



STAFF REPORT ACTION REQUIRED

1075-1095 Leslie Street – Official Plan Amendment Application - Preliminary Report

Date:	May 3, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	06 102160 NNY 25 OZ

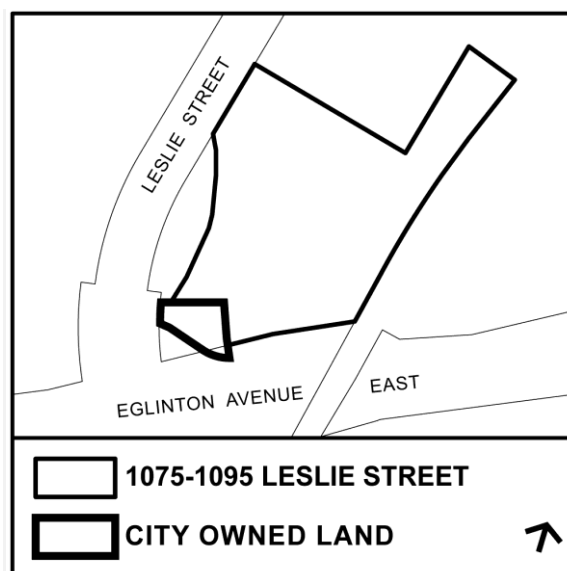
SUMMARY

This is a revision to an application made on January 12, 2006 and is therefore not subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

This application proposes to amend the Official Plan for City-owned land at the northeast corner of Leslie Street and Eglinton Avenue East. This would facilitate the sale of the land to the owner of the adjacent mixed use development site at 1075-1095 Leslie Street (Rowbry Holdings Limited). The City-owned land is currently leased to the owner for the purposes of providing vehicular and pedestrian access to the site.

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.

This application has been circulated to appropriate City divisions for comment. A Final Report will be prepared and a Public Meeting under the *Planning Act* will be scheduled once all matters have been satisfactorily resolved and all required information is provided.



RECOMMENDATIONS

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 under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Rezoning and Site Plan Control applications have been approved, or are currently being reviewed, for the redevelopment of the former Inn on the Park site at 1075-1095 Leslie Street.

Generally, redevelopment of the site will comprise a mix of uses including a Lexus-Toyota automotive dealership, retail, personal service shops, a fitness centre, offices, banquet hall, restaurants, a night club and residential uses. Attached is a copy of the site plan depicting the development (see Attachment 1).

On April 1, 2008, Site Plan Control approval was issued for the (Phase 1) automobile dealership.

At its meeting of April 29 and 30, 2009 City Council approved an application to amend the site specific zoning of the site to permit the conversion of the existing 23-storey hotel tower into a 123-unit retirement residence (Phase 2). Notice of Approval Conditions on the Site Plan Control application were issued on June 3, 2009. The staff report on the rezoning application is available at the following web link:

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20056.pdf>

Pre-Application Consultations

Prior to making the application a number of pre-application meetings took place between the applicant and staff from Transportation Services and Real Estate Services to discuss opportunities to acquire the City owned land. Transportation Services is the operating division responsible for the land as it forms part of the public road allowance.

In accordance with Official Plan policy, City owned lands designated *Parks and Open Space Areas* may only be disposed of by way of a land exchange for other nearby land that is equivalent or larger in area and has comparable or superior green space utility.

Transportation Services has indicated they do not require land near the site to meet their needs.

ISSUE BACKGROUND

Proposal

The owner of 1075-1095 Leslie Street, Rowbry Holdings Limited, is proposing to purchase City-owned land located between their site and the public right-of-ways of Leslie Street and Eglinton Avenue East. The owner currently leases portions of the public boulevards to provide vehicular and pedestrian access to the site from Leslie Street. The driveway lands are Parts 2, 3, 4 and 6 shown on the reference plan attached as Attachment 3 to this report. The owner is also proposing to purchase Part 1 which will be landscaped in accordance with plans and drawings approved under the Site Plan Control application for the automotive dealership (refer to landscape plan in Attachment 2).

It should be noted the owner is also proposing to purchase Part 3 which comprises the easterly portion of the existing driveway. Transportation Services and Real Estate Services staff is administering this request for the closure and sale of public right-of-way land.

Site and Surrounding Area

The City-owned lands subject to this application are located at the northeast corner of Leslie Street and Eglinton Avenue. Shown as Parts 1, 2, 4 and 6 on the draft reference plan on Attachment 3 of this report, the land has an area of 2,022m² (21,764 sq.ft.). The land is currently developed with a driveway from Leslie Street to 1075-1095 Leslie Street, pedestrian sidewalk, stairs and lawn space.

The adjacent Rowbry Holdings Limited site at 1075-1095 Leslie Street has an area of approximately 43,350m² (4.3 ha/10.7 acres). Construction is underway to revitalize the former the Inn on the Park site with a mix of uses including an automobile dealership, retail and office uses and residential uses.

Uses surrounding the site include:

North: residential lands (Carrington on the Park) with employment lands beyond (Sony Canada);

South: Eglinton Avenue with Wilket Creek beyond;

East: Canadian Pacific Railway lands with employment lands beyond (Celestica); and

West: Leslie Street with Sunnybrook/Wilket Creek Park beyond.

Official Plan

The City-owned lands subject to this application are designated *Parks and Open Spaces – Other Open Space Areas* in the Official Plan. Lands within this designation are used primarily for golf courses, cemeteries, and open spaces associated with utilities and other specialized uses and facilities.

It is a policy of the Plan that the sale or disposal of publicly owned lands in *Parks and Open Space Areas* be discouraged and that no City owned lands in *Parks and Open Space Areas* be sold or disposed of. However, the Plan states that City-owned land in *Parks and Open Space Areas* may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility.

Zoning

The lands subject to this application are zoned G (Greenbelt). The zoning permits one family detached dwellings, parks and playgrounds operated by the City or Toronto & Region Conservation Authority with buildings and structures accessory thereto, tennis courts, bowling greens, stadia, swimming pools, greenhouses, golf courses and similar uses operated for commercial purposes, monuments, bandstands and private garages and parking areas incidental to any of the foregoing uses.

Site Plan Control

An application for Site Plan Control is not required as the owner intends to continue to use the lands for vehicular and pedestrian access. Matters pertaining to access and driveway design as well as related matters addressing landscaping, ravine control and tree preservation were finalized through Site Plan Approval for the Phase 1 automobile dealership (Lexus-Toyota).

Reasons for the Application

It is a policy of the Official Plan that no City-owned lands in *Parks and Open Space Areas* be sold or disposed of. An amendment to the Official Plan is required to allow the sale of the land.

COMMENTS

Application Submission

No reports/studies were required to be submitted with the application. A draft Reference Plan was submitted to identify the lands subject to the application. As well, a site plan and landscape plan were filed to demonstrate how the land is to be developed.

Issues to be Resolved

On a preliminary basis, matters to be addressed through the review of this application include, but are not limited to, addressing Official Plan policy regarding the sale or disposal of City-owned land designated *Parks and Open Space*. Additional issues may be

identified through the review of the application, divisional comments and the community consultation process.

CONTACT

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SIGNATURE

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ATTACHMENTS

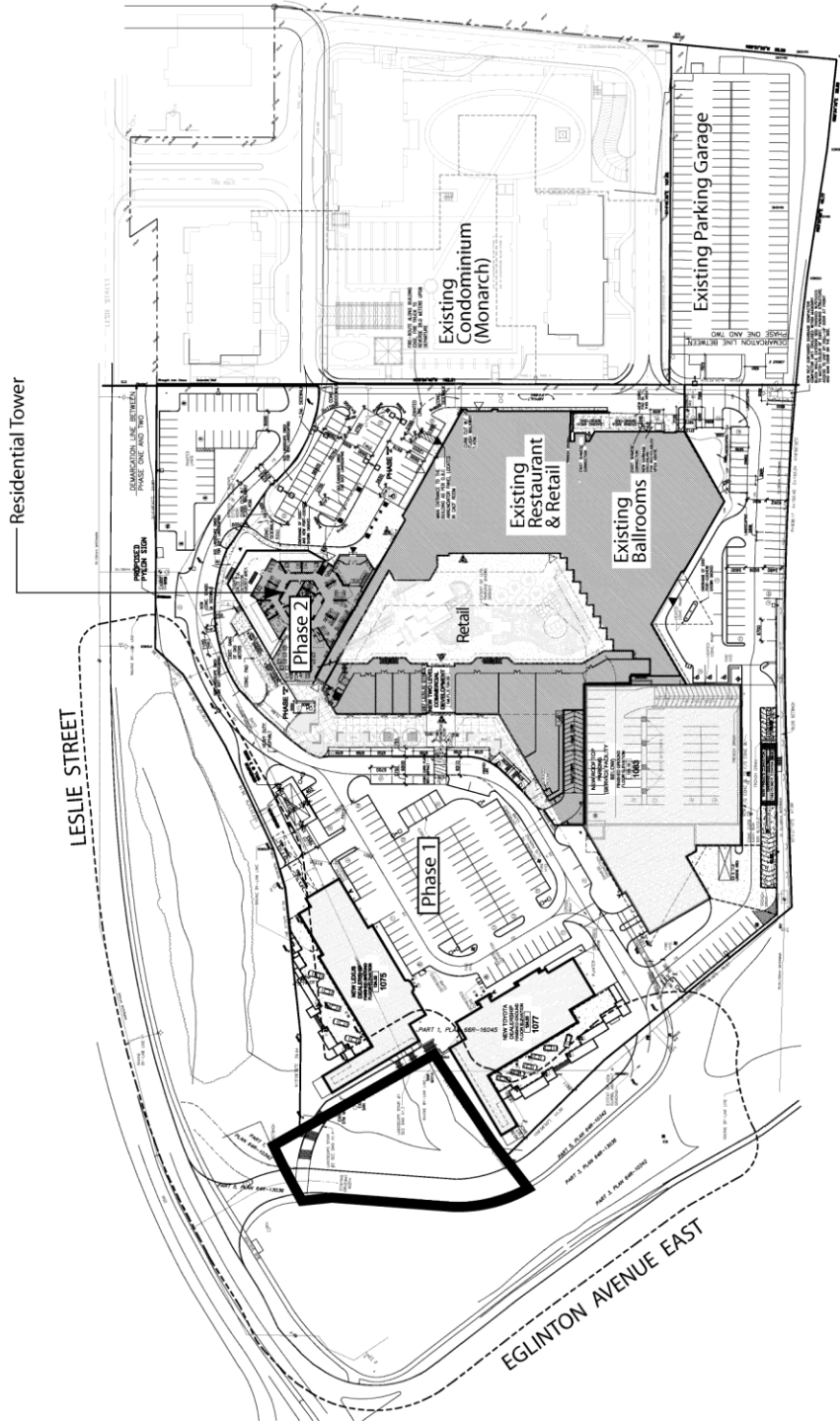
Attachment 1: Site Plan

Attachment 2: Landscape Plan

Attachment 3: Draft Reference Plan

Attachment 4: Official Plan

Attachment 1: Site Plan



1075-1095 Leslie Street



File # 06_102160

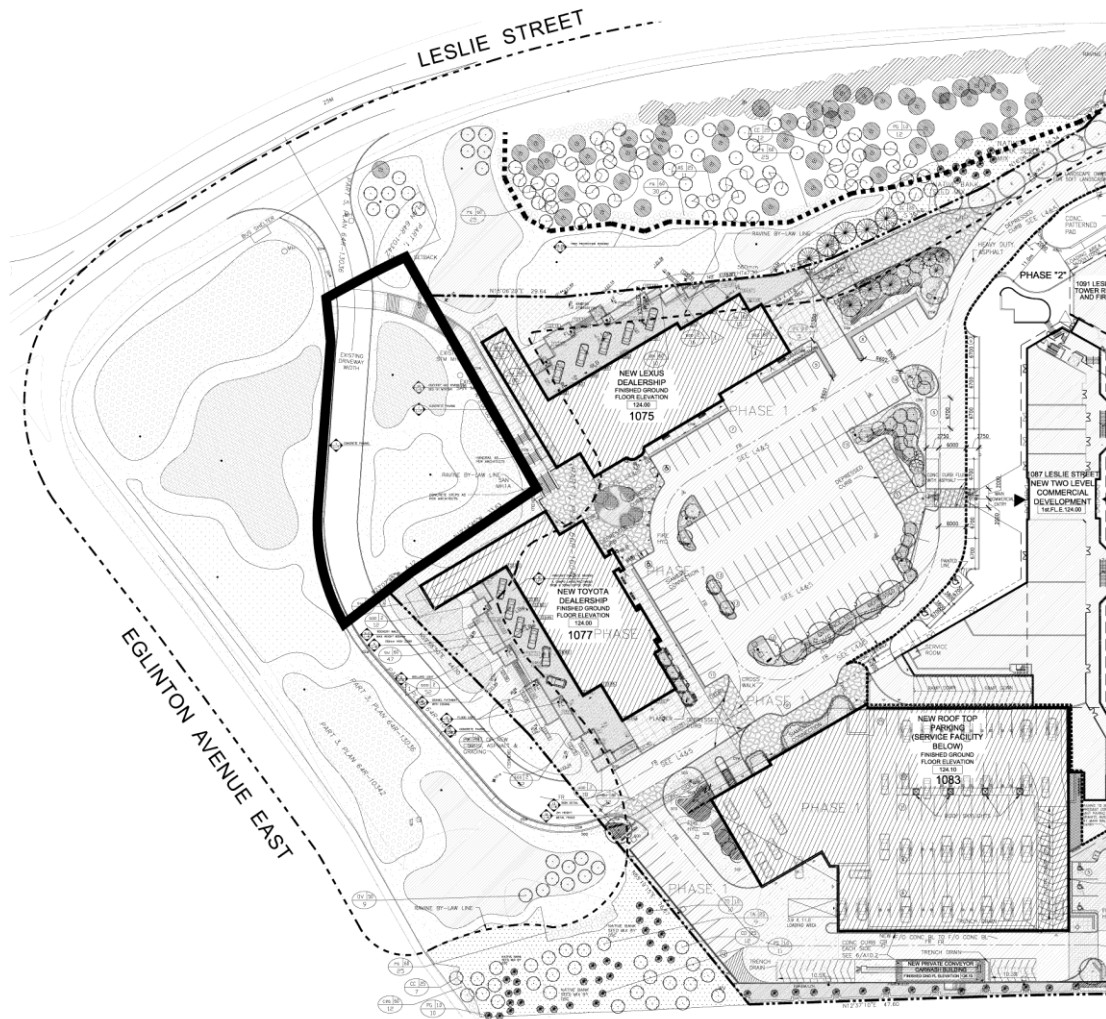
Site Plan

Applicant's Submitted Drawing

Not to Scale
10/03/08



Attachment 2: Landscape Plan



Landscape Plan

Applicant's Submitted Drawing

Not to Scale
04/19/2010

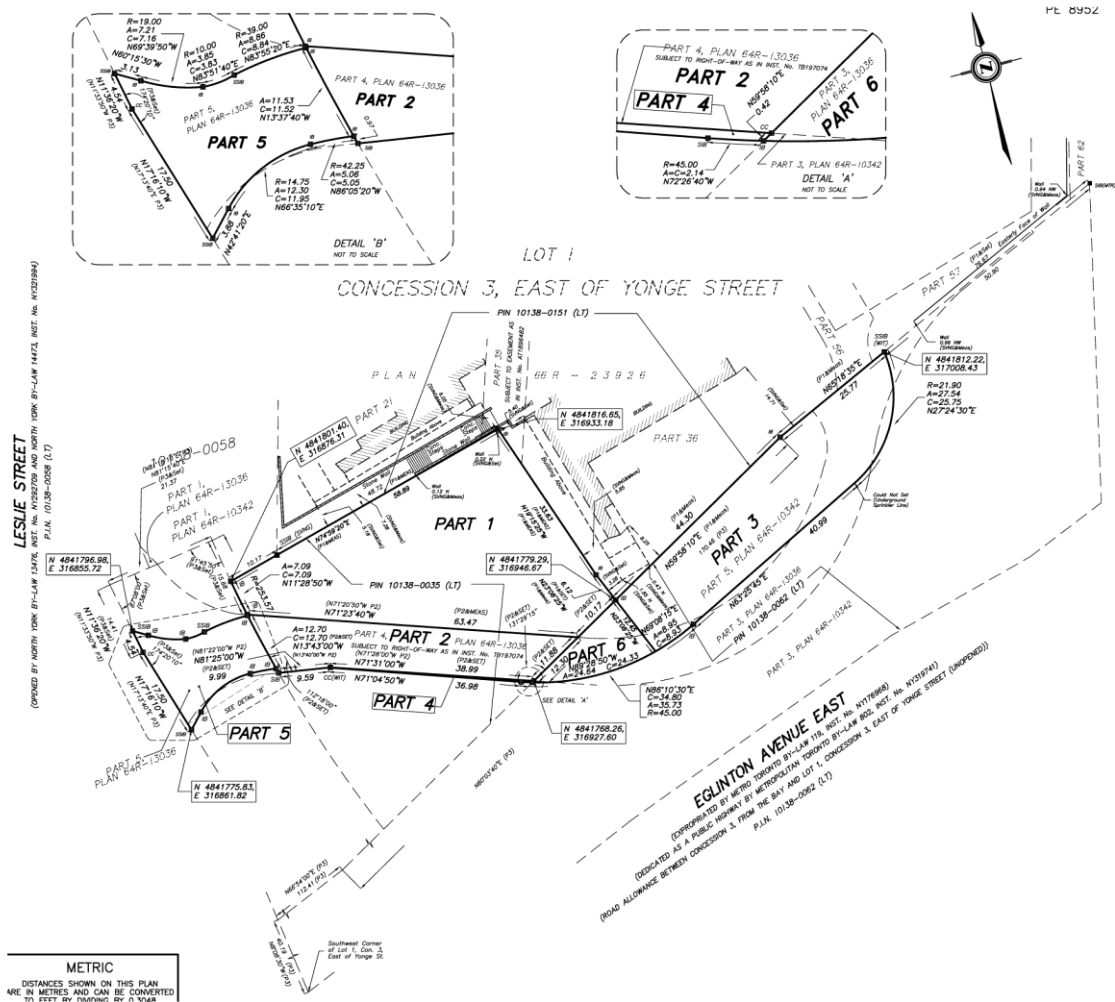


1075-1095 Leslie Street

 City Owned Lands

File # 06_102160

Attachment 3: Draft Reference Plan



Draft Reference Plan

Applicant's Submitted Drawing

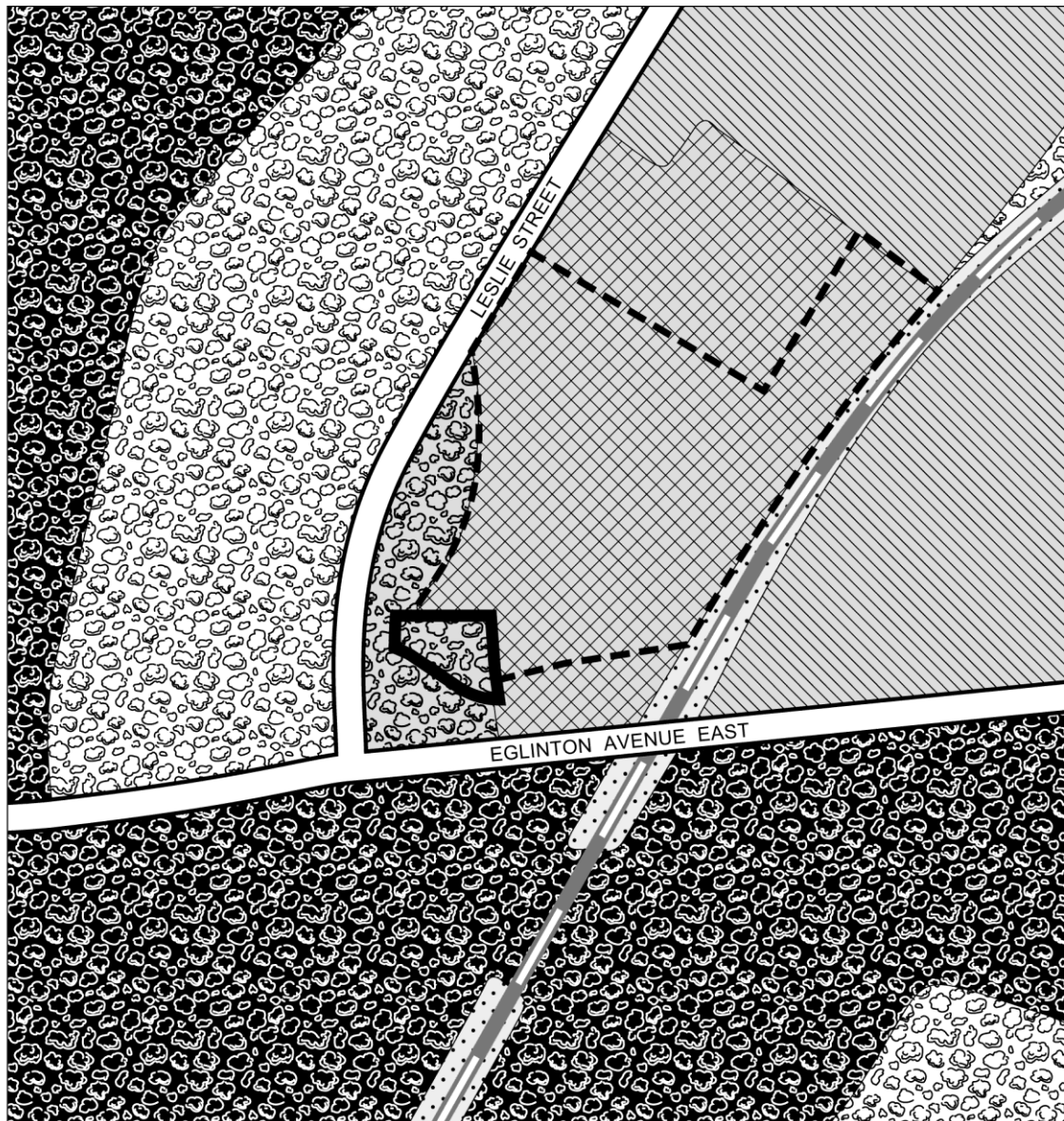
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1075-1095 Leslie Street

File # 06 102160

Attachment 4: Official Plan Designation



TORONTO City Planning
Official Plan

1075-1095 Leslie Street

File # 09_112006

	Site Location		Natural Areas		Utility Corridors
	1075-1095 Leslie Street		Parks		
	Mixed Use Areas		Other Open Space Areas		
	Employment Areas				

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04/19/2010