



Development Services Commission
PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, November 19, 2024		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Primont Homes (Leslie/John) Inc. (the "Owner")		
Agent:	Weston Consulting (Darrin Cohen)		
Proposal:	To permit a mixed-use development that includes four residential buildings with heights of 9,10, 12, and 24 storeys, on a shared two-storey podium and ground floor commercial uses, and 723 apartment units (the “Proposed Development”).		
Location:	Northeast corner of John Street and Leslie Street, municipally known as 2300 John Street (the “Subject Lands”)		
File Number:	PLAN 21 146653 000	Ward:	1
Prepared By:	Rick Cefaratti, MCIP, RPP, Acting Manager, West District Ext. 3675		
Reviewed By:	Stephen Lue, MCIP, RPP, Senior Manager, Development		

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Applications on January 10, 2022, and deemed the Applications complete on Tuesday January 18, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on May 18, 2022.

NEXT STEPS

- Statutory Public Meeting is scheduled for November 19, 2024
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of future applications for Site Plan approval and a Draft Plan of Condominium

BACKGROUND

Subject Lands and Area Context

The 1.14 ha (2.8 ac) Subject Lands are currently developed with a one storey commercial plaza that is currently closed, as shown in Figures 1 and 2. Figure 3 shows the surrounding land uses, including the CN Rail to the north, single detached dwellings on the south side of John Street, the RJ Clatworthy Arena and Bishops Cross Park to the east, and, across Leslie Street to the west, are two five-storey residential apartment buildings (Ascot Mansions).

Table 1 summarizes the Proposed Development, as shown in Figure 4

Table 1: the Proposed Development	
Residential Gross Floor Area:	43,859 m ² (472,092 ft ²)
Retail Space:	527 m ² (5,675 ft ²)
Dwelling Units:	723
Parking Spaces:	904
Density – Floor Space Index (“FSI”)	3.89
Building Heights (Storeys)	Building A: 24; Building B: 12; Building C: 9; Building D: 10

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	“Mixed-Use Mid-Rise”, Official Plan 2014
Permitted uses:	Integrated retail, office and residential uses within buildings up to a maximum height of 8-storeys and a maximum density of 2.0 FSI
Proposal:	<ul style="list-style-type: none">• To re-designate the Subject Lands from ‘Mixed Use Mid Rise’ to ‘Mixed Use High Rise’• To permit a maximum building height of 24 storeys

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 2571, as amended, as shown in Figure 2.

Table 3: Zoning Information

Current Zone:	“Local Community Commercial Zone (LCC), By-law 2571
Permissions:	Retail, personal service, restaurant and office uses
2024-19 Zone:	Does not apply to these lands.
Proposal:	<ul style="list-style-type: none">• To delete the ‘Subject Lands’ from the designated area of By-law 2571 to permit the development of four residential buildings with heights of 9, 10, 12 and 24 storeys for 723 dwelling units, and ground related commercial uses• Permit a site-specific Parking rate of 1 residential space per unit plus 0.25 spaces for visitor per unit and permit parking for non-residential uses to be shared with visitor parking

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan amendment to permit the Proposed Development
 - ii) Review of the Proposed Development in the context of the existing policy framework

- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.

- c) Parkland Dedication and Other Financial Contributions**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

- d) Affordable Housing**
 - i) The Applications will be reviewed in consideration of Provincial, Regional, and City polices to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.

- ii) Incorporating appropriate affordable housing, and family friendly units.
- e) Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.
- f) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
 - ii) Evaluation of the compatible with existing and planned development within the surrounding area.
 - iii) Sun shadow analysis and the impacts to the immediate surrounding areas.
 - iv) Traffic impact and ensure the adequate supply of parking spaces for the commercial and residential uses.
- g) Sustainable Development**
 - i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.
- h) External Agency Review**
 - i) The Applications must be reviewed by York Region, Metrolinx, and any applicable requirements must be incorporated into the Proposed Development.
- i) Required Future Applications**
 - i) The Owner must submit applications for Site Plan and Draft Plan of Condominium should the Applications be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the building(s).

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 1

Location Map

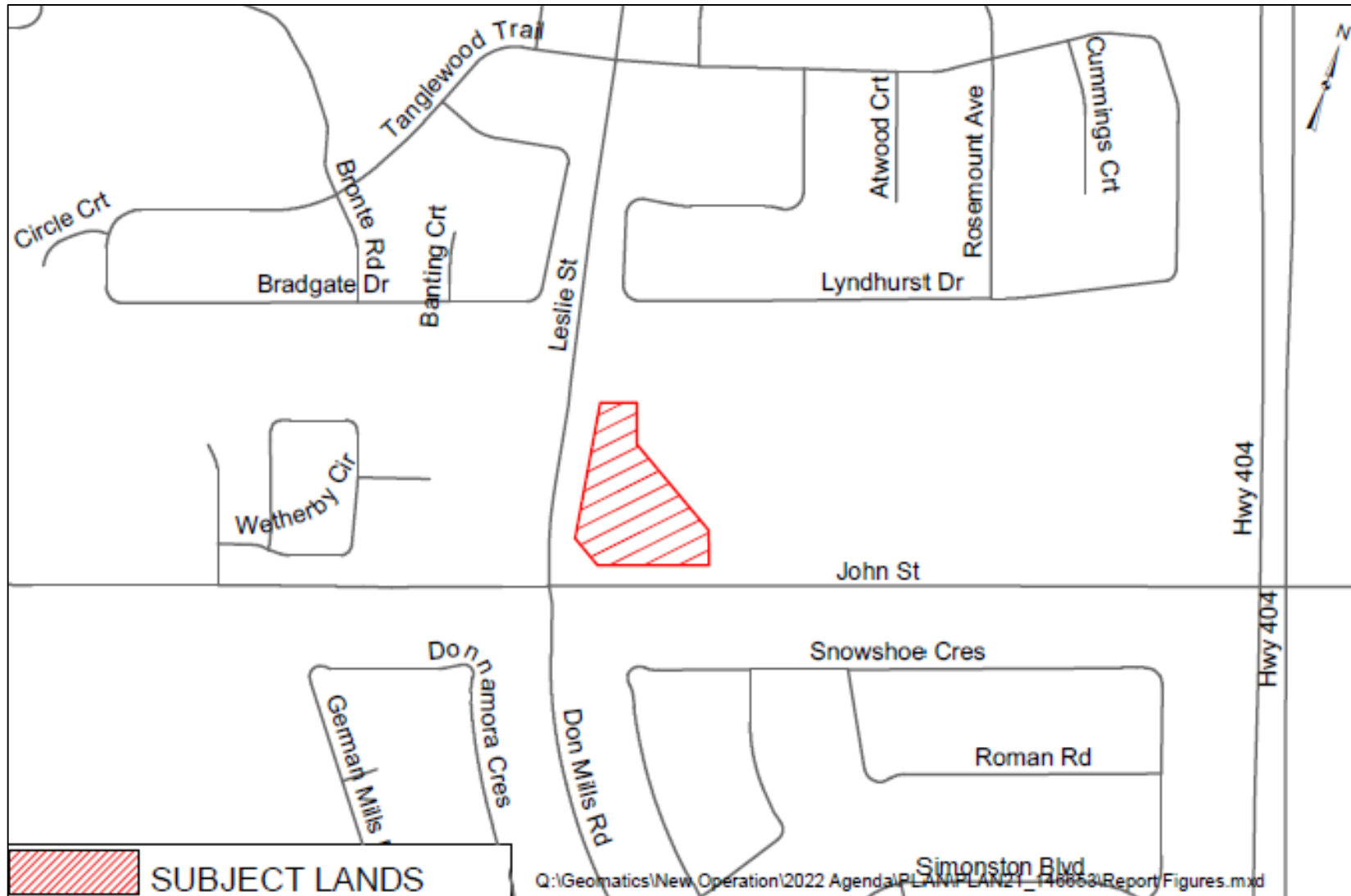


Figure 2

Aerial Photo



Figure 3

Area Context / Zoning



Figure 4

Conceptual Site Plan

