TORONTO

STAFF REPORT
ACTION REQUIRED

Preliminary Report
85 Laird Drive and 115 Laird Drive - Rezoning Application

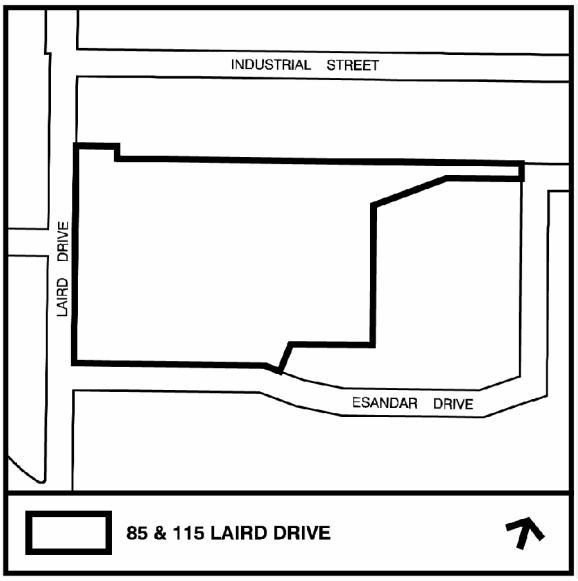
Date:	October 22, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 26 – Don Valley West
Reference Number:	09 167098 NNY 26 OZ

SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applicant proposes to amend the Zoning By-law to permit retail and office uses on the former industrial lands at the western edge of the Leaside Business Park. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting should be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a final staff report should be presented and Public Meeting held in the Fall of 2010.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On September 18, 2006, an application for zoning By-law amendment and site plan control approval were submitted on the property know as 85 Laird Drive, which constitutes the majority of the lands which are subject to this application. The proposed development provided for four motor vehicle dealerships and the retention and re-use of the heritage building known as the Canadian Northern Railway Eastern Lines locomotive shed located at the eastern end of the property. The property was rezoned to permit the proposed development but the owner of the property did not proceed with the approval of the site plan control application and subsequently sold the property at 85 Laird Drive to the current owner.

In July 2006 the Canadian Northern Railway Eastern Lines Locomotive Shed at 85 Laird Drive was approved by City Council for inclusion in the City of Toronto Inventory of Heritage Properties (July 25, 26 and 27, 2006). At that time Council directed that the designation of the building under the *Ontario Heritage Act*, be processed in conjunction with the anticipated planning application to develop the property. The locomotive shed was subsequently designated under Part IV of the *Ontario Heritage Act* (By-law No. 855-2008).

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The proposed redevelopment of this site would replace the industrial operations associated with the former Winpak property with a retail commerical and office complex. The development would have a gross floor area of approximately 16,560 square metres (178,285 square feet) with 1,221 square metres (13,143 square feet) dedicated to office uses and the remainder to be used for retail and service uses. The site would be accessed from both Laird Drive and Esandar Drive. Seven new buildings would be constructed on the site. The proposal also includes the adaptive re-use of the former Canadian Northern Railway Eastern Lines locomotive shop located adjacent to the eastern boundary of the property. The former locomotive shop is proposed to be retained with retail uses on two floors. 928 Parking spaces are proposed. The floor space index of the proposal is approximately 0.48 and the lot coverage is approximately 28%. The site plan and elevation are attached as Attachments 1 and 2. The application data sheet is attached as attachment 4.

The applicant is seeking to have the lands rezoned from Light Industrial M.1 and Light Industrial M.1 (11) zone to permit the proposed retail centre and office uses.

Site and Surrounding Area

The property is 3.5 hectares (8.6 acres) in size and fronts on both Laird Drive to the west and Esandar Drive to the south. The site is comprised of two properties. The property at 85 Laird Drive is the former site of the Winpak manufacturing facility which was the subject of the previous Zoning By-law amendment and site plan control applications for the automobile dealerships. This site constitutes the majority of the subject property. The property known as 115 Laird Drive is a small commercial property of approximately 595 square metres (6,405 square feet) with frontage on Laird Drive immediately north of 85 Laird Drive.

The property is generally flat with a slight grade from north to south. A portion of the property extends eastward north of the abutting property to provide an additional access to Esandar Drive. The property contains one large industrial building at the eastern end of the property, the former locomotive shed constructed for the Canadian Northern Railway Eastern Lines as part of a larger locomotive repair facility and marshalling yard. The basement of a former office building associated with the Winpak operation is located on the western end of the property adjacent Laird Drive. This structure had been proposed to be retained as part of the automobile dealerships which had been planned for the site. The property at 115 Laird Drive is occupied by a small one storey commercial building.

The majority of the site (the property at 85 Laird Drive) is surrounded by construction hoarding as a result of the demolition of most of the former industrial buildings and remediation of the site in anticipation of the previously proposed automobile dealerships.

Abutting uses include:

North: A variety of industrial and commercial uses including, a deli and number of automobile and truck related service and repair facilities. Further north on the east side of Laird Drive is the Smart Centres development on the former Alcatel property, a large format retail facility similar to that proposed for the subject property.

South: An office building, automobile parking and storage and an automobile repair operation are located on the south side of Esandar Drive. Further to the south are a variety of small businesses and fast food restaurants (fronting on Laird Drive) and a variety of small business (including a waste transfer station) on Canvarco Road.

East: A waste transfer station is located on the abutting lands to the east. Further east are a variety of commercial and industrial operations including a concrete batch plant and associated offices and a metal recycling operation.

West: On the west side of Laird Drive are a variety of small commercial uses including restaurants and automobile sales and service uses. Behind the commercial properties on Laird Drive is a residential neighbourhood of predominantly detached homes.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As this application was filed in 2009 it is subject to the 2005 PPS, which sets out the policy foundation for regulating the development and use of land. The key objectives include building strong communities; wise use and management of resources; and, protecting public health and safety. Council's decisions are required to be consistent with the PPS. The new Toronto Official Plan complements policies in the PPS and the two documents support each other.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow, the provision for infrastructure to support growth, protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan designates these lands (and the employment lands associated with the Leaside Business Park) as 'Employment Areas'. The Urban Structures Map of the Official Plan also recognizes these lands as 'Employment District'. These designations are intended to protect and enhance employment uses.

Policy 4.6.3 of the Official Plan states that consideration may be given to permit large scale and stand alone retail stores and "power centres" in Employment Areas in locations on major streets which form the boundary of an employment area (as Laird Drive does for the lands comprising the Leaside Business Park). Where a site meets this locational requirement, new large scale, stand alone retail stores and "power centres" may be permitted if it can be demonstrated that:

a) Sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and
b) The function of other economic activities within the Employment Areas and economic health of nearby shopping districts are not adversely affected.

The Official Plan also provides criteria to review development proposed within Employment Districts (Section 2.2.4 of the Official Plan) and Employment Areas (Section 4.6). The objective of these criteria is to ensure that proposed developments contribute to the creation of competitive, attractive, highly functional employment areas. The Built Environment policies of the Plan will also be referenced in evaluating the proposal (including the Site Plan Control application), including the heritage policies in Section 3.1.5.

Zoning

The property at 85 Laird Drive is zoned as Light Industrial M.1 (11) in Zoning By-law No. 1916 of the former Borough of East York. The site specific provision which applies to the site (By-law No. 394-2008) permits the previously proposed motor vehicle dealerships in addition to uses permitted within the M1 zone. The property at 115 Laird Drive is zoned as Light Industrial M.1 (see Attachment No. 3, Existing Zoning). Retail uses in both the Light Industrial M.1 and General Industrial M.2 zones are restricted to a maximum of 30% commercial gross floor area.

Site Plan Control

An application for Site Plan Control under Section 114 of the *City of Toronto Act, 2006* was filed on September 9, 2009.

Reasons for the Application

The proposed use of the property is not permitted within the site-specific Light Industrial M.1 (11) zone or the Light Industrial M.1 zone which apply respectively to the properties at 85 Laird Drive and 115 Laird Drive.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Employment Impact Study

- Retail Market and Impact Study
- Transportation Study
- Heritage Impact Assessment
- Stormwater Management and Servicing Report
- Arborists Report and Tree Inventory
- Environmental Peer Review and Phase 2 Environmental Site Assessment
- Green Development Standards Checklist

A Notification of Complete Application was issued on September 29, 2009.

Issues to be Resolved

On a preliminary basis, the following issues have been identified.

1. Compliance with the intent of policy 4.6.1 and 4.6.3 with regard to the proposed retail and service commercial uses;
2. Urban design, including ensuring the development: reinforces the character of the streets and the identity of the Business Park as an employment area; provides for clear pedestrian connections; and the implementation of the Design Guidelines for 'Greening' Surface Parking Lots;
3. The capacity of local roads to accommodate the expected traffic from this proposal; and
4. Preservation and conservation of the designated former locomotive shed.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

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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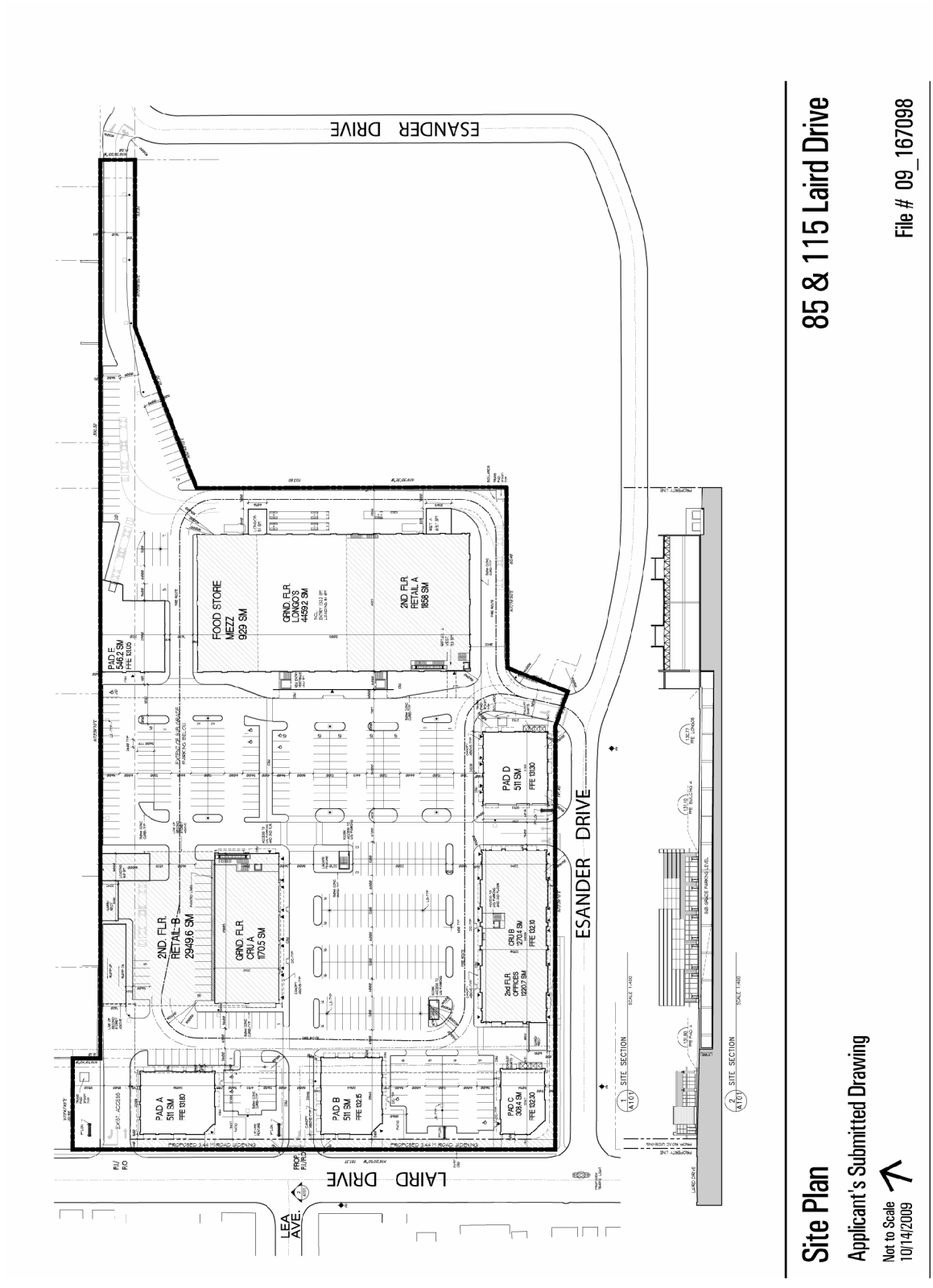
Thomas C. Keefe, Director
Community Planning, North York District

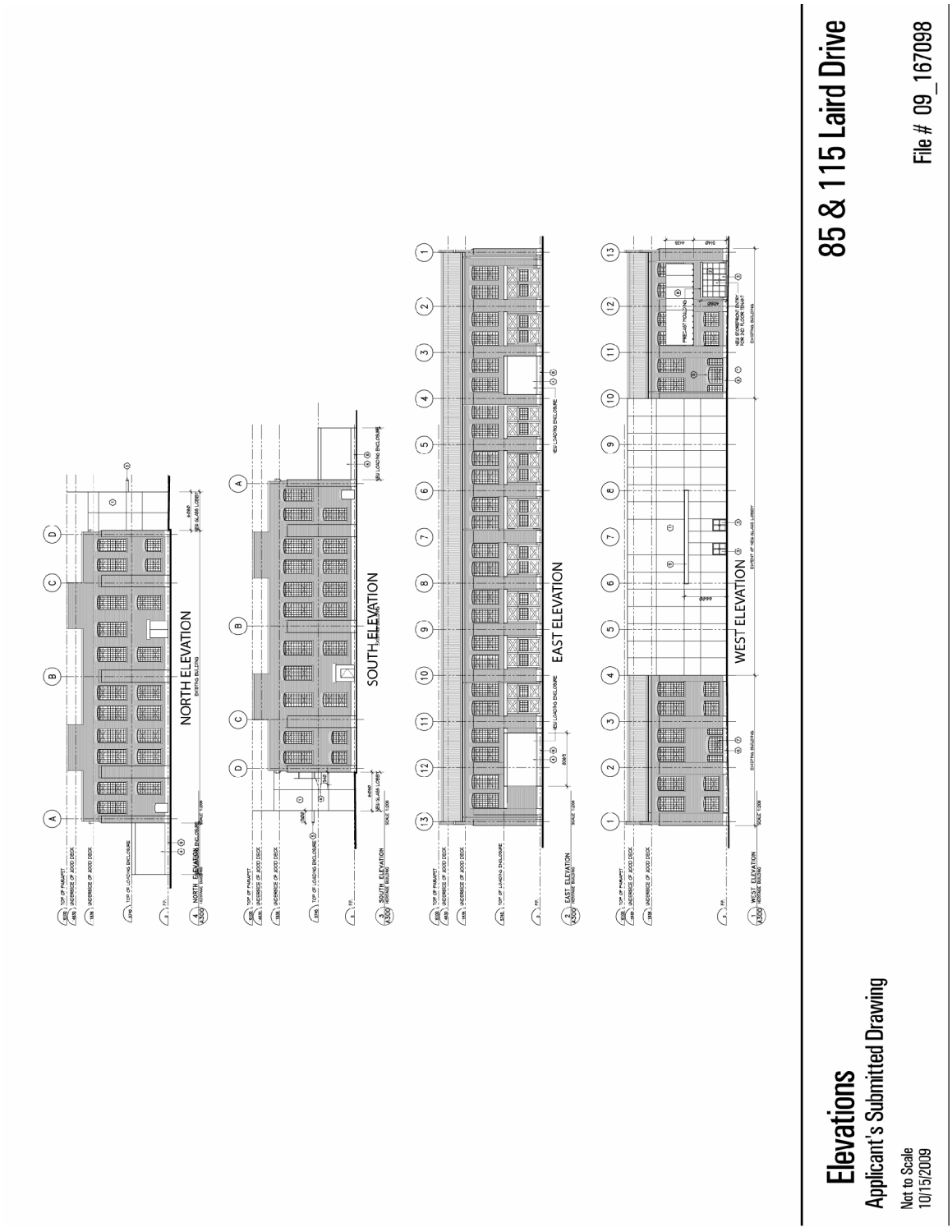
ATTACHMENTS

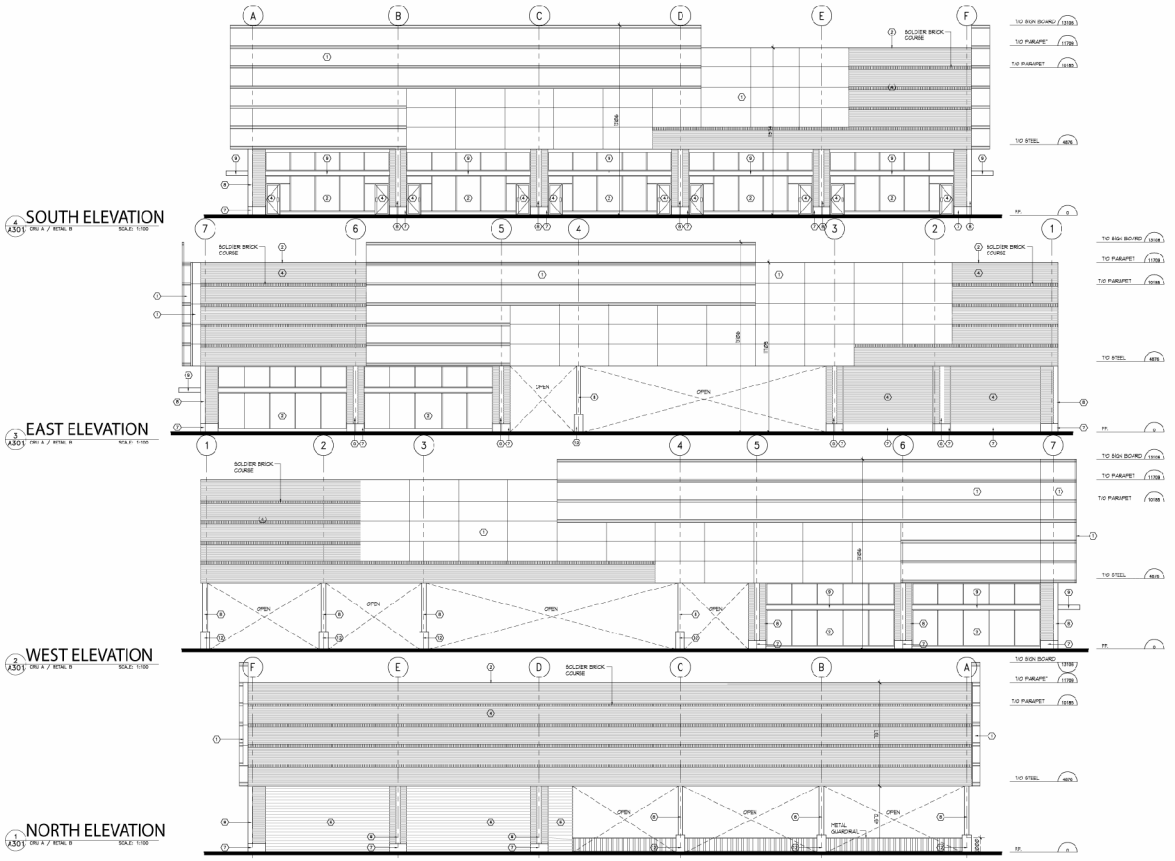
Attachment 1: Site Plan
Attachment 2: Elevations (as provided by applicant)
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Attachment 2: Elevations





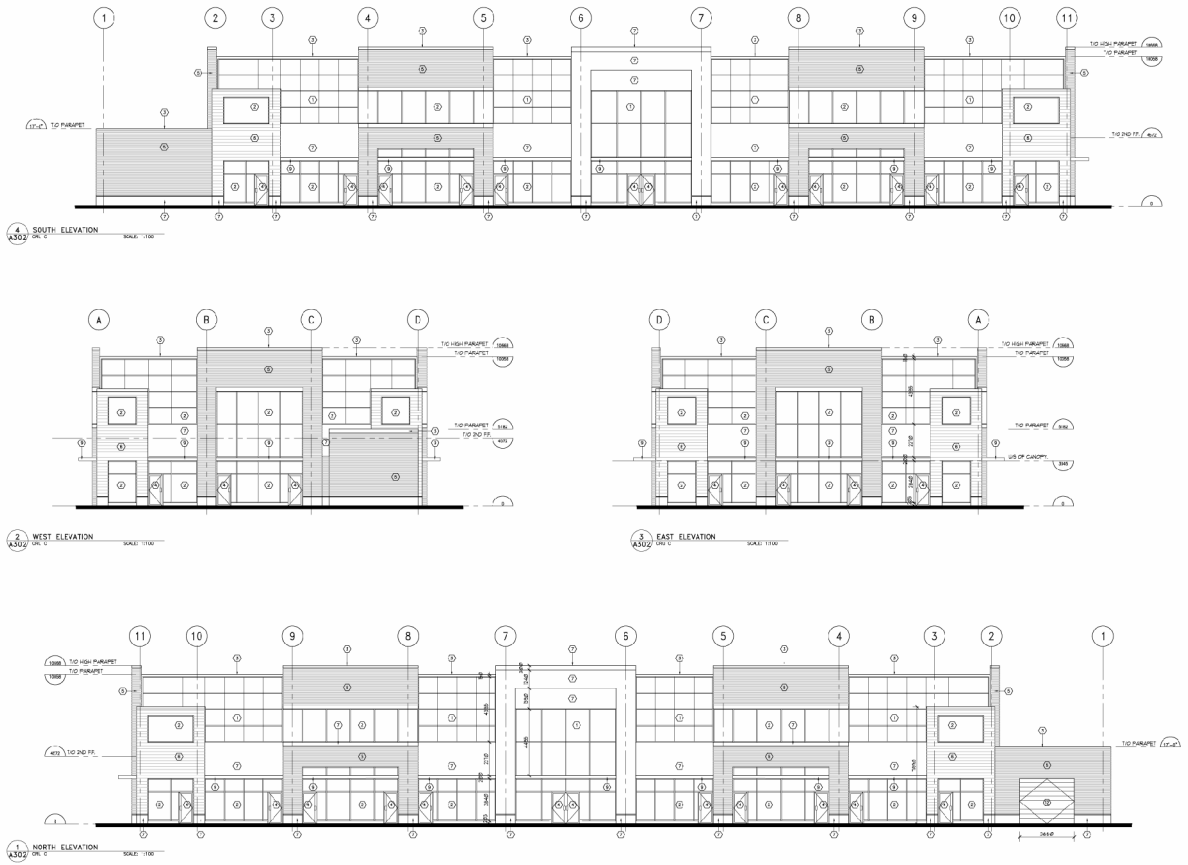
Elevations

Applicant's Submitted Drawing

Not to Scale
10/15/2009

85 & 115 Laird Drive

File # 09_167098



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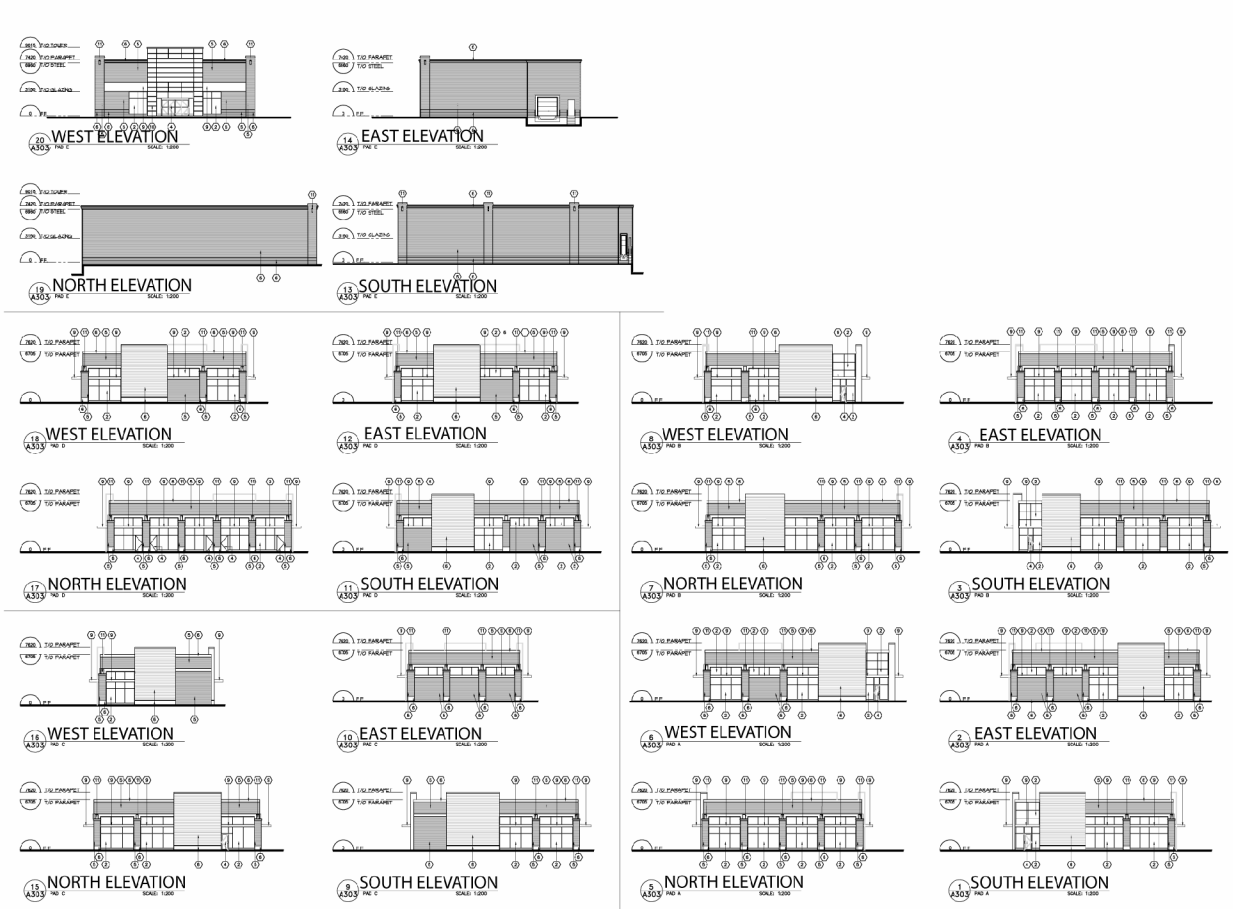

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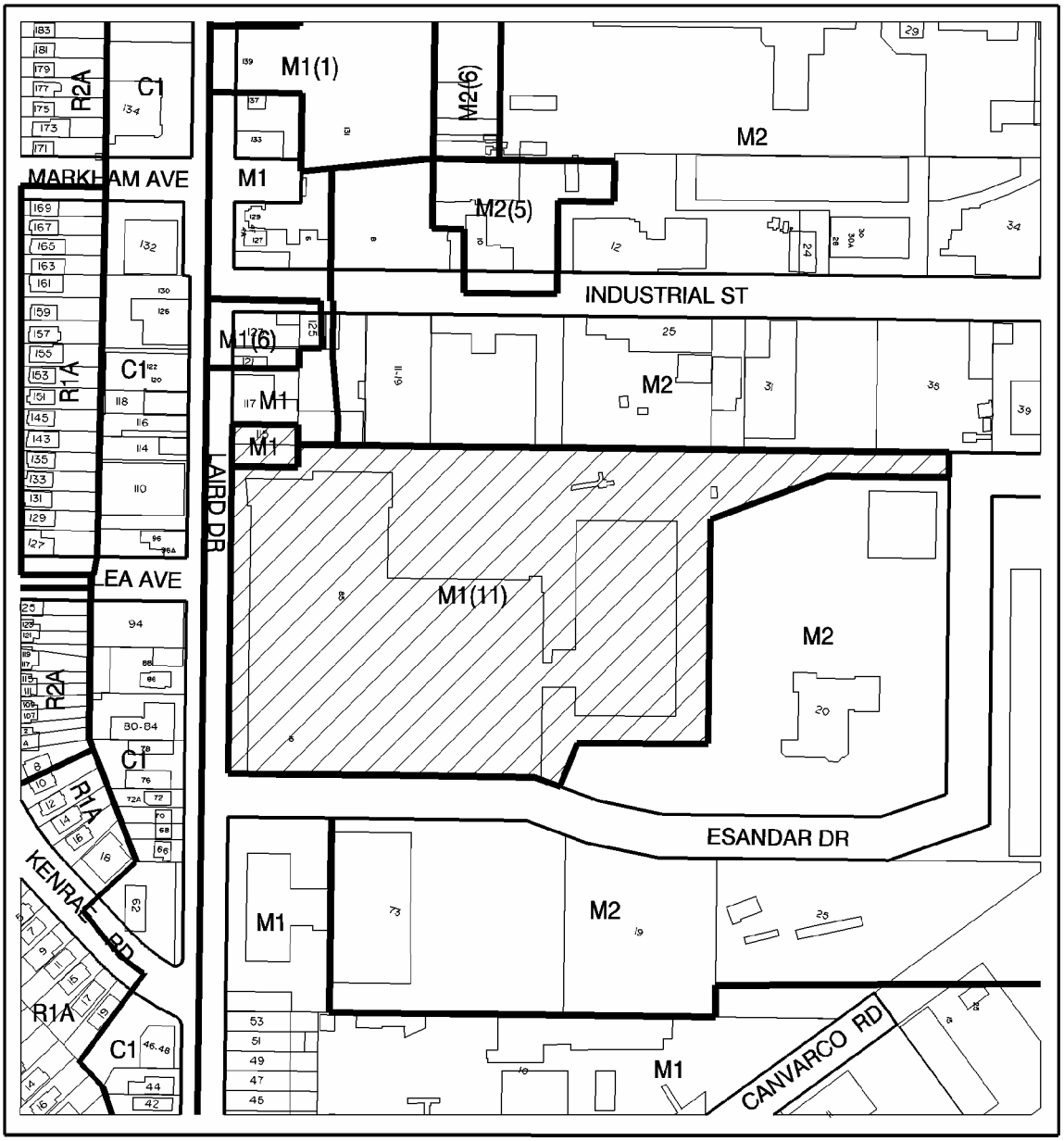
Attachment 3: Zoning



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	09 167098 NNY 26 OZ
Details	Rezoning, Standard	Application Date:	September 9, 2009
Municipal Address:	85 LAIRD DR		
Location Description:	CON 3FB PT LT13 & 14 AND PL 2120 LT652 TO 663 NOW RP 64R13003 PT 1 **GRID N2604		
Project Description:	Application for an amendment to the Zoning By-law and site plan approval to construct a retail/office complex with a gross floor area of approximately 16,700 square metres (180,000 square feet). The proposal includes a food store and second storey retail uses within the existing (designated) heritage building at the east end of the site. The proposal includes 928 parking spaces, with 532 spacesto be provided underground.		

Applicant:	**Agent:**	**Architect:**	**Owner:**
BOUSFIELDS INC			2102230 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	
Zoning:		Historical Status:	Y
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	34761.6	Height:	Storeys:	11.5
Frontage (m):	142		Metres:	0
Depth (m):	221			
Total Ground Floor Area (sq. m):	9605.7			**Total**
Total Residential GFA (sq. m):	0		Parking Spaces:	928
Total Non-Residential GFA (sq. m):	16563.2		Loading Docks	7
Total GFA (sq. m):	16563.2			
Lot Coverage Ratio (%):	27.6			
Floor Space Index:	0.48			

DWELLING UNITS **FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:			**Above Grade**	**Below Grade**
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	15342.2	0
1 Bedroom:	0	Office GFA (sq. m):	1221	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT: **PLANNER NAME:** **Dan Nicholson, Planner**
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