

## **46 and 48 Laing Street - Zoning By-law Amendment Application – Final Report**

**Date:** May 6, 2022  
**To:** Toronto and East York Community Council or City Council  
**From:** Director, Community Planning, Toronto and East York District  
**Ward:** 14 - Toronto-Danforth

**Planning Application Number:** 21 144170 STE 14 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a seven-unit townhouse block to replace the existing semi-detached residential dwelling at 46 and 48 Laing Street. The proposed development would provide seven vehicular spaces and eight bicycle parking spaces.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 46 & 48 Laing Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report (May 6, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the applicant to address all outstanding comments in Section A of the memo from Engineering and Construction Services dated April 26, 2022 in relation to functional servicing and stormwater management matters, and any subsequent memo prepared in

response to the applicant resubmission(s) to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services.

## **FINANCIAL IMPACT**

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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.

## **DECISION HISTORY**

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A Preliminary Report on the application was adopted by Toronto and East York Community Council on September 9, 2021 authorizing staff to hold a Community Consultation Meeting with an expanded notification area. The Toronto and East York Community Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE27.23>

## **SITE AND SURROUNDING AREA**

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**Description:** The site is located at the northwest corner of Laing Street and Sears Street and is approximately 591 square metres in size. The site has 12.8 metres of frontage on Laing Street and 46.16 metres of frontage on Sears Street. The site is currently occupied by a two-storey semi-detached residentially dwelling.

**Official Plan Designation:** Neighbourhoods

**Zoning:** R (d1.0) (x449) under Zoning By-law 569-2013 with a height limit of 14 metres and a density limit of 1.0 times the area of the lot. See Attachment No. 4 to this report for the Existing Zoning By-law Map.

### **Surrounding Land Uses:**

**North:** are one- and two-storey single- and semi-detached residential dwellings along Laing Street. Further north along Queen Street East there are residential and mixed-use buildings between one and three storeys.

**South:** across Sears Street is a four-storey townhouse block (40 Laing Street) of five units. Further south along Laing Street, towards Eastern Avenue, are small-scale commercial operations.

**East:** along Laing Street are two-storey single-detached residential dwellings.

**West:** along Sears Street is a vacant lot. Further towards Brick Court is a residential townhouse development two storeys.

## **THE APPLICATION**

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**Description:** A four-storey (12.74 metres) townhouse block.

**Density:** 2.06 times the area of the lot.

**Dwelling Units and Amenity Space:** Seven residential dwelling units are proposed, each with private outdoor amenity space in a combination of patios, balconies and terraces.

**Retail:** No retail space is proposed.

**Access, Parking, and Loading:** Site access is along Laing Street and Sears Street. A total of seven parking spaces are provided on-site with five garages and two parking pads. The proposed development does not propose a loading dock.

### **Additional Information**

See Attachment No. 1 to this report for the location map, Attachment No. 2 for the application data, Attachment No. 6 for the site plan, Attachments No. 7-8 for three-dimensional representations of the proposal in context, and Attachments No. 9-12 for the elevations.

The current proposal incorporates numerous revisions from the original application, including:

- Reoriented building by shifting it to the north to accommodate a pedestrian clearway along Sears Street;
- A 1.65-metre pedestrian clearway that connects to the public sidewalk along Laing Street;
- Reduced density from 2.07 to 2.06 times the lot area;
- Overall reduction in GFA from 1,224.8 m<sup>2</sup> to 1,217.3 m<sup>2</sup> with a reduction in GFA for each of the seven units;
- Removal of the hardscaped walkway along the eastern edge of Unit 1 to permit greater landscaped area; and
- Increased on-site parking from four garages and one parking pad to five garages and two parking pads.

## **Reasons for Application**

The proposal requires an amendment to the Zoning By-law for an increase in density, and height, as well as site-specific provisions for setbacks, and parking and bicycle parking to implement the development.

## **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review.

## **Provincial Land Use Policies**

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. The PPS provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

## **Agency Circulation**

The application together with the reports/studies submitted in support of the application have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **COMMUNITY CONSULTATION**

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A virtual Community Consultation Meeting was held on November 2, 2021. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format discussion. Comments and questions included:

- The metric height and density of the townhouse and how it compares to other recent approvals in the area;
- Traffic impacts to the surrounding area and vehicle turning movements in/out of the garages along Sears Street;

- Need for improved streetscaping;
- Lack of a pedestrian connection along Sears Street; and
- Construction timelines and construction management, including protection for neighbouring properties.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed height, density, streetscaping, pedestrian connection, and traffic are addressed in the Comments section below. The detailed building design, including proposed materials, and the construction management plan are being addressed during the Site Plan Control review process.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

### **Built Form**

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to the built form and massing that is appropriate within *Neighbourhoods*.

City Council adopted the Townhouse and Low-Rise Apartment Guidelines to help implement Official Plan policies and to provide guidelines to achieve appropriate design of low-rise buildings, including townhouses. The Guidelines cover a range of issues, including site context, site organisation, building design and public and private realms.

The proposed height of 4 storeys (12.74 metres, inclusive of the mechanical penthouse) is acceptable given it is within the as-of-right permitted height of 14 metres in the Zoning By-law.

The proposed townhouse block is oriented along Laing Street and Sears Street and maintains high visibility and direct access to front doors along the public sidewalk along Laing Street and the planned public access easement along Sears Street. The architectural design provides elevations along these streets that function as fronts with front doors, windows and terraces to activate the public realm.

Furthermore, the townhouse block has been set back from the property line along Laing Street by 1.67 metres and 1.06 metres from the property line along Sears Street. These setbacks have been provided to create additional opportunities for landscaped area and pedestrian connectivity in the public realm, both discussed later in this report.

At the rear of the townhouse block are second-storey balconies which are proposed to project a distance of 2.03 metres for units 2 to 6. A projection of approximately two metres is acceptable in order to provide functionality (e.g. dining and seating).

For Unit 1, the second-storey balcony is proposed to project 2.74 metres, which is greater than recommended in the City's guidelines, however, it provides shelter for the parking pad underneath. In order to mitigate issues of privacy and overlook, a 1.5-metre-high privacy screen will be secured along the northern edge of the balconies through the Site Plan Control application.

### **Shadow Impact**

The submitted Shadow Study shows the proposal casts minimal net new shadowing on the sidewalk along Laing Street and Maple Leaf Forever Park, generally reflective of the as-of-right shadowing. There is a small portion of net new shadowing on Maple Leaf Forever Park before 11:18pm on March 21st, September 21st, and December 21st.

City Planning staff finds the proposal adequately limits shadow impacts on adjacent lands.

### **Unit Mix**

A total of seven units are proposed with one four-bedroom unit (in Unit 1) and six three-bedroom units. The units are proposed in different sizes (from 141 to 204 square metres) and configurations.

The unit mix meets the policy direction of the Official Plan and this proposal will contribute to a full range of housing in the neighbourhood.

### **Amenity Space**

Private amenity space is proposed through a combination of patios, balconies and terraces.

Detailed design of these spaces will be secured through the Site Plan Control review process.

## **Public Realm**

As discussed previously, the townhouse block has been set back from the property lines along Laing Street and Sears Street.

Within the public boulevard of Laing Street are planting beds for soft landscaping and for two proposed street trees. This has been revised from the previous proposal to incorporate an increase in landscaped area.

Along Sears Street a 1.65-metre wide pedestrian clearway from the curb to building face is proposed to be secured through an easement agreement. This reflects a priority raised at the Community Consultation Meeting for a pedestrian connection along Sears Street to connect to the existing sidewalk on Sears Street adjacent to Brick Court, further to the west.

Following community consultation, staff had requested a standard 2.1-metre wide public sidewalk along Sears Street, however that was found to be unfeasible due to the spatial constraints of the site and the need to run servicing along the northern portion. Staff worked with the applicant to provide the same purpose and intent of a sidewalk with a 1.65-metre-wide public clearway. As a result of providing this, a greater setback of the building has been created with a setback, from property line to building face, of 1.06 metres.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan.

## **Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The subject lands are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The residential component of this proposal is subject to a 10% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

### **Tree Preservation**

The applicant submitted an Arborist Report and Tree Preservation Plan in support of the application. Urban Forestry indicated that they do not object to the Zoning By-law Amendment application, however there are comments to be addressed through the Site Plan Control review process. These issues include: eliminating (?) encroachment into the tree protection zone of a tree in the Laing Street public boulevard, revising the Landscape Plan to address the City undertaking tree planting along the Laing Street road allowance, and soil volume for planting areas on-site and within public boulevards. The City has determined that these changes are feasible and will be addressed at Site Plan Control review process.

### **Traffic Impact, Access and Parking**

Vehicular access for parking will be from Laing Street (for Unit 1) and Sears Street (for units 2 to 7). Units 1 and 7 will provide for vehicular parking on parking pads while units 2 to 6 will provide parking in garages. This has been revised from the original proposal with one parking pad, four garages and two units requiring on-street parking permits to parking being provided wholly on-site.

While fewer curb cuts for fewer garages and parking pads was initially planned and desirable from a public realm perspective, the applicant has been advised that their development may be precluded from accessing street parking permits and as such wished to provide dedicated parking for all units onsite. Planning staff have accepted this revision.

A total of eight bicycle parking spaces are proposed. The proposed bicycle parking spaces meet the Zoning By-law requirements. Bicycle parking for units 1 and 7 will be provided on the parking pads and within the garages for units 2 to 6.

Transportation Services staff have reviewed the Traffic Impact Study, along with vehicular turning movement diagrams in the resubmission, and accepted their conclusions. Additional comments related to site access arrangements and layout of the proposed parking supply including ingress/egress will be provided through the Site Plan Control review process.

### **Servicing and Stormwater Management**

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, including properly dimensioned



waste storage areas in the architectural drawings, providing the methodology for assessing sewer capacity, and revising the stormwater management report to provide further details on the drainage area and run-off coefficient

### **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.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to a built form which provides an appropriate relationship to the surrounding public realm and is an appropriate form of development within *Neighbourhoods*. Staff recommend that Council support approval of the application.

### **CONTACT**

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### **SIGNATURE**

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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director, Community Planning, Toronto and East York District

## **ATTACHMENTS**

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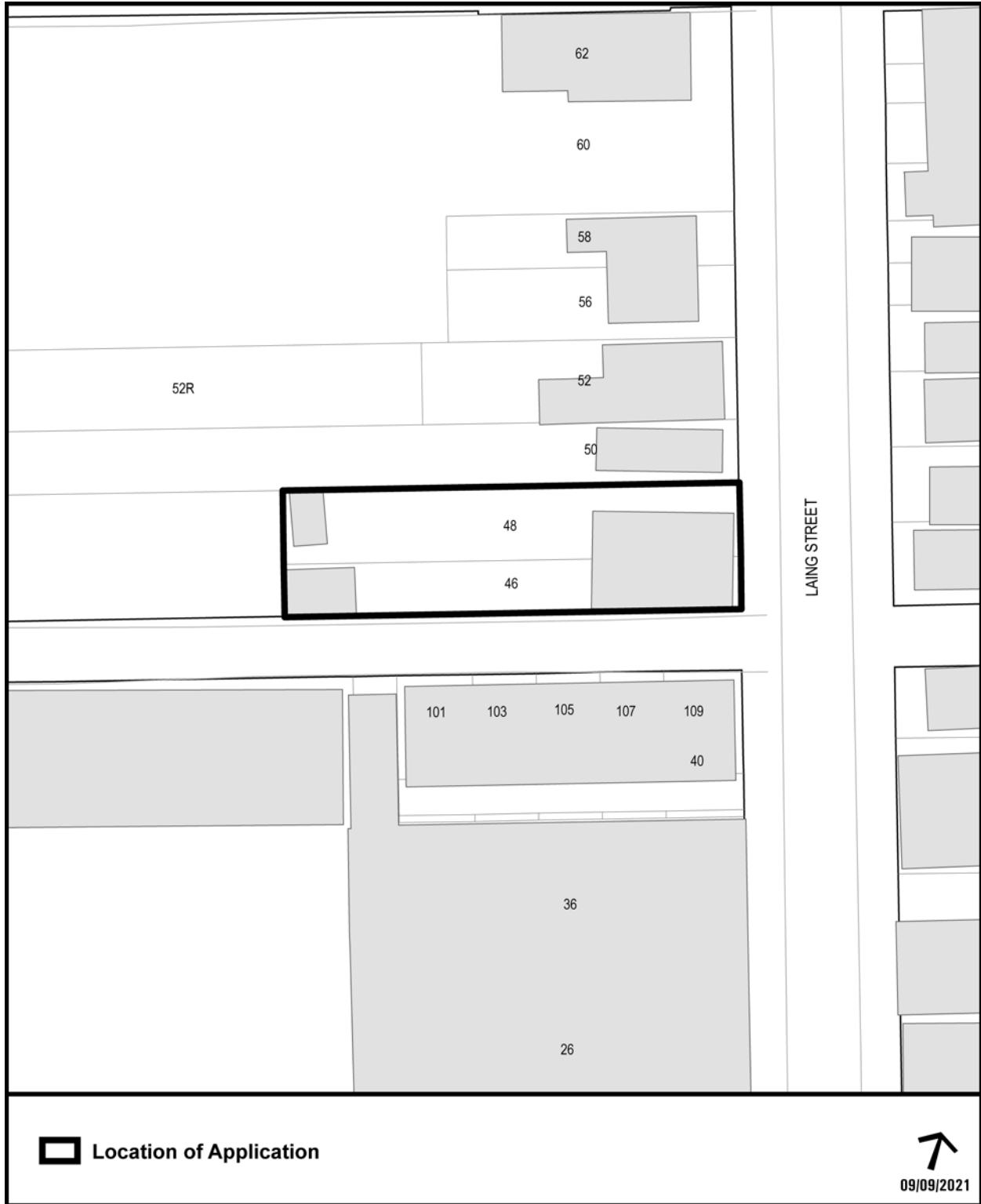
### **City of Toronto Data/Drawings**

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: 3D Model of Proposal in Context - Northwest
- Attachment 8: 3D Model of Proposal in Context - Southeast
- Attachment 9: East Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: North Elevation

Attachment 1: Location Map



## Attachment 2: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 46 & 48 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	OBEN CAPITAL LESLIEVILLE INC.

### 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
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			348	348
Residential GFA (sq m):	243		1,217	1,217
Non-Residential GFA (sq m):				
Total GFA (sq m):	243		1,217	1,217
Height - Storeys:	2		4	4
Height - Metres:			13	13

Lot Coverage Ratio (%)	58.88	Floor Space Index:	2.06
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,217	
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:	7	Bicycle Parking Spaces:	8	Loading Docks:
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CONTACT:

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Attachment 3: Official Plan Land Use Map



46-48 Laing Street

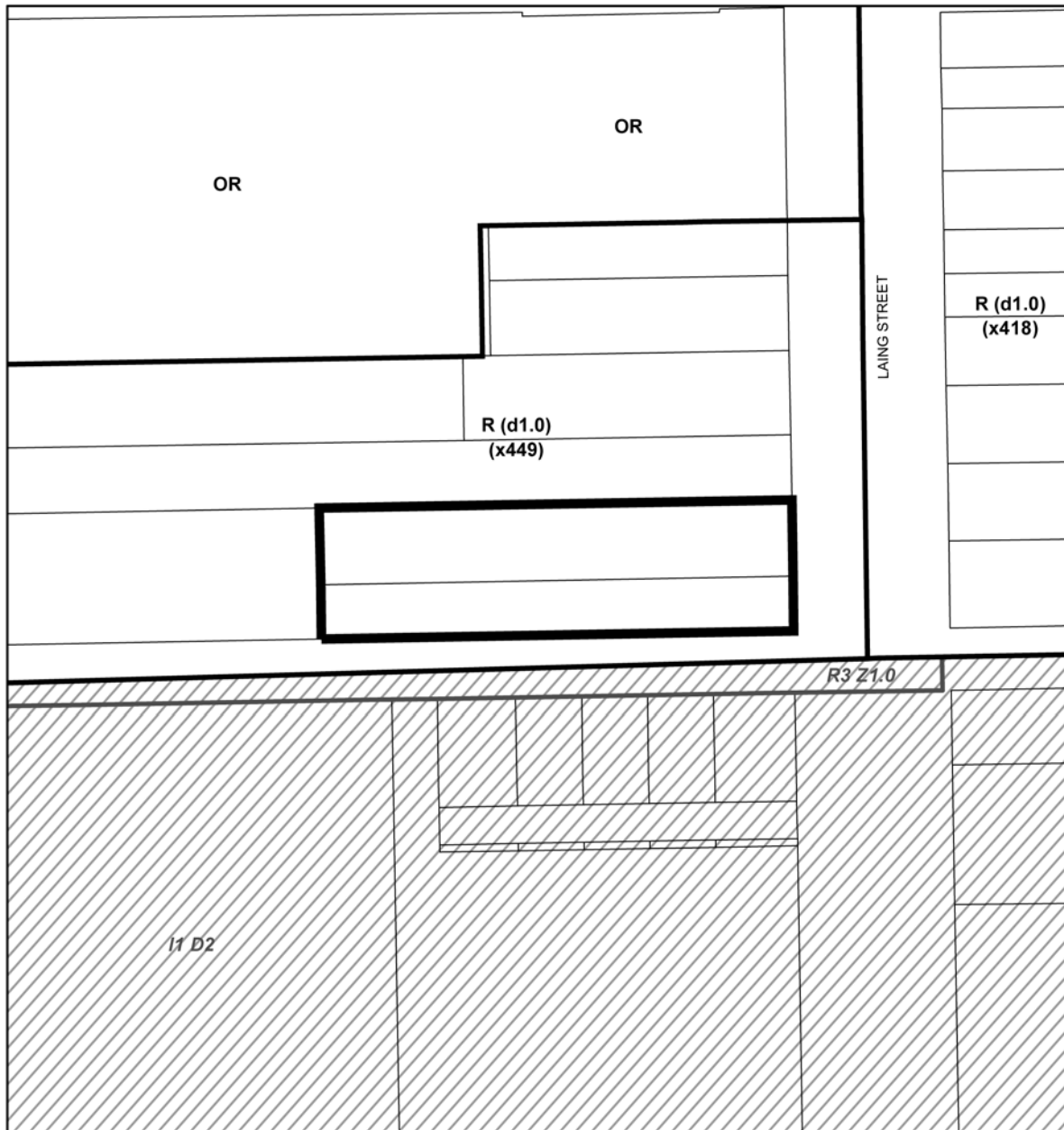
Official Plan Land Use Map #21

File # 21 144179 STE 14 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  General Employment Areas
-  Core Employment Areas
-  Parks

↑  
Not to Scale  
09/09/2021

Attachment 4: Existing 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

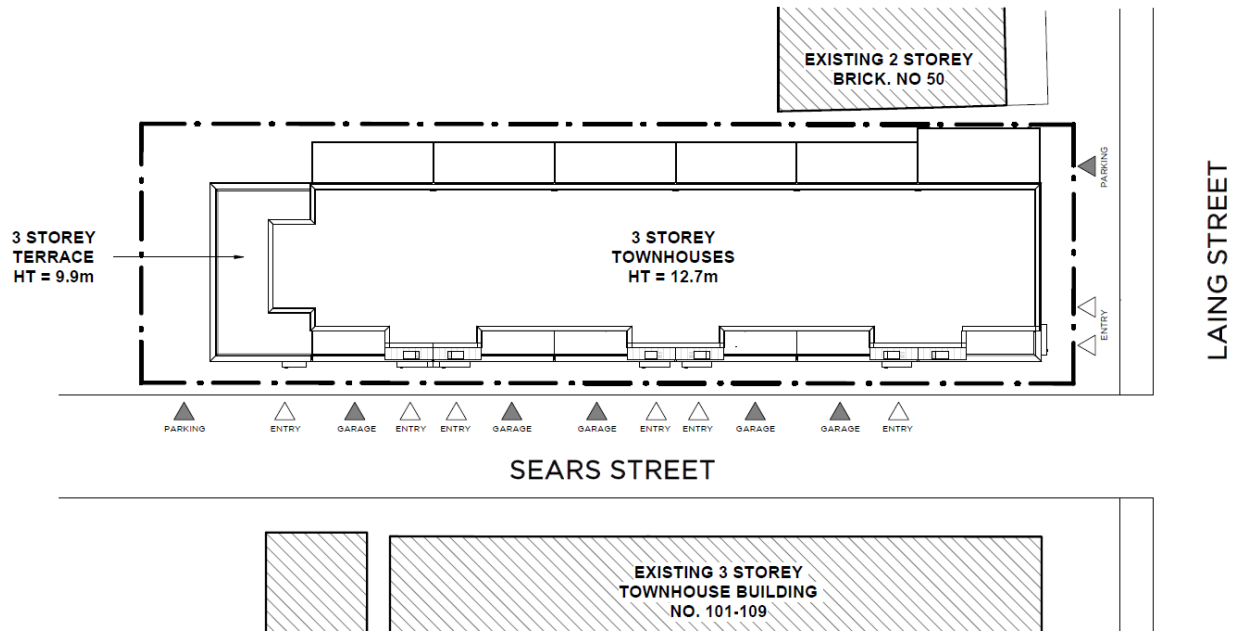
  
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 Extracted: 09/09/2021

## Attachment 5: Draft Zoning By-law Amendment

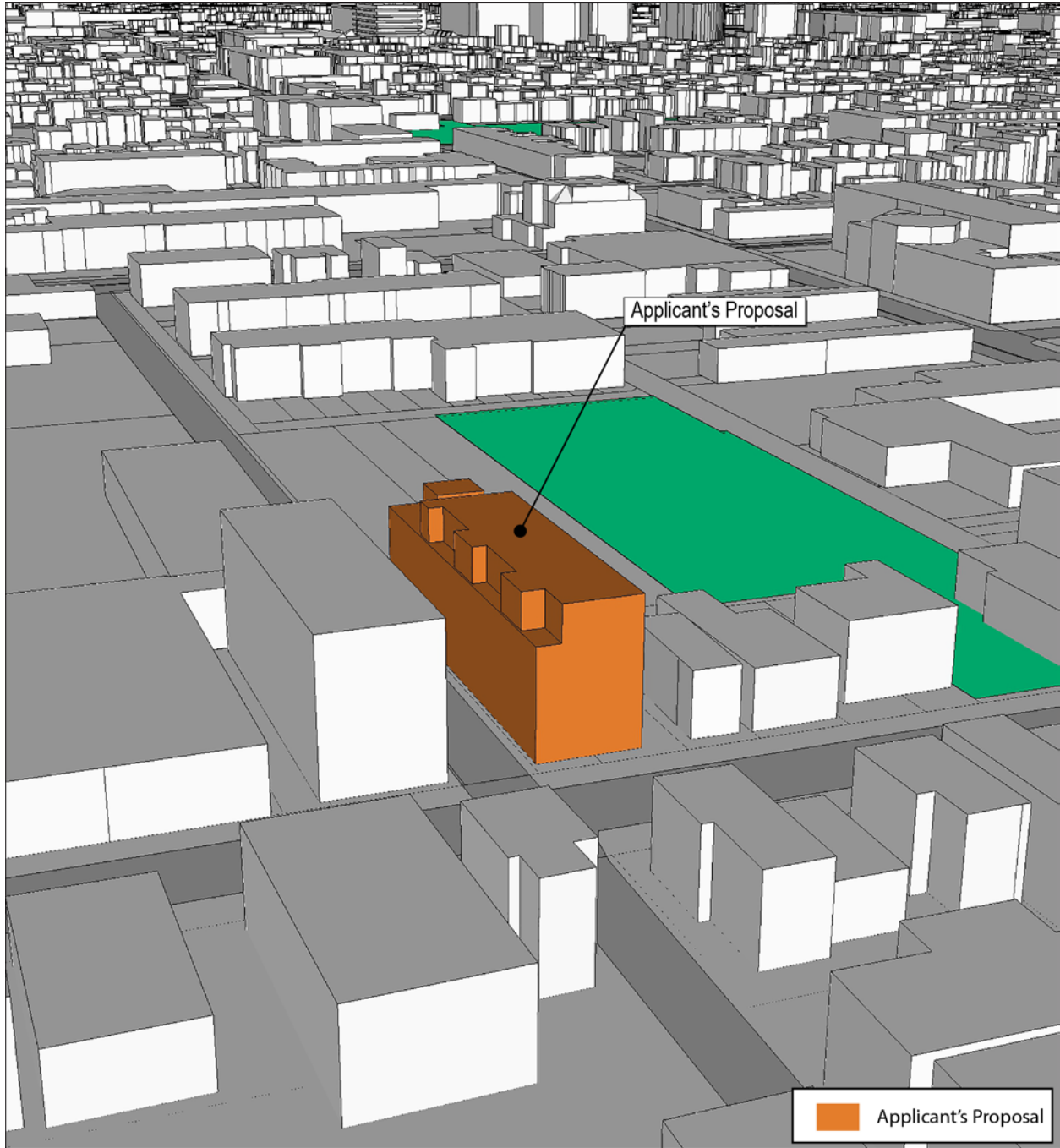
\*To be available on or before May 26, 2022 Toronto and East York Community Council meeting



Attachment 6: Site Plan



Attachment 7: 3D Model of Proposal in Context - Northwest



View of Applicant's Proposal Looking Northwest



M0/DA/2022

Attachment 8: 3D Model of Proposal in Context - Southeast



**View of Applicant's Proposal Looking Southeast**



Attachment 9: East Elevation



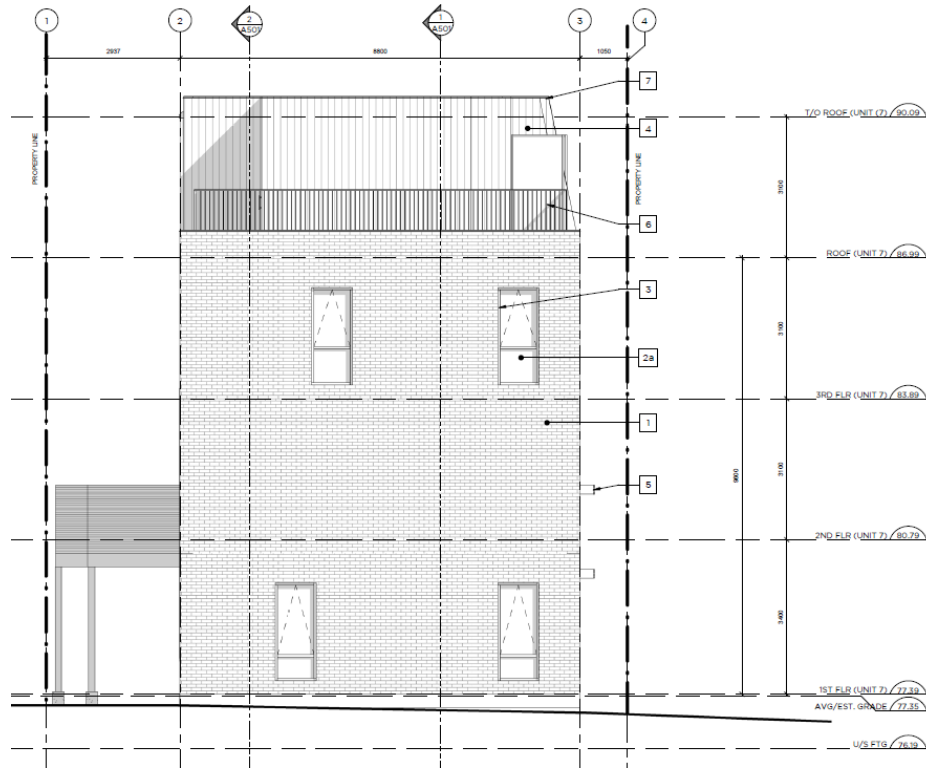
East Elevation

Attachment 10: South Elevation



South Elevation

# Attachment 11: West Elevation



Attachment 12: North Elevation

