

**2 Laird Drive - Zoning By-Law Amendment Application
Preliminary Report**

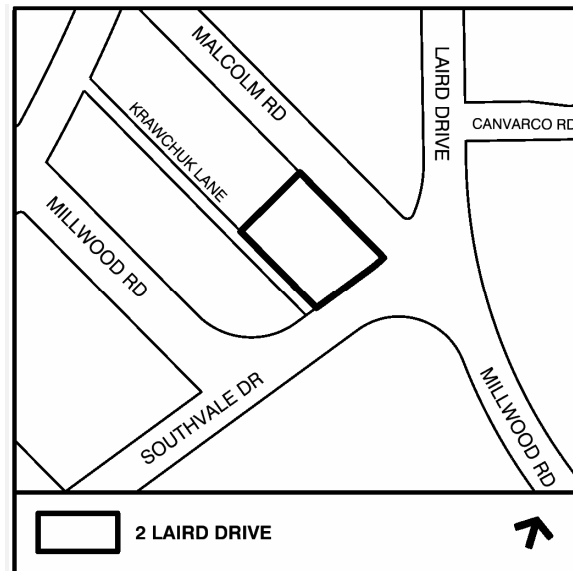
Date:	April 23, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 26 – Don Valley West
Reference Number:	12 126026 NNY 26 OZ

SUMMARY

This application proposes a 7-storey, 98-unit residential building with 116 parking spaces at 2 Laird Drive. The proposed building would have a gross floor area of approximately 7,975m² resulting in a density of 3.71 FSI.

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.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. Staff anticipate holding a community consultation meeting in late Spring 2012. A Final Report and a Public Meeting under the *Planning Act* is targeted for late 2012 providing the applicant submits all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2 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 site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

Two pre-application consultation meetings were held with the applicant to discuss the Official Plan policies that apply to the site, various site plan related issues and the complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend the former Town of Leaside Zoning By-law No. 1916 to permit the construction of a 7-storey, 98-unit residential building with a 116 parking garages (see Attachment 1 – Site Plan). The development would accommodate 50 1-bedroom units and 48 2-bedroom units. The building would have a gross floor area of 7,975m² including 110m² of common indoor amenity space resulting in a density of 3.71 FSI. The building would have a maximum height of 7-storeys along the Millwood Road frontage stepping down to 4-storeys to the west towards a single detached dwelling located at 23 Malcolm Road (see Attachment 3 – Elevations). The ground floor of the building along the Millwood Road frontage would include six dwelling units, four of which would have private patios overlooking the street. The ground floor of the Malcolm Road frontage would include two dwelling units with private patios facing the street, the main building entrance/lobby and a room for common indoor recreational amenities.

Vehicular access to the site would be provided from Malcolm Road generally in a location where a curb cut currently exists. The other existing driveway access to Krawchuck Lane is proposed to be closed. The driveway would provide access to two short term/drop-off parking spaces at grade (including one barrier free parking space) in close proximity to the building entrance, a loading/servicing area and a ramp leading to three levels of underground parking. The ramp provides access to 114 underground parking spaces

comprising 94 spaces for tenants and 20 spaces for visitors. The project statistics are included in the Application Data Sheet in Attachment 5.

Site and Surrounding Area

The 0.2 ha site is located at the termination of Laird Drive at Millwood Road in the former Town of Leaside. The site has frontages along Malcolm Road, Millwood Road and Krawchuck Lane of approximately 57 metres, 40 metres and 51 metres respectively. It is currently developed with a single storey building formerly owned and operated by Canada Post. The site is located at the south edge of a mixed use area along the west side of Laird Drive that extends north to Eglinton Avenue East. The Leaside Business Park is located on the east side of Laird Drive/Millwood Road. The site is located on the eastern edge of a residential area.

The following is a summary of the area context:

- North: Directly opposite the site, at the corner of Malcolm Road and Laird Drive, is a Sunoco gas station then two-storey single detached dwellings fronting Malcolm Road.
- South: Three storey townhouses fronting Krawchuck Lane and Millwood Road, then a five-storey apartment building at 955 Millwood Road.
- East: Millwood Road then a surface parking for Leaside Memorial Community Gardens/Arena.
- West: Two-storey single detached dwellings.

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. The PPS sets 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. City Council's planning decisions are required to be consistent with the PPS.

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 of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required 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 lands are designated *Mixed Use Areas* on Land Use Map 17 of the Toronto Official Plan. *Mixed Use Areas* are to consist of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. They are intended to absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

The Plan does note however that not all *Mixed Use Areas* will experience the same scale or intensity of development. Policies relevant to this application include Sections 3.1.1 (Public Realm), 3.1.2 (Built Form), 4.5.2 (Development Criteria in *Mixed Use Areas*) and 5.1.1 (Section 37 – Height and/or Density Incentives) and summarized below.

Development criteria in *Mixed Use Areas* are set out in Policy 4.5.2 and summarized as follows:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Official Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- take advantage of nearby transit services; and
- provide good site access and circulation and an adequate supply of parking for residents and visitors.

The Plan also includes policies that ensure the built form of new development fits within the context of its surrounding area. These policies are included in Sections 3.1.2.1 to 3.1.2.6 – Built Form. In particular, Section 3.1.2.3 requires new development to fit harmoniously into its existing and/or planned context and limit its impacts on neighbouring streets, parks, open spaces and properties including:

- massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- providing for adequate light and privacy; and
- adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas.

The Official Plan provides for the use of Section 37 of the *Planning Act* to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan.

Although the site is not within an identified *Avenue*, the City's Avenues and Mid-Rise Building Study will be used to assist in evaluating the application. The Mid-Rise Performance Standards are intended to create healthy, vibrant main streets while protecting the stability and integrity of adjacent neighbourhoods. The purpose of these standards is to establish built form controls so that *Avenues* will develop in an appropriate and contextually sensitive manner. The Study is available on the City's website at:

<http://www.toronto.ca/planning/midrisestudy.htm>

The Toronto Official Plan is available on the City's website at:

http://www.toronto.ca/planning/official_plan/pdf_chapter1-5/chapters1_5_aug2007.pdf

Zoning

The site is zoned Commercial-General Zone (C1) by former Town of Leaside Zoning By-law No. 1916. (see Attachment 4 – Zoning). The current zoning permits a wide range of retail, service and office uses as well as dwelling units over a permitted commercial use. The current zoning permits a maximum building height of 12.2 metres and a maximum coverage or density of 0.80 FSI. Under the current zoning, buildings are required to be set back a minimum of 6m from the front property line, 3m from the side which abuts a residential zone with a setback equal to 20% of the lot depth from the rear lot line.

Site Plan Control

The proposed development is subject to Site Plan Control approval. To date, an application in this regard has not been submitted. The submission of a site plan application will be used to inform the review of this application.

Tree Preservation

Appropriate retention and protection measures will be required for trees that qualify for protection under applicable City of Toronto By-laws. The Arborist Report filed with the application indicates a total of 22 trees were inventoried. Eight trees qualify for protection under the Trees on City Streets By-law and two trees qualify for protection under the Private Tree By-law. A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on private property.

Reasons for the Application

The proposed development requires an amendment to the former Town of Leaside Zoning By-law to permit residential uses as a standalone use, as well as to increase the permitted height and density of development. Appropriate standards regarding gross floor area, height, setbacks, parking and other matters would be established through a site specific exception.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plans and drawings including Site Plan, Elevations, Floor Plans, Building Sections, Parking Level Plans and Landscape Plan
- Urban Design and Planning Rationale
- Urban Transportation Considerations Report
- Functional Servicing Report
- Stormwater Management Report
- Phase One Environmental Site Assessment
- Preliminary Phase Two Environmental Site Assessment
- Shadow Study
- Building Mass Model
- Arborist Report and Tree Protection Plan
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on March 16, 2012.

Issues to be Resolved

Prior to presenting a Final Report to North York Community Council, the following issues will be reviewed and evaluated:

- the appropriateness of the proposed height and density of the development;
- the compatibility of the proposed development with the surrounding context including transition of building height and massing to nearby stable low density residential areas;
- assessment of the proposed access, parking supply, vehicular circulation and pick-up/drop-off arrangements;
- potential traffic and parking impacts on local streets;
- assessment of the loading, refuse and recycling operations of the proposed development;
- assessment of the stormwater management and servicing of the proposed development;
- review of pedestrian access including sidewalks, entrances, indoor and outdoor amenities and their relationship with adjacent public streets and properties;
- compliance with the Toronto Green Standard Tier 1 performance measures; and
- the determination of appropriate Section 37 community benefits.

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

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

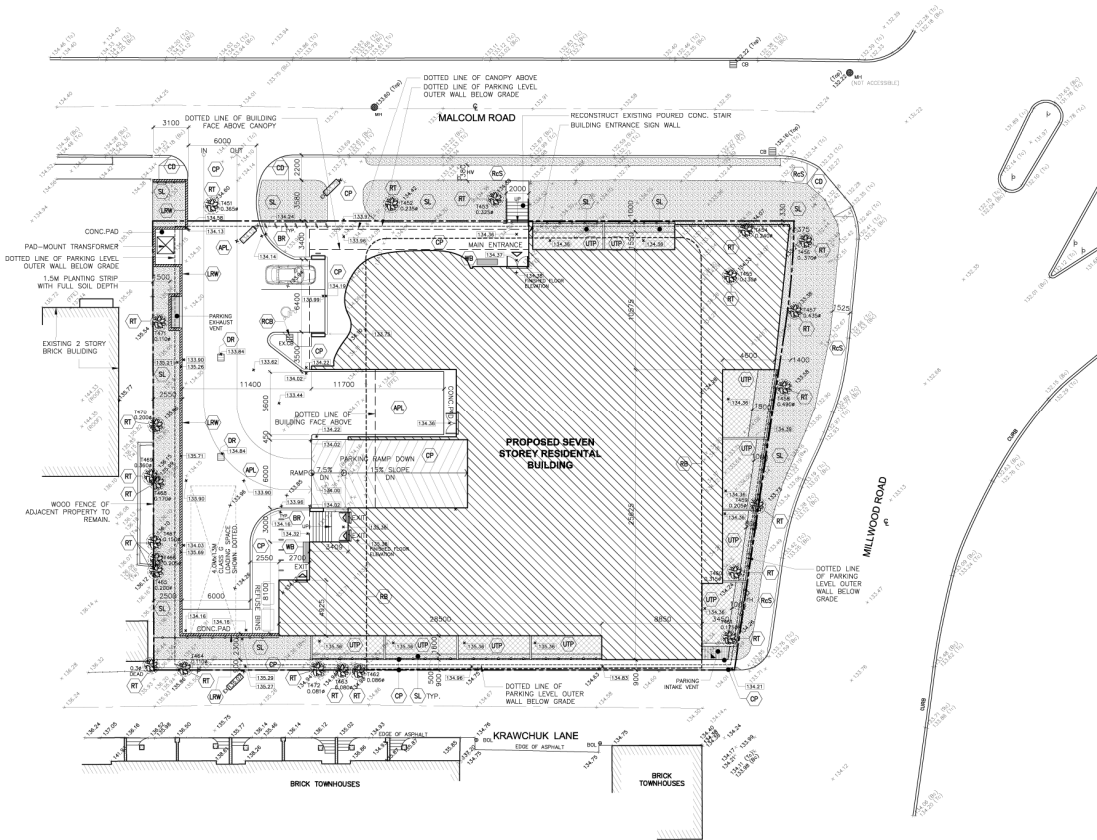
Attachment 2: Elevations

Attachment 3; Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

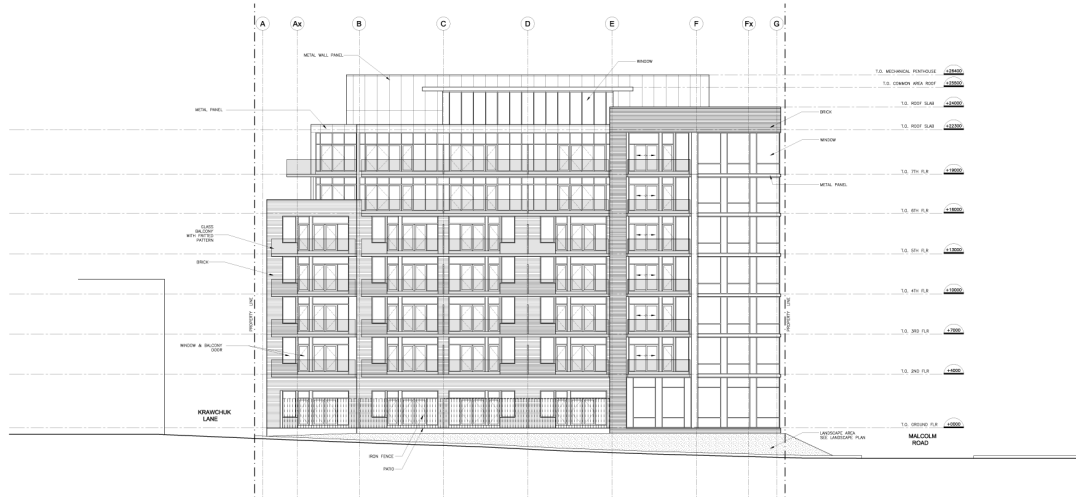
2 Laird Drive

Applicant's Submitted Drawing

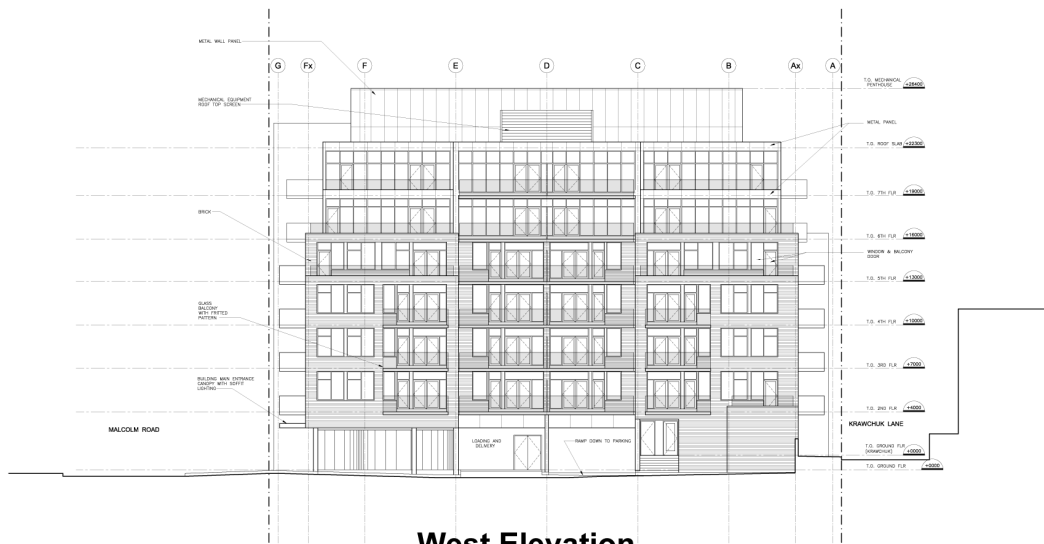
Not to Scale
03/14/2012

File # 12 126026 NNY 26 OZ

Attachment 2: Elevations



East Elevation



West Elevation

Elevations

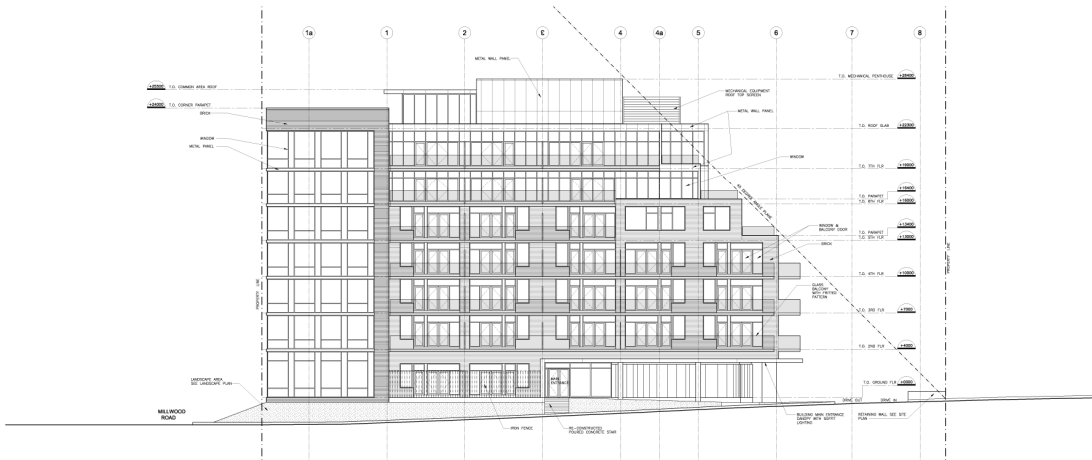
2 Laird Drive

Applicant's Submitted Drawing

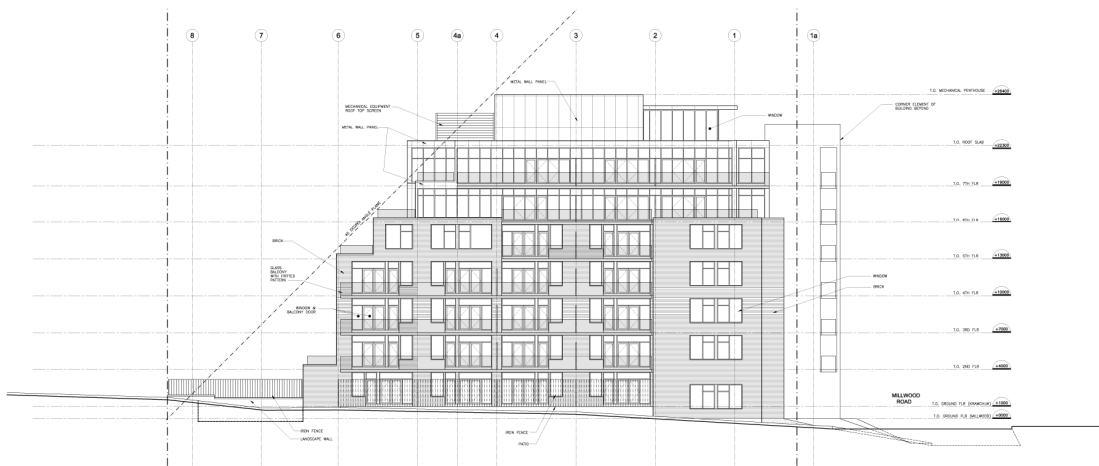
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File # 12 126026 NNY 26 OZ

Attachment 3: Elevations



North Elevation



South Elevation

Elevations

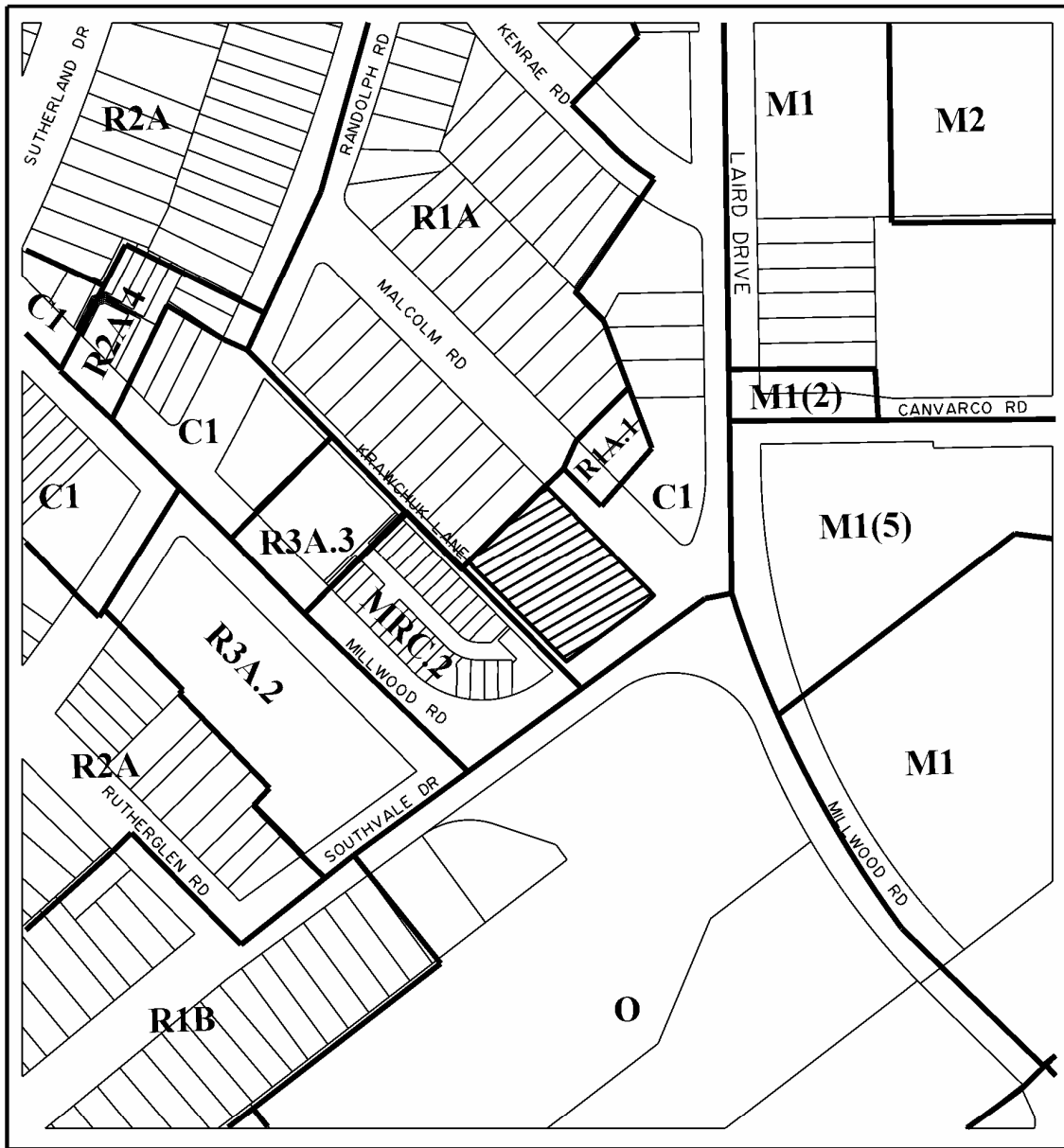
2 Laird Drive

Applicant's Submitted Drawing

Not to Scale
03/14/2012

File # 12 126026 NNY 26 0Z

Attachment 4: Zoning



Toronto City Planning
Zoning

2 Laird Drive
 File # 12 126026 NNY 26 02

R1A	Low Density Residential	C.1	Commercial - General
R1B	Low Density Residential	M.1	Light Industrial
R2A	Medium Density Residential	M.2	General Industrial
R3A	High Density Residential	O	Open Space (Parks)

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
 Not to Scale
 Zoning By-law 7625
 Extracted 03/07/2012

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	12 126026 NNY 26 OZ
Details	Rezoning, Standard	Application Date:	February 22, 2012
Municipal Address:	2 LAIRD DR		
Location Description:	PLAN 2120 LOT 830 TO 834 **GRID N2603		
Project Description:	Zoning By-law Amendment application to permit a 7-storey, 98-unit, mid-rise residential building with 116. The proposed building would have a gross floor area of 7,975 square metres resulting in a density of 3.71 FSI.		

Applicant:	Agent:	Architect:	Owner:
DAVID BRONSKILL		KEARNS MANCINI ARCHITECTS	KCAP LAIRD INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	C1	Historical Status:	
Height Limit (m):	12.2	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2148	Height:	Storeys:	7	
Frontage (m):	56.6		Metres:	26.4	
Depth (m):	39.6				
Total Ground Floor Area (sq. m):	1120				Total
Total Residential GFA (sq. m):	7975		Parking Spaces:	116	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	7975				
Lot Coverage Ratio (%):	52.1				
Floor Space Index:	3.71				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	50
2 Bedroom:	48
3 + Bedroom:	0
Total Units:	98

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	7975	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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