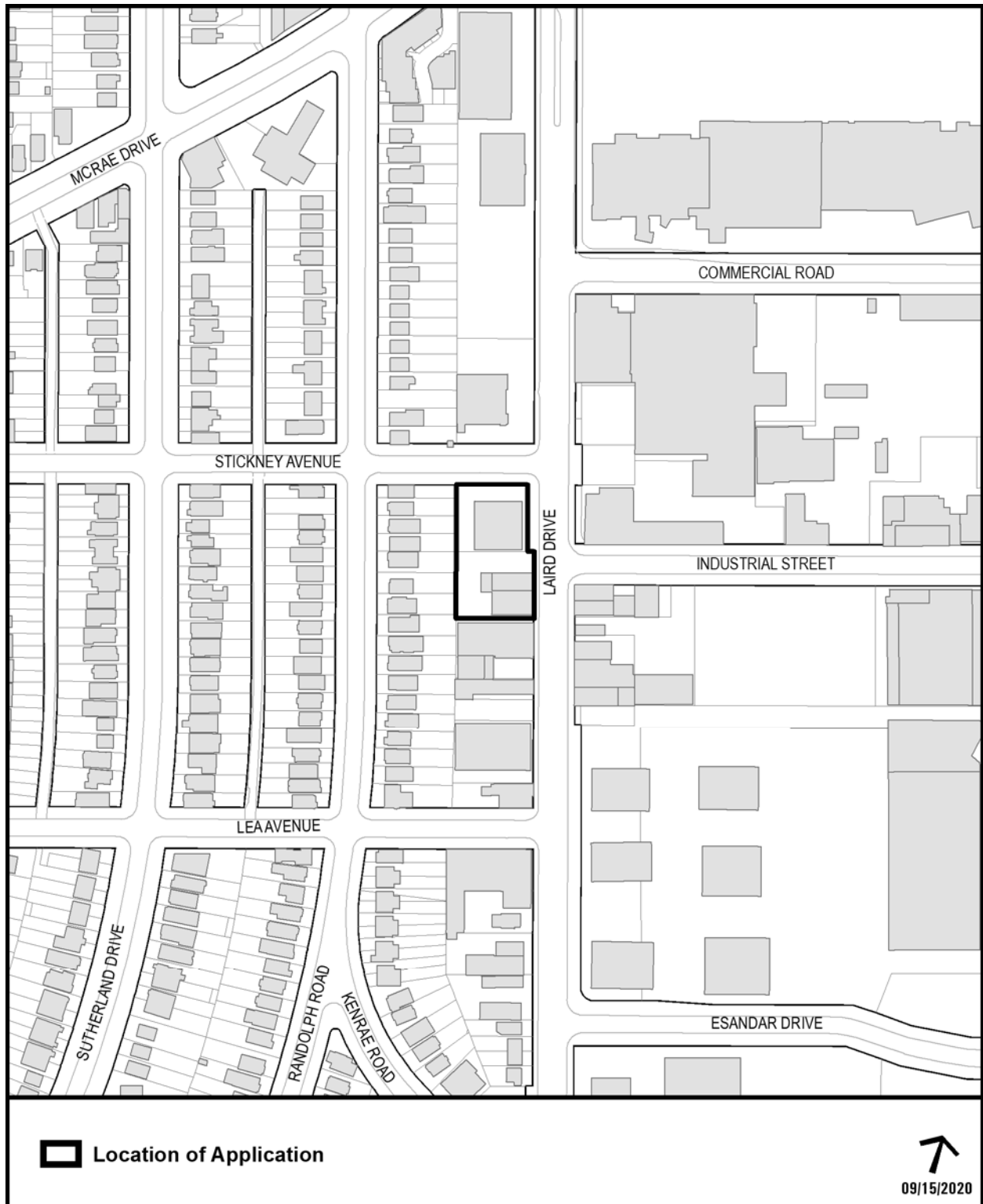


View of Applicant's Proposal Looking Northeast

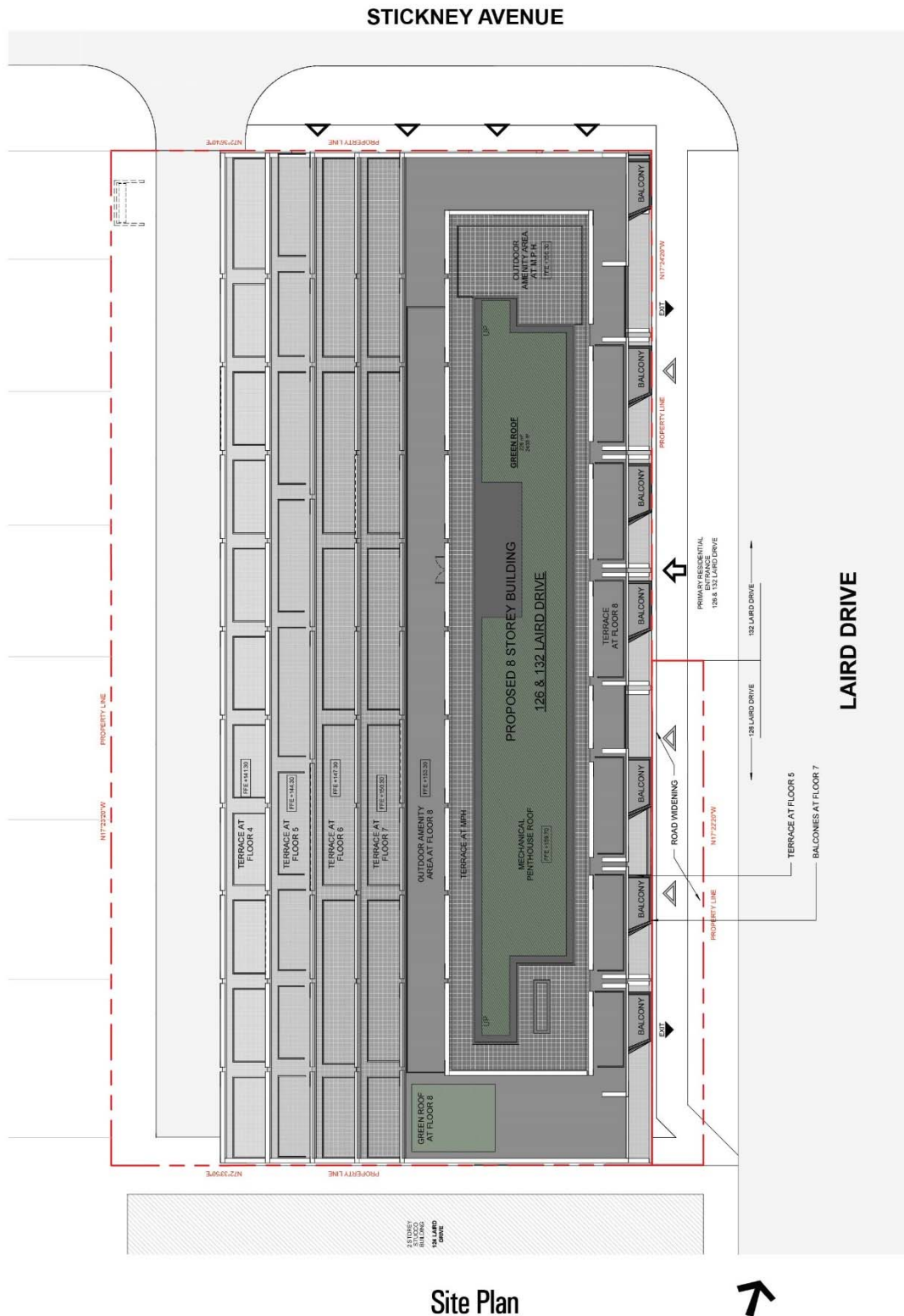


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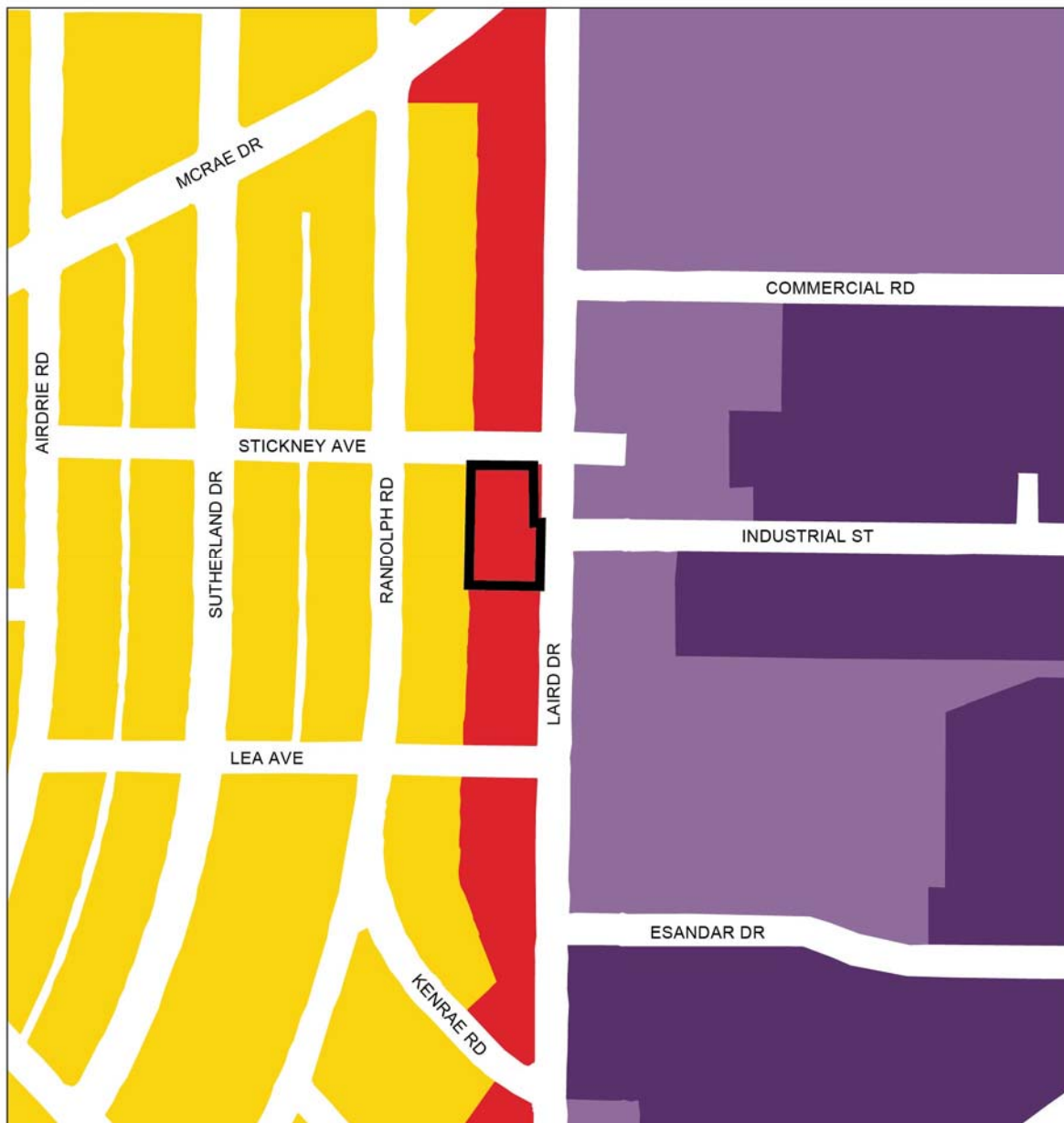
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Map



126 - 132 Laird Drive

Official Plan Land Use Map #17

File # 20 181262 NNY 15 02



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Not to Scale
09/16/2020

Attachment 6: Application Data Sheet

Municipal Address: 126-132 LAIRD DRIVE Date Received: August 17, 2020

Application Number: 20 181262 NNY 15 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-Law Amendment application to permit an 8-storey building. The proposed development consists of a total 143 residential dwelling units, including three live-work units and four townhouse units. Vehicular and bicycle parking is proposed within two levels of underground parking; a total of 76 vehicular spaces and 143 bicycle spaces are proposed.

Applicant	Agent	Architect	Owner
Core Development Group Ltd.	Core Development Group Ltd.	Turner-Fleischer Architects Inc.	LEASIDE RESIDENCES I INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 568
Zoning:	CR 2.0 (c2.0; r1.3) SS3 (x1163)	Heritage Designation:	
Height Limit (m):	12.2	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,456	Frontage (m):	68	Depth (m):	40
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,160		1,264	1,264
Residential GFA (sq m):			10,350	10,350
Non-Residential GFA (sq m):	1,160			
Total GFA (sq m):	1,160		10,350	10,350
Height - Storeys:	1		8	8
Height - Metres:	6		26	26

Lot Coverage Ratio (%)	51.47	Floor Space Index:	4.21
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,318	33
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			140	140
Other: live-work condo			3	3
Total Units:			143	143

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		3	68	50	22
Total Units:		3	68	50	22

Parking and Loading

Parking Spaces:	76	Bicycle Parking Spaces:	146	Loading Docks:	1
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