



August 14, 2020

Delivered via secure file transfer

Mr. John Andreevski
Manager, Community Planning
- North York District
Planning Department
CITY OF TORONTO
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

Attention: Ms. Michelle Corcoran – Senior Planner

Dear Mr. Andreevski,

RE: 134 Laird Drive, North York
Proposed Mid-Rise Mixed-Use Development
City's File No. – Not Yet Issued
First Submission of Zoning By-law Amendment and Site Plan Control Applications

Core Development Group Ltd. is representing Leaside Residences I Inc., the owners of 134 Laird Drive, located in the City of Toronto, herein referred to as the subject property. The enclosed materials have been prepared in support of Zoning By-law Amendment (ZBA) and Site Plan Control (SPA) applications pursuant to comments received from our Pre-Application Consultation submission and discussions held with Community Planning, Urban Design, and Transportation Staff on June 23, 2020. Concurrent ZBA and SPA applications are being submitted under a separate covering letter for the lands on the south side of Stickney Avenue at 126 and 132 Laird Drive. These lands are being developed by the same ownership group as a Phase One and designed to complement each other, resulting in a compatible mid-rise redevelopment at this intersection.

The subject property is located on the west side of Laird Drive north of the intersection of Stickney Avenue and Laird Drive, south of Eglinton Avenue East. The subject property is

comprised of single parcel with a total area of approximately 1,930.7 square metres (20,782 square feet). The subject lands are currently occupied by two low-rise auto-related buildings and a surface parking lot. Leaside Residences I Inc. is proposing to redevelop the subject lands with an 8-storey mid-rise mixed-use building, with mechanical penthouse, geothermal heating and cooling, and amenity space occupying the rooftop. The proposed development consists of a total 106 residential dwelling units (7,901.4 square metres of residential GFA), including two live-work units and 74 square metres of excess indoor amenity space resulting in a total GFA of 7,975.4 square metres and an overall density of 4.13 times the area of the lot.

The height of the proposed building 25.65 metres, exclusive of the mechanical penthouse and rooftop amenity. Vehicular and bicycle parking is proposed within two levels of underground parking; a total of 54 vehicular spaces and 112 bicycle spaces are proposed. The proposed development includes stepbacks at levels 4 through 8 to provide a transition in height, scale, and massing to the adjacent low-rise single detached homes in the *Neighbourhoods* designation and incorporated the planned widening of Laird Drive.

The subject lands are designated *Mixed Use Areas* based on Map 17 – Land Use Plan of the City of Toronto Official Plan and are located within the Council adopted SASP 568. The *Mixed Use Areas* designation provides for a range of residential, commercial and institutional uses in single use or mixed use buildings, as well as utilities, parks and open spaces. The proposed development conforms to the policies of the Official Plan and SASP 568, with the exception of Policy 7.5 of SASP 568, which relates to the minimum front yard setback. Our framework for delayed comment on this policy is that we had thought our approach would satisfy the intent of the policy by providing the setback at-grade and then an upper level cantilever for weather protection that still allows mature tree growth. Staff interpret this policy differently and therefore the application does not conform with Policy 7.5 of OPA 450 This policy has been formally appealed through our legal counsel to the LPAT on August 12, 2020. As this policy is not yet in full force and effect, an Official Plan Amendment is not required.

Both the City-wide Zoning By-law No. 569-2013, as amended, and the former Town of Leaside Zoning By-law No. 1916, as amended, applies to the subject site. Zoning By-law No. 569-2013 zones the subject lands, *CR – Commercial Residential Zone* and former Town of Leaside By-law No. 1916 zones the subject lands, *C1 – Commercial General*. A Zoning By-law Amendment application for both by-laws is required to address the increase in permitted height and density and to revise other development regulations as necessary to accommodate the proposed development.

An application for Site Plan Control is being submitted concurrently with the Zoning By-law Amendment application. We acknowledge that that further submissions will be filed later, with the benefit of further public input and feedback anticipated with the launch of our project website designed for public information and to receive stakeholder input. Please refer to the Public Consultation Strategy Report prepared by Bousfields for further details.

We recognize that certain components of the project still require additional work and discussions; however, our intention is to further engage municipal Staff, surrounding land owners, and community stakeholders as we move through the process to application approvals and comments received will be addressed in further submissions.

We are pleased to submit the enclosed Zoning By-law Amendment and Site Plan Control applications. In support of this submission we are providing you with the following drawings, reports, documents, and letters in pdf formant only, as requested.

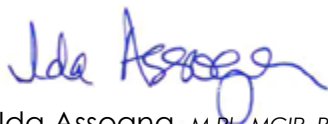
- City of Toronto Application Form dated August 14, 2020
- City of Toronto Project Data Sheet
- Completed Fee Schedules for ZBA and SPA
- City of Toronto PAC Checklist received June 3, 2020
- Boundary and Topographical Survey prepared by Schaeffer-Dzaldov-Bennett Ltd. dated October 31, 2019
- Draft Zoning By-law Amendment prepared by Bousfields dated August 14, 2020
- Planning Rationale prepared by Bousfields dated August 2020
- Public Consultation Strategy Report prepared by Bousfields dated August 2020
- Architectural Plans prepared by Turner Fleischer Architects dated August 14, 2020:
 - A-SPA001 – Statistics
 - A-SPA002 – Statistics
 - A-SPA003 – Survey
 - A-SPA004 – TGS Checklist
 - A-SPA005 – Context Plan
 - A-SPA006 – Site Plan/Roof Plan
 - A-SPA007 – Residential Solid Waste Management
 - A-SPA101 – Underground Level 02
 - A-SPA102 – Underground Level 01
 - A-SPA151 – Floor 01
 - A-SPA152 – Floor 02
 - A-SPA153 – Floor 03

- A-SPA154 – Floor 04
 - A-SPA155 – Floor 05
 - A-SPA156 – Floor 06
 - A-SPA157 – Floor 07
 - A-SPA158 – Floor 08
 - A-SPA159 – MPH
 - A-SPA301 – Elevations
 - A-SPA302 – Elevations
 - A-SPA311 – 1 to 50 East Elevation
 - A-SPA312 – 1 to 50 East Elevation
 - A-SPA313 – 1 to 50 West Elevation
 - A-SPA314 – 1 to 50 West Elevation
 - A-SPA315 – 1 to 50 North Elevation
 - A-SPA316 – 1 to 50 South Elevation
 - A-SPA401 – Building Sections
 - A-SPA600 – Details (Saris Bike Rack)
 - A-SPA801 – 3D Perspectives
 - A-SPA802 – 3D Perspectives
 - A-SPA803 – 3D Perspectives
 - A-SPA804 – 3D Perspectives
 - A-SPA805 – 3D Perspectives
 - A-SPA811 – Shadow Studies
 - A-SPA812 – Shadow Studies
 - A-SPA813 – Shadow Studies
 - A-SPA814 – Shadow Studies
- Landscape Plans prepared by Ferris + Associates Inc. dated August 14, 2020
 - SPL1 – Landscape Plan
 - SPL2 – 8th Floor Landscape Plan
 - SPL3 – MPH Landscape Plan
 - SPL5 – Ground Floor Planting Plan
 - SPL6 – MPH Planting Plan
 - SPL7 – Tree Preservation and Removal Plan
 - SPL8 – Soil Volume Plan
 - SPL9 – City Details
- Arborist Report prepared by Ferris + Associates Inc. dated August 14, 2020
- Grading and Servicing Plans prepared by Lithos Group dated August 2020
 - SG-01 – Site Grading Plan
 - SS-01 – Site Servicing Plan
 - EC-01 – Site Erosion Plan

- DD-01 – Detailed Drawings
- Functional Servicing and Stormwater Management Report prepared by Lithos Group dated August 2020
- Transportation Study prepared by Trans-Plan dated August 2020
- Energy Strategy prepared SRS Canada dated August 2020
- Energy Efficiency Report prepared by SRS Canada dated August 2020
- Pedestrian Wind Study prepared by RWDI dated August 12, 2020
- Waste Management Plan prepared by GHD dated August 13, 2020
- Geotechnical Investigation prepared by WSP dated August 13, 2020
- Hydrogeological Study prepared by WSP dated August 4, 2020
- Phase One ESA prepared by Fischer Environmental dated December 18, 2019
- Phase Two ESA prepared by Fischer Environmental dated December 20, 2019

We trust that the material provided in the enclosed submission is satisfactory to receive complete application notice upon review of the submitted materials. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,



Ida Assogna, M.P.I., MCIP, RPP
 Director of Development
 on behalf of *Leaside Residences I Inc.*

cc: Bryan Nykolation and Jacob Dosman – Core Development Group/Leaside Residences I Inc.
 Kathy Black – Fiera Real Estate/ Leaside Residences I Inc.
 Kash Pashootan – Emblem Developments/ Leaside Residences I Inc.
 Lindsay Dale-Harris, Caitlin Allan – Bousfields Inc.
 Russell Fleischer – Turner Fleischer
 David Bronskill – Goodmans LLP