

**2756 Old Leslie Street - Rezoning Application  
Preliminary Report**

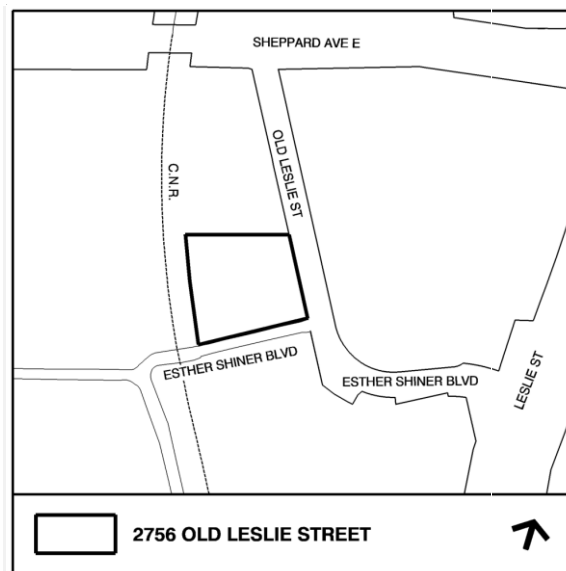
<b>Date:</b>	March 30, 2010
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	09 200687 NNY 24 OZ

**SUMMARY**

This application was submitted on December 30, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes an 11 storey building with 182 residential units and 264 m<sup>2</sup> of commercial space on the eastern half of the property at 2756 Old Leslie Street. 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. Should the applicant provide all required information in a timely manner, a Final Report could be presented and to Community Council in early 2011.



## RECOMMENDATIONS

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### 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 of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## DECISION HISTORY

On December 16, 2005, City Council approved the sale of portions of the property at 2756 Old Leslie Street to Great Land Corporation. The sale was subject to a condition limiting the height of development on the lands to permit a building of 12 storeys and a surface strata interest over the western half of the property to be retained by the City to facilitate an expansion of the TTC commuter parking lot associated with the Leslie Street subway station to the north of the site. The sale of the property was extended to allow for the construction of the new road (Esther Shiner Boulevard) along the southern limit of the property. The sale of the property was finalized on December 8, 2009.

## Pre-Application Consultation

Several pre-application consultation meetings were held with the applicant to discuss complete application submission requirements and compliance with the City's Official Plan.

## ISSUE BACKGROUND

## PROPOSAL

The proposal is for an 11 storey building with 182 residential units to be constructed on the eastern half of the property at 2756 Old Leslie Street. The building would contain 56 one bedroom units, 86 one bedroom plus den units, 22 two bedroom suites and 18 two bedroom plus den units. The building would have a gross floor area of approximately 14,333m<sup>2</sup> (154,284 ft<sup>2</sup>). 264m<sup>2</sup> (2,971 ft<sup>2</sup>) of commercial retail space is proposed at-grade and the proposed amenity area includes 280 m<sup>2</sup> (3,014ft<sup>2</sup>) of indoor amenity space and a 470 m<sup>2</sup> (5,059ft<sup>2</sup>) outdoor terrace on the roof of the second floor. The floor space index of the proposal is approximately 3.0. The site plan and elevations are attached as Attachments 1 and 2. The Application Data Sheet is attached as Attachment 4.

200 parking spaces are proposed, with 193 spaces to be provided in a two level underground parking garage and seven spaces to be provided at-grade for the use of the proposed commercial units. The parking garage is proposed to extend to the western boundary of the property as the applicant was granted sub-grade strata rights over this portion of the property. The City retains the development rights for the at-grade portion of the western half of the property to allow for the development of future commuter parking for the subway station.

Vehicular access to the site is proposed from a two-way driveway off Old Leslie Street. This driveway passes through the ground level portion of the building and could be used to access a future TTC commuter parking lot on the western portion of the site. An easement agreement will be registered on title in favour of the City on behalf of the TTC to facilitate access to the proposed commuter lot and the existing commuter lot to the north.

The ground floor commercial units directly front Old Leslie Street and Esther Shiner Boulevard. As a result of the change in grade from the north to the south along Old Leslie Street and the grade change along Esther Shiner Boulevard at the south end of the site, the two proposed retail units fronting on Esther Shiner Boulevard would be located in the P1 parking level.

The applicant is proposing to construct a 2.1 metre (6.4 foot) concrete crash wall at the western end of the site adjacent the CN railway line

### **Site and Surrounding Area**

The site is located at the northwest corner of the intersection of Old Leslie Street and the newly constructed Esther Shiner Boulevard. The site is 0.5 ha (1.2 acres) with approximately 54 metres frontage on Old Leslie Street and 82 metres frontage on Esther Shiner Boulevard. The site is currently vacant.

The grade on Old Leslie Street drops toward Esther Shiner Boulevard and the grade on Esther Shiner Boulevard drops toward the CN railway line underpass at the western boundary of the site. A retaining wall was constructed along the south side of the property starting at the underpass to maintain the elevation of the property.

Surrounding land uses are as follows:

- North: TTC commuter parking lot and the Leslie Street TTC subway station and bus terminal, beyond which is located Sheppard Avenue East and office buildings on the north side of Sheppard Avenue East;
- South: Esther Shiner Boulevard and the Oriole Maintenance Yard, beyond which is located the Oriole GO transit station;
- East: Ontario Chiropractic College and medical facilities and associated residences; and

West: Canadian National line, beyond which is the former Canadian Tire property currently being developed as a mixed-use community by Concorde-Adex as well as large Canadian Tire and Ikea retail stores.

## **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* in the Official Plan. This designation provides for a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings as well as parks and open spaces. Development criteria for developments in *Mixed Use Areas* are set out in Section 4.5.2 of the Plan. Public Realm and Built Form policies are set out Sections 3.1.1 and 3.1.2.

## **Sheppard East Subway Corridor Secondary Plan**

The site is also subject to the Sheppard East Subway Corridor Secondary Plan. The site is part of a key development area in the Leslie Node of the Secondary Plan which assigns a maximum density of 3.0 FSI.

The Secondary Plan promotes transit supportive development with the highest densities located closest to the rapid transit stations, specifically in the key development areas which are primarily designated *Mixed Use Areas*. The Secondary Plan also promotes a high quality of urban design.

The site is subject to area specific development policies found in *Section 4.2.4 – Southwest Quadrant of Leslie Sheppard Area*. Area specific criteria relevant to this application include the direction that the highest densities should be located closest to the Leslie subway station and improved pedestrian connections should be provided to the GO station and the subway station.

Section 4.3.3 of the Secondary Plan provides for density incentives, including an exemption from the calculation of gross floor area for private recreational amenity space associated with a residential use.

### **Bessarion-Leslie Context Plan**

The Sheppard East Subway Corridor Secondary Plan includes an implementation policy that contemplates the use of Context Plans for sites within key development areas to ensure co-ordinated development in conformity with the Secondary Plan. Context Plans are generally required for large sites and comprehensive developments.

The Bessarion-Leslie Context Plan was adopted by City Council in February 2002. This Context Plan covers the area bounded by the former Canadian Tire lands, Sheppard Avenue East, Leslie Street and Highway 401 and will be used to evaluate this application. The Context Plan consists of a structure plan, height diagram and transportation linkages diagram, as well as urban design guidelines, to assist Council in its decisions on development applications. Together, the maps and design principles provide a framework for the co-ordinated development of land in this neighbourhood.

The Context Plan indicated that a fire hall would be located on the subject property, however, the fire hall has since been constructed on another prominent site at the southwest corner of Esther Shiner Boulevard and Leslie Street. The lands north of the subject site had been identified as being appropriate for mid-rise buildings. The Official Plan identifies mid-rise buildings as being up to 12 storeys in height.

### **Zoning**

The lands are currently zoned M2 (Industrial Zone Two) in former North York Zoning By-law No. 7625. The zoning permits a range of industrial, commercial and institutional uses. Residential and retail uses are not permitted.

### **Site Plan Control**

The proposed development is subject to Site Plan Control approval. An application has been submitted and is being evaluated concurrently with this rezoning application.

### **Reasons for the Application**

The current M2 zoning of the site does not permit residential and retail uses. An amendment to the Zoning By-law is required to permit the proposed mixed-use building and to establish appropriate performance standards.

## **Green Development Standard**

As the application was complete prior to January 31, 2010, the application will not be required to meet the requirements of the Toronto Green Standards as approved by City Council in December 2008 . Staff will, however, be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006. The applicant has indicated that the building will be designed for LEED certification.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Justification Report
- Traffic Impact Study
- Stormwater Management Report
- Functional Servicing Report

Additional required information was provided and the application was deemed to be complete as of January 28, 2010. A Notification of Complete Application was issued on January 29, 2010.

### **Issues to be Resolved**

On a preliminary basis, matters to be addressed through the review of this application include:

- appropriate built form and massing;
- achieving a high quality of urban design;
- conformity with the principles and guidelines of the Sheppard East Subway Corridor Secondary Plan and specifically those policies related to the Leslie Node;
- adherence to the principles and guidelines of the Bessarion-Leslie Context Plan, in particular a high standard of design will be required as the proposed building would provide a terminus view on Esther Shiner Boulevard;
- assessment of the proposed parking supply, vehicular circulation and access to the below grade parking garage;
- assessment of the loading, refuse and recycling operations for the proposed development;

- assessment of the stormwater management and servicing for the proposed development;
- Section 37 contributions for community benefits; and
- Provision of a public art contribution as per the Secondary Plan.

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**

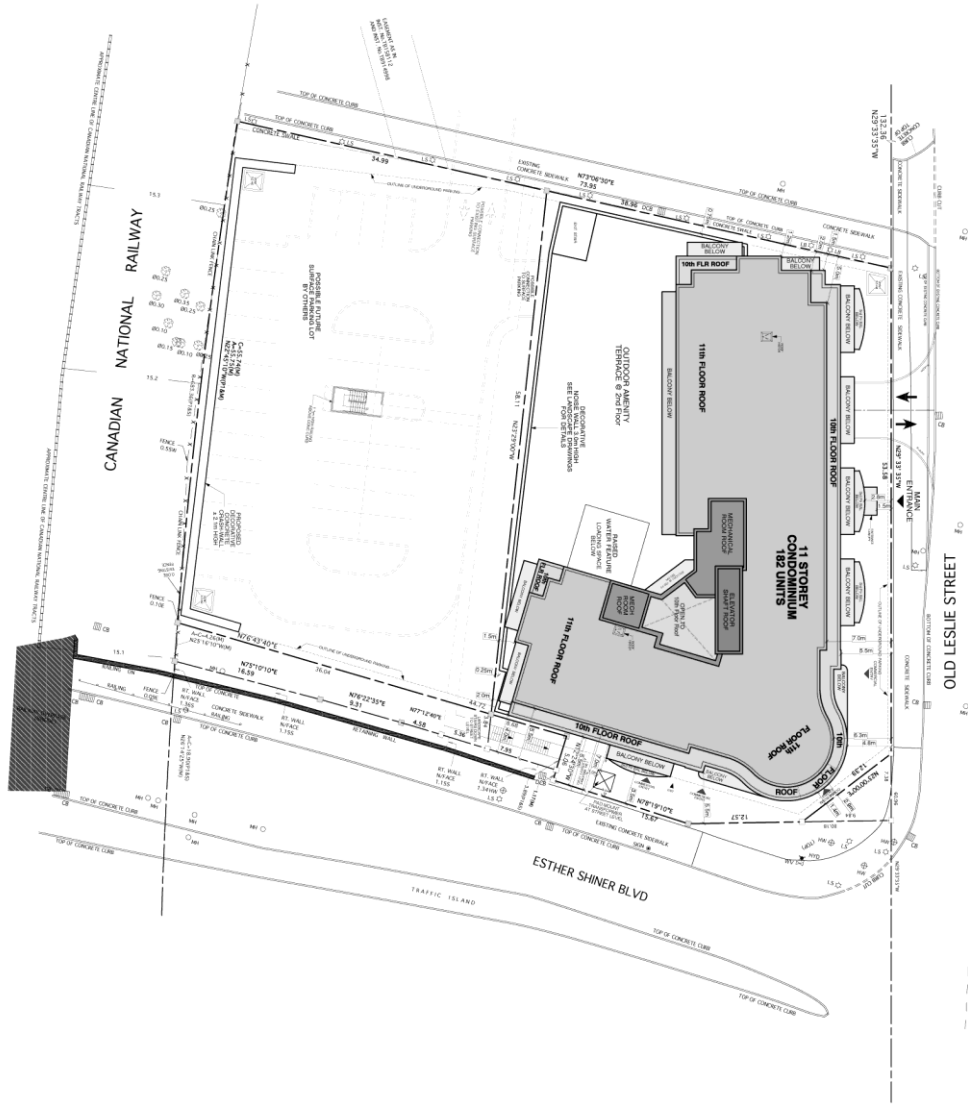
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
03/22/2010

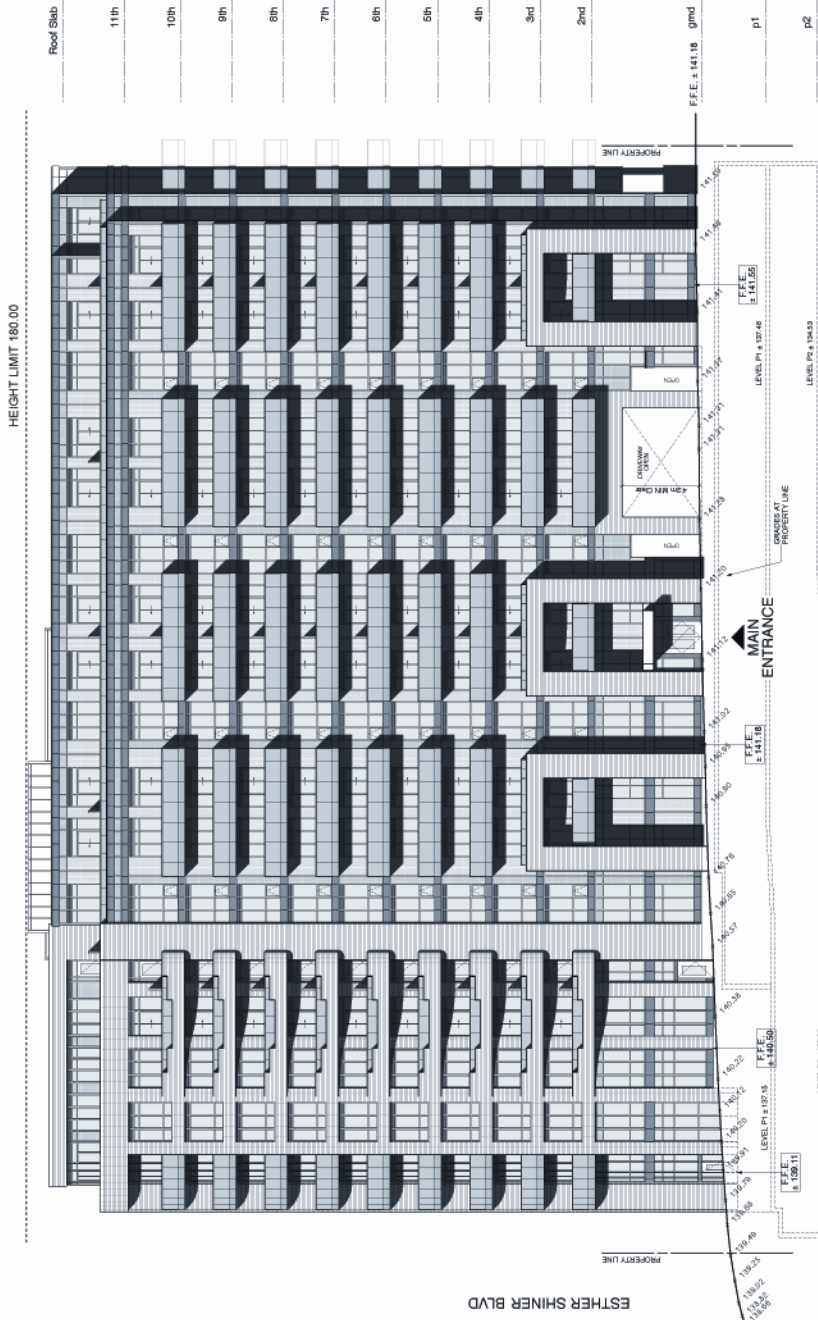


## 2756 Old Leslie Street

File # 09\_200687



# Attachment 2: Elevations



East Elevation

2756 Old Leslie Street

Elevations  
Applicant's Submitted Drawing

Not to Scale  
03/16/2010

File # 09\_200687



West Elevation

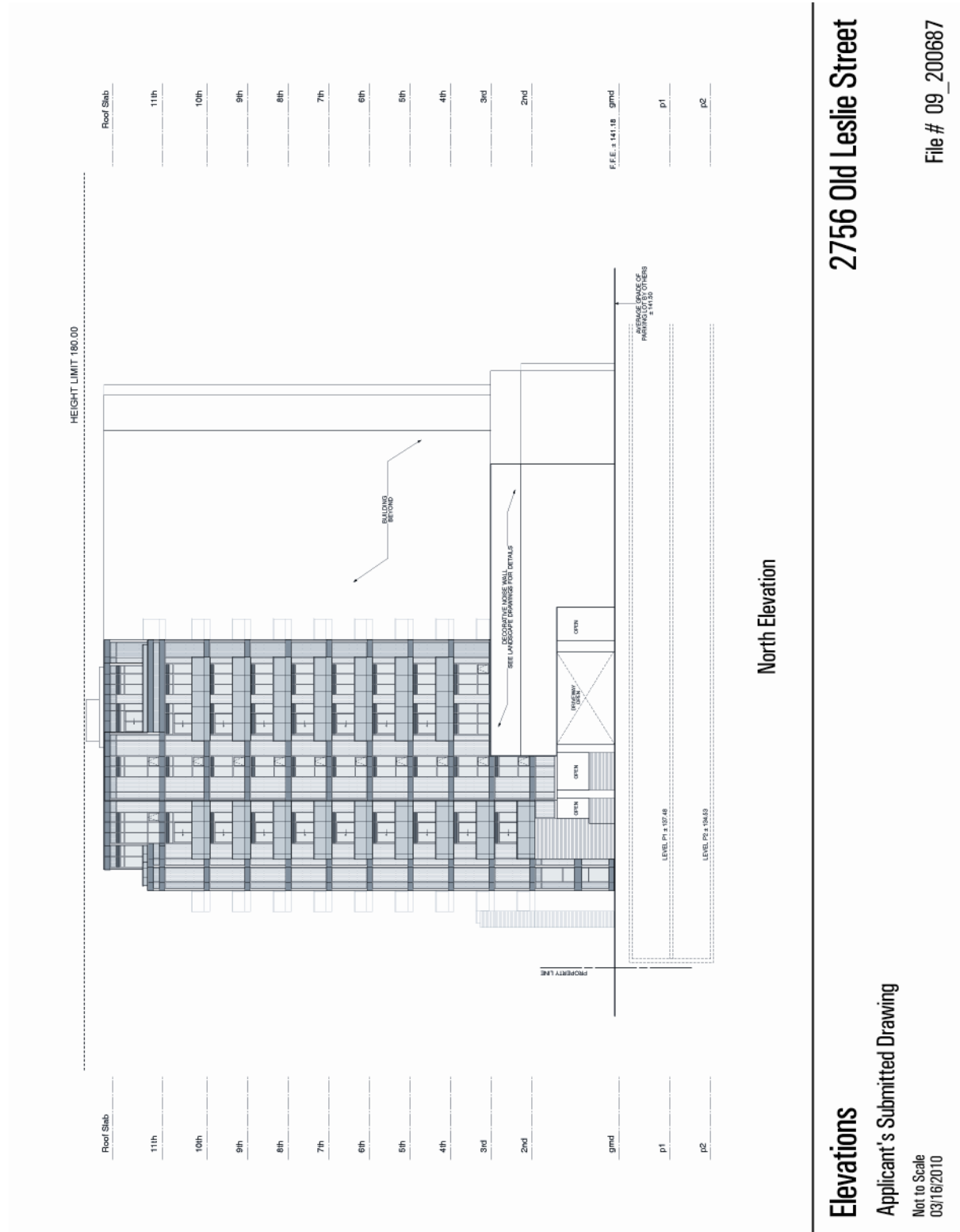
## Elevations

Applicant's Submitted Drawing

Not to Scale  
03/16/2010

2756 Old Leslie Street

File# 09\_200687





South Elevation

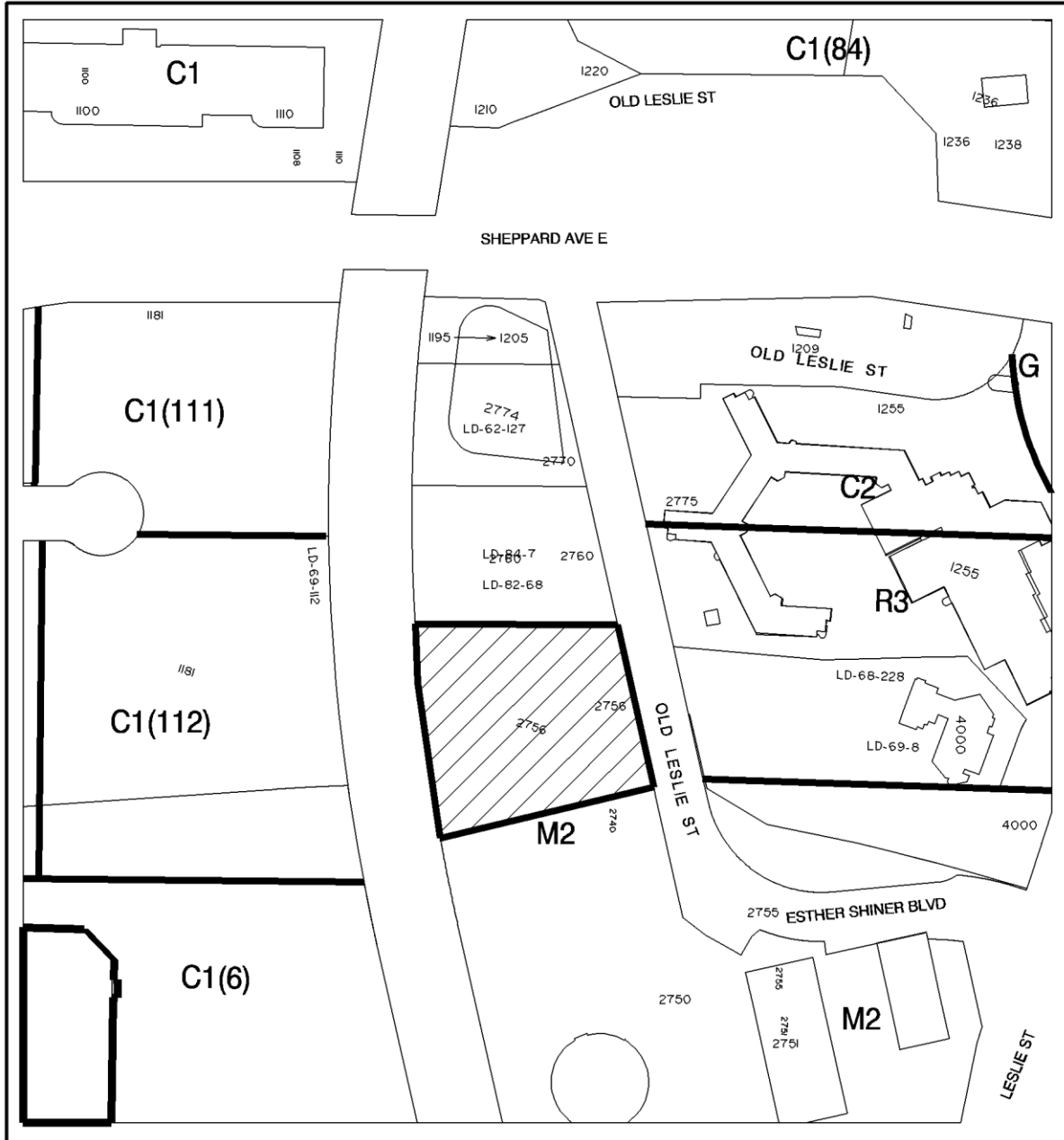
2756 Old Leslie Street

Elevations  
Applicant's Submitted Drawing

Not to Scale  
03/16/2010

File# 09\_200687

### Attachment 3: Zoning



2756 Old Leslie St.

File # 09\_200687

- R3 One-Family Detached Dwelling Third Density Zone    G Greenbelt Zone
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone
- M2 Industrial Zone Two

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
Zoning By-law 7625  
Extracted 03/16/2010

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 200687 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	December 30, 2009

Municipal Address: 2756 OLD LESLIE ST  
 Location Description: \*\*GRID N2406  
 Project Description: Proposal to construct an 11 storey residential building with 182 condominium apartment units and 264m<sup>2</sup> of ground floor commercial space.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GREAT LAND OLD LESLIE INC			GREAT LAND OLD LESLIE INC

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	M2	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	4777.8	Height:	Storeys:	11
Frontage (m):	53.58		Metres:	40
Depth (m):	82			
Total Ground Floor Area (sq. m):	965			<b>Total</b>
Total Residential GFA (sq. m):	14069		Parking Spaces:	200
Total Non-Residential GFA (sq. m):	264		Loading Docks	1
Total GFA (sq. m):	14333			
Lot Coverage Ratio (%):	20.9			
Floor Space Index:	2.94			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	14069	0
Bachelor:	0	Retail GFA (sq. m):	264	0
1 Bedroom:	142	Office GFA (sq. m):	0	0
2 Bedroom:	40	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	182			

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