

**716-718 Marlee Avenue - Zoning By-law Amendment
Application – Preliminary Report**

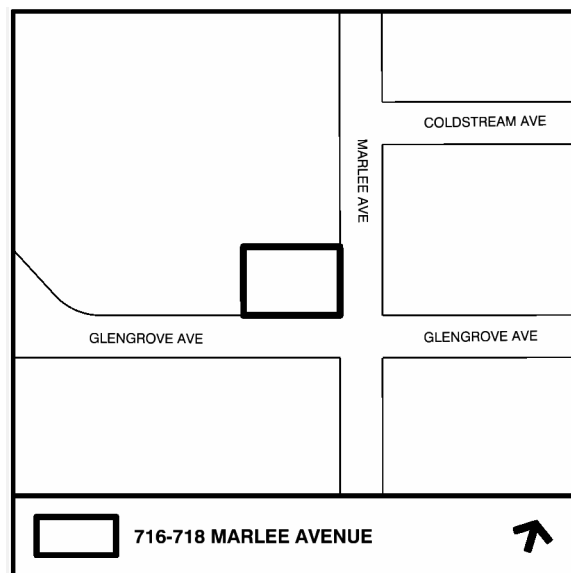
Date:	May 22, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	12 141312 NNY 15 OZ

SUMMARY

This application proposes to amend former City of North York Zoning By-law No. 7625 for the lands at 716-718 Marlee Avenue to permit the development of five new single-detached dwellings, with integral at grade garages. The site is comprised of two lots with existing storey and a half detached dwellings fronting Marlee Avenue.

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.

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the end of 2012 provided all required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 716-718 Marlee Avenue 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on December 14th, 2011. At this meeting Planning staff identified application submission requirements. A second preliminary meeting was held February 1, 2012 with Planning, Transportation and Parks staff.

ISSUE BACKGROUND

Proposal

The proposal is for the development of five three storey detached dwellings; each to be located on a new lot to be created. The proposed lots would have approximate frontages of 9m and areas of 298m². The development proposal is illustrated in Attachment 1.

Site and Surrounding Area

The site is located on the northwest corner of Marlee Avenue and Glengrove Avenue West. The site has an area of 1,490m², with 32.6m frontage on Marlee Avenue and 45.2m frontage on Glengrove Avenue West.

Land uses surrounding the subject lands include:

North: Single-detached dwellings directly to the north and three storey apartment buildings to the north east.

East: Single-detached dwellings on the east side of Marlee Avenue.

West: Wenderly Park directly abuts the site to the west and on the other side of the park are single-detached dwellings.

South: The continuation of Wenderly Park directly to the south, as well as single-detached dwellings. Further south on Marlee Avenue are retail plazas, townhouses and apartment buildings.

The subject site is comprised of two lots which contain a one and a half storey detached dwelling on each of the lots. The existing dwellings are to be demolished.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is designated *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities.

The Official Plan states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. In addition, physical changes to established *Neighbourhoods* must be sensitive and fit its existing context and physical character. Policy 4.1.5 of the Official Plan requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including in particular:

- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby residential properties;
- Prevailing building type(s);

- Setbacks of buildings from the street or streets;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Prevailing patterns of rear and side yard setbacks and landscaped open space.

Built form policies in the Official Plan provide direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context. More specifically, Section 3.1.2 provides direction pertaining to site organization, improving the safety and attractiveness of adjacent streets through building design and appropriate massing.

Zoning

The subject site is zoned R5, One Family Detached Dwelling Fifth Density Zone, in former City of North York Zoning By-law No. 7625. The residential permissions in the R5 zone permit single-detached dwellings and accessory buildings. The R5 zone requires a minimum lot frontage of 15m and minimum lot area of 550m². The maximum lot coverage permitted is 35% and a maximum height of 8.8m is permitted.

Site Plan Control

Applications for Site Plan Control approval are required but have yet to be submitted.

Reasons for the Application

The R5 zone does not allow for the lot frontages and areas the applicant is proposing through the creation of five lots. As such, a rezoning application is required to accommodate the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Parking Study
- Arborist Report
- Functional Servicing Report

A Notification of Incomplete Application issued on April 12, 2012, identifies the following outstanding material required for a complete application submission:

- Stage 1 Archaeological Assessment;
- Toronto Green Standard Checklist; and
- Context Plan.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Appropriateness of the lot sizes and orientation;
- Appropriateness of the number of proposed dwellings and lots to be created;
- Organization of the site and the relationship of the buildings to public streets and parkland; including the proposed front yard parking, driveways and integral garages;
- Compatibility and fit with neighbouring residential uses, including building type, setbacks, built form and streetscape;
- Compatibility with the Replacement Housing Guidelines for the former City of North York; and
- Quality and character of building facades.

The TGS Checklist has not yet been submitted by the applicant. Upon submission, City staff will review it for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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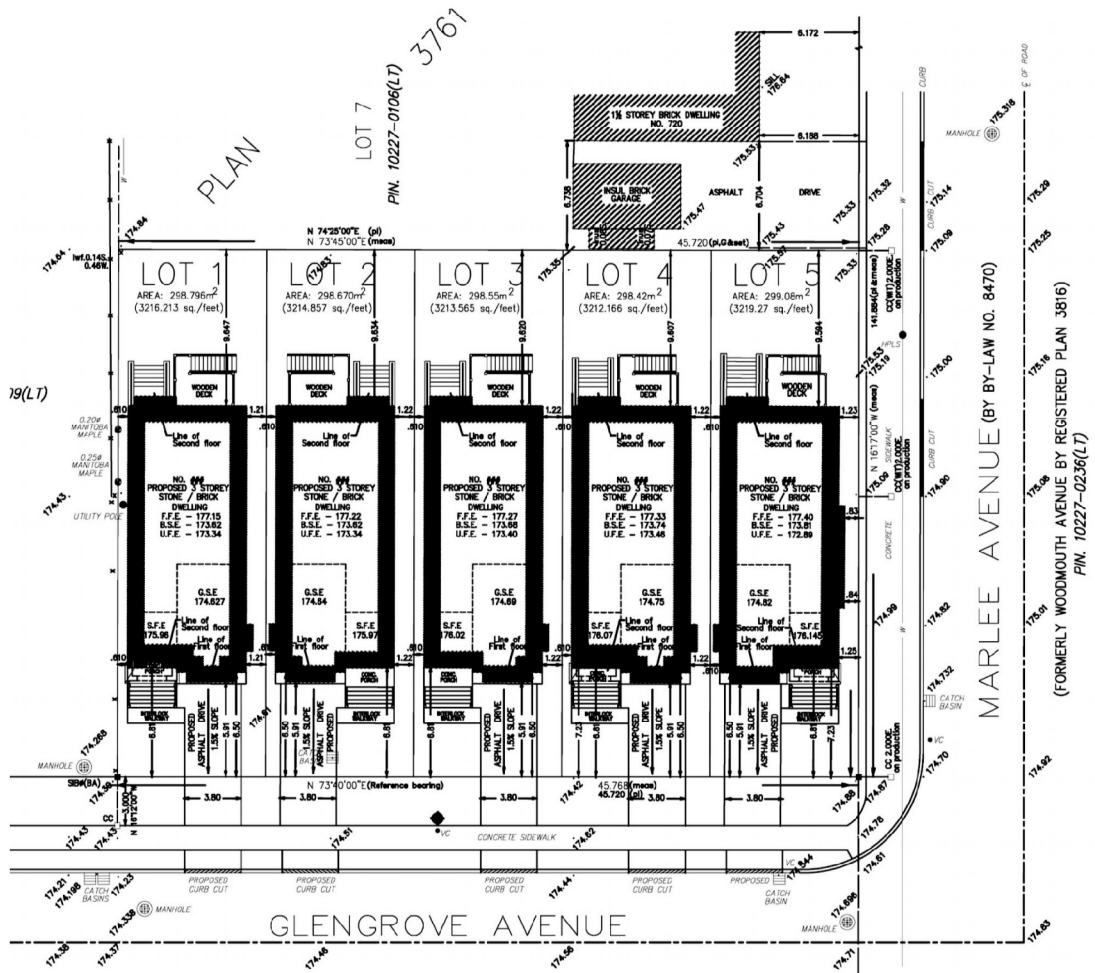
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Sample Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



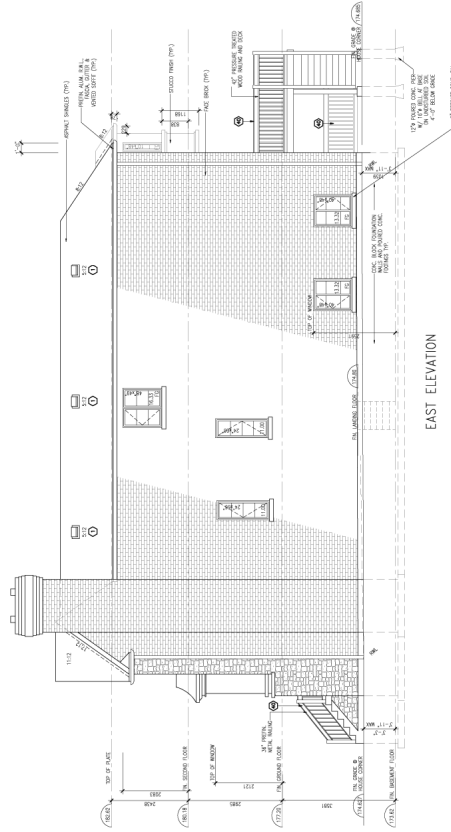
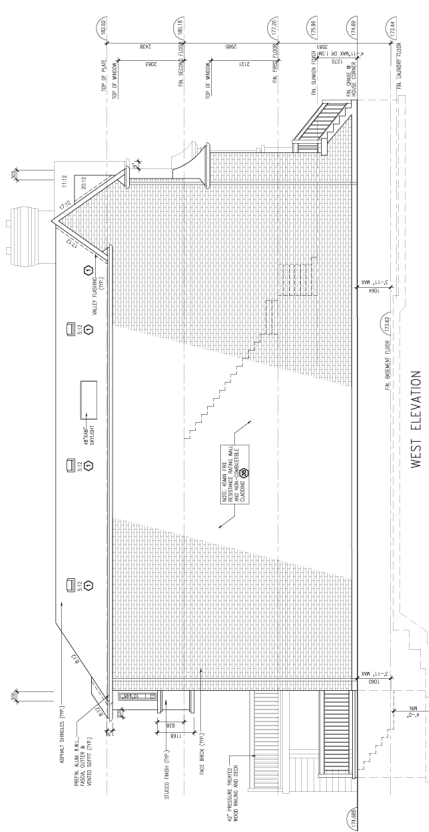
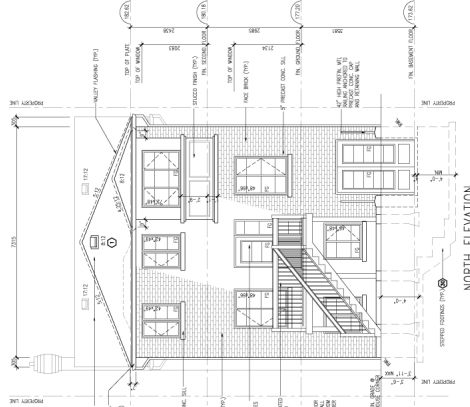
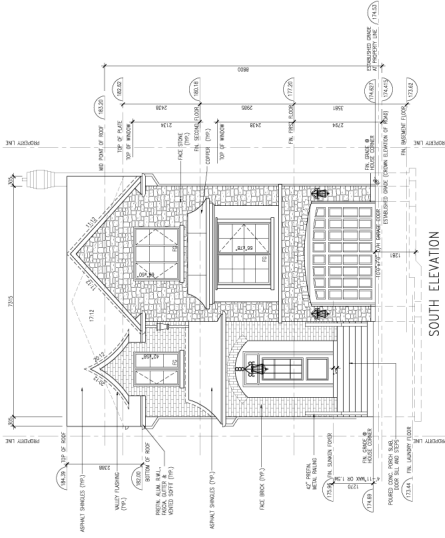
Site Plan **716-718 Marlee Avenue**

Applicant's Submitted Drawing

Not to Scale File # 12 141312 NNY 15 0Z

04/12/2012

Attachment 2: Sample Elevations



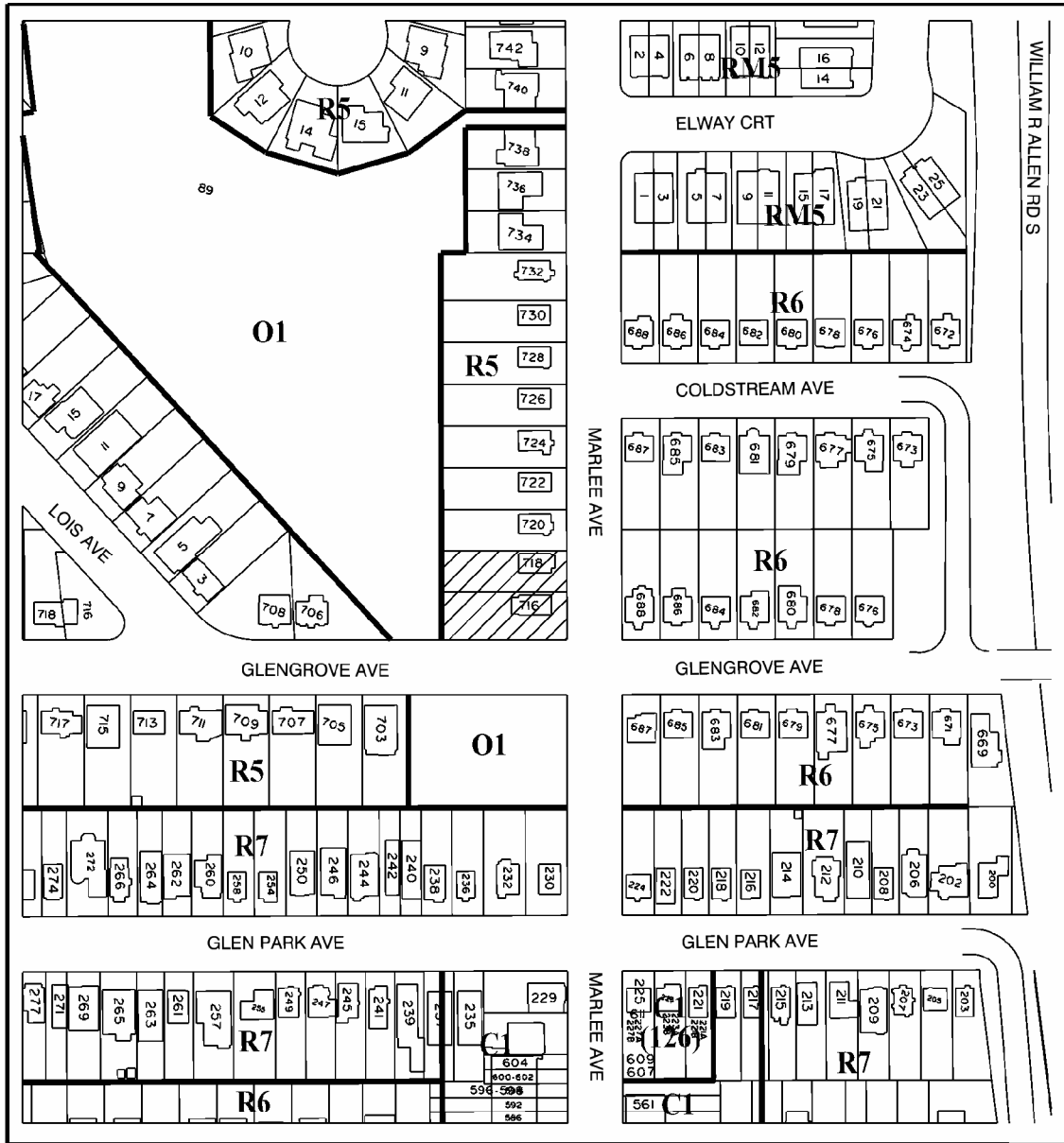
716-718 Marlee Avenue

Elevations - Lot 1
 Applicant's Submitted Drawing

File # 12 141312 NNY 15 0Z

Not to Scale
 04/24/2012

Attachment 3: Zoning



716-718 Marlee Avenue

File # 12 141312 NNY 15 0Z

- R5 One-Family Detached Dwelling Fifth Density Zone
 - R6 One-Family Detached Dwelling Sixth Density Zone
 - R7 One-Family Detached Dwelling Seventh Density Zone
 - RM5 Multiple-Family Dwellings Fifth Density Zone
 - O1 Open Space Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
Not to Scale
Zoning By-law 7625
Extracted 04/05/2012

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 141312 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	March 22, 2012

Municipal Address: 716 MARLEE AVE

Location Description: PLAN 3761 LOT 9 **GRID N1504

Project Description: Proposal to demolish two existing single detached dwellings fronting Marlee Ave and create five new single family dwellings, each with an integral at grade garage, facing Glengrove Ave. The lots would have a width of 9.144m (30').

Applicant:	Agent:	Architect:	Owner:
GLENGROVE ESTATES INC			GLENGROVE ESTATES INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R5	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1493.4	Height:	Storeys:	2
Frontage (m):	32.614		Metres:	8.8
Depth (m):	45.168			
Total Ground Floor Area (sq. m):	610.92			Total
Total Residential GFA (sq. m):	1695.9		Parking Spaces:	10
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1695.9			
Lot Coverage Ratio (%):	40.9			
Floor Space Index:	1.13			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	1244.2
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	5	Institutional/Other GFA (sq. m):	0
Total Units:	5		

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