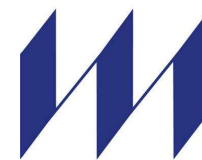


831, 833, and 837 Glencairn Avenue and 278, 280, and 282 Hillmount Avenue

City of Toronto

North York Community Council Meeting –
December 3, 2019



WESTON
CONSULTING
planning + urban design

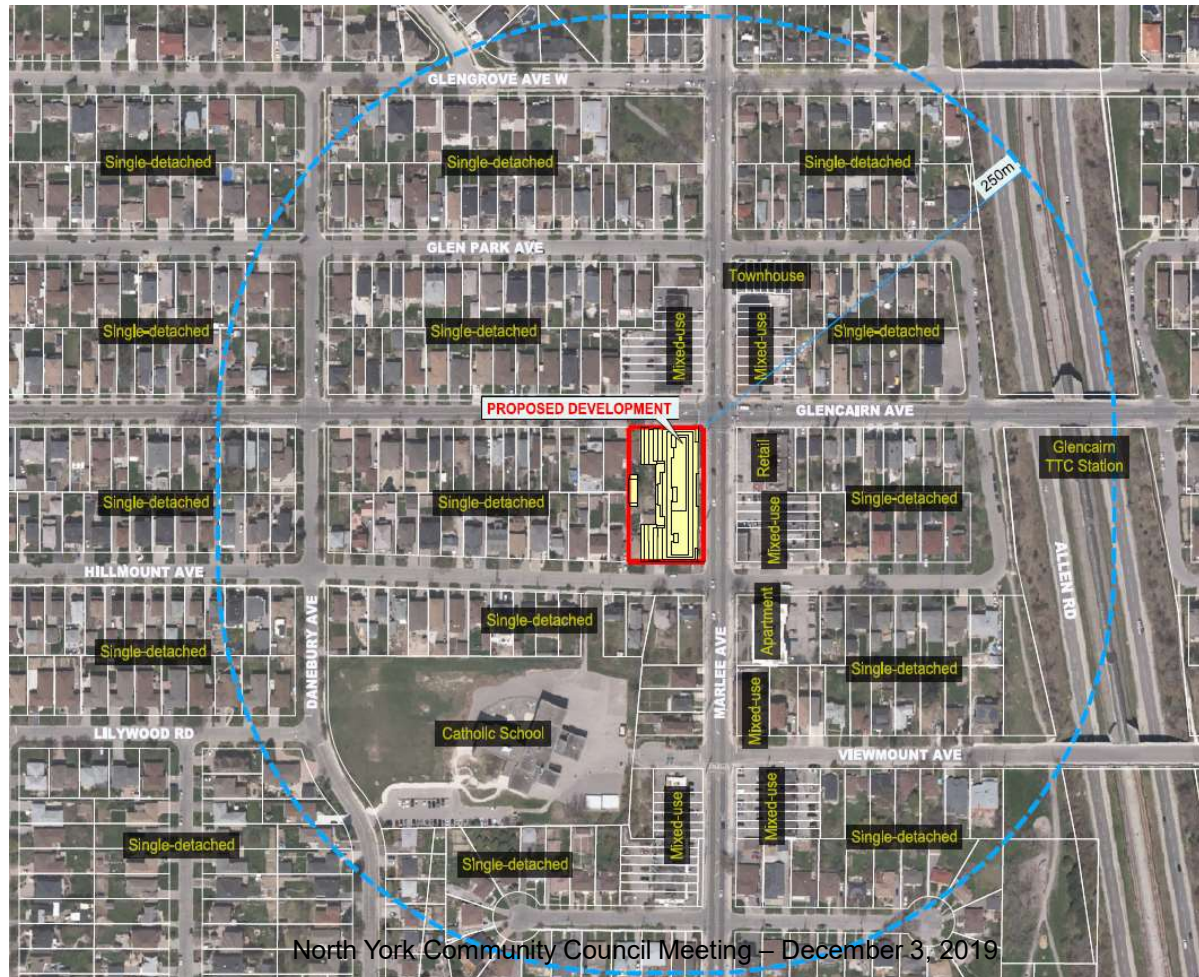
Subject Lands



North York Community Council Meeting – December 3, 2019



Site Context



Adjacent Uses/Context



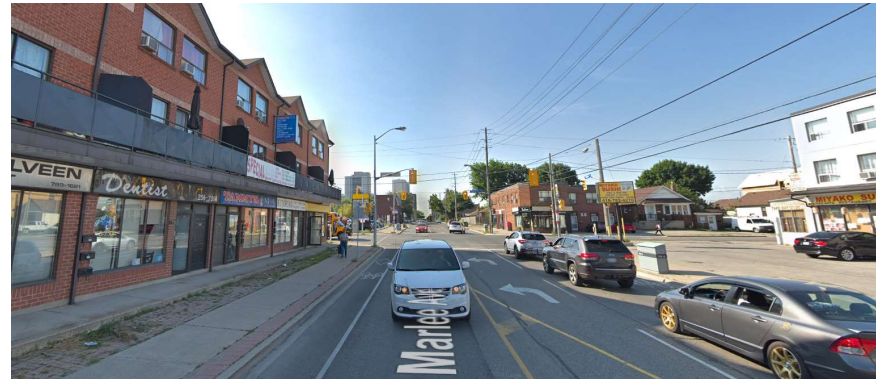
North-West corner of Marlee and Hillmount Avenues



South-West corner of Marlee and Glencairn Avenues



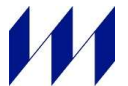
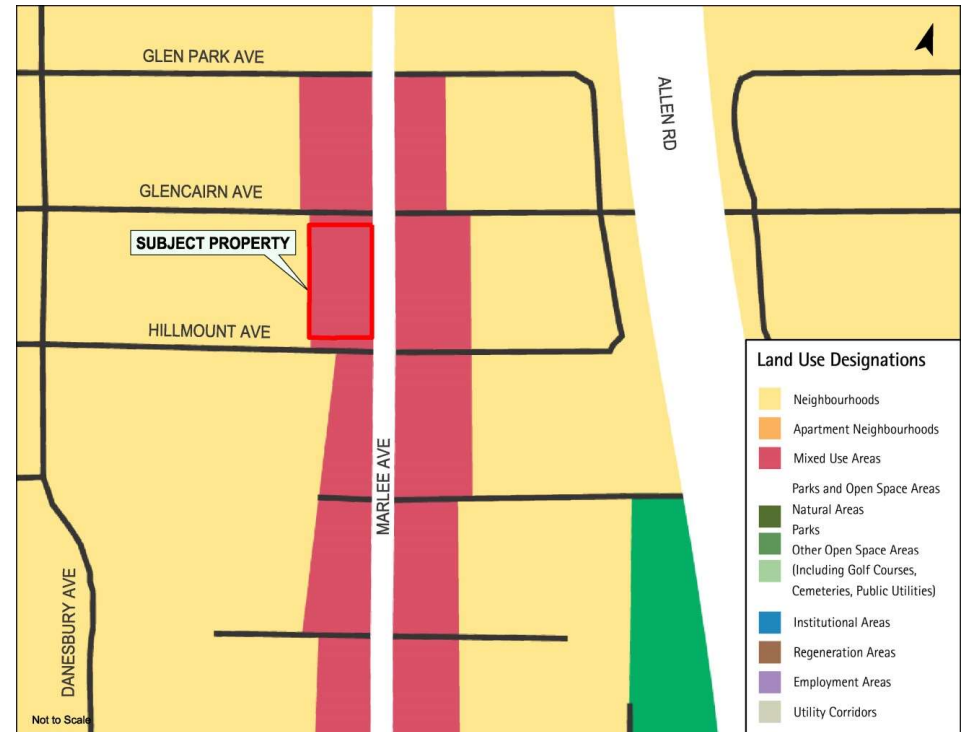
Looking North on Marlee Avenue from Hillmount Avenue



Looking South on Marlee Avenue north of Glencairn Avenue



Planning Framework – City of Toronto Official Plan



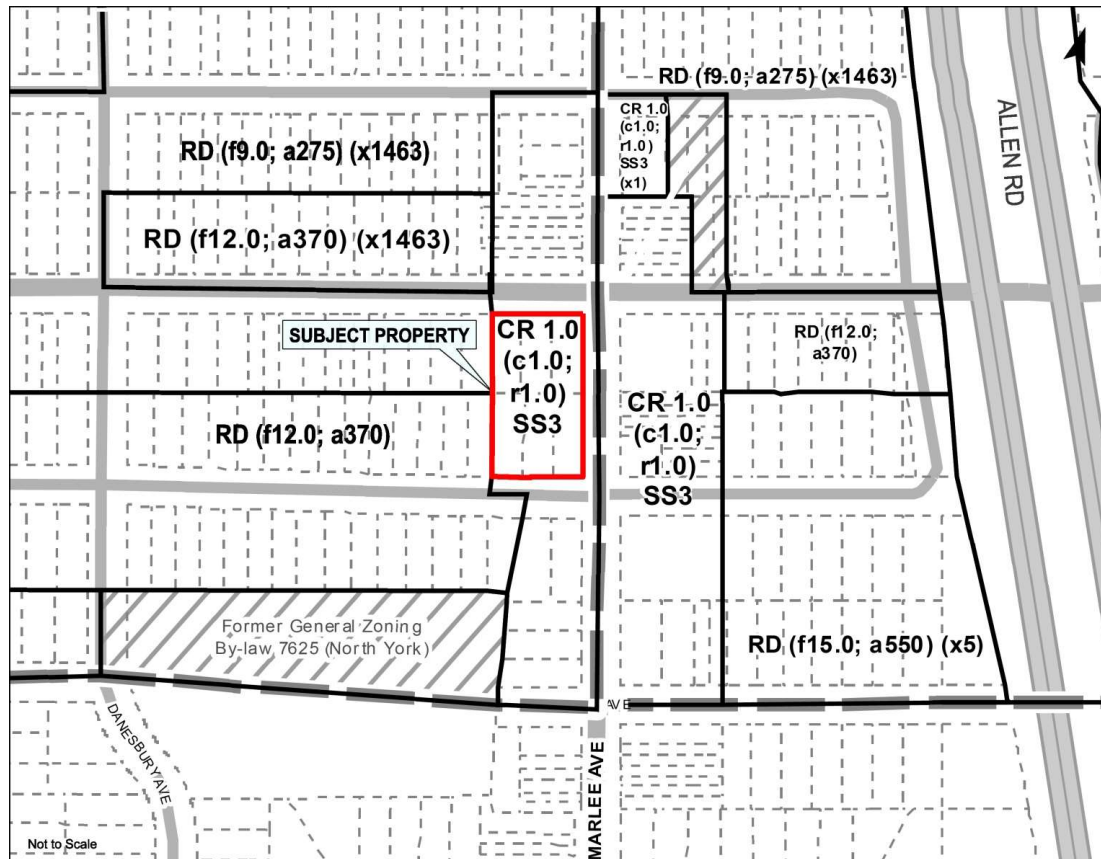
Planning Framework – Existing Priority Transit Areas



Marlee Avenue Right-of-Way Widths



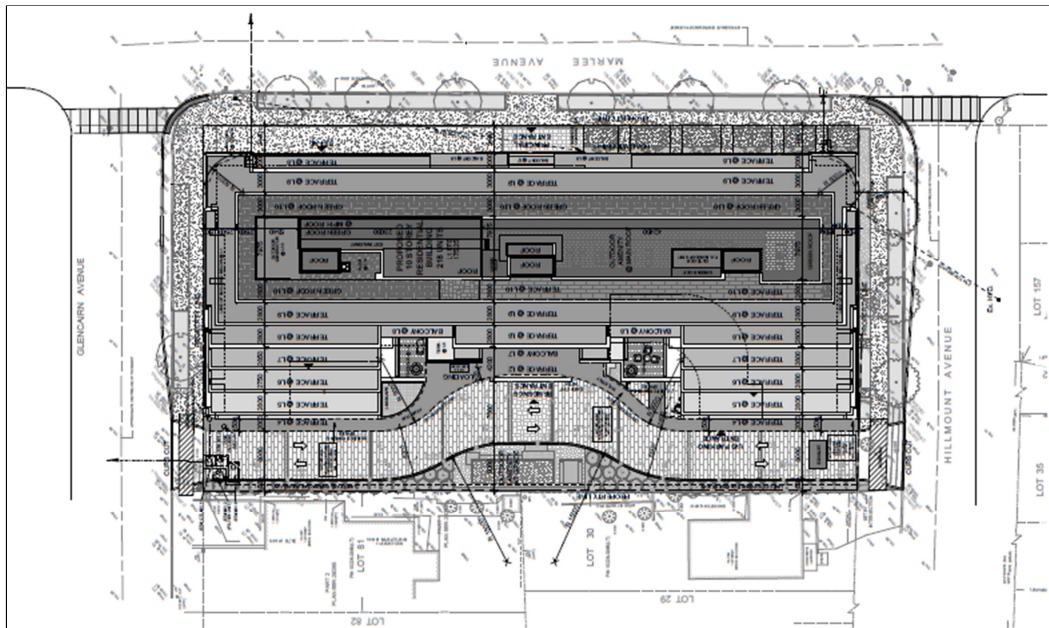
Planning Framework – City of Toronto Zoning By-law 569-2013



North York Community Council Meeting – December 3, 2019



Proposed Site Plan and Development Statistics



Development Statistics

(Based on latest Site Plan Submission)

Existing Site Area: 3,749.80 m² (40,363 ft²)

Site Area post-Road Widening: 3,467.88 m² (37,327.95 ft²)

Residential GFA (with Amenity): 17,381.15 m² (187,089 ft²)

Non-Residential GFA: 366.79 m² (3,948 ft²)

Total Proposed GFA: 16,875.94 m² (181,651 ft²)

Floor Space Index (FSI): 4.5

Total Units: 218

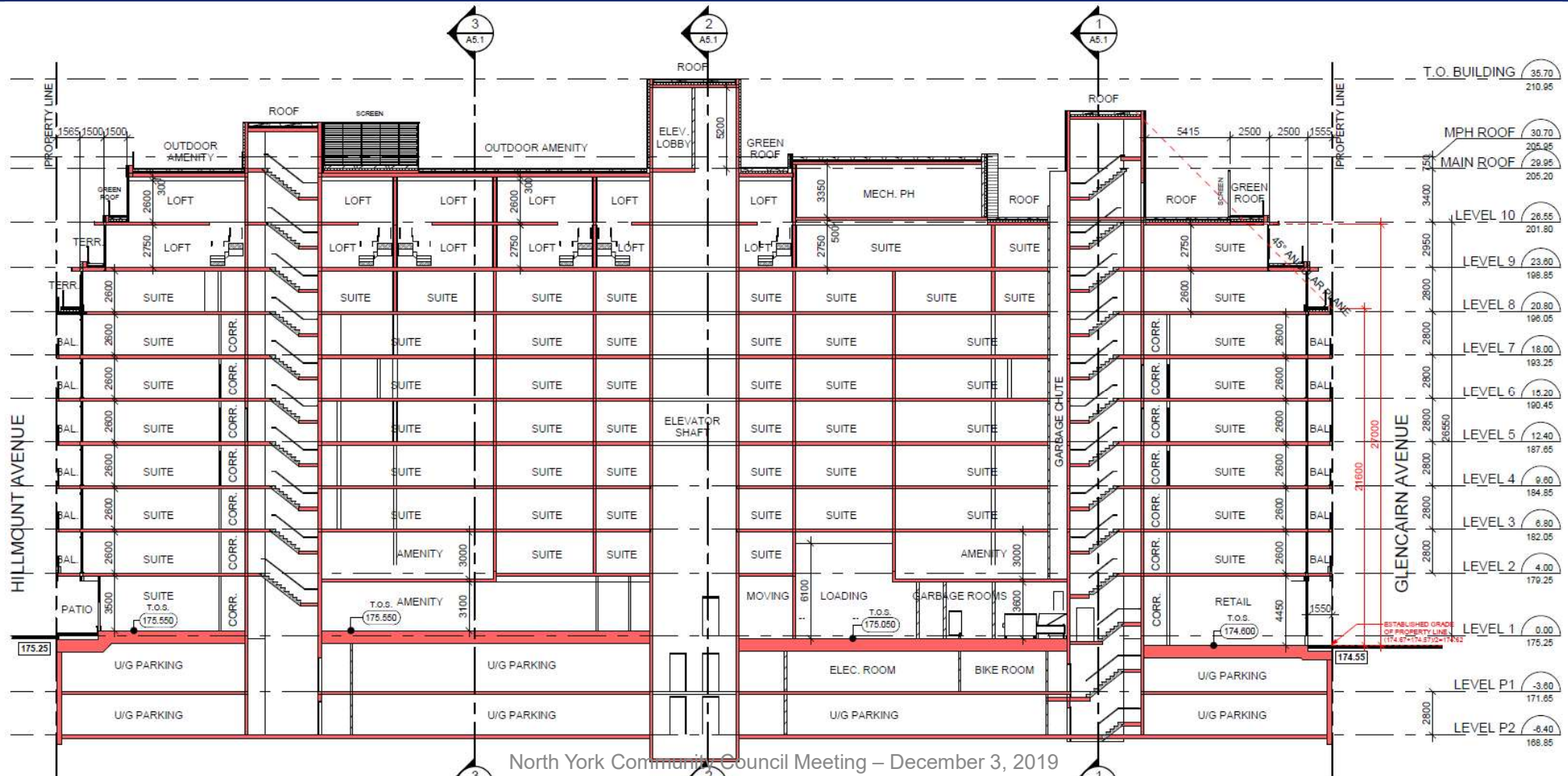
Total Parking: 190 spaces (22 visitor – 5 surface)

Total Bicycle Parking: 218 (14 surface short term)

Height: 10-storeys or 30.0 metres (excluding Rooftop)

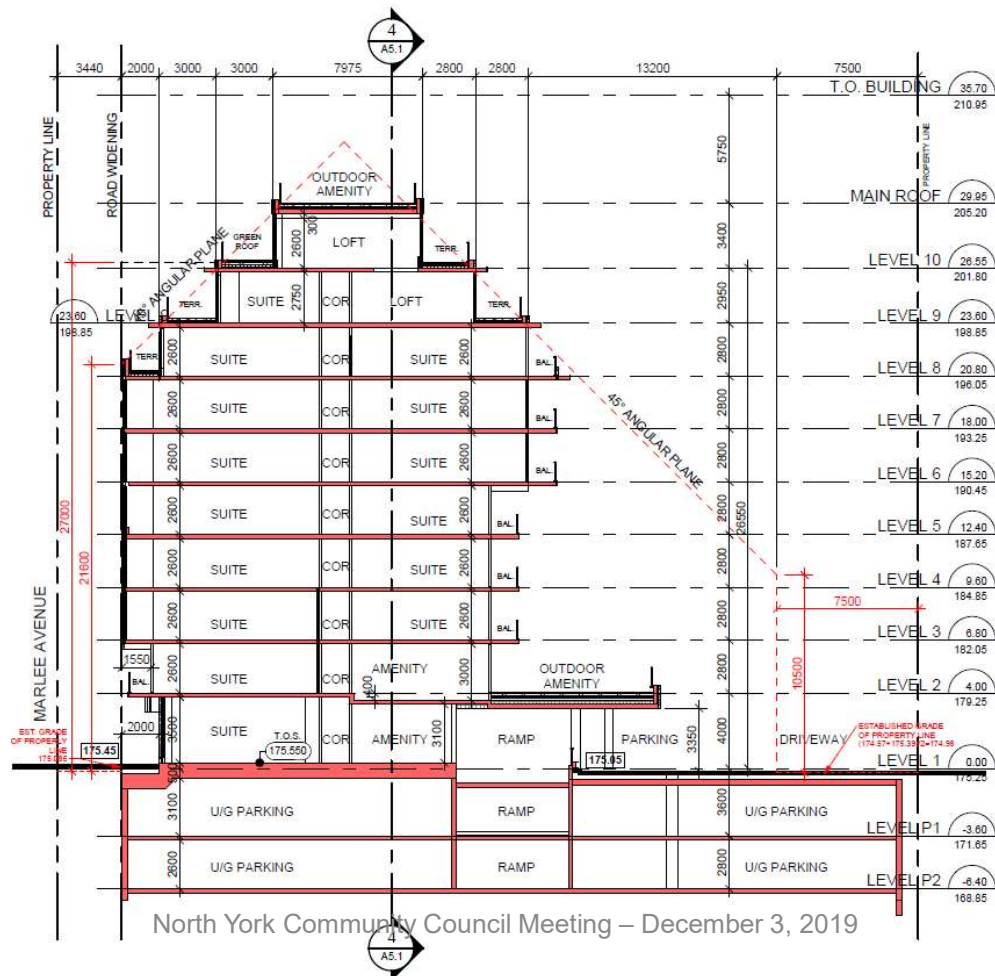


Building Sections

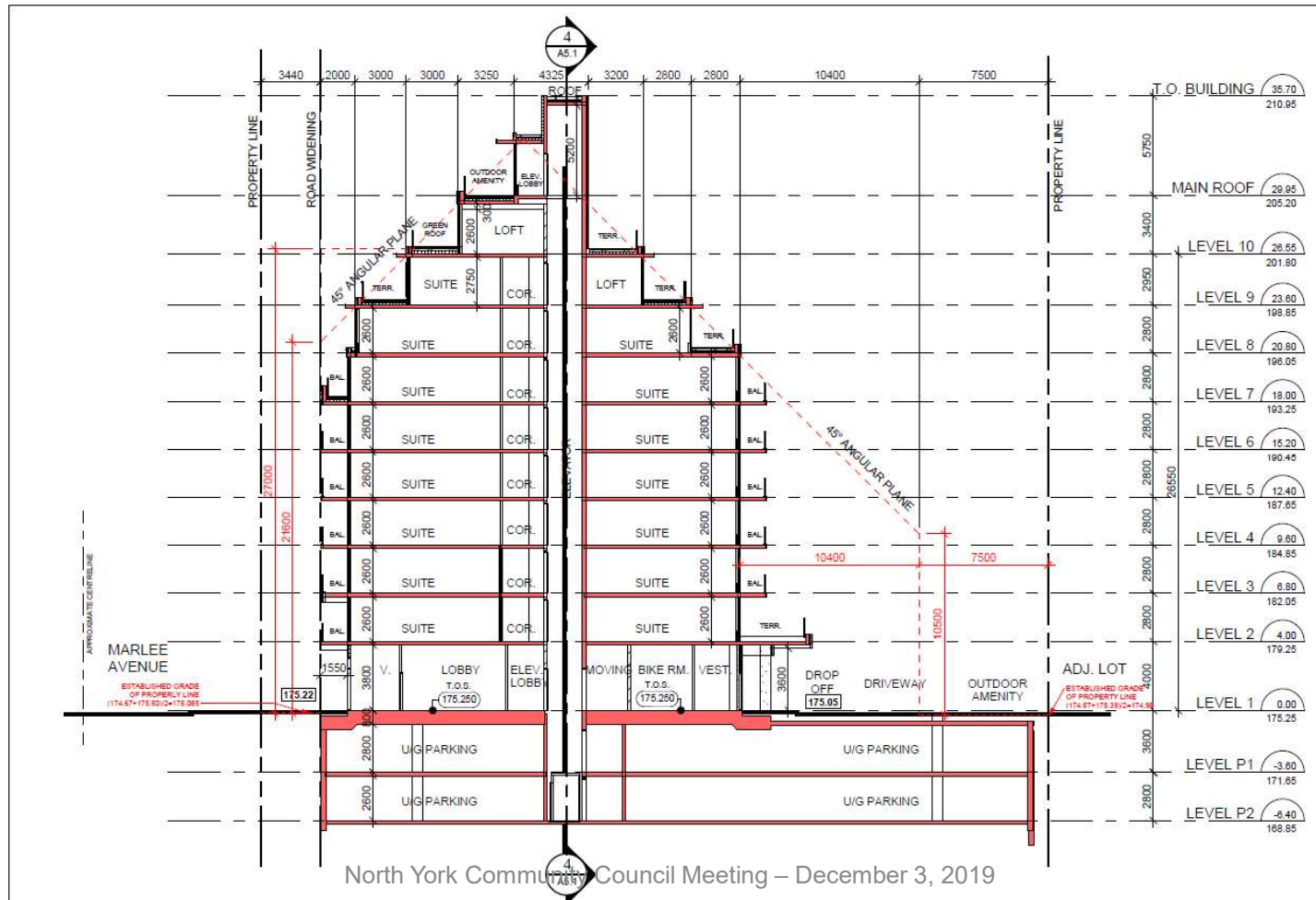


North York Community Council Meeting – December 3, 2019

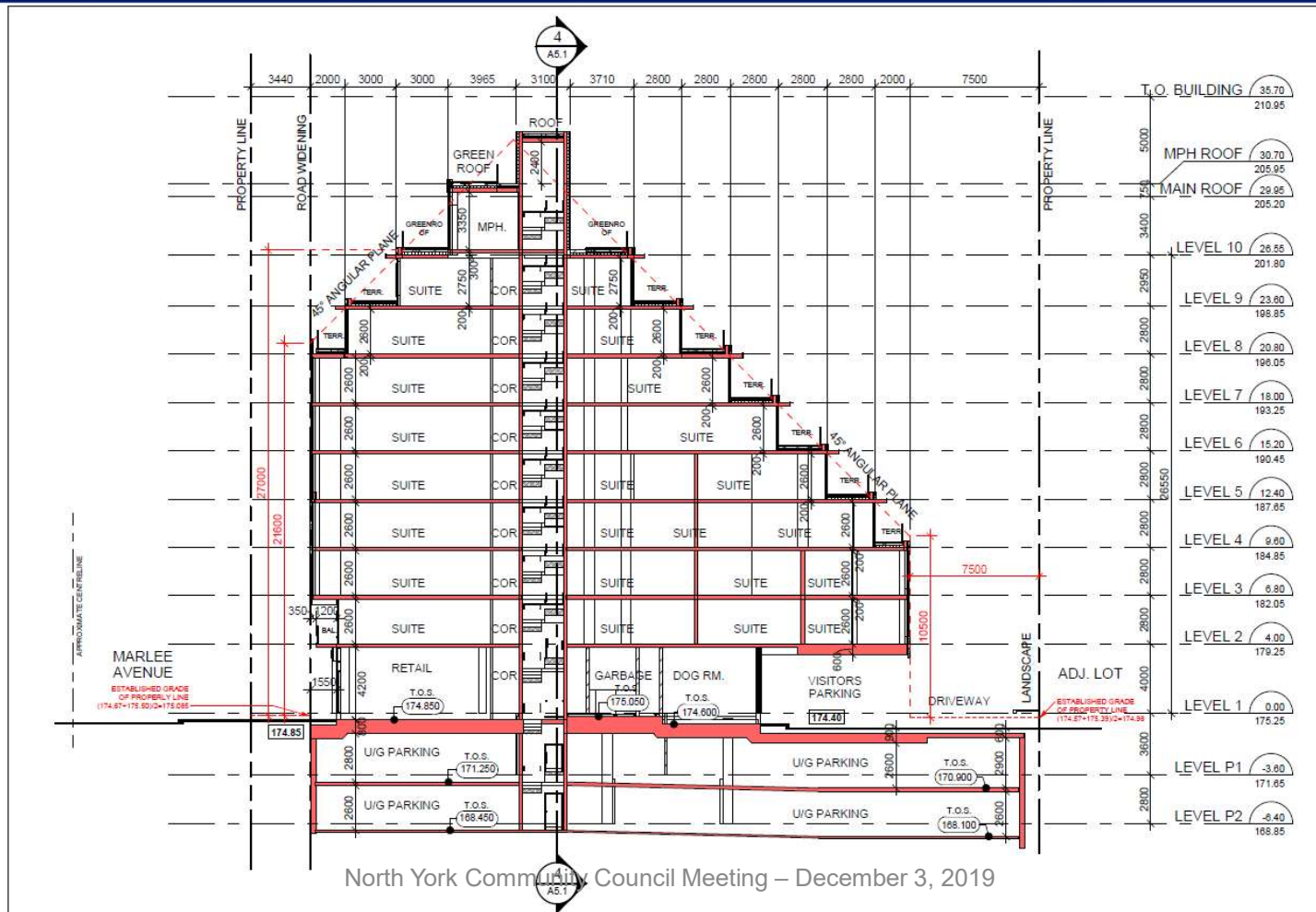
Building Sections



Building Sections



Building Sections



3D Perspectives



North York Community Council Meeting – December 3, 2019



Rendering



North York Community Council Meeting – December 3, 2019



Rendering



North York Community Council Meeting – December 3, 2019



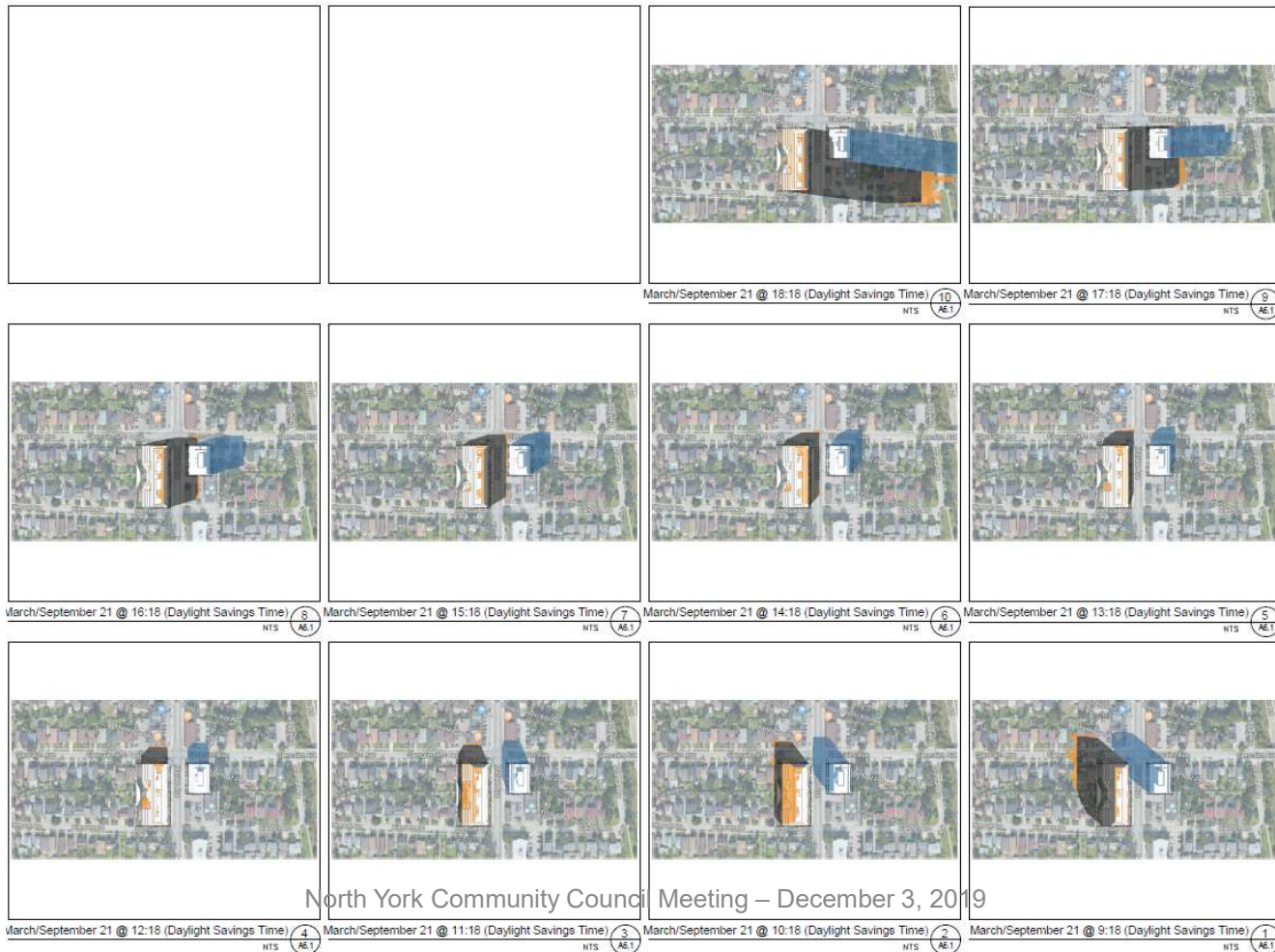
Rendering



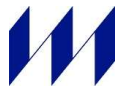
North York Community Council Meeting – December 3, 2019



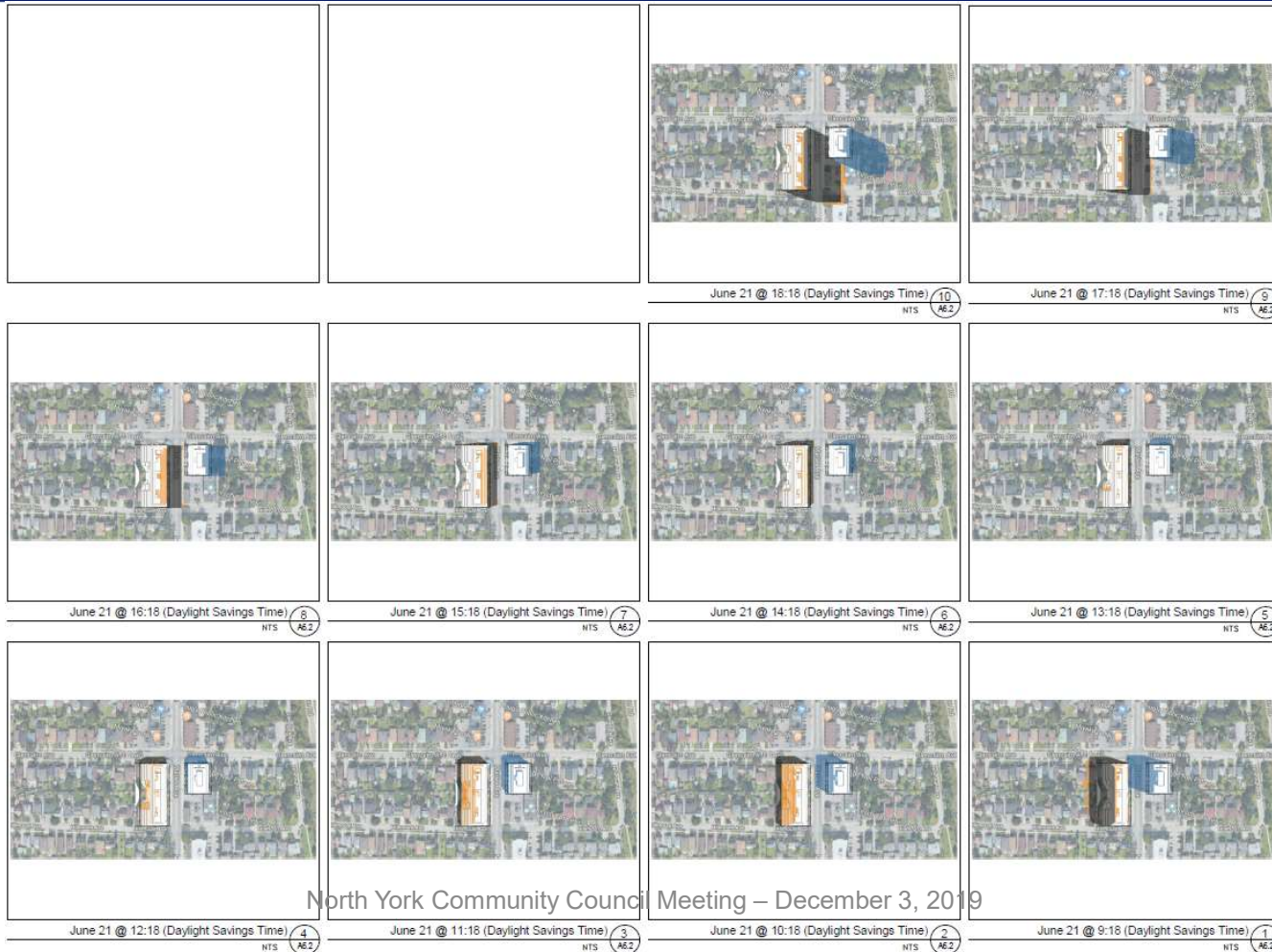
Shadow Study



North York Community Council Meeting – December 3, 2019



Shadow Study



North York Community Council Meeting – December 3, 2019



Supporting Documentation Completed

There has been extensive technical analysis completed, including:

- Functional Servicing and Stormwater Management Report
- Community Services and Facilities Study
- Planning Justification Report
- Geotechnical Investigation
- Hydrogeological Study
- Tree Preservation Plan
- Energy Strategy Report
- Noise and Vibration Feasibility Study
- Preliminary Pedestrian Level Wind Study
- Shadow Studies
- Transportation Considerations Report (Traffic Impact Assessment and Parking and Loading Study)
- Arborist Report
- Urban Design Brief

