

46-48 Laing Street – Zoning Amendment Application – Preliminary Report

Date: August 20, 2021

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Wards: Ward 14 - Toronto-Danforth

Planning Application Number: 21 144179 STE 14 OZ

Notice of Complete Application Issued: May 26, 2021

Current Use(s) on Site: semi-detached residential building

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the applications for the property at 46-48 Laing Street for a 7-unit residential townhouse block to replace the existing semi-detached residential building.

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 46-48 Laing Street 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 this report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law provisions relating to lot area, density, setbacks, and landscaping requirements for the property at 46-48 Laing Street. The application seeks to permit a townhouse development with a height of 3-4 storeys at 12.7 metres, and with 5 vehicular and 6 bicycle parking spaces. The site is located on lands designated as Neighbourhoods and its context is characterised by predominantly low-rise residential buildings.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1, 4, 5 and 6 of this report, for a location map, site plan, building elevations and three dimensional representation of the project in context; respectively.

Provincial Policy Statement and Provincial Plans

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, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

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 Neighbourhoods on Land Use Plan Map 21. An excerpt of Land Use Plan Map 21 is shown in Attachment 2.

The application is also located on lands within the Lower Don: Don River Special Policy Area. This special policy area permits development within the area on condition that the development is flood protected to at least the 1:350 year level.

Zoning By-laws

The subject site is zoned R (d1.0) (x449) in City of Toronto Zoning By-law 569-2013. The application is seeking to change the zoning provisions relating to lot area, density, setbacks, and landscaping requirements. The current zoning of the property is shown in Attachment 3.

Design Guidelines

The Townhouse and Low-Rise Apartment Design Guidelines will be used in the evaluation of this application.

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 concurrently with the Zoning By-law Amendment application (file No. 21 144182 STE 14 SA).

COMMENTS

Reasons for the Application

An application for a Zoning By-law Amendment is required to facilitate a number of amendments to the zoning standards under City of Toronto Zoning By-law 569-2013 [including density, parking, setbacks, landscaped requirements.](#)

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 will evaluate 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 (2020) as amended and/or Greenbelt Plan, highlighting only those provincial policies relevant in the context of this particular application.

Official Plan Conformity

Staff will determine conformity with the Official Plan and/or Secondary Plan, Site and Area Specific Policies and commenting on non-conformity with official plan policies where a zoning amendment application has been filed and staff do not agree with the applicant that the proposed zoning amendment conforms with said policies.

Built Form, Planned and Built Context

Staff will assess the suitability of the proposed height and massing [and](#) other built form issues based on Section 2 j), l), p), q) and r) of the Planning Act; the Growth Plan (2020) as amended, the City's Official Plan policies and Townhouse & Low-Rise Apartment Design Guidelines.

Staff will continue to assess whether the application is contextually appropriate and whether it fits with the planned [and existing](#) context, including the following:

- Suitability of the proposed height and massing, setbacks and stepbacks in relation to the area's existing and planned built form character and scale;
- Unit mix and configuration;
- Amount and configuration of private outdoor space for each unit;
- Impact of integral garages on the proposed building design and streetscape;
- Ensuring the sufficiency of landscaping onsite, and an appropriate balance between hard and soft landscaping;
- Assessment of the streetscape improvements proposed;
- The potential impacts of the proposed building to adjacent properties, including privacy and overlook; and
- Opportunities to provide affordable housing

Natural Heritage Protection

The subject lands are within a TRCA Regulated Area [of the Don River watershed and is regulated due to its siting within a Regulatory Floodplain and Lower Don Special Policy Area](#). The application has been circulated to the TRCA for comments. A TRCA permit will be required from the TRCA prior to any development taking place.

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, Tree Protection & Removals Plan and Landscape Plans for review by Urban Forestry.

The applicant is proposing to remove one by-law-regulated privately-owned tree and three by-law-regulated privately-owned boundary/neighbour trees to accommodate the development. Urban Forestry notes that a Permit to Injure or Destroy a Tree is required

prior to issuance of a building permit, [should it be issued in accordance its terms and conditions. Issuance of a permit does not determine ownership and does not authorise the applicant to encroach or enter a neighbouring property, or to injure or remove a tree without consent.](#)

Prior to Site Plan approval, Urban Forestry may require a Tree Protection Guarantee for injury of City-owned trees and Tree Loss Payment for removal of City-owned trees and Tree Planting Security Deposit.

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.

Staff will assess the impacts of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

Parkland

The site is located within proximity to the existing Maple Leaf Forever Park. City Planning and Parks, Forestry & Recreation will work to determine the level of parkland provision in the neighbourhood. Staff will also determine whether off-site or cash-in-lieu contribution is required.

Infrastructure/Service Capacity

The applicant has submitted a Functional Servicing Report, Stormwater Management Report, Geotechnical Investigation, Site Grading and Servicing Plans, Water-tight Certifications and a Traffic Brief, which have been reviewed in detail by Engineering and Construction Services staff to ensure there is sufficient infrastructure capacity to accommodate the proposed development.

Comments received to date require a subsurface investigation for the possible presence of methane gas with a gas investigation report and revisions to the Functional Servicing Report, Stormwater Management Report, architectural and landscape plans/drawings.

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The application is being reviewed by staff for compliance with Tier 1 performance standards. Community Planning will encourage the applicant to pursue Tier 2 or higher under the TGS.

In order to meet the Tier 1 performance standards, Urban Forestry staff note the total soil volume target of 107 square metres for this site must be provided for tree planting, native large-growing shade trees should be planted along Laing Street and a watering programme must be provided.

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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SIGNATURE

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Director, Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Location Map

Attachment 2: Official Plan Map

Attachment 3: Zoning By-law Map

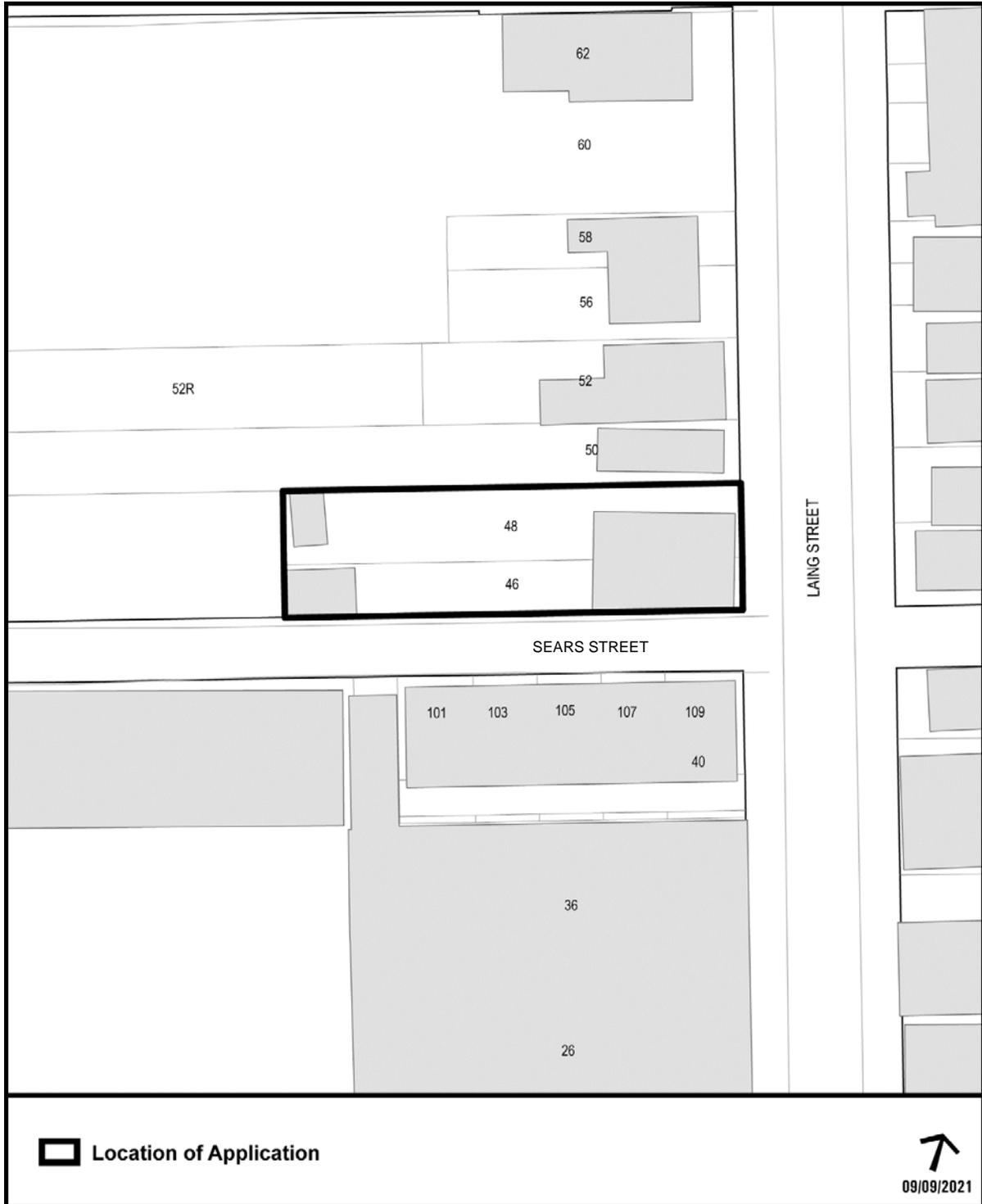
Attachment 4: Site Plan

Attachment 5: Building Elevations

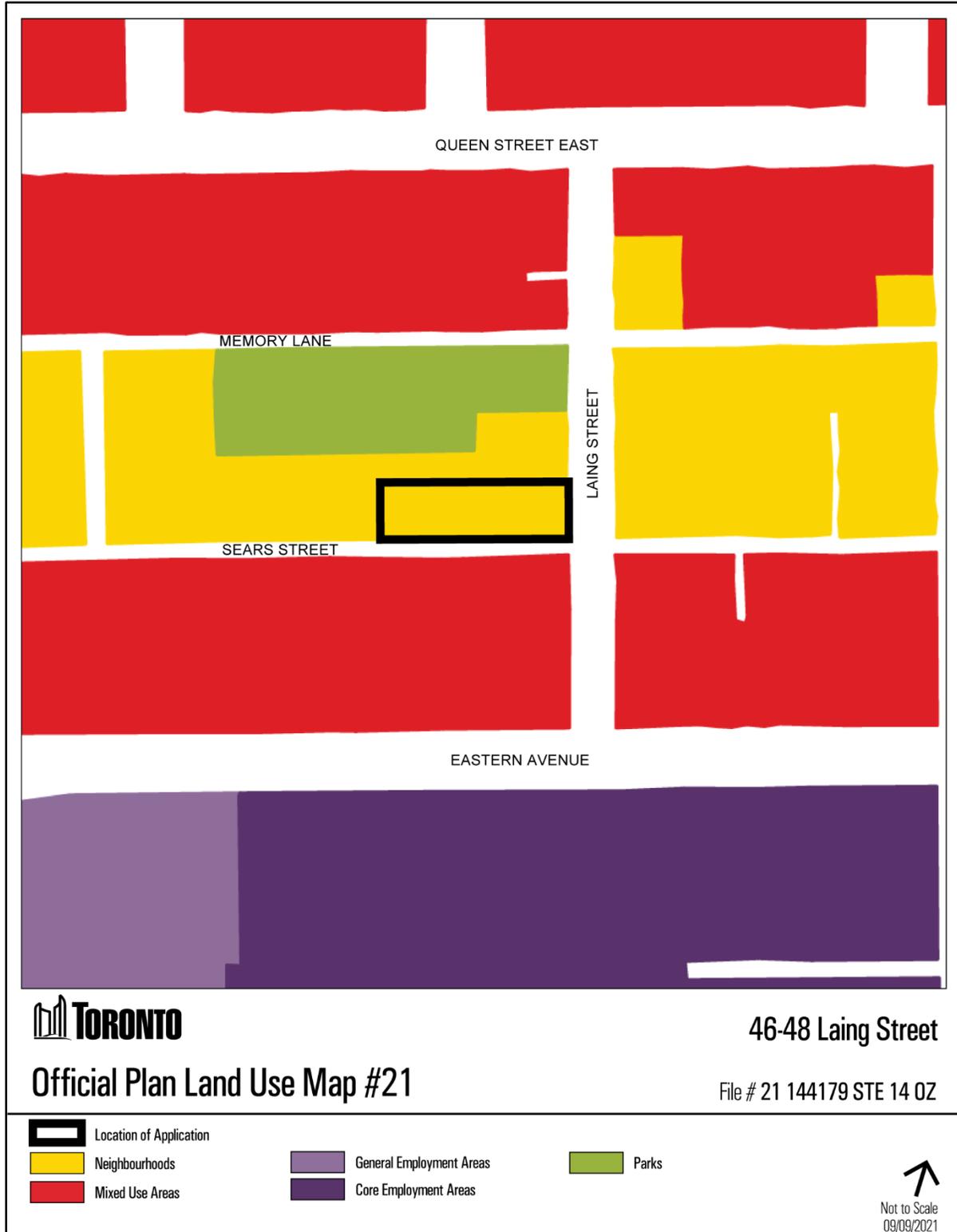
Attachment 6: 3D Model of Proposal in Context

Attachment 7: Application Data Sheet

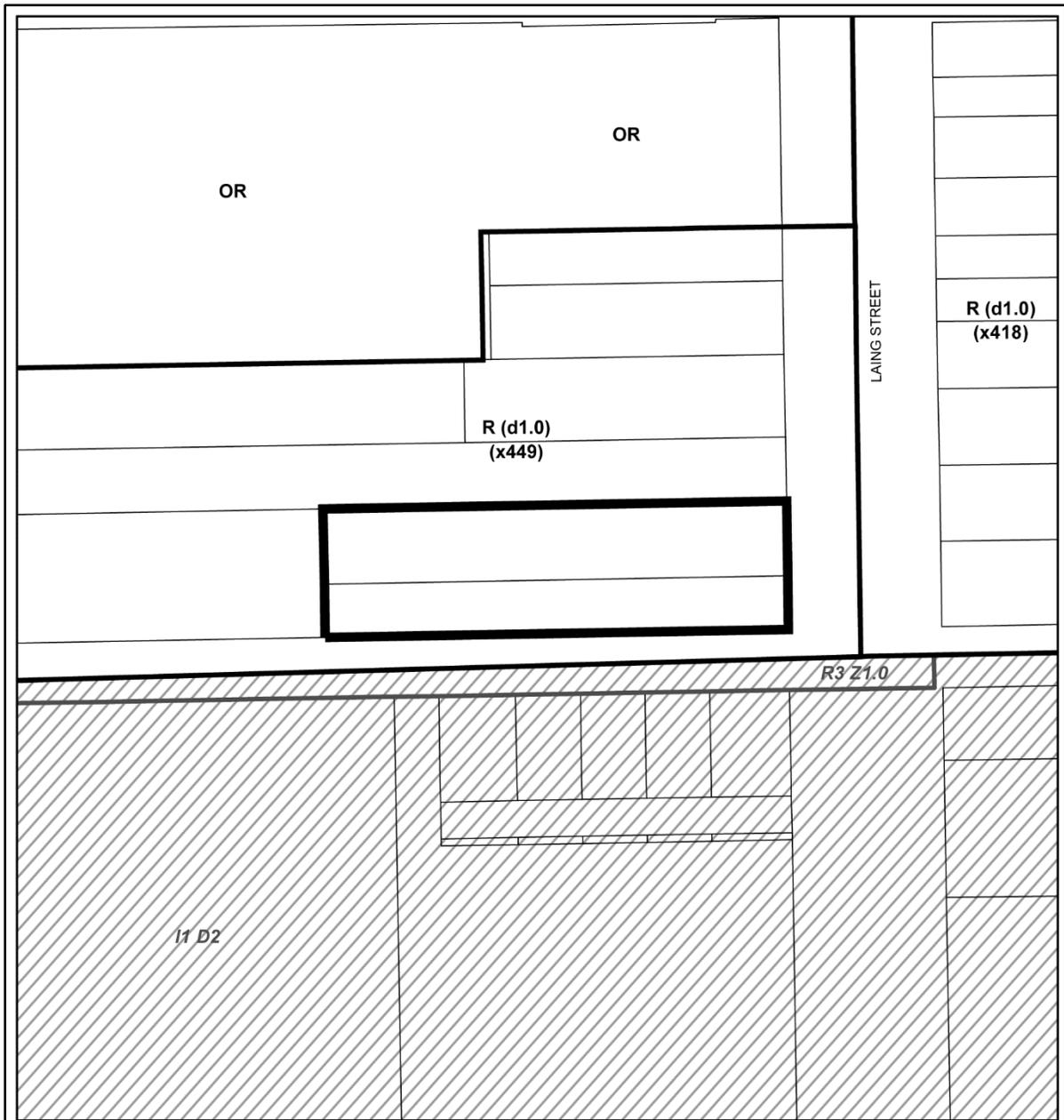
Attachment 1: Location Map



Attachment 2: Official Plan Map



Attachment 3: Zoning By-law Map



Zoning By-law 569-2013

46-48 Laing Street

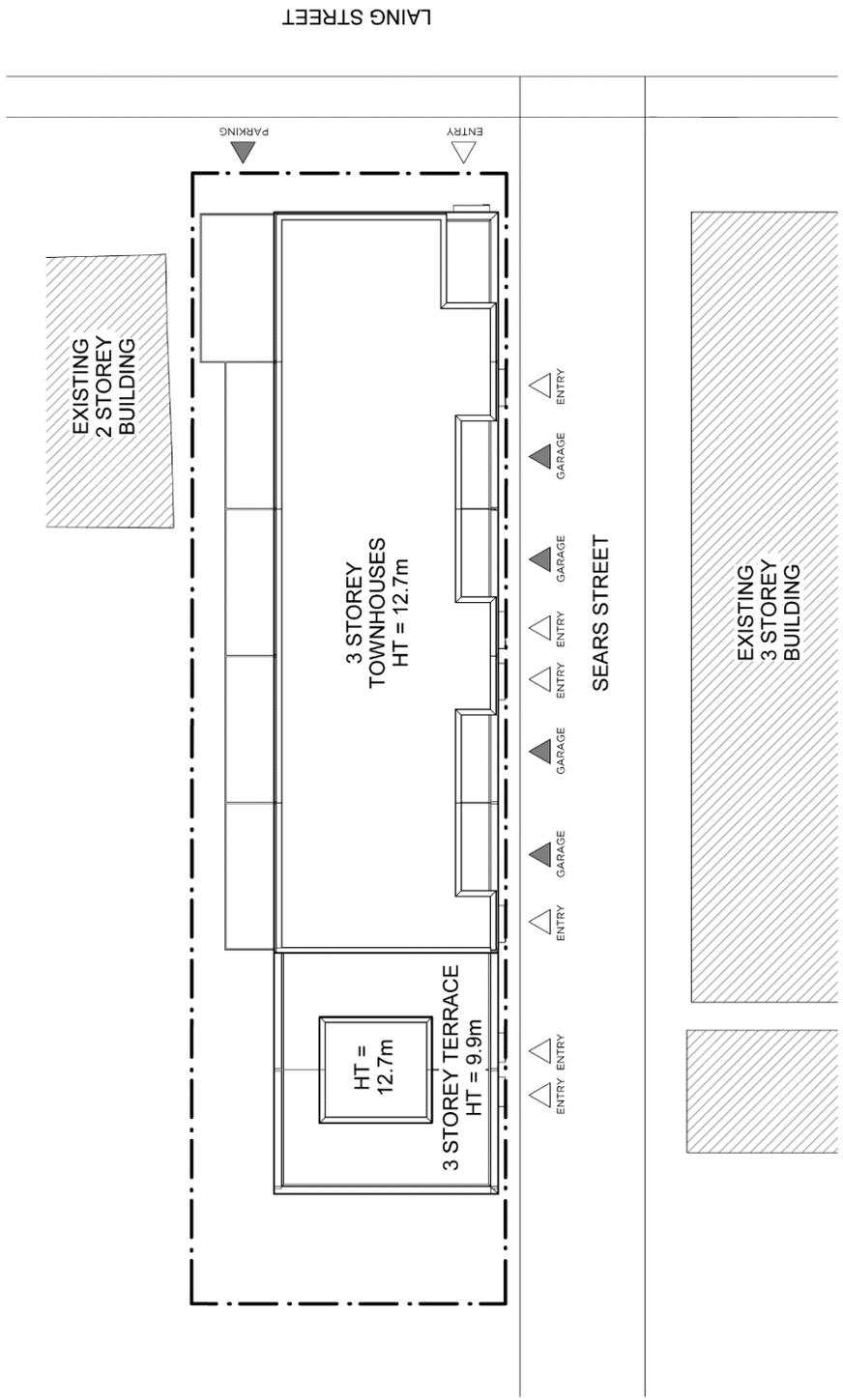
File # 20 144179 STE 14 0Z

 Location of Application
R Residential
OR Open Space Recreation

 See Former City of Toronto By-law No. 438-86
R3 Residential District
I1 Industrial District


 Not to Scale
 Extracted: 09/09/2021

Attachment 4: Site Plan



Site Plan

Attachment 5: Building Elevations

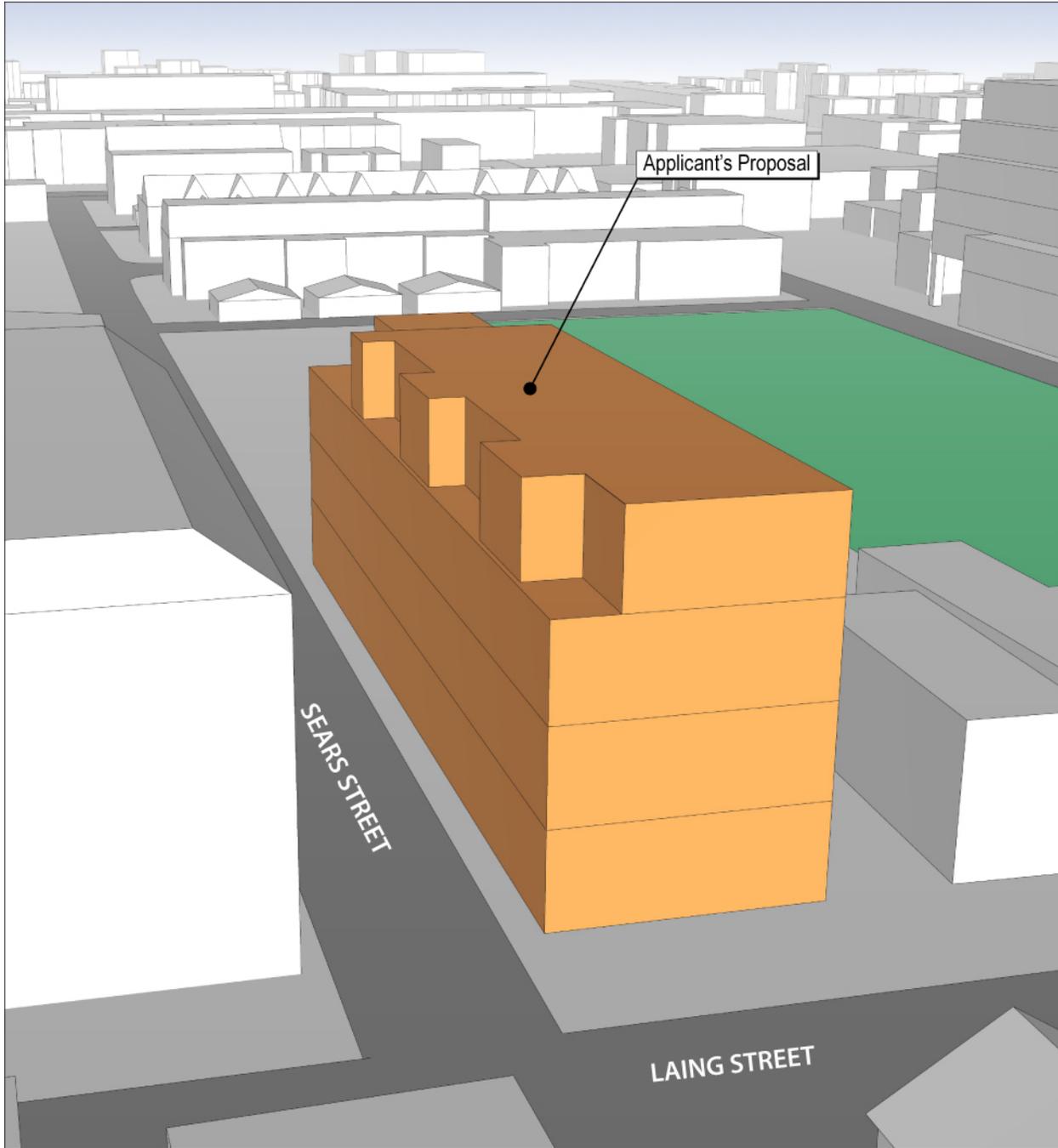


East Elevation



South Elevation

Attachment 6: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northwest



09/09/2021

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 46 LAING ST Date Received: April 21, 2021

Application Number: 21 144179 STE 14 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposal for a 3- to 4-storey townhouse block comprised of 7 residential dwelling units. The proposed residential gross floor area is 1226 square metres.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC		RAW Design	DUNCAN SMITH

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: R (d1.0) (x449) Heritage Designation:

Height Limit (m): 14 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 591 Frontage (m): 12 Depth (m): 46

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			348	348
Residential GFA (sq m):			1,226	1,226
Non-Residential GFA (sq m):				
Total GFA (sq m):			1,226	1,226
Height - Storeys:			4	4
Height - Metres:			13	13

Lot Coverage Ratio (%): 58.9 Floor Space Index: 2.07

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,226	

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2		7	7
Condominium:				
Other:				
Total Units:	2		7	7

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					7
Total Units:					7

Parking and Loading

Parking Spaces:	5	Bicycle Parking Spaces:	Loading Docks:
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