

722 and 724 Marlee Avenue - Zoning Amendment Application – Preliminary Report

Date: May 20, 2020

To: North York Community Council

From: (Acting) Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

Planning Application Number: 20 119614 NNY 08 OZ

Current Use(s) on Site: Two detached residential dwellings

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 722 and 724 Marlee Avenue. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 722 and 724 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend the zoning by-law for the property at 722 and 724 Marlee Avenue to permit a four storey (14 metres high), excluding mechanical

penthouse, residential apartment building containing 2,174 square metres of gross floor area (GFA) and 28 residential units resulting in a density of 1.56 times the area of the lot (FSI). A total of 20 vehicle parking spaces and 32 bicycle parking spaces are proposed in one underground level, with an additional 8 bicycle spaces proposed at grade. No visitor parking is proposed. An on-site parkland dedication of 129 square metres is proposed along the west (rear) end of the site, adjacent to the existing Wenderly Park.

Vehicle access to the site would be provided via a one-way driveway from Marlee Avenue with a queuing area located on the south end of the site. Pedestrian access to the building would be provided via an entrance to a residential lobby on Marlee Avenue. Pedestrian access to individual units on the ground floor would also be proposed on Marlee Avenue. Garbage storage is proposed on the underground level. A loading space has not been proposed.

The proposed unit mix is as follows:

Bedroom Count	
1-bedroom	10 (36%)
2-bedroom	17 (60%)
3-bedroom	1 (4%)

The Proposed building setbacks are as follows:

Front yard (after 3.44 metre road widening)	2.3 metres
Rear yard (from new property line after 4.2 metre wide parkland dedication)	10.1 metres
North side yard	1.8 metres
South side yard	1.8 metres (6 metres on the first floor)

The proposal includes 53.5 square metres of indoor amenity space on the ground floor leading to 111.5 square metres of outdoor amenity space located at grade at the rear or west side of the site.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1a and 1b of this report for a three dimensional representation of the project in context and Attachment 3 for the proposed site plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work; and

- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure;

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

Planning for Major Transit Station Areas

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities. The site is located approximately 350 metres northwest of the Glencairn Station, and 500 metres south of Lawrence West Station, both subway stations serve Line 1, Yonge-University.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands designated as *Neighbourhoods* on Map 17 Land Use Plan of the Official Plan.

Neighbourhoods are considered physically stable areas with a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small scale shops and stores. Lower scale residential buildings in Toronto's *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and various

forms of townhouses as well as walk-up apartments with or without elevators that are four storeys or less.

Zoning By-laws

The site is subject to both former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013.

Under Zoning By-law 7625, as amended, the site is zoned One-Family Detached Fifth Density Zone (R5). This zoning permits detached dwellings and accessory buildings in addition to home occupations, recreational and institutional uses. The maximum permitted height for a building in this zone is 8 metres and 2 storeys for a building with a flat roof and 8.8 metres and 2 storeys for any other type of roof. The minimum required lot frontage is 15.0 metres and the minimum required lot area in this zone is 550 square metres. The minimum required front yard setback is 7.5 metres which can be increased or decreased by up to 1 metre. The minimum required rear yard setback is 9.5 metres.

The site is subject to the Downsview Airport Hazard Map Schedule 'D' to the former City of North York Zoning By-law 7625, which permits a maximum building height of 60.69 metres.

The site is zoned RD(f15.0; a550) (x5) by City of Toronto By-law 569-2013. The RD zone permits residential dwelling units in a detached house and a number of community uses. The minimum frontage for a lot in this zone is 15 metres with a minimum lot area of 550 square metres. A site specific provision stipulates that the minimum side yard setback is 1.8 metres. The maximum permitted height for a building in this zone is 10 metres or 2 storeys. The minimum required front yard setback is 6.0 metres and the minimum required rear yard setback is 7.5 metres or 25% of the lot depth.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Townhouse and low-rise Apartment Guidelines
- Bird Friendly Guidelines
- Pet Friendly Design Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (file number 20 119616 NNY 08 SA).

COMMENTS

Reasons for the Application

Amendments to Zoning By-law 7625 for the former City of North York and the City of Toronto Zoning By-law 569-2013 are required to permit the proposed building type which is not permitted, and to establish performance standards to accommodate the proposed development.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Planning staff will evaluate the application to determine its consistency with the PPS 2020, and conformity with the Growth Plan (2019).

Official Plan Conformity

Planning staff will evaluate the application to determine its conformity with the Official Plan, including the application's conformity with the Healthy Neighbourhoods policies in Chapter 2, the Built Form, Archaeological Resources, and Parks and Open Space policies in Chapter 3 and the *Neighbourhoods* policies in Chapter 4.

Built Form, Planned and Built Context

The suitability of the proposed built form and site organization will be evaluated based on the planning framework for the area including Provincial policies and plans, the City's Official Plan policies and Design Guidelines including the Townhouse and Low-rise Apartment Guidelines. Staff will be assessing whether the development proposal is contextually appropriate and if it fits with the planned or built context as well as assessing transition impacts to adjacent areas. The proposed setbacks, including the relationship to Marlee Avenue, Wenderly Park and abutting properties and building setbacks will be evaluated through the review of this application.

Parks and Open Space

The applicant has proposed an on-site parkland dedication of 129 square metres at the west end of the site, to expand the existing Wenderly Park. Staff will evaluate the proposed location and size of the parkland dedication.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Tree By-law) and III (Private Tree By-law).

The applicant has submitted an Arborist/Tree Preservation plan which is currently under review by city staff. Of the six trees inventoried for the proposed development, two trees

within the right of way are proposed to be removed and four trees on private property are proposed to be preserved. The applicant is proposing the planting of six trees as part of the development proposal, three within the right of way and three on private property.

Archaeological Assessment

The City of Toronto's Archaeological Management Plan identifies lands that have archaeological resource potential. Whether a property has archaeological resource potential can be queried at the searchable database TO maps. The subject site has been identified as an area of archaeological resource potential. An archaeological resource assessment identifies and evaluates the presence of archaeological sites and resources. A Stage 1 Archeological Assessment for the subject site has been submitted and determined a Stage 2 Archeological Assessment is required. Staff will request a Stage 2 Assessment for review.

Infrastructure/Servicing Capacity

The applicant submitted a Functional Servicing Report, Stormwater Management Report, Hydrogeotechnical Assessment and a Geotechnical Study with the development application. The Functional Servicing Report is intended to evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing for the proposed development. Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all proposed applications in the area of this application.

Transportation Impacts

Staff are reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

A road widening of 3.44 metres will be required across the frontage of the property.

The applicant has indicated 27 resident and 5 visitor vehicle parking spaces are required on site by Zoning By-law 569-2013, while 20 resident and zero visitor vehicle parking spaces are proposed. Staff will evaluate the appropriateness of the proposed parking supply.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and

demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. New applications received on or after May 1, 2018 must comply with TGS Version 3.0.

Staff are reviewing the TGS checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Housing

A Rental Housing Screening and Declaration Form has been requested to assess if rental replacement or a section 111 residential demolition permit application will be required on the site.

Other Matters

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

CONTACT

Seanna Kerr, Senior Planner
Tel. No. 416-395-7053
E-mail: Seanna.Kerr@toronto.ca

SIGNATURE

John Andreevski, (Acting) Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1a: 3D Model of Proposal in Context - looking south-west

Attachment 1b: 3D Model of Proposal in Context - looking north-east

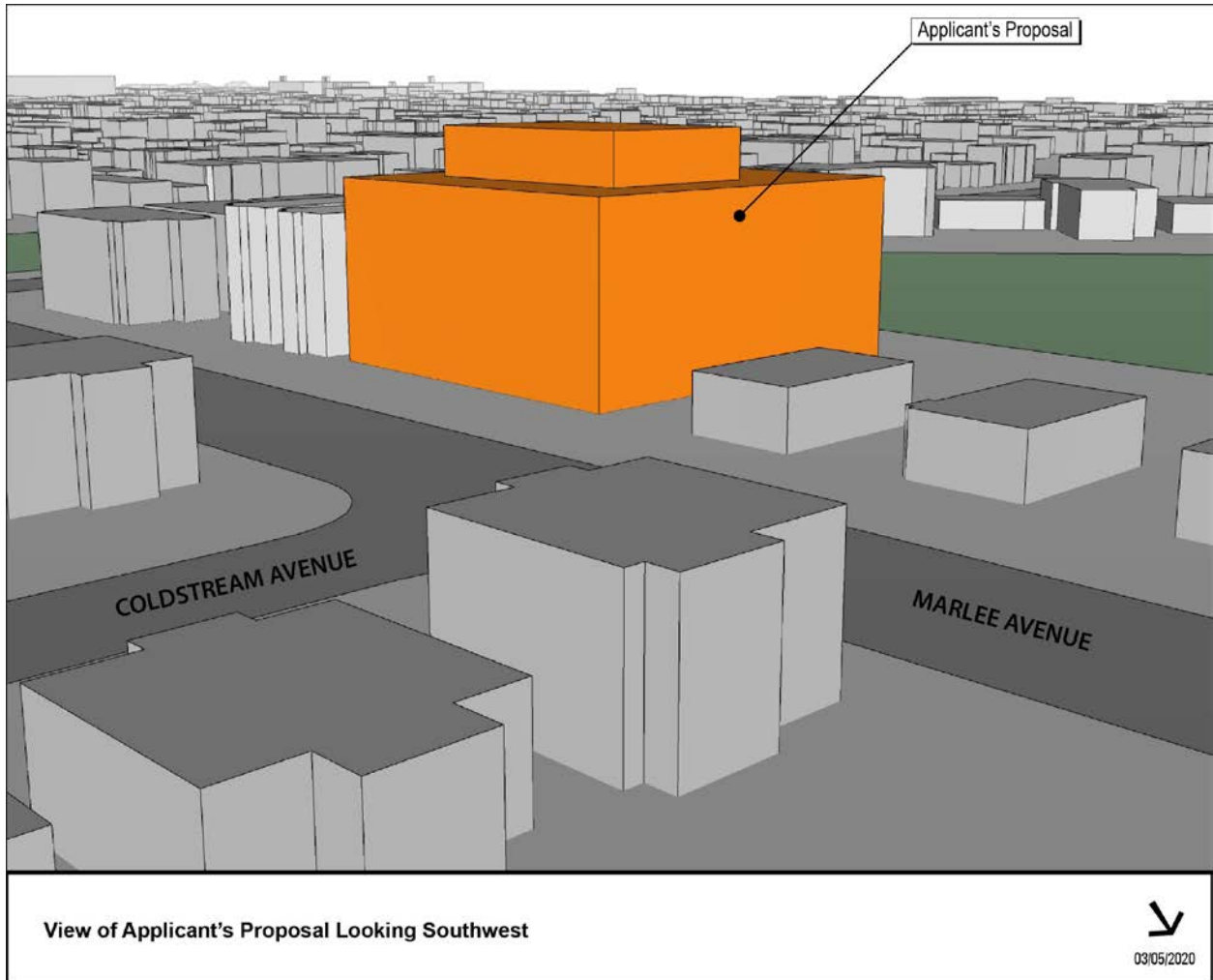
Attachment 2: Location Map

Attachment 3: Site Plan

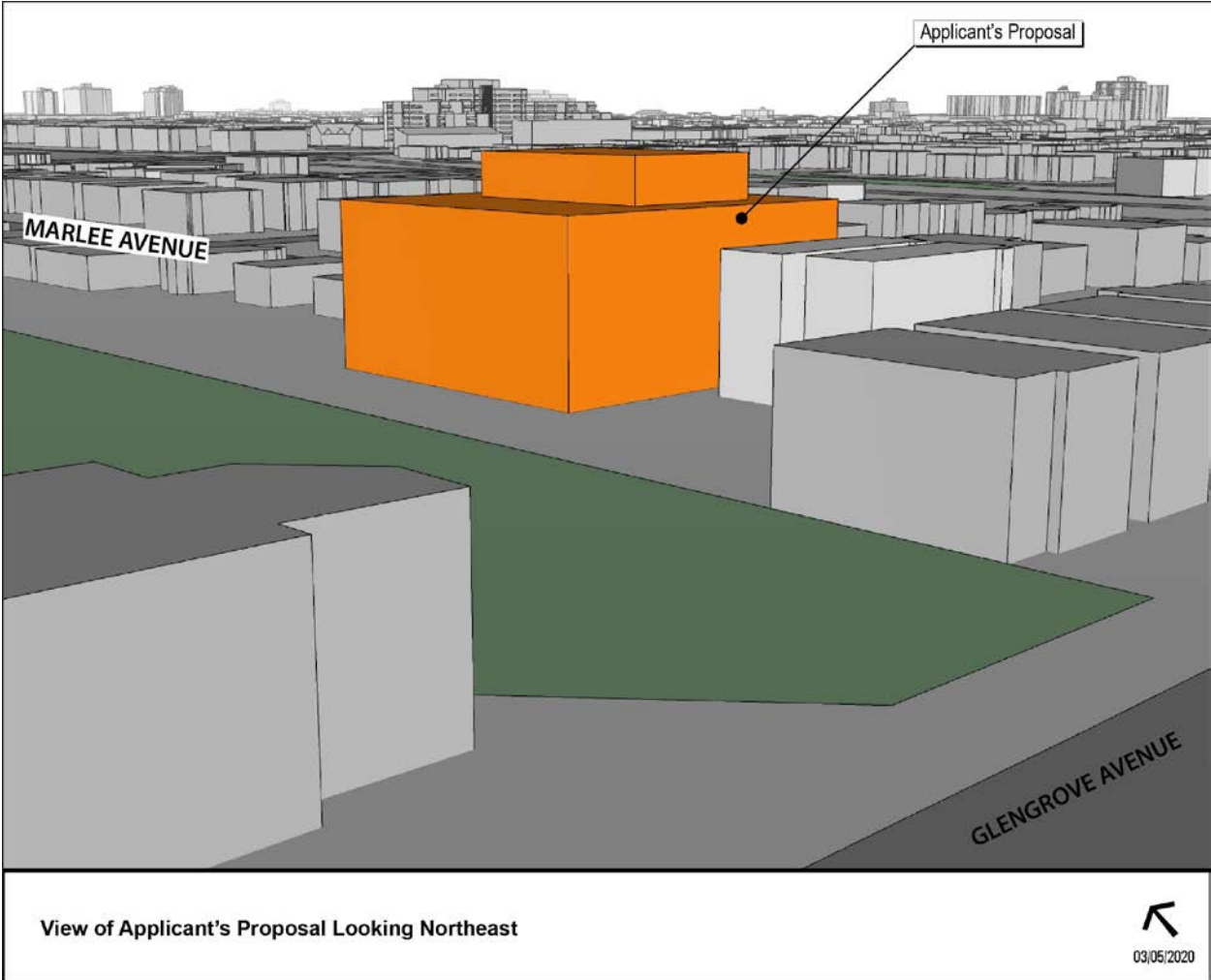
Attachment 4: Official Plan Map

Attachment 5: Application Data Sheet

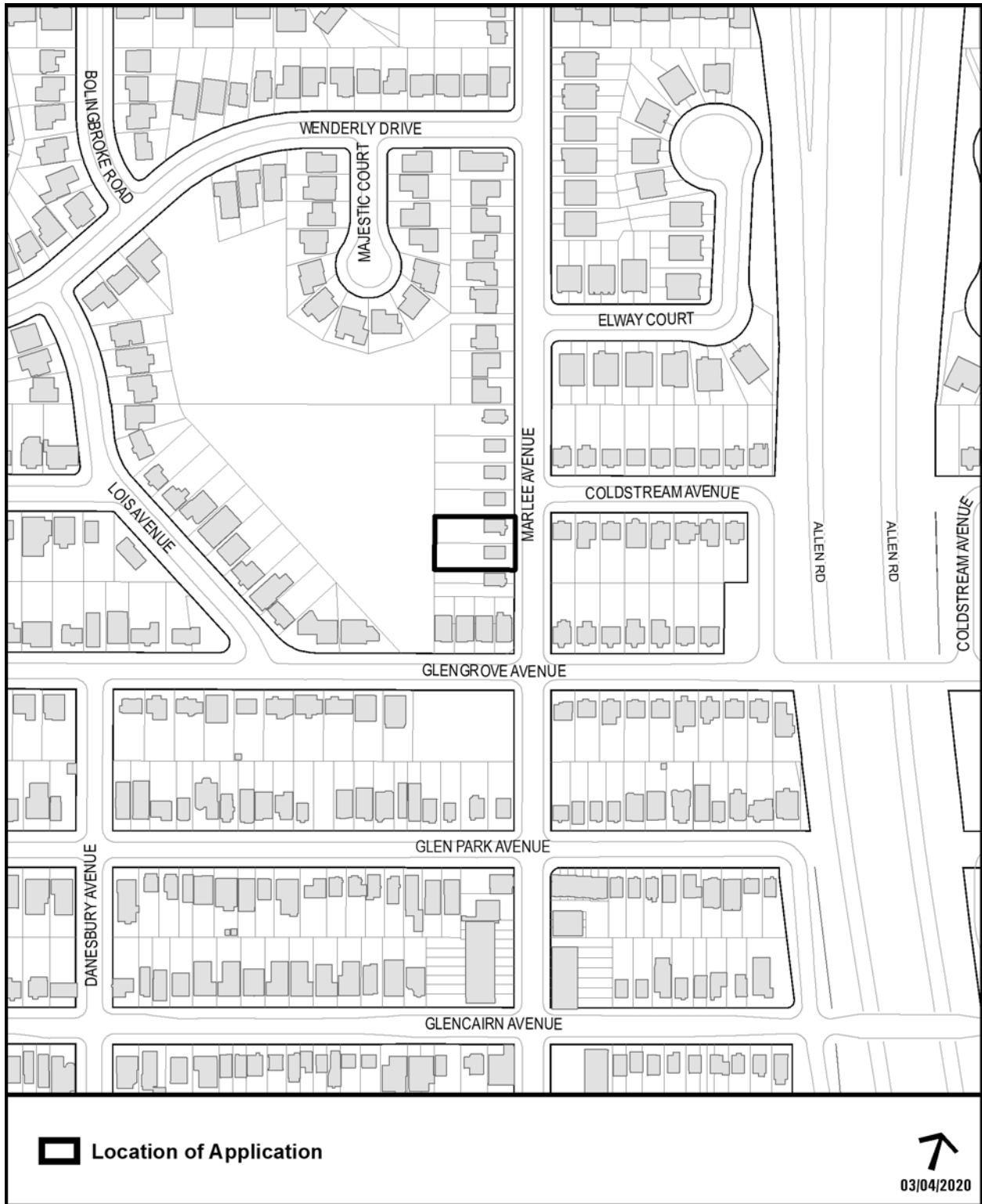
Attachment 1a: 3D Model of Proposal in Context - looking south-west



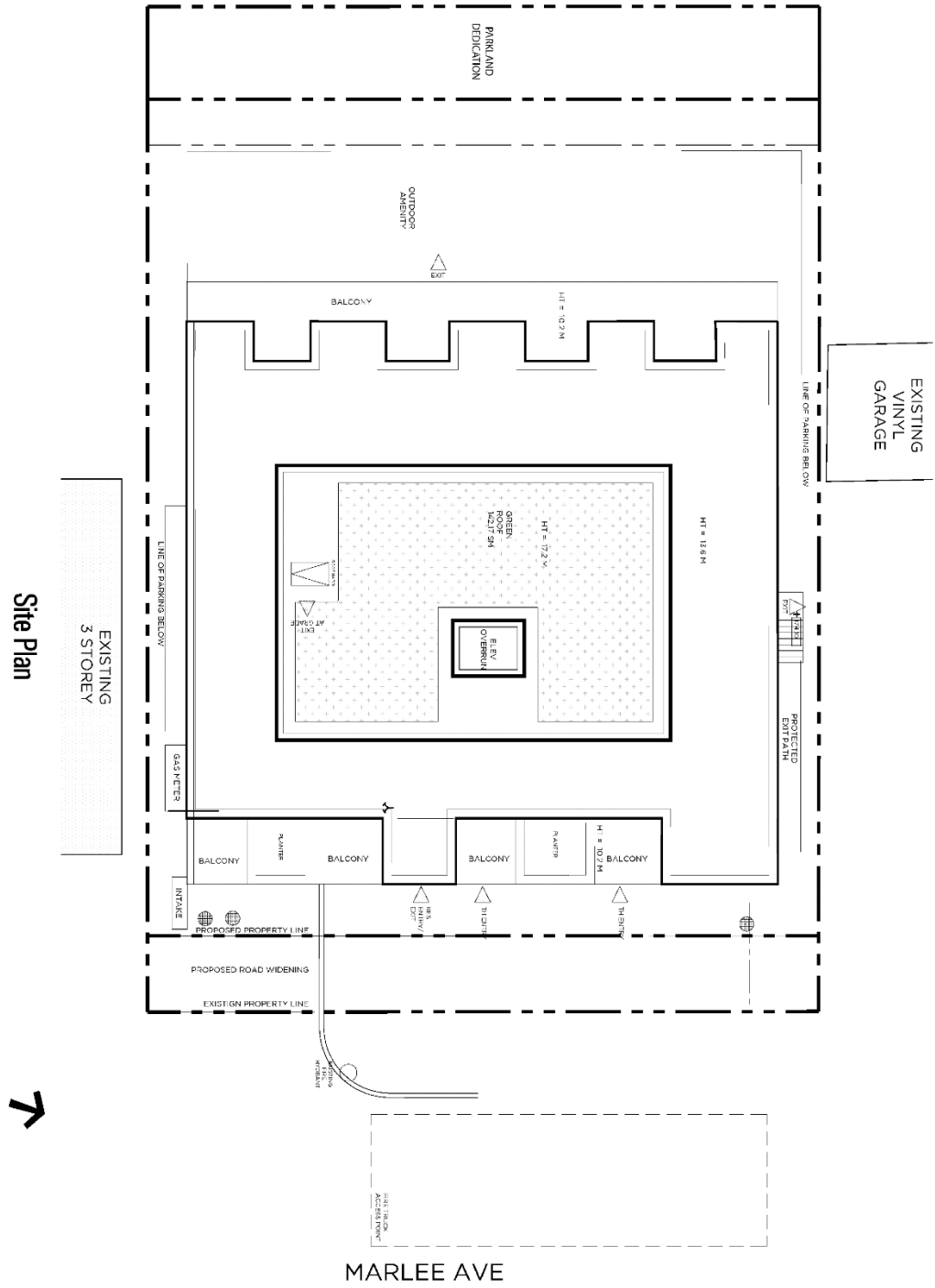
Attachment 1b: 3D Model of Proposal in Context - looking north-east



Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

Attachment 4: Official Plan Map



722 and 724 Marlee Avenue

Official Plan Land Use Map #17

File # 20 119614 NNY 08 02

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|--|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods | |
|  Mixed Use Areas | |


Not to Scale
03/04/2020

Attachment 5: Application Data Sheet

Municipal Address: 722 & 724 MARLEE AVENUE Date Received: February 26, 2020

Application Number: 20 119614 NNY 08 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By Law Amendment Application to permit the construction of a four storey residential building with 28 units and an on-site parkland dedication of 129 square metres. A total of 20 vehicle parking spaces are proposed in one level of underground parking. 40 bicycle parking spaces are proposed, 8 on the ground floor and 32 in the underground level.

Applicant	Architect	Owner
WALKER NOTT DRAGICEVIC ASSOCIATES LTD 90 Eglinton East Toronto, ON M4P 2Y3	RAW 405-317 Adelaide Street West Toronto,ON M5V 1P9	MARLEE RESIDENCES INC 892A College Street Suite 201 Toronto,ON M6H 1A4

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	RD (f15.0; a550) (x5)	Heritage Designation:	N
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,395 Frontage (m): 31 Depth (m): 46

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	175		456	456
Residential GFA (sq m):	263		2,174	2,174
Non-Residential GFA (sq m):				
Total GFA (sq m):	263		2,174	2,174
Height - Storeys:	2		4	4
Height - Metres:			14	14

Lot Coverage Ratio (%): 32.69 Floor Space Index: 1.56

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 2,174
 Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2			
Condominium:			28	28
Other:				
Total Units:	2		28	28

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			10	17	1
Total Units:			10	17	1

Parking and Loading

Parking Spaces: 20 Bicycle Parking Spaces: 40 Loading Docks: 0