STAFF REPORT
ACTION REQUIRED

1087, 1091 and 1095 Leslie Street - Zoning By-law Amendment and Draft Plan of Subdivision Applications – Status Report

<table>
<thead>
<tr>
<th>Date:</th>
<th>May 27, 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>North York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Director, Community Planning, North York District</td>
</tr>
<tr>
<td>Wards:</td>
<td>Ward 25 – Don Valley West</td>
</tr>
<tr>
<td>Reference Number:</td>
<td>15 108593 NNY 25 OZ and 15 108578 NNY SB</td>
</tr>
</tbody>
</table>

SUMMARY

A Request for Direction report is required to seek Council's direction with respect to an upcoming Ontario Municipal Board hearing. The applicant has appealed the zoning by-law amendment and draft plan of subdivision applications to the Ontario Municipal Board (OMB) citing City Council's failure to make a decision within the prescribed time frames set out in the Planning Act.

The application proposes to rezone and subdivide approximately 2.07 hectares of land on the east side of Leslie Street, north of Eglinton Avenue East, for the purposes of a mix-use development. The proposal consists of four residential buildings with heights of 28, 29, 34 and 39 storeys containing 1,240 residential units and a total of 375 square metres of commercial uses. Also proposed is a new 2,640 square metre public park. Parking for the residential buildings is being provided in two adjacent parking facilities with four levels of underground parking and two levels at and above grade with 1,469 residential spaces including 123 visitor parking spaces and 3 retail spaces. A new east-west and north-south public street is...
proposed that would provide direct access to and from the subject lands from a signalized intersection at Leslie Street. A number of private roads are also proposed to support the public streets and provide access through the site.

**Financial Impact**
The recommendations in this report have no financial impact.

**COMMENTS**
City Planning staff are currently preparing the request for Direction Report on the applications and will be reporting to the June 14, 2016 meeting of North York Community Council.

**CONTACT**
John Andreevski, Senior Planner  
Tel. No. 416-395-7097  
Fax No. 416-395-7155  
E-mail: jandree@toronto.ca

**SIGNATURE**

________________________________________

Joe Nanos, Director  
Community Planning, North York District

**ATTACHMENTS**
Attachment 1: Site Plan  
Attachment 2: Draft Plan of Subdivision
Attachment 1: Site Plan

Site Plan
Applicant’s Submitted Drawing

1087, 1091 & 1095 Leslie Street

File # 15 108588 NNY 25 OZ

Staff report for action – Final Report – 1087, 1091 and 1095 Leslie St
Attachment 2: Draft Plan of Subdivision

1087, 1091 and 1095 Leslie Street

Draft Plan of Subdivision
Applicant’s Submitted Drawing

Not to Scale
05/25/2016

File # 15 108593 NNY 25 OZ