



January 24, 2025

Memo to: Giuseppe Russo, Planner II
From: Sasha von Kursell, Parks Planning & Policy Coordinator
CC to: Michelle Dobbie, Manager Park & Natural Heritage Planning
File Number(s): OPA-24-0003 and ZBLA-24-0005
Related File(s): PRE-23-0095
Location: 0 Longworth Avenue / 12460 Leslie Street
Owner: 1419079 ONTARIO LTD. Centerfield Properties Inc.
Agent: KLM PLANNING PARTNERS INC

Application:

A request for approval of Official Plan and Zoning By-law Amendment applications to permit a mixed-use residential/ commercial development comprised of two (2) buildings, five (5) storeys in height (19.45 metres or 63.81 feet) at a density of 2.03 Floor Space Index with a combined total of 201 residential units, 779.8 square metres (8,393.97 square feet) of ground floor commercial space and 371 parking spaces on the subject lands.

Parkland Dedication

1. We note that the proposed development will be within walking distance to existing parks, and we recommend that council resolve to accept cash-in-lieu of parkland dedication at building permit issuance.

Official Plan Amendment OPA-24-0003:

2. No comments

ZBLA-24-0005 Zoning By-law Amendment

3. Park Planning and Natural Heritage (PNHP) continues to note that the proposal should seek to increase the available space within the site for tree planting and other landscaping. The Zoning By-law Amendment should include a requirement for the provision of a minimum of 2 square metres of private outdoor amenity space per unit, similar to other recent zoning by-laws prepared for apartment developments within the City.
4. The landscape plan is sufficient to support the Official Plan and Zoning By-law Amendment applications however, the applicant will be required to submit comprehensive landscape plans, and cost estimates, through the pending site plan application. The landscape plan should address the following:
 - a. Provide minimum 30 cubic metres and 1.2 metres depth of soil for trees.



- b. The soil volume and landscaping needs to be an integrated part of the design and the landscape plans should show the soil volume on the landscape plans, especially over the parking deck.

I trust this is of assistance. Should you require any further information regarding our comments, please contact the undersigned.

Sincerely,

SIGNED

Sasha von Kursell MURP, MCIP, RPP
Parks Planning & Policy Coordinator
Parks & Natural Heritage Planning
Planning and Building Services