



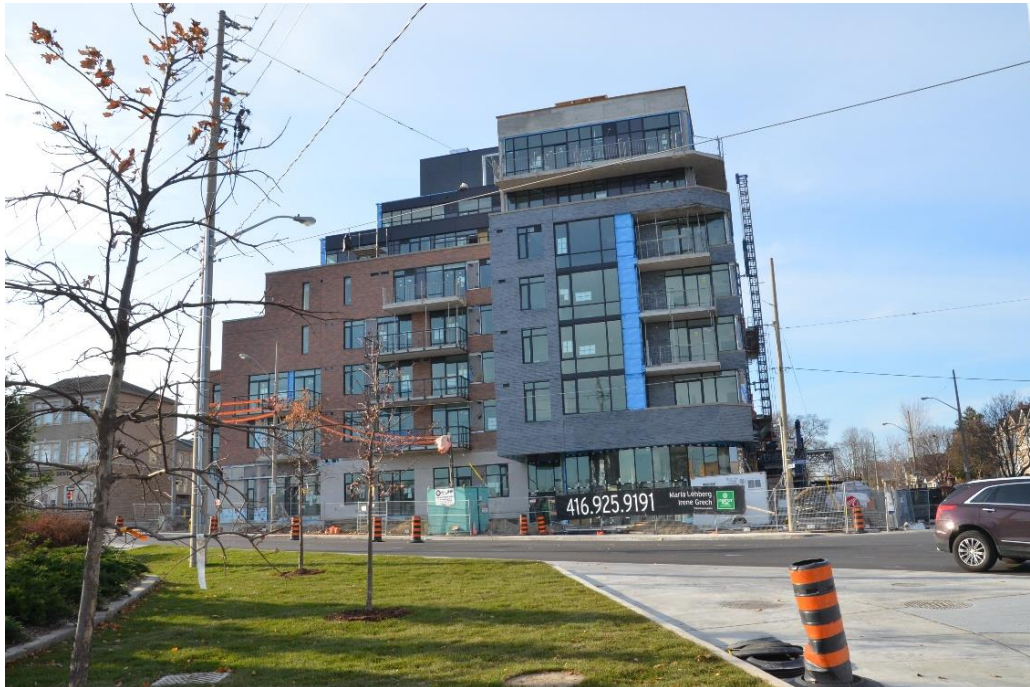
Leaside Development Update

LPOA Annual Meeting, November 29, 2017



Residential Development Under Construction

Upper House Condominium – 25 Malcolm Rd (Site of Former Post Office)



- 7 storeys
- 71 dwelling units
- 114 underground parking spaces
- entrance off Malcolm

Brownstones Townhouses

NE Corner of McRae & Sutherland Dr



- 8 townhouses
- 3 storeys
- 9 parking spaces
- entrance off Sutherland
- large single family dwelling on Sutherland

Leaside Manor (Shane Baghai)

3 & 5 Southvale Dr



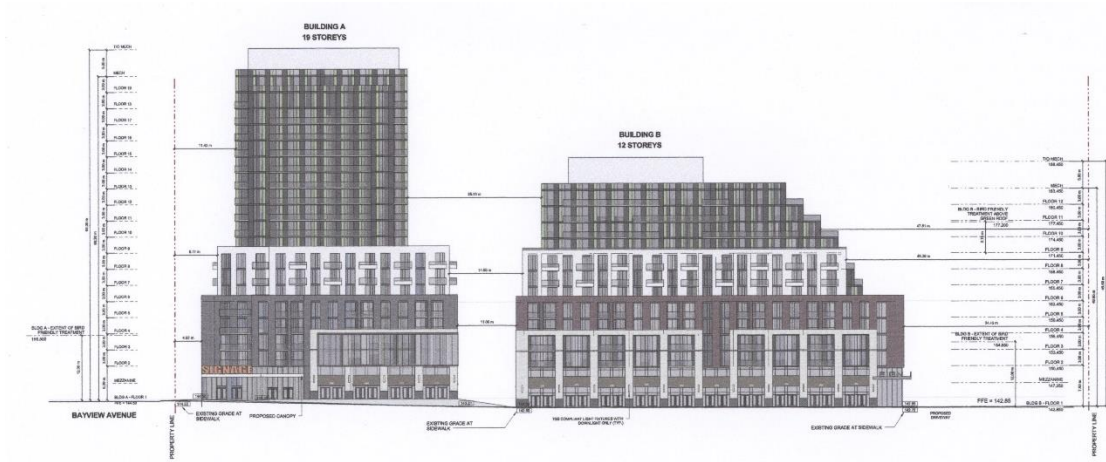
- 7 storey residential building
- 38 dwelling units proposed, 67 permitted
- 76 vehicle parking spaces (50 required)
- 40 bicycle parking spaces (32 long term, 8 short)
- Entrance off Southvale Dr



Residential Development Recently Approved in Principle

“Approved in Principle” meaning official plan policies and in some cases zoning changes have been approved which will allow these developments to proceed. In some cases rezoning and or site plan approval may be required but these would be formalities.

RioCan - Sunnybrook Plaza Site 660 Eglinton Ave E



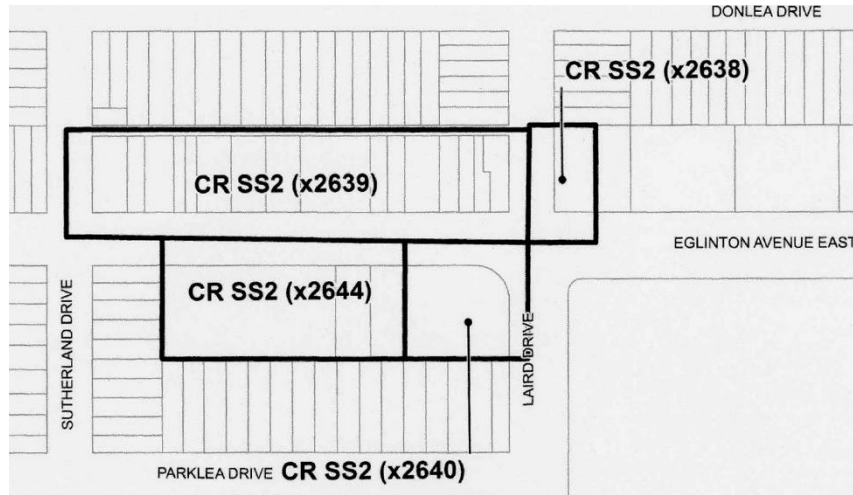
- 2 residential towers with retail on ground floor
- western tower 16 storeys (originally 19)
- eastern tower 11 storeys (originally 13)
- 367 residential units
- to include 85% of current office/retail space

South Side of Eglinton Ave E – Leaside High School to Hanna Road



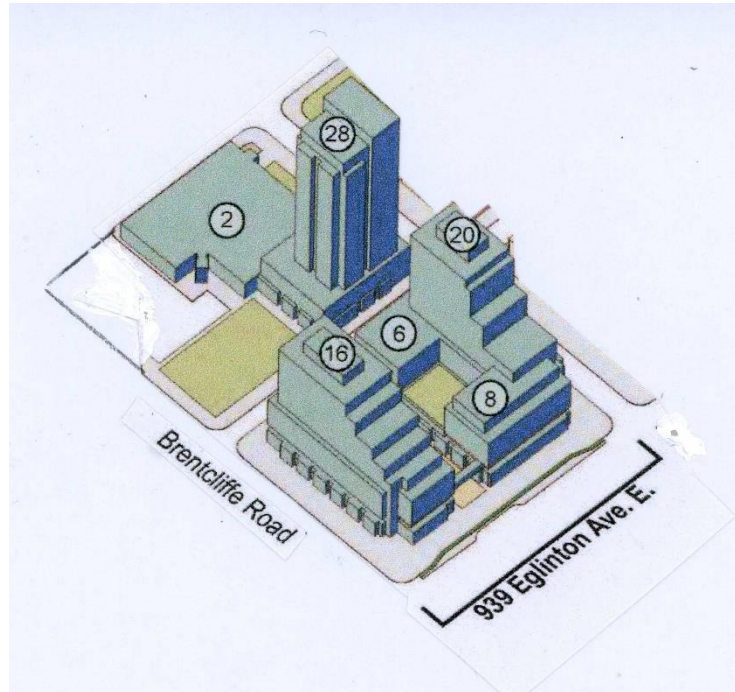
- City amended Official Plan to allow townhouses up to 4 storeys in height
- rezoning would still be required

Eglinton Ave E from Sutherland Dr to Laird Dr



- up to 8 storeys permitted on south side
- up to 7 storeys permitted on north side, 8 for Bank of Nova Scotia site
- zoning in place, site plan approval, would be required

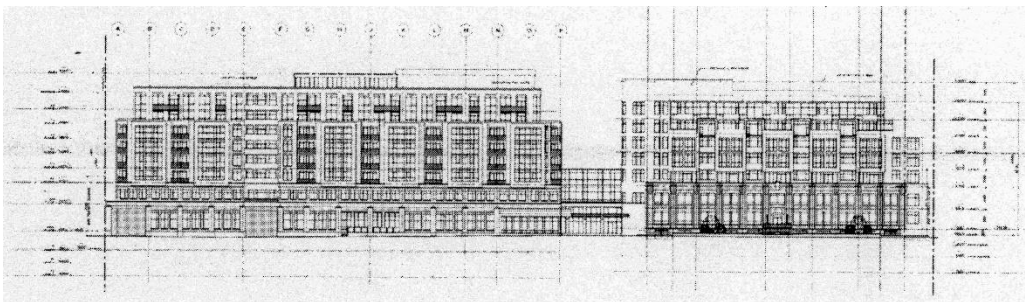
939 Eglinton Ave E (Diamond Corp) – South Side of Eglinton, West Side of Brentcliffe



- 3 residential buildings – 16, 20 and 28 storeys
- 985 dwelling units (590 - 1 bedroom, 395 - 2 bedroom)
- existing 2 storey office building
- 1840 m² of retail uses
- 1720 m² of parkland
- 74,140 m² total floor area

VIVA Retirement Communities

146-150 Laird Drive (W Side of Laird, S of McRae)

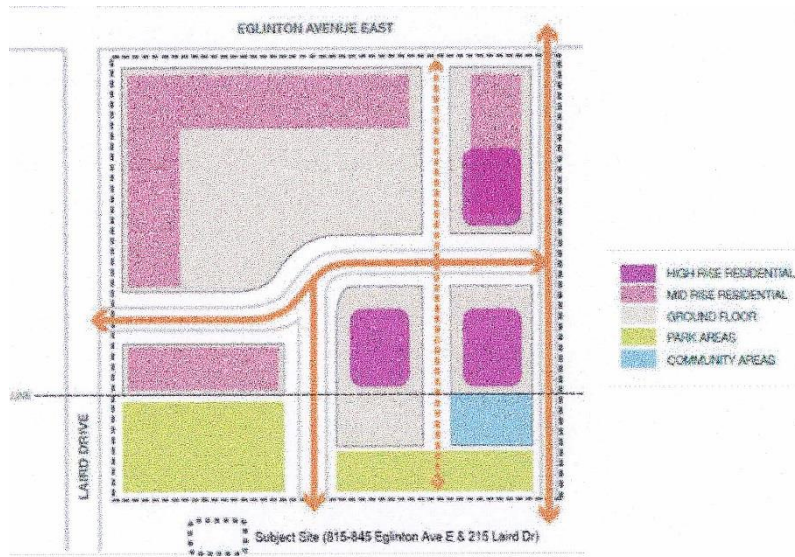


- Phase 1 (146 Laird)
- 7 storey rental retirement building
- 119 independent living units, 30 assisted living
- Phase 2 (150 Laird)
- 8 storey senior's condo
- 104 units
- Connected to phase 1 by shared lobby, amenity area and hallway on 2nd & 3rd floors
- 174 parking spaces (under phase 1)



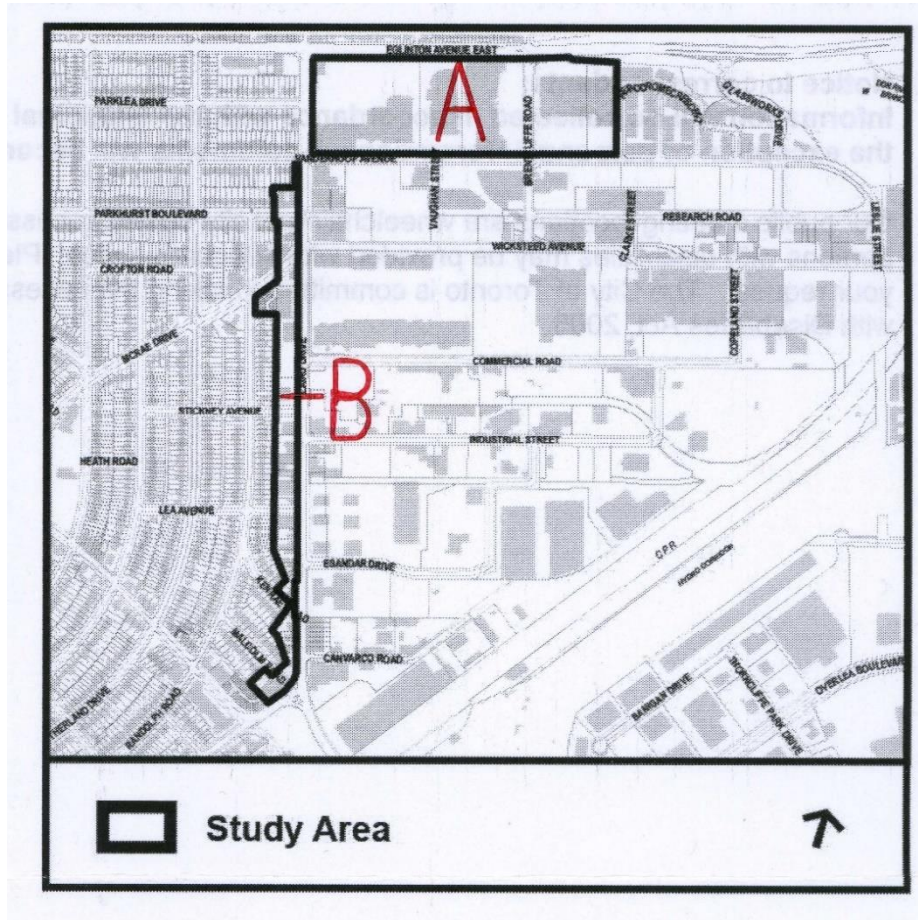
Applications Before the City

RioCan: 815 – 845 Eglinton Ave E (Canadian Tire / Pet Smart Plaza)



- Initial Application
- 16,132 m2 retail
- 116,107 m2 residential – 1435 units of various types and tenures
- mid-rise buildings along Eglinton & Laird
- three tall buildings - 26, 34 & 34 storeys
- Public Park (0.34 ha)
- Community Facility (701 m2)
- lot area 3.46 hectares (8.8 acres)
- FSI 3.7 times area of lot

Laird in Focus Planning Study Areas A & B



- study lead by City of Toronto Planning Division
- purpose is to develop a more detailed planning framework for study area – a vision and policies for a complete community which supports streets & blocks, parks & open spaces, buildings, community services and facilities, enhanced public realm and a transportation and servicing strategy
- an evaluation of the area's heritage resources is also included

Laird in Focus Study Area A

LAIRD IN FOCUS STUDY AREA

Development Options

	Scenario 1	Scenario 2	Scenario 3
Total Block Area:	97,218 m ²	97,218 m ²	97,218 m ²
Total Parcel Area:	80,506 m ²	67,171 m ²	63,711 m ²
Public Open Space Area:	7,185 m ²	12,406 m ²	21,011 m ²
Gross Floor Area:	356,541 m ²	358,505 m ²	369,790 m ²
Average Floor Space Index:	3.67	3.69	3.80
Total Employment GFA:	11,950 m ²	48,700 m ²	4,850 m ²
Total Community Facility GFA:	701 m ²	0 m ²	2,160 m ²
Total Commercial/Retail GFA:	20,988 m ²	13,350 m ²	13,860 m ²
Total Residential GFA:	322,912 m ²	296,455 m ²	348,920 m ²
Total No. of Residential Units:	4,699	4,296	4,998

Study Area A: Summary Calculations 40

Laird In Focus

- all Study Area A scenarios involve mid-rise development along Eglinton with tall buildings (> 11 storeys) behind
- different levels of employment considered
- some scenarios contain community facilities others do not
- a preferred option will be presented to the Community on Dec 5

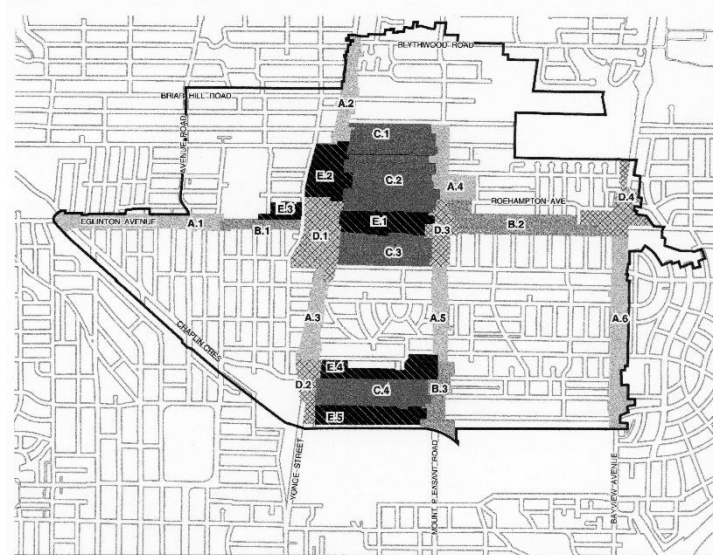
Laird in Focus Study Area B (West Side of Laird)



- mid-rise development being considered on northern portion of strip
- low-rise development on more southern lands
- concern over impacts on single family dwellings along Randolph & Kenrae

Mid-Town in Focus Study / Proposed Yonge-Eglinton Secondary Plan Update

Map 21-12: Character Areas



Character Areas

<p>— Secondary Plan Boundary</p> <p>Midtown Villages</p> <ul style="list-style-type: none"> A.1 Eglinton Way A.2 Yonge Street North Village A.3 Yonge Street South Village A.4 Mount Pleasant North Village A.5 Mount Pleasant South Village A.6 Bayview Leaside Village 	<p>Apartment High Streets</p> <ul style="list-style-type: none"> B.1 Eglinton Park B.2 Eglinton East B.3 Mount Pleasant South B.4 Bayview South <p>Midtown Apartment Neighbourhoods</p> <ul style="list-style-type: none"> C.1 Eglinton and Keweenaw C.2 Redpath and Park Street Loop C.3 Scuderi Apartment Neighbourhood C.4 Davaile Apartment Neighbourhood 	<p>Midtown Cores</p> <ul style="list-style-type: none"> D.1 Yonge-Eglinton Crossroads D.2 Davaile Station D.3 Mount Pleasant Station D.4 Bayview Focus Area 	<p>Midtown Special Places</p> <ul style="list-style-type: none"> E.1 Eglinton Green Line E.2 Montgomery Square E.3 Manning E.4 Davaile Community Street E.5 Merton Street
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October 2017

- **Bayview Leaside Village**
- buildings not to exceed 7 storeys (22.5m)
- a min 1.5 m stepback above the 2nd storey
- 3 m stepback above the 6th floor
- building heights will not exceed a 45 degree angular plane beginning from a height of 10.5 m above the rear 7.5 metre setback for shallow lots (<or = 32.6 m) and the rear property line for deep lots (>32.6 m)
- min setback at grade of 3.0 m from property line facing Bayview
- City will be seeking public input in the New Year

Bayview Quadraplexes (East side of Bayview just south of Eglinton)



- 10 quadraplexes in a row
- LPOA nominated them for heritage protection in 2011
- Toronto Preservation Board endorsed the nomination
- properties have not as yet gone before Council to be listed or designated
- one of the quadraplexes owned by Metrolinx (1783-1785 Bayview) has been identified as a provincial heritage property
- an application to the C of A to demolish one quadraplex and replace it with 2 semi-detached units was deferred but the owner has appealed that decision

Dwelling Units in Leaside

Residential Dwellings in Leaside

2017

Dwelling Type	In Place 2017	Under Construction 2017 (not including single detached demolitions, rebuids, additions, etc)	Recently Approved or Proposed	Proposed for Remainder of Study Area A of Laird in Focus Study
Single detached house	3143			
Semi-detached house	805			
Row house/townhouse	449	8		
Detached duplex	55			
Apartment building with less than 5 storeys	1445			
Apartment building with 5 or more storeys	1128	109	3040	1876 - 2578
Total	7024	117	3040	1876-2578



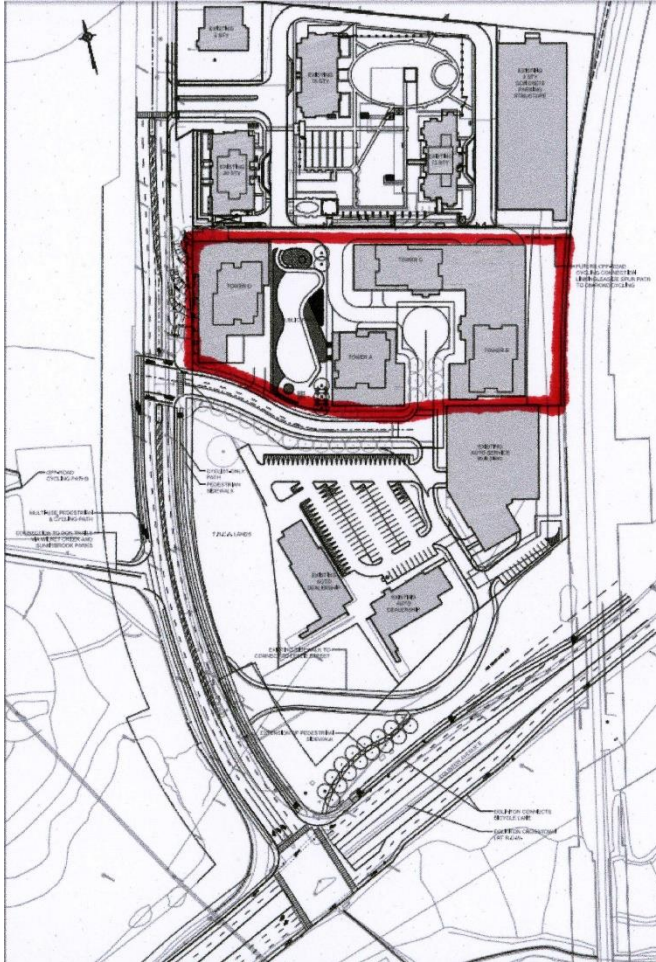
Residential Development Nearby

Brown Group – W Side of Bayview The Block From Hillsdale to Soudan



- 7 storeys
- 172 residential units (134 new, 38 replacing existing rental units on site)
- retail uses on ground floor
- rezoning approved in principle

Deltera Inc – 1087, 1091 & 1095 Leslie St



- 4 towers – 28, 29, 34 & 39 storeys
- 1240 residential units
- 376 m2 of retail space
- total GFA 111,618 m2
- site area 21,748 m2
- 5.15 FSI
- 1469 auto parking spaces
- 1243 bicycle parking spaces
- public park 2640 m2

Don Mills Crossing Study & Celestica Lands



Figure 84: Sites in the Core Study Area under application (Celestica) or public ownership (Build Toronto)

- Phase 1 of Celestica redevelopment will permit 18,580 m² of employment space and 850 residential units
- Don Mills Crossing Public Realm Plan (a framework for a new secondary plan) was completed Oct 2017



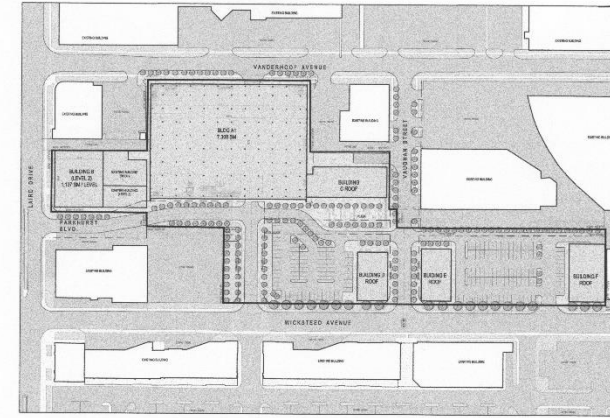
Residential Development Nearby Summary

- The 3 developments mentioned total 2224 new residential units with many more to come



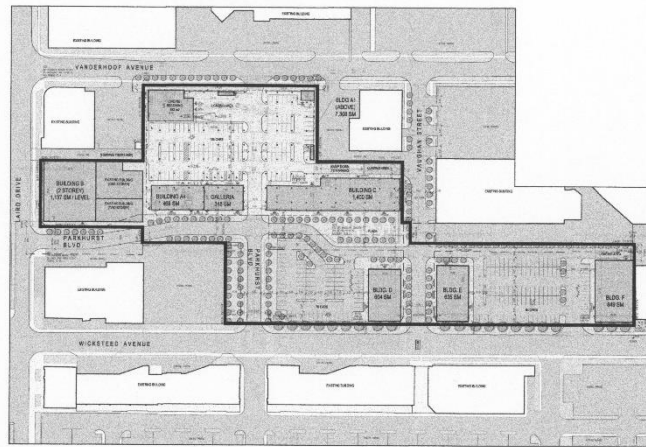
Commercial Development in Leaside Business Park

Smart Centres North – North Side of Wicksteed, East of Laird



Second Level Floor Plan
Applicant's Submitted Drawing
Net to Scale
2602013

70 & 80 Wicksteed Avenue, 202, 204 & 206 Parkhurst Boulevard
& 99 Vanderhoof Avenue
File # 11 264854 NNY 26 02



Site Plan
70 & 80 Wicksteed Avenue, 202, 204 & 206 Parkhurst Boulevard & 99 Vanderhoof Avenue
Applicant's Submitted Drawing
Net to Scale
12922013

File # 11 264854 NNY 26 02

- gross Floor Area of 15,669 m²
- 7,308 m² anchor on 2nd level
- series of 1 and 2 storey commercial buildings between 468m² and 1400 m²
- 487 parking spaces

Costco: 42 -46 Overlea Blvd

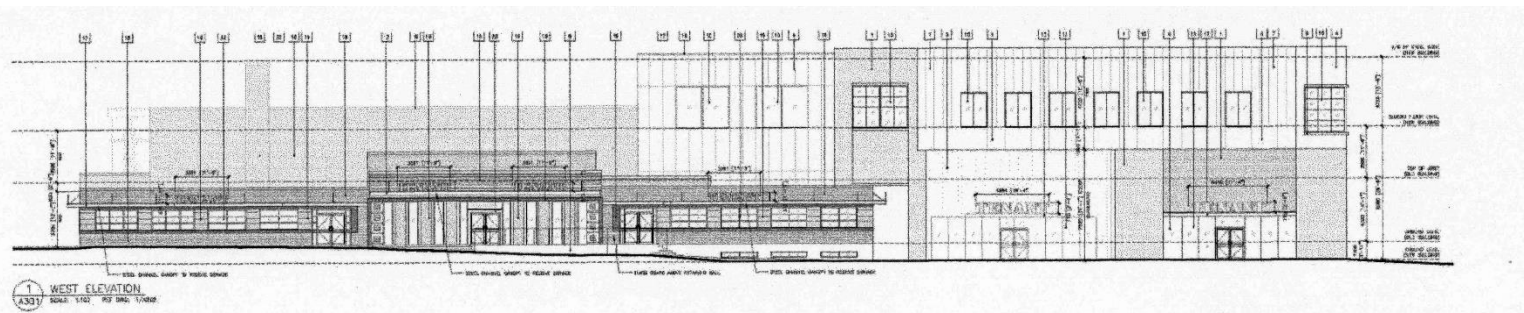


- 15,402 m² (165,787 sq ft) retail store
- 625 surface parking spaces
- under construction
- to open spring of 2018
- no gas pumps pending further study

33 Laird Drive (Southvale & Laird)



- 2 storey addition to existing building
- total gross floor area 6400 m²
- 85 parking spaces
- office, retail, restaurant, fitness, personal service and financial institution uses



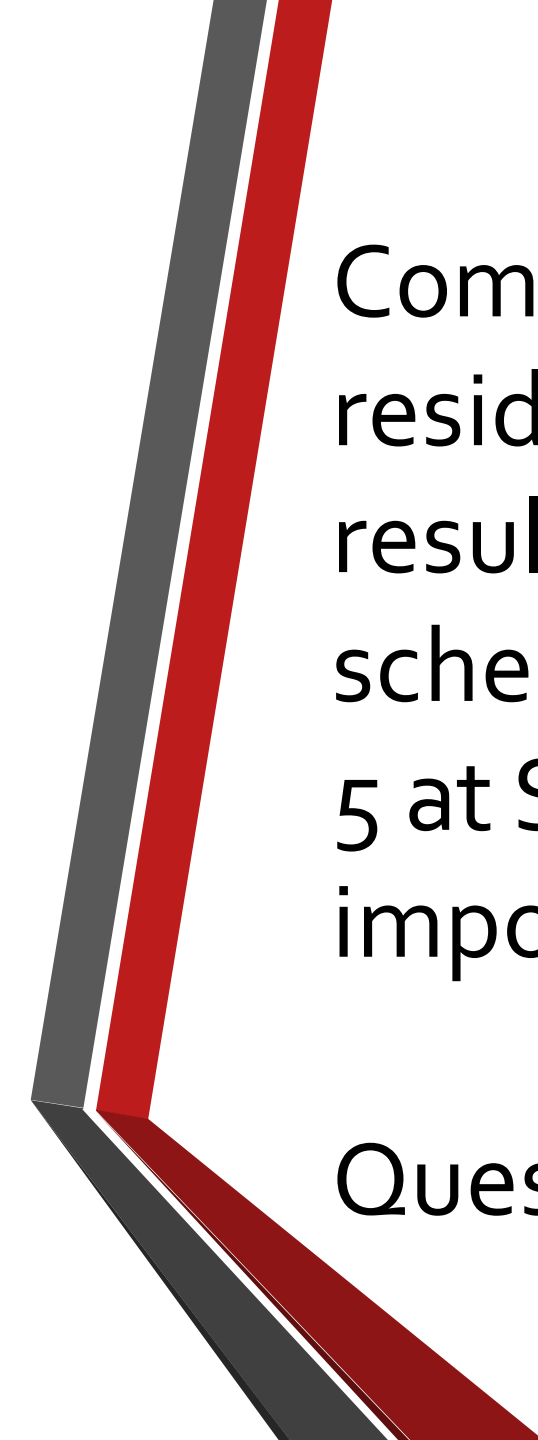
What does all this mean for the Community?

- Policies resulting from the Laird in Focus and Mid-Town in Focus Planning Studies will have a major impact on the future of Leaside. Now is the time to express your views.
- The “centre of gravity” of the Community is moving toward Laird and Eglinton.
- The Community’s concern with tall buildings (>11 storeys) and related intensification have not really been addressed. Thought needs to be given to how the needs of families can be accommodated in mid-rise and tall building development.
- The Community’s questions with respect to the adequacy of existing infrastructure and community services to handle new development need to be answered.



What does all this mean for the Community? (Cont'd)

- The opening of COSTCO and the completion of other developments within the Community and nearby are likely to have traffic implications which will need to be addressed.
- The Community's heritage features need to be considered if important aspects of Leaside's past are to be preserved.
- Residents need to express their views as individuals and to support the LPOA as it strives to address concerns common to the Community.



Community Consultation Meetings, to seek resident's input on actions being proposed as a result of the Laird in Focus Study, are scheduled for 5:30 and 7:30 p.m. Tuesday, Dec 5 at St. Anselm's School. Your input is important.

Questions?