



STAFF REPORT ACTION REQUIRED

Proposed Road Widening: Marlee Avenue at 221 Glen Park Avenue

Date:	January 22, 2007
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 15 Eglinton-Lawrence
Reference Number:	p:2007\ClusterB\TRA\NorthYork\nycc07015tsny

SUMMARY

The subject site is located on the south side of Glen Park Avenue, where the applicant is proposing the development of a 7 three-storey townhouses fronting onto Glen Park Avenue and 3 live-work and 3 residential units in the form of a townhouse fronting onto Marlee Avenue, for a total of 13 units.

The applicant has requested that the requirements to convey lands for future widening of Marlee Avenue at this location, be waived.

RECOMENDATIONS

Transportation Services, North York District recommends:

1. that the conveyance of lands for future widening not be waived.

FINANCIAL IMPACT

There are no financial implications arising from the contents of this report.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

The new Official Plan designates a 27 meter right-of-way for the section of Marlee Avenue between the south limit of the former City of North York boundary and Lawrence Avenue West. The Transportation policies of the new Official Plan were approved by the Ontario Municipal Board on January 25, 2006. Therefore the requirements for this development included a condition that the applicant convey 3.44 meters of the Marlee Avenue frontage, to achieve a 27.0 meter right-of-way as outlined in the Official Plan.

It is noted that the new Official Plan, outlines a proposed right-of-way width of 20 meters for that portion of Marlee Avenue located in the former City of York.

ISSUE BACKGROUND

The subject site is located on the south side of Glen Park Avenue, where the applicant is proposing the development of 7 three storey townhouses fronting onto Glen Park Avenue and 3 live-work and 3 residential units in the form of a townhouse fronting onto Marlee Avenue, for a total of 13-units. The 3 residential dwelling units currently at the site will be demolished.

The units have been oriented to face the adjacent municipal streets, Glen Park Avenue and Marlee Avenue. Vehicular access to garages is behind the units, parking for visitors and retail is located behind the Marlee Avenue fronting units and is provided via the proposed internal common element condominium roadway.

The Survey and Mapping Section of Technical Services Division has indicated that widenings were not taken along the frontages of the properties at No. 551-561 Marlee Avenue (directly south of the subject site, at the northeast corner of Marlee Avenue and Glencairn Avenue) in 1991 or No. 523 Marlee Avenue (south of Glencairn Avenue, at the northeast corner of the intersection of Marlee Avenue and Hillmount Avenue) in 1998.

Records do indicate that a 3.3 meter (10 feet) widening was taken along the frontages of Nos. 326-344 Marlee Avenue (south of Viewmount Avenue, on the west side of Marlee Avenue), when those developments were approved.

COMMENTS

The applicant has expressed his concern that the road conveyance requirement would render the project not viable, as the remaining width of the lot could not accommodate the development portion fronting Marlee Avenue.

While there are no immediate plans for the widening of Marlee Avenue in the foreseeable future, requests for the conveyance of the necessary lands to achieve the rights-of-way specified in the Official Plan, are consistently included in the staff recommendations for re-development along major roadways. In this particular case and for this specific section of Marlee Avenue, the presence of an existing structure (551-561 Marlee Avenue) would preclude the widening of the right-of-way, should it be required immediately.

CONTACT

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SIGNATURE

Roberto Stopnicki, P.Eng
Director

(Tracking Id: 3991)

ATTACHMENTS

- Attachment 1: Location Map: 221-225 Glen Park Avenue at Marlee Avenue,
Proposed Road Widening along Marlee Avenue
- Attachment 2: Location Map: 326-344 Marlee Avenue at Enid Crescent, Proposed
Road Widening along Marlee Avenue