Laird in Focus is a study led by the City of Toronto City Planning Division that will develop a planning framework to guide future development of the Laird Drive and Eglinton Avenue East area. The study area includes lands south of Eglinton Avenue East, north of Vanderhoof Avenue, between Laird Drive and Aerodrome Crescent. It also includes the properties located on the west side of Laird Drive between Vanderhoof Avenue south to Millwood Road.

The study will refine and build upon the existing planning structure as well as recent planning initiatives undertaken in the area. It will develop a vision and policies for a complete community which supports new streets and blocks, parks and open spaces, buildings, community services and facilities, enhanced public realm and a transportation and servicing strategy.
### SUMMARY OF APPLICATIONS (December 19, 2012 - August 19, 2016)

<table>
<thead>
<tr>
<th>Address</th>
<th>Application Number</th>
<th>GFA (Residential and non-residential) m²</th>
<th>Date of Submission</th>
<th>Residential Units</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1787 Bayview Avenue</td>
<td>13 147193 NNY 26 SA</td>
<td>3,883</td>
<td>10-Apr-13</td>
<td>N/A</td>
<td>Under Review</td>
</tr>
<tr>
<td>660 Eglinton Ave E</td>
<td>14 267342 NNY 26 DZ</td>
<td>33,767</td>
<td>30-Mar-13</td>
<td>408</td>
<td>Under Review / OMB Appeal</td>
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<tr>
<td>322 Eglinton Ave E</td>
<td>15 141022 NNY 26 DZ</td>
<td>106,600</td>
<td>16-Apr-15</td>
<td>1,503</td>
<td>Under Review / OMB Appeal</td>
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<td>19 Esander Dr</td>
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<td>15,694</td>
<td>29-Jan-15</td>
<td>0</td>
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</tr>
<tr>
<td>43 Industrial Dr</td>
<td>13 130577 NNY 26 SA</td>
<td>3,915</td>
<td>29-Mar-13</td>
<td>N/A</td>
<td>Under Review</td>
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<tr>
<td>1 Laird Dr</td>
<td>14 118536 NNY 26 SA</td>
<td>16,368</td>
<td>19-Feb-14</td>
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<td>N/A</td>
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<td>2 Laird Dr</td>
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<td>7,663</td>
<td>01-Aug-14</td>
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<td>33 Laird Dr</td>
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<tr>
<td>59 Laird Dr</td>
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<td>28-Sep-14</td>
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<tr>
<td>146 &amp; 150 Laird Dr</td>
<td>14 166650 NNY 26 DZ</td>
<td>23,561</td>
<td>06-Jun-14</td>
<td>284</td>
<td>Under Review / OMB - awaiting decision</td>
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<tr>
<td>250-255 Laird Dr</td>
<td>13 151006 NNY 26 SA</td>
<td>N/A</td>
<td>16-Apr-13</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>220 Mcreal Dr and 327 &amp; 328 Sutherland Dr</td>
<td>14 217152 NNY 26 SA</td>
<td>1,926</td>
<td>20-May-14</td>
<td>9</td>
<td>OMB Approved</td>
</tr>
<tr>
<td>3 &amp; 5 Sutherland Dr</td>
<td>13 181540 NNY 26 DZ</td>
<td>8,360</td>
<td>07-May-15</td>
<td>98</td>
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<tr>
<td>105-109 Vanderhoof Ave</td>
<td>13 120660 NNY 26 DZ</td>
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<td>70 Wicksteed Ave</td>
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<td>815 Eglinton Ave E</td>
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<td>132,941</td>
<td>19-Aug-18</td>
<td>1,438</td>
<td>Under Review</td>
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</table>

Total: 3,883 |

G2 Official Plan and/or Zoning By-law Amendment

△ in Plan Approved
Help us learn about CS&F in the area?

**STEP 1**
- What CS&F do you use in this area?
- Which services and facilities work well? Where can they be improved?
- What, if any, additional CS&F are needed in this neighbourhood?

**STEP 2**
- Grab a sticky note and write down why you use it or why it should be improved.

**STEP 3**
- Put it up on the map! If your comment applies to the area in general, please put it in the box:

---

**Why look at CS&F as part of this study?**

The CS&F component of this Study will review the services and facilities currently serving the area and examine the particular needs of the community, now and in the future, to determine what services and facilities are needed to support a growing population.
### Study Area vs. City of Toronto

<table>
<thead>
<tr>
<th>Study Area</th>
<th>City of Toronto</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>16,251</td>
</tr>
<tr>
<td>Population growth rate between 2006 and 2011</td>
<td>11.5%</td>
</tr>
</tbody>
</table>

### Proportion of Immigrants

- **31%** in Leaside
- **49%** in City of Toronto

### Proportion of First Generation Immigrants

- **33%** in Leaside
- **51%** in City of Toronto

### Proportion of Dwellings in Apartment Buildings

- **7.5%** in Leaside
- **41%** in City of Toronto

### Adults with Postsecondary Diplomas or Degrees

- **81%** in Leaside
- **69%** in City of Toronto

### Average Household Income

- **$207,182** in Leaside
- **$105,562** in City of Toronto

### Low Income Population

- **7.3%** in Leaside
- **19.3%** in City of Toronto

### Single Detached House

- **50.2%** in Leaside
- **26.2%** in City of Toronto

### Seniors Population

- **15.4%** (2,495) in Leaside
- **14.4%** (377,445) in City of Toronto

### Children Population

- **24.7%** (4,015) in Leaside
- **21.1%** (550,910) in City of Toronto

Data Source: Census of Canada 2011, National Household Survey 2011, Statistics Canada
**CONSULTATIONS**

**Visioning Workshop**

**Public and Private Stakeholder Meetings**

**Online Engagement**

**Planners in Public Spaces**

---

**THE STUDY PROCESS**

**1. Study Initiation & Visioning**
- Fall 2016 to Winter 2017

**2. Design, Analysis & Testing of Alternatives**
- Spring 2017 to Summer 2017

**3. Final Reports & Plans**
- Fall 2017 to Winter 2018

**4. Implementation**
- Winter 2018 onwards
EGGLINTON CONNECTS

DEMONSTRATION PLAN

EXISTING CONDITIONS

Eglinton Avenue East

Laird Drive

Vanderhoof Avenue

Brentcliffe Road
OFFICIAL PLAN & EGLINTON CONNECTS

Pre-OPA 231

Post-OPA 231

LAND USE DESIGNATIONS

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Spaces
  - Natural Areas
  - Parks
  - Other Open Space Areas (including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Utility Corridors
- Employment Areas

Major Streets and Highways
Local Streets
Railway Lines
Hydro Corridors

Future Station
Potential Community Facility
Future Development: Mid-rise
Future Development: Tall Building
New Public Street Connection
New Pedestrian Connection
Employment District
Existing Buildings

Expanded Pedestrian Spaces
Park / Open Spaces
Focus Area Boundary

See Chapter 7, Site and Area Specific Policies 235, 236

In Focus

Toronto