

26 Laing Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: September 2, 2025

To: Toronto and East York Community Council

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

Ward: 14 - Toronto-Danforth

Planning Application Number: 24 194913 STE 14 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 14-storey mixed-use building and a detached 4-storey townhouse building at 26 Laing Street. The proposed development has 170 dwelling units with 111.6 square metres of commercial gross floor area at grade. A total of 13 vehicular and 197 bicycle parking spaces are proposed.

The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. Staff recommend approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 26 Laing Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
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. City Council direct staff to bring forward a report regarding the conversion of Laing Street into two-way operation from the proposed driveway to Eastern Avenue.

FINANCIAL IMPACT

The Development Review 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.

THE SITE AND SURROUNDING LANDS

Description

The site is located at the north west corner of Laing Street and Eastern Avenue. It is approximately 1,662.3 square metres in size with frontages of approximately 38 metres, 39.4 metres and 5.1 metres along Laing Street, Eastern Avenue and Sears Street, respectively. The current use on the site is a one-storey commercial building housing a fitness centre.

Surrounding Uses

North: established residential neighbourhood including a townhouse block, approved mid-rise apartment buildings, and single- and semi-detached residential dwellings.

South: across Eastern Avenue are Employment Areas consisting of low-rise buildings housing municipal operations and a commercial big-box centre.

East: across Laing Street is a two-storey commercial building and low-density residential dwellings.

West: a mix of commercial uses, including automotive repair and brewery operations.

THE APPLICATION

Description

The proposal seeks to demolish the existing building and construct a 14-storey (46.3 metres excluding mechanical penthouse) mixed-use building with frontage on Eastern Avenue and one 4-storey detached townhouse building fronting onto Sears Street, with a total of 170 dwelling units. A total GFA of 11,279.9 square metres is proposed with 11,168.3 square metres of residential and 111.6 square metres of non-residential GFA. All vehicular parking is at-grade with bicycle parking at-grade and located in the mezzanine.

Density

The proposal has a density of 6.79 times the area of the lot.

Residential Component

The proposal is for 170 condominium dwelling units including: 13 studio (8%), 111 one-bedroom (65%), 28 two-bedroom (16%), and 18 three-bedroom units (11%).

Non-Residential Component

The proposal includes 111.6 square metres of commercial/retail space along Eastern Avenue.

Access, Parking and Loading

Access to parking and loading is proposed via a driveway from Laing Street into the site where parking, both for vehicles and bicycles, and loading are located.

A total of 13 vehicular parking spaces are proposed on the ground floor in the interior of the site. Of the total vehicular parking spaces, three spaces are for residents, nine spaces (including one accessible space) are for visitors, and one space is for car share.

A required total of 187 bicycle parking spaces are proposed with short-term parking being provided partially on the ground floor and on the mezzanine, and long-term parking entirely on the mezzanine. In addition, ten (10) publicly accessible bicycle parking spaces are proposed within the adjacent public rights-of-way.

One Type "G" loading space is proposed.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/26LaingSt.

Reasons for Application

The Zoning By-law Amendment proposes to bring the site into the City of Toronto Zoning By-law 569-2013 and to create site-specific performance standards, including for building height, building setbacks, floor space index and parking supply.

APPLICATION BACKGROUND

A Pre-Application Consultation (PAC) meeting was held on May 10, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on September 9, 2024 and deemed complete on November 1, 2024, satisfying the City's minimum application requirements. The reports

and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/26LaingSt.

Agency Circulation Outcomes

The application together with the applicable reports noted above, 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 amendments, including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan designates the site as Mixed Use Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The subject site is zoned Industrial (I1D2) in the Former City of Toronto Zoning By-law 438-86. The Industrial zoning category permits a variety of industrial uses along with a maximum density of 2.0 times the lot area. See Attachment 4 of this report for the existing Zoning By-law Map. This Zoning By-law Amendment application will bring the site into the current City of Toronto Zoning By-law 569-2013, to be zoned in the Commercial Residential (CR) zoning category.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards;
- Growing Up Guidelines for Children in Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On February 20, 2025, an in-person Community Consultation Meeting was held at the Fire & EMS Training Centre at 895 Eastern Avenue. A total of 15 residents, the Ward Councillor, City staff and the applicant team were in attendance. 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. The following comments and questions were raised:

- Building height, density and articulation;
- Traffic impacts into the surrounding neighbourhood;
- Proposed parking supply and their location in relation to the loading facilities;
- Vehicular access from Laing Street; and
- Tree plantings along the public rights-of-way.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear 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

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of Provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Land Use

The proposal is an acceptable form of mixed-use development on lands designated as Mixed Use Areas. The proposed land use is appropriate subject to addressing the balance of the comments of this Report, including the adoption of the zoning being subject to a Holding provision due to the site's adjacency to Employment Areas.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a condominium development with a total of 170 dwelling units, with a unit mix that meets the Growing Up Guidelines. The proposal is for 170 condominium dwelling units including: 13 studio (8%), 111 one-bedroom (65%), 28 two-bedroom (16%), and 18 three-bedroom units (11%).

Density, Height, Massing

The proposed development meets the purpose and intent of the Mid-Rise Building Design Guidelines with respect to height, massing and built form. It also improves from the original submission, by providing appropriate upper-storey building stepbacks.

Beginning at the third storey, there is a 7.5-metre stepback from the northern lot line to serve as an appropriate separation distance from both the proposed on-site townhouse building and from townhouse block to the north. Additionally, consistent building stepbacks are provided beginning at the fifth storey to the 14th storey of 2.5 metres at the north elevation and 3 to 3.5 metres at the east elevation, 3 to 3.725 metres from the south elevation, and 5 metres from the west elevation. Given the existing and the planned context for the property and the surrounding area, the proposed built form, height and massing proposed by the applicant are appropriate.

Public Realm

The proposed development is set back from the northern lot line (Sears Street) by 4.94 metres, from the eastern lot line (Laing Street) by 2 to 3.51 metres, and from the southern lot line (Eastern Avenue) by 2.9 metres. Sufficient sidewalk zones (curb to building face) are created through these setbacks, of 4.94 metres along Sears Street, 6 metres along Laing Street, and 5.9 metres along Eastern Avenue. These sidewalk zone dimensions provide sufficient room to accommodate landscaping while also allowing for unimpeded pedestrian circulation.

Shadow Impact

A Sun/Shadow Study was submitted in support of the application. The study finds that the proposed development generally preserves sufficient hours of sunlight access onto Laing Street between the hours of 9.18am to 1.18pm year-round. It should be noted that shadowing does not occur south of the site along Eastern Avenue. Staff have reviewed the Sun/Shadow Study and are satisfied with its findings.

Wind Impact

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that generally wind conditions for all areas at grade will be suitable, however, during the winter season, borderline uncomfortable conditions could be felt along Laing Street and Eastern Avenue. In order to mitigate these conditions, the building proposes stepbacks beginning from the fifth storey at the east and south elevations. Additionally planters and plantings have been proposed to reduce wind activity and mitigate impacts. Staff have reviewed the Pedestrian Level Wind Study and are satisfied with its assessment, conclusions and recommendations.

Servicing

Engineering Review staff have reviewed the Functional Servicing and Stormwater Management reports and have found no zoning-related issues with regards to the proposed servicing and stormwater management.

Traffic Impact

A Transportation Impact Study was submitted in support for the application. The study found that the proposed development is projected to generate 13 and 18 new two-way vehicular trips during both morning afternoon peak hours. It concludes that the projected traffic will have minimal impacts to and can acceptably accommodated on the existing street network. Transportation Review staff accept the methodology and conclusions of the study with regard to vehicular traffic.

Laing Street is currently one-way northbound from Eastern Avenue. Residents expressed strong concerns regarding the traffic generated by the proposed development and infiltration onto northbound-only Laing Street into the greater residential neighbourhood. In response, City staff, working with the applicant team, have proposed converting Laing Street into a two-way operation, only between the site's proposed driveway and Eastern Avenue, with Laing Street from the site driveway going north remaining one-way only. This reconfiguration would allow for site-generated traffic to turn south on Laing Street to access Eastern Avenue, resulting in the potential loss of one on-street parking space. Further implementation of this would occur at Site Plan Control stage, including the applicant providing a functional plan indicating signage and marking changes, as well as a report to City Council to approve the regulation changes, as needed.

In order to promote alternative modes of transport, the applicant has proposed Transportation Demand Management (TDM) measures, including bike-share membership, transit passes with the value of a monthly pass, a financial contribution for bicycle lanes along Eastern Avenue and a car-share parking space and on-site vehicle. These measures will be secured at Site Plan stage.

Access, Vehicular and Bicycle Parking and Loading

The primary access for residents is from Laing Street. The entrance to the detached townhouse unit is from Sears Street. The proposed development also includes two residential units with access from Laing Street that are designed to accommodate home

occupation or potential retail on the ground floor. The access to the non-residential/commercial unit is from Eastern Avenue.

Vehicular access for parking and loading is proposed via a driveway from Laing Street into the site where parking, both for vehicles and bicycles, and loading are located. Vehicular access from Laing Street is in accordance with Transportation Review standards to keep vehicle access off of major streets. This would also allow for the continued transformation of Eastern Avenue into a more vibrant, pedestrian-friendly street as it continues to intensify.

A total of 13 vehicular parking spaces are proposed on the ground floor in the interior of the site. Of the total vehicular parking spaces, three spaces are for residents, nine spaces (including one accessible space) are for visitors, and one space is for car share. While the original proposal provided a total of 17 vehicular parking spaces, four spaces were found to be located in conflict with the proposed vehicular turning movements to access the proposed loading space. The proposed development has now removed those four spaces, thereby eliminating the conflict while still providing a sufficient supply of vehicular parking.

A required total of 187 bicycle parking spaces are proposed with short-term parking being provided partially on the ground floor and on the mezzanine, and long-term parking entirely on the mezzanine. A bicycle maintenance facility is also provided on the ground floor. In addition, 10 publicly accessible bicycle parking spaces are proposed within the adjacent public rights-of-way.

One Type "G" loading space is proposed.

Transportation Review staff accept the proposed supply and location of parking spaces and loading facilities.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

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 submitted Arborist Report identifies a total of six trees (one privately owned and five City-owned), recommending all for removal in order to accommodate the proposed development.

Urban Forestry staff require application fee payment in order to remove the trees, as well as their compensation in the form of tree replacement. As opposed to the original submission where only one street tree was proposed, a total of five large-growing shade trees are now proposed within the public rights-of-way. The proposed development proposes five tree plantings (two along Laing Street and three along Eastern Avenue), thereby meeting Urban Forestry's tree replacement requirement.

Land Use Compatibility

Due to the site's proximity to Employment Areas, located south of Eastern Avenue, and proposed residential use, the applicant submitted the required study relating to land-use compatibility and mitigation, air quality, noise impact and vibration. This study assessed potential land use compatibility issues between the proposed residential uses and those in Employment Areas, which include transport and industrial facilities. The study found that the proposed development will not present compatibility issues with uses in Employment Areas. Furthermore, the proposed development is unlikely to result in constraints of Employment Areas uses to reasonably expand, intensify or introduce changes to their operations. The study also provided several mitigation measures, including central air-conditioning, and warning clauses to be inserted into agreements of purchase and sale or lease and rental agreements.

The City is conducting a third-party peer review to assess the findings and conclusions. The Zoning By-law Amendment will include a Holding provision to ensure peer-reviews are completed with any issues further addressed and appropriate mitigation measures implemented.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a Holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the Holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a Holding provision

The specific conditions to be met prior to the removal of the proposed holding provision in the proposed By-law include:

- Peer reviews of the submitted studies and reports relating to Compatibility and Mitigation, Air Quality, Noise Impact and Vibration have been conducted at the expense of the Owner; and
- Revisions addressing any issues identified by the peer reviews conducted are to the satisfaction of the Executive Director, Development Review.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove Holding provisions, which do not contain financial implications not previously authorized by Council.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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.

The Zoning By-law Amendment will secure the following performance measures:

- TDM measures reducing the need for single occupant vehicle trips such as 25% bicycle parking spaces equipped with Energized Outlets to accommodate electric bicycles and car-share;
- Publicly accessible bicycle parking at ground level; and
- Five large-growing shade trees, each with 30 cubic metres of soil volume.

Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

The proposed Zoning By-law Amendment is consistent with the PPS (2024) and conforms with the Official Plan. The proposal represents an appropriate level of intensification on the site with a built form that addresses the Mid-Rise Building Design Guidelines, unit mix that will bring additional housing options in the area and a future redesign of Laing Street to a two-way operation to mitigate traffic impacts to the surrounding neighbourhood.

CONTACT

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SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

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: North Elevation
Attachment 8: East Elevation
Attachment 9: South Elevation
Attachment 10: West Elevation
Attachment 11: 3D Massing Model Looking Northwest
Attachment 12: 3D Massing Model Looking Northeast
Attachment 13: 3D Massing Model Looking Southeast
Attachment 14: 3D Massing Model Looking Southwest

Attachment 1: Application Data Sheet

Municipal Address: 26 LAING ST Date Received: August 8, 2024

Application Number: 24 194913 STE 14 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment application to permit a 14-storey mixed-use building and one 4-storey detached townhouse building at 26 Laing Street. The proposed development has 170 dwelling units with 111.6 square metres of commercial gross floor area.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC		BNKC ARCHITECTS INC.	26 LAING STREET PROPERTY INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas	Site Specific Provision: N
Zoning: I1D2	Heritage Designation: N
Height Limit (m): 14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,662	Frontage (m): 52	Depth (m): 40
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	980		1,398	1,398
Residential GFA (sq m):	980		11,273	11,273
Non-Residential GFA (sq m):			112	112
Total GFA (sq m):	980		11,385	11,385
Height - Storeys:	1		14	14
Height - Metres:			46	46

Lot Coverage Ratio (%)	84.07	Floor Space Index:	6.79
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	11,273	
Retail GFA:	112	

Office GFA: 0
 Industrial GFA: 0
 Institutional/Other GFA: 0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			170	170
Other:				
Total Units:			170	170

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		13	111	28	18
Total Units:		13	111	28	18

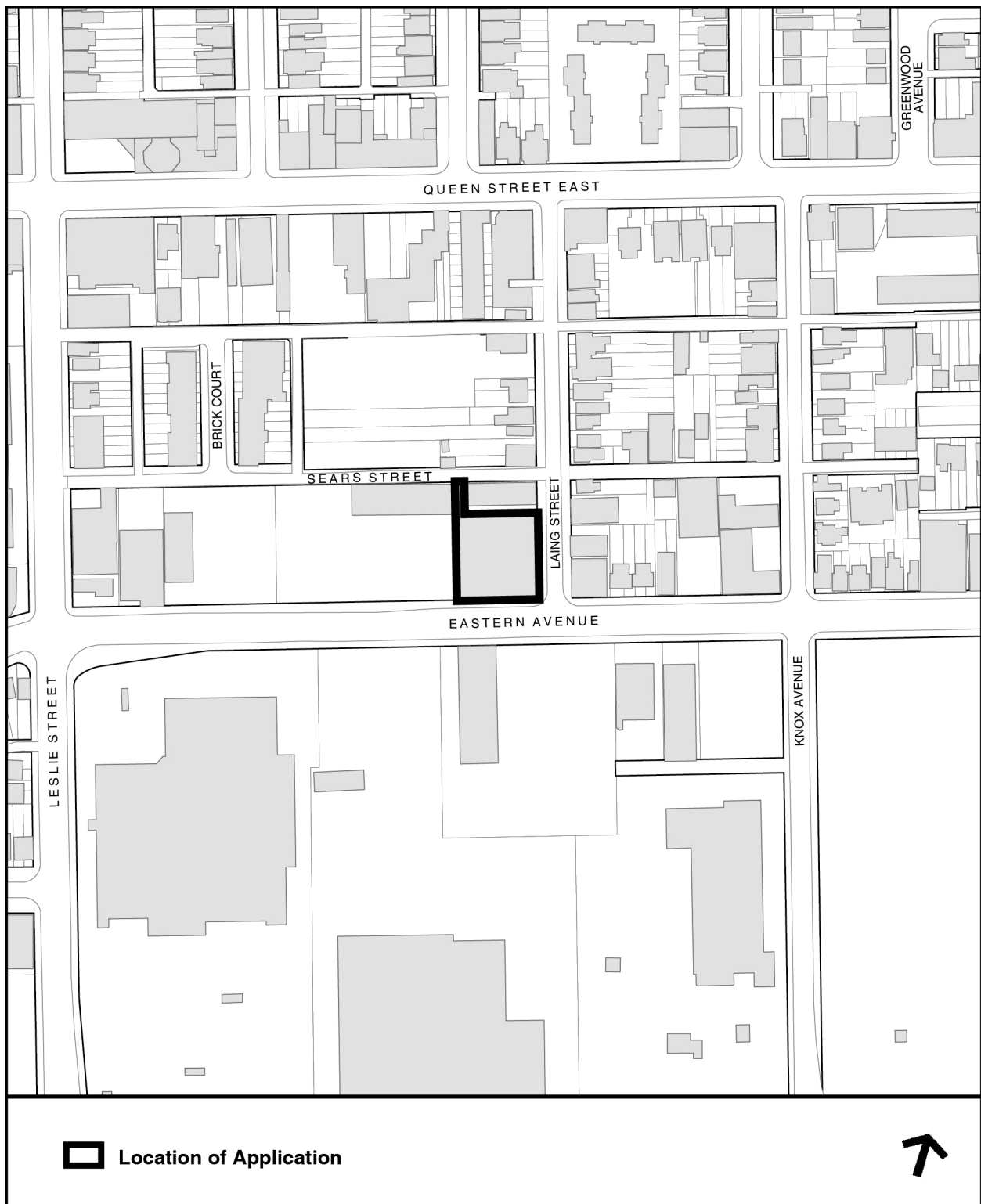
Parking and Loading

Parking Spaces: 13 Bicycle Parking Spaces: 197 Loading Docks: 1

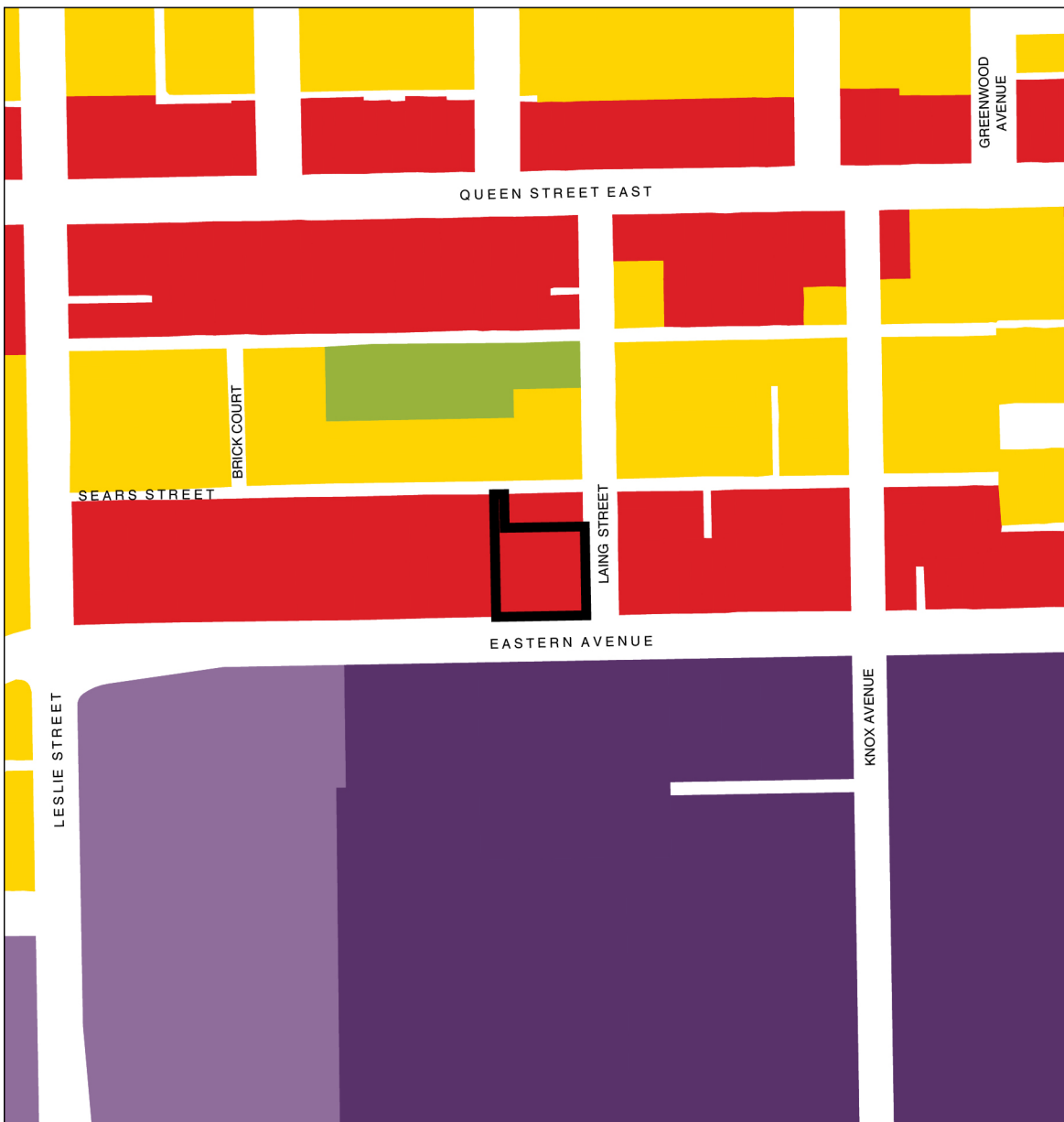
CONTACT:

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Attachment 2: Location Map

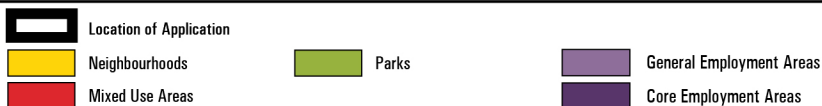



Attachment 3: Official Plan Land Use Map



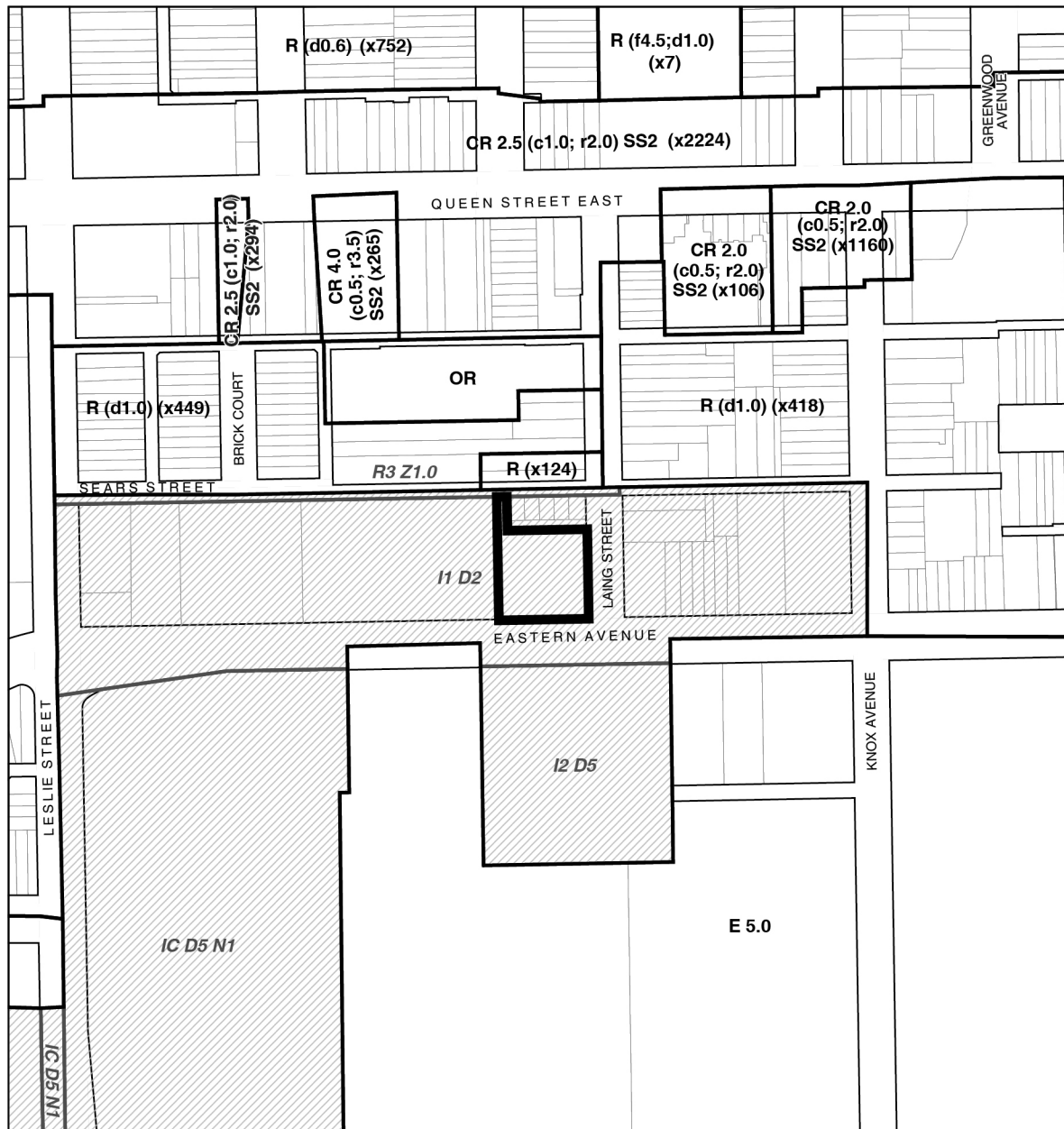
Official Plan Land Use Map #21

26 Laing Street
File # 24 194913 STE 14 0Z




 Not to Scale
 Extracted: 08/12/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

26 Laing Street

File # 24 194913 STE 14 0Z



Location of Application

R
CR
E
O
OR

Residential
Commercial Residential
Employment Industrial
Open Space
Open Space Recreation



See Former City of Toronto By-law No. 438-86

R3
MCR
I2

Residential District
Mixed-Use District
Industrial District

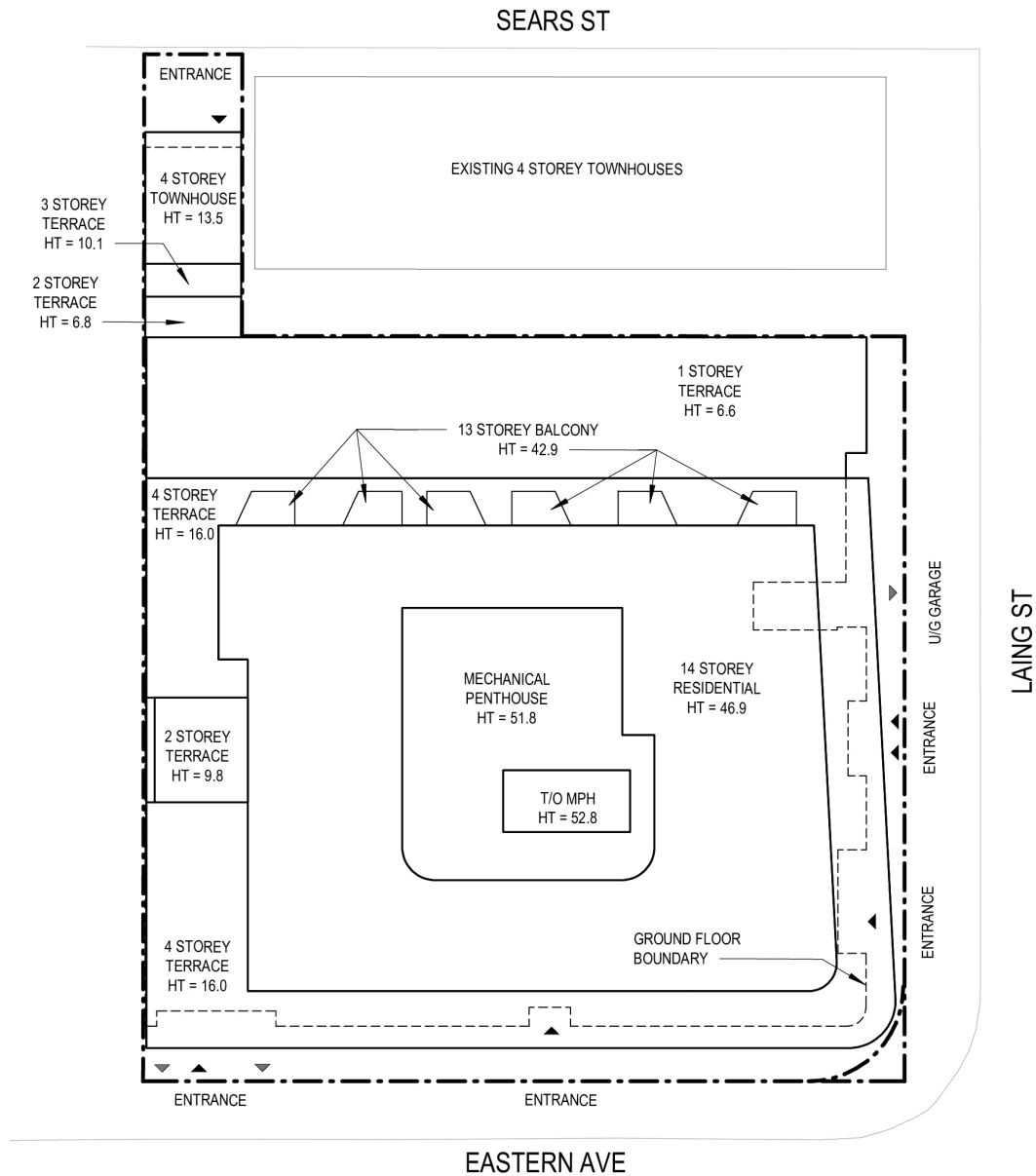


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Attachment 5: Draft Zoning By-law Amendment

*To be provided before the Toronto and East York Community Council meeting on September 18, 2025

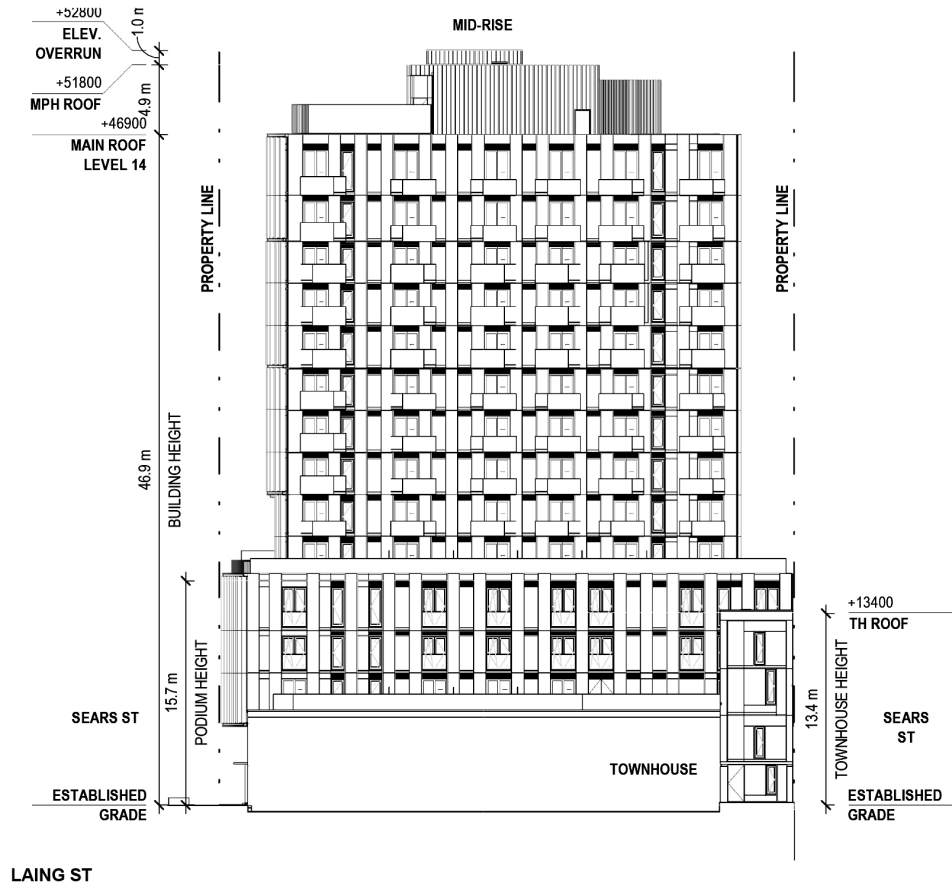
Attachment 6: Site Plan



Site Plan

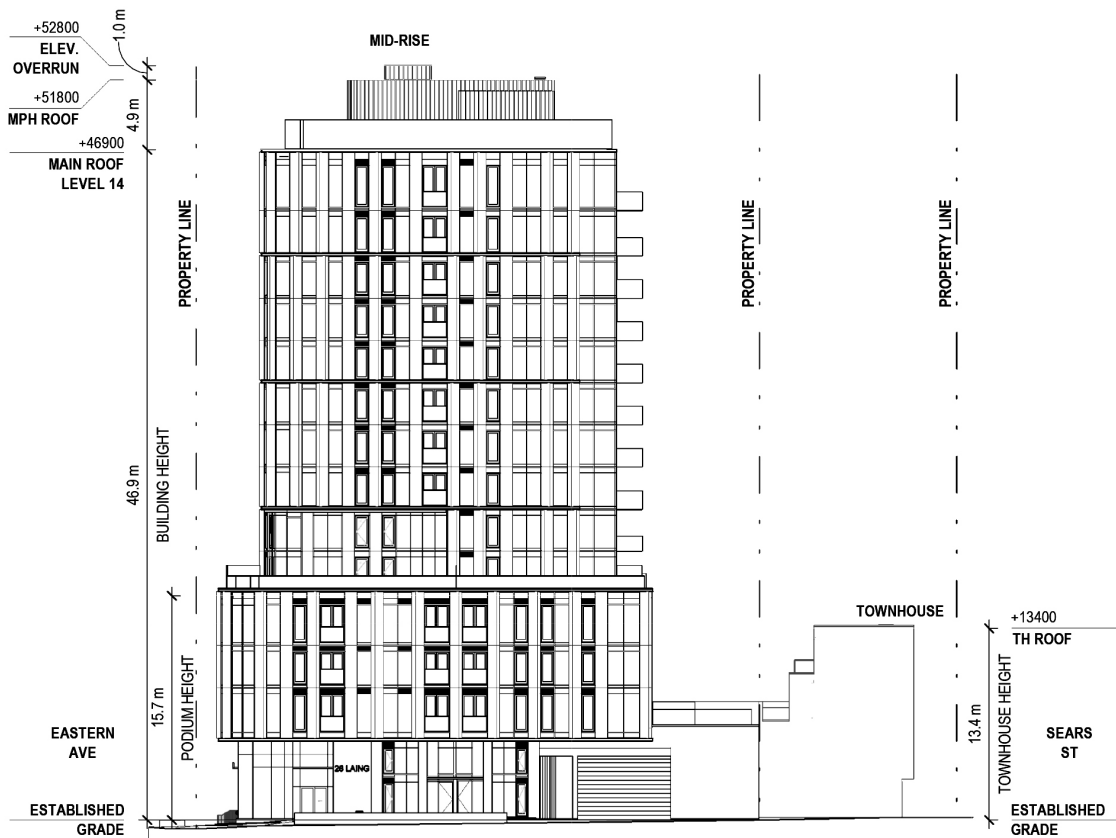


Attachment 7: North Elevation



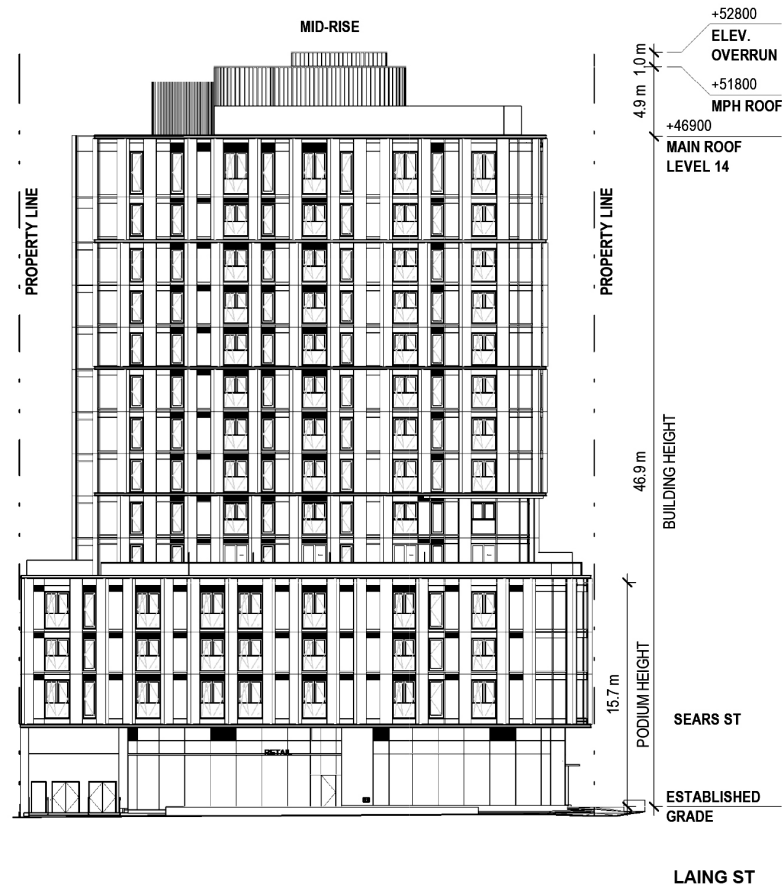
North Elevation

Attachment 8: East Elevation



East Elevation

Attachment 9: South Elevation



South Elevation

This architectural elevation drawing illustrates the facade of a building, divided into three main vertical sections: Townhouse, Podium, and Mid-rise. The drawing includes various height and level annotations in meters and feet.

Left Side Annotations:

- ESTABLISHED GRADE**: The base reference level.
- SEARS ST**: Located to the left of the townhouse section.
- TOWNHOUSE HEIGHT**: Indicated as 13.4 m.
- TH ROOF**: The roof level of the townhouse section, annotated as +13400.

Right Side Annotations:

- ESTABLISHED GRADE**: The base reference level.
- Podium HEIGHT**: Indicated as 16.0 m.
- BUILDING HEIGHT**: Indicated as 46.9 m.
- PROPERTY LINE**: Two vertical dashed lines mark the boundaries of the property.
- ELEV. OVERRUN**: A horizontal line at the top right, annotated as +52800.
- MPH ROOF**: A horizontal line below the overrun, annotated as +51800.
- MAIN ROOF LEVEL 14**: A horizontal line below the MPH roof, annotated as +46900.

Building Sections:

- TOWNHOUSE**: The lowest section on the left, showing a series of vertical lines representing windows or doors.
- PODIUM**: The middle section, showing a grid of windows and a central entrance area.
- MID-RISE**: The tallest section on the right, showing a dense grid of windows.

Decision Report - Approval - 26 Laing Street

Attachment 11: 3D Massing Model Looking Northwest

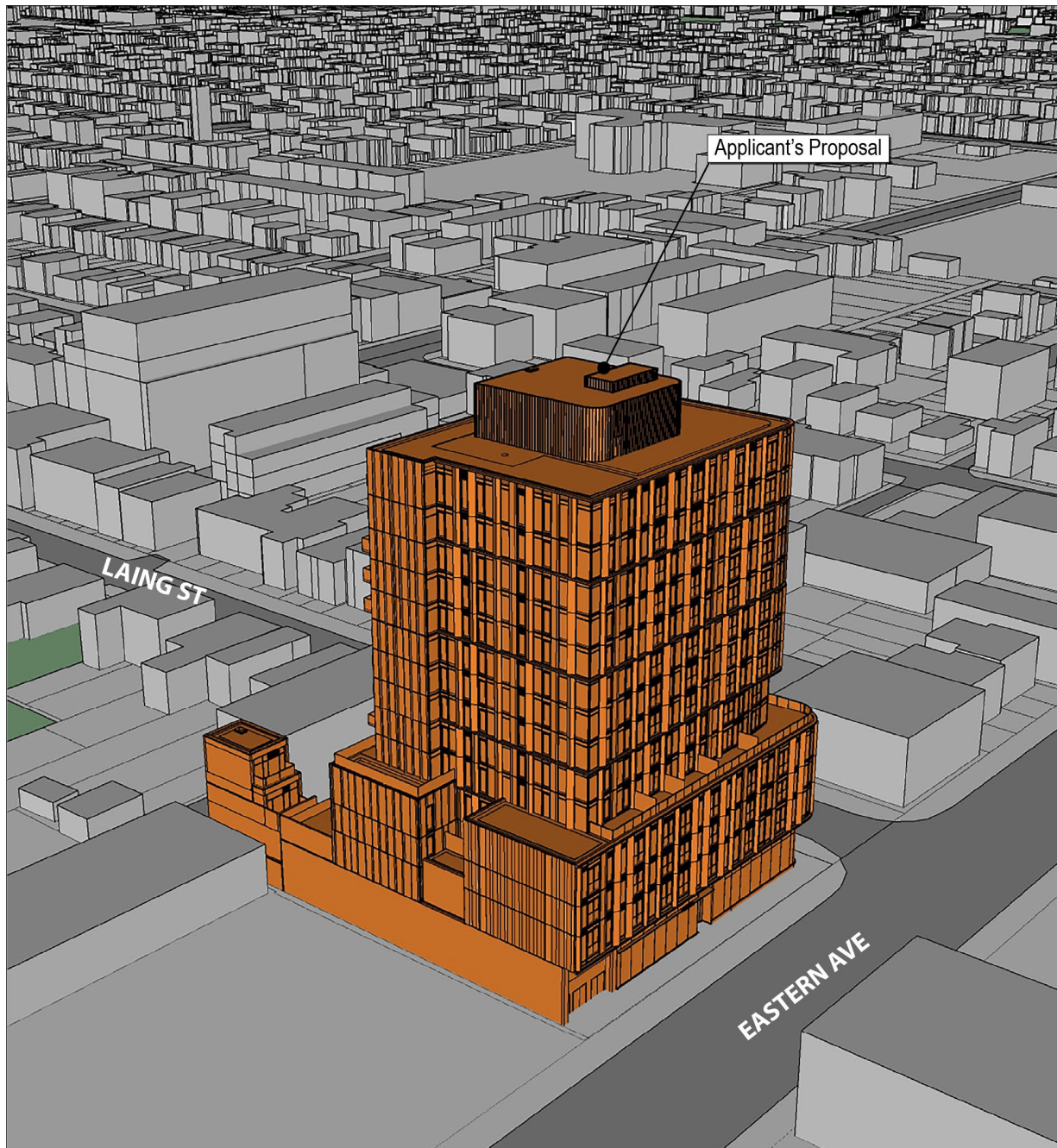


View of Applicant's Proposal Looking Northwest



08/14/2024

Attachment 12: 3D Massing Model Looking Northeast

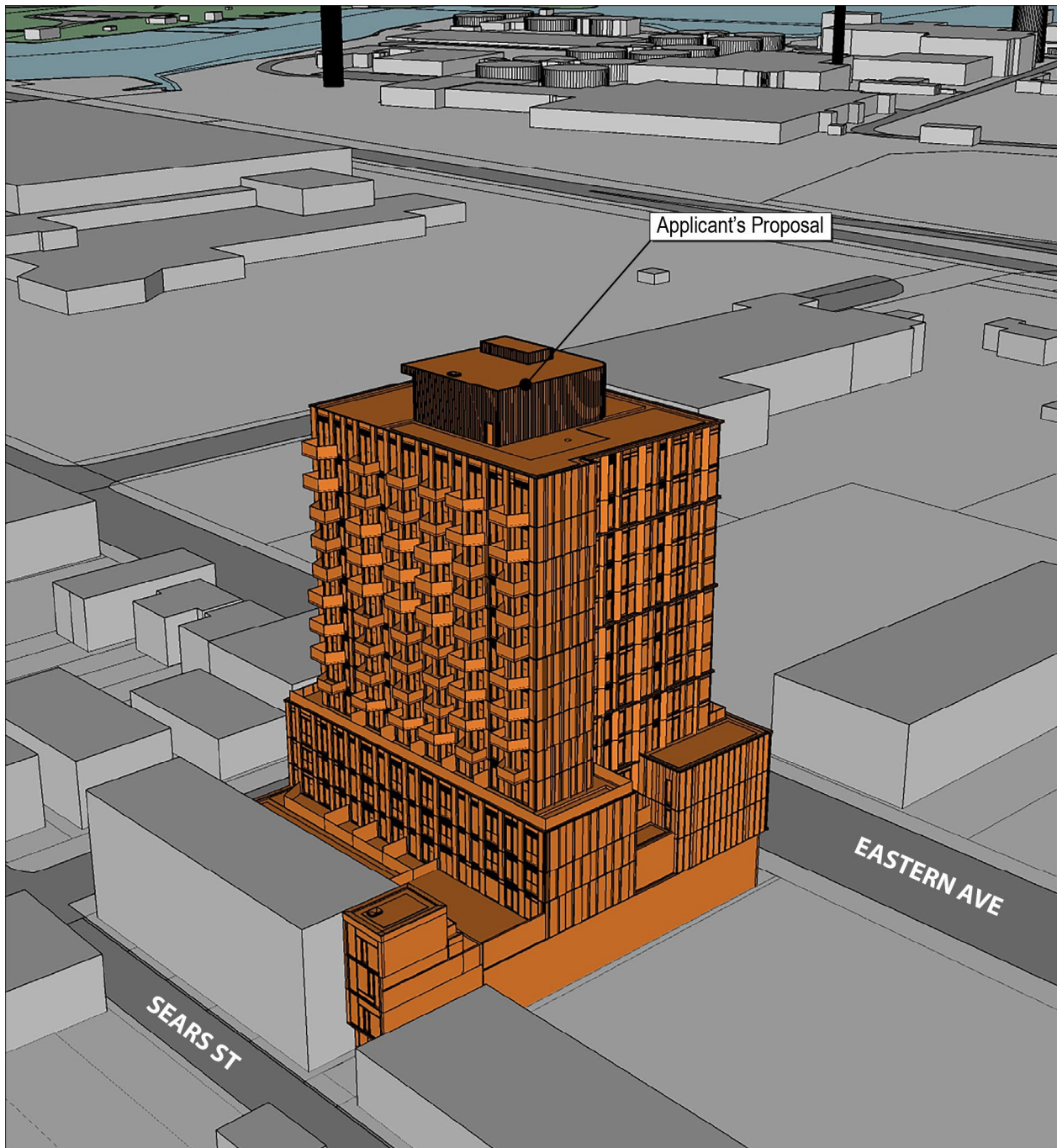


View of Applicant's Proposal Looking Northeast



08/14/2024

Attachment 13: 3D Massing Model Looking Southeast



View of Applicant's Proposal Looking Southeast



08/14/2024

Attachment 14: 3D Massing Model Looking Southwest



View of Applicant's Proposal Looking Southwest



08/14/2024