

412 and 414 Marlee Avenue, and 281, 283, and 285 Hillmount Avenue – Official Plan and Zoning By-Law Amendment Applications – Preliminary Report

Date: May 31, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Eglinton-Lawrence

Planning Application Number: 20 226085 NNY 08 OZ

Related Applications: 21 144292 NNY 08 RH

Current Uses on Site: Five, two-storey residential detached dwellings.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the Official Plan and Zoning By-law for the properties at 412 and 414 Marlee Avenue, and 281, 283, and 285 Hillmount Avenue to permit a proposed 10-storey 30 metres high (36 metres high to top of the mechanical penthouse), residential midrise building with a total of 190 dwelling units and ground floor commercial uses, for a proposed total gross floor area of 13,503 square metres (density of 4.41 times the area of the lot). This application represents a lot assembly of five residential lots with a proposed frontage of 69 metres along Marlee Avenue and a lot area of 3,061 square metres.

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 412 and 414 Marlee Avenue, and 281, 283, and 285 Hillmount 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

The application proposes to amend the Official Plan and Zoning By-law for the properties at 412 and 414 Marlee Avenue, and 281, 283, and 285 Hillmount Avenue to permit a proposed 10-storey 30 metres high (36 metres high to top of the mechanical penthouse), residential midrise building with a total of 190 dwelling units and ground floor commercial uses, for a proposed total gross floor area of 13,503 square metres (density of 4.41 times the area of the lot). This application represents a lot assembly of five residential lots with a proposed frontage of 69 metres along Marlee Avenue and a lot area of 3,061 square metres.

A portion of the proposed midrise building and associated underground parking would be located on lands at the western part of the site at 285 Hillmount Avenue and within a Neighbourhoods designation. The proposed development would have two levels of underground parking for 111 vehicular parking spaces, 4 surface vehicular parking spaces and a Type G loading space at grade. Of the total parking there would be 19 visitor parking spaces. There are also proposed to be 190 bicycle parking space provided (171 for residential use and 19 for visitor and commercial use).

A 3.44 metre road widening would be required along the Marlee Avenue frontage, as well as a 6.0 metre corner rounding at the northeast corner of the site (Hillmount Avenue and Marlee Avenue).

Indoor amenity space of 380 square metres is proposed on the 1st and 10th floor. A total of 380 square metres of outdoor amenity space is also proposed on the 10th floor adjacent to the indoor amenity space.

As presently proposed, vehicular access to the site would be provided via a 6 metre wide two-way driveway accessed through the ground floor of the building from Hillmount Avenue into an inner courtyard area of the proposed building. The main pedestrian access to the lobby of the building would be provided via an entrance on Marlee Avenue. Pedestrian access to individual units on the ground floor would also be proposed on Marlee Avenue. Ground floor commercial of 100 square metres is proposed to be located at grade at the southern portion of the building. As designed, the building would step down towards the west with two storey townhouses proposed at the southwest portion of the subject property adjacent to 287 Hillmount Avenue.

The proposed 30 metres height would apply to the 10th storey which is proposed on the north side of the building. The massing steps down to the south to 9 storeys and 26.4 metres in height. There are consecutive setbacks at levels 4 to level 10 at the rear of the building to comply with a 45 degree rear yard angular plane. The proposed condition at the western portion of the property is limited to four storeys in height and would provide a transition in scale and density towards the existing neighbourhood to the west. The Marlee Avenue frontage incorporates a series of upper storey step backs at the 6th, 8th, 9th and 10th floor. The north end of the building would also have step backs at the 6th, 8th, 9th and 10th floor. At the south there a 5.5m stepback at the 7th floor.

The proposed unit mix is as follows:

Unity Type	Number
Studio	15 (8%)
1-bedroom	94 (49%)
2-bedroom	63 (33%)
3-bedroom	18 (9%)

The proposed building setbacks are as follows:

Front yard along Marlee Avenue (after 3.44 metre road widening)	0 metres
Rear yard	Varied from 1.5 metres to 7.5 metres
North side yard along Hillmount Avenue	0 metres
South side yard adjacent to 410 Marlee Avenue.	0 metres

A proposed 4 metre ground floor height allows for retail at grade, and an improved building relationship to the street. The proposed development would have a 0 metre east side setback from the property line after a required 3.4 metre road widening, after which would result in a 4 metre boulevard from the building face to the curb of Marlee Avenue. The proposed recess of the building at grade allows for continuous weather protection and provides for a more comfortable pedestrian relationship along the Marlee Avenue frontage.

Sts. Cosmas and Damian Catholic School at 111 Danesbury Avenue is immediately to the west of the subject lands. Directly to the west of 285 Hillmount Avenue is a single detached dwelling at 287 Hillmount Avenue after which there is a private laneway that connects Hillmount Avenue to the school. The property at 287 Hillmount Avenue is not part of the proposed development. To the south along Marlee Avenue, there are some higher density residential uses in mid and high rise apartments that range between 10 and 30 storeys in height. To the east and west of Marlee Avenue are stable residential neighborhoods consisting primarily of single detached residential dwellings ranging in height from 1 to 2 stories.

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 three dimensional representations of the project in context.

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 (2020). 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 (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) 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 (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), 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 (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan (2020) 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 (2020) 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 plan for the prescribed densities. The subject lands are located in an area that is well served by existing transit services. The site is located 280 metres west of the Glencairn subway station, and approximately 450 metres south of Lawrence West station, and approximately 1.1 kilometres north of Eglinton Avenue West Station, which are all on Line 1, the Yonge-University-Spadina line.

The subject site is also accessible to direct bus access on Marlee Avenue and Glencairn Avenue and is served by both the 109 Ranee and 14 Glencairn bus route.

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.

The current application is located on lands shown as both Neighbourhoods (285 Hillmount Avenue) and Mixed Use Areas (the remainder of the site) on Land Use Map 17 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.

Mixed Use Areas are made up of a broad range of commercial, residential, and institutional uses in single use or mixed use buildings, as well as parks and open spaces and utilities. The Official Plan recognizes that Mixed Use Areas achieve a number of planning objectives by combining a broad array of uses.

The Toronto Official Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/introduction.htm

Zoning By-laws

The site is subject to both former City of North York Zoning By-law No.7625 and City of Toronto Zoning By-law No.569-2013.

Under Zoning By-law No.7625, as amended, the majority of the site along the Marlee Avenue frontage is zoned Commercial Zone (C1). A portion of the site at 287 Hillmount Avenue is zoned Residential (R6).

Under City of Toronto By-law No. 569-2013, the majority of the site along the Marlee Avenue frontage is zoned Commercial Residential (CR 1.0; r1.0) SS3. Similarly, a portion of the site at 287 Hillmount Avenue is zoned Residential Detached RD (f12.0; a 370).

The CR zone permits a wide range of commercial and residential uses within a variety of building types including apartments and mixed use buildings. The minimum frontage for a lot in this zone is 9 metres with a lot coverage and floor space index of 1 times the lot area. The maximum permitted height for a building in this zone is 10.5 metres or 3 storeys. The minimum front yard setback is 3.0 metres and the minimum required rear yard setback is 7.5 metres.

The City's Zoning By-law No.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:

Mid-Rise Building Design Guidelines;
Growing Up: Planning for Children in New Vertical Communities;
Bird Friendly Guidelines;
Pet Friendly Design Guidelines for High Density Communities;
Complete Streets, and
Streetscape Manual.

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 not been submitted.

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on April 22, 2021, for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain five or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental properties and matters under Section 111.

COMMENTS

Reasons for the Application

An Official Plan Amendment is required in order to permit the proposed development to incorporate lands presently designated as Neighbourhoods into a Mixed Use Areas designation and provide for the proposed increase in density and height on the lands.

The proposed development also requires amendments to the City of Toronto Zoning By-law No. 569-2013 and the former City of North York Zoning By-law No. 7625 to permit the proposed density and height. Additionally, appropriate development standards regarding gross floor area, setbacks, indoor and outdoor amenity space, parking and other matters would be established through a site specific exception, should the proposal be recommended for approval. The proposal also requires a Section 111 permit as it would involve demolition of five or more residential units, of which at least one is a rental unit.

ISSUES TO BE RESOLVED

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

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 (2020).

Given the recognition in Provincial Policy of the importance of official plans and long term planning, consistency with the PPS and conformity with the Growth Plan (2020) will be informed by conformity with the City's Official Plan.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity with the Official Plan polices for Mixed Use Areas, justification and appropriateness of redesignating from a Neighbourhood designation for the western part of the site to a Mixed Use Areas; and 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. In particular, staff will review how this proposal fits within and contributes to the existing and planned context of the Marlee Avenue corridor with regards to building location, massing, and transition to the adjacent Neighbourhoods.

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 Mid-Rise Building Design Guidelines and Addendum and the Growing Up Guidelines.

The proposal will be reviewed against the Mid-Rise Building Urban Design Guidelines including the following built form issues: ground floor height, building height, mechanical penthouse height and massing.

Staff will be assessing whether the development proposal is contextually appropriate and if it fits with the planned and/or built context as well as assessing transition impacts to adjacent areas. The proposed setbacks, including the relationship to Marlee Avenue, Sts. Cosmas and Damian Catholic School to the west and abutting residential properties and building step backs will be evaluated through the review of this application.

The following will also be reviewed by staff:

- Appropriateness of the proposed density;
- Consolidation of the abutting Neighbourhoods designated lot to the west at 285 Hillmount Avenue and inclusion of the Mixed Use Areas designated lot at 410

Marlee Avenue to the south to provide a comprehensively designed project, with potential on site parkland and with no remnant parcels remaining;

- A comprehensive development that will provide site organization that includes the consolidation of access and servicing with a continuous driveway between Hillmount Avenue and Viewmount Avenue to the south;
- Overlook and privacy issues;
- Orientation of balconies over the school playground and underground ramp area;
- Design of the residential entrance and lobby area;
- Adequacy of indoor and outdoor on-site amenity space, including location and size;
- Treatment of the ground floor, elevations, streetscape, grading, and landscaping;
- Inclusion of more retail and office space;
- Locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower scale Neighbourhoods, particularly during the spring and fall equinoxes; and
- The Marlee Avenue and the Hillmount Avenue elevations to frame the edge of the streets at good proportion and the opportunity for generous pedestrian weather protection and an appropriate public realm to maintain sunlight, and comfortable conditions for pedestrians.

A shadow study was submitted and is currently under review by staff. Staff will identify if there are any shadow impacts on surrounding lands and the public realm that require resolution through built form revisions. Of particular concern will be minimizing any shadowing upon the neighbouring Sts Cosmas and Damian Catholic School, located immediately west of the proposed development.

Parks and Open Space

The site is approximately 400 metres from Wenderly Park, a 22,970 square metre public park which contains a baseball diamond field, a playground and a horticulture display. The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 12 - 28 square metres of parkland per person, which is less than the city-wide average provision of 28 square metres of parkland per person in 2016.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Tree Preservation

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

The applicant has submitted an Arborist Report, Tree Preservation Plan and Landscape plan which is currently under review by city staff.

The reports and plans show that the development proposes the removal of six City-owned trees, injury to five City-owned trees, and the removal of four privately owned trees. As part of the proposed development, the applicant is proposing the planting of nine City trees along the Marlee Avenue right-of-way. Street trees will also be required along Hillmount Avenue.

Urban Forestry staff noted a discrepancy between the tree protection plan and the landscape plan and have requested clarification and amended information from the applicant.

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 background study of the subject property was conducted to provide information about the property's geography, history, previous archaeological fieldwork and current land condition in order to evaluate and document in detail the property's archaeological potential and to recommend appropriate strategies for a Stage 2 survey. The Stage 1 background study found that the subject property exhibited potential for the recovery of archaeological resources of cultural heritage value and concluded that the property required a Stage 2 assessment.

A Stage 2 property assessment was conducted to document all archaeological resources on the property, to determine whether the property contains archaeological resources requiring further assessment, and to recommend next steps. The Stage 2 property assessment, did not result in the identification of archaeological resources. The report recommends that no further archaeological assessment of the property is required.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The applicant has provided a Community Services and Facilities Study which includes a CS&F inventory, summary of nearby development activity and a demographic profile. The CS&F inventory encompasses an area approximately 1 km around the proposed development site and is bounded by Bathurst Street to the east, Lawrence Avenue West to the north, Dufferin Street to the west and Eglinton Avenue West to the south. The submission provides an inventory of schools, child care facilities, libraries, recreation facilities, parks and places of worship. The submission's inventory includes a number of private facilities such as schools and recreation facilities. Private facilities are not considered in the following comments.

CS&F staff have identified a lack of sufficient detail and analysis in the applicant's CS&F Study. The applicant's CS&F Study does not provide any conclusions with respect to the sectors' ability to accommodate the population growth proposed by the application, nor does it identify how the proposed development may contribute to addressing identified needs to support growth.

Although discussion with the applicant is on-going, on a preliminary basis CS&F staff suggest the following as potential CS&F contributions resulting from any Section 37 determination for the proposed development:

- A contribution towards the planned expansion of the Barbara Frum district library branch; and/or
- A contribution towards the Lawrence Heights Community Centre replacement facility as identified in the PFR FMP and Implementation Strategy.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. The proposal in its current form meets the threshold for Section 37 community benefits. Should the proposal be determined as appropriate and approved, community benefits would be secured in a Section 37 Agreement which would be registered on title.

Infrastructure/Servicing Capacity

The applicant submitted a Functional Servicing Report, Stormwater Management Report, Hydro Geotechnical 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 Marlee Avenue frontage of the property, as well as a 6.0 metre corner rounding at the northeast corner of the site.

The applicant has indicated the proposed development would have parking for 111 vehicular and 190 bicycle parking spaces below grade, 4 surface parking spaces and a Type G loading space at grade. A total of 19 visitor parking spaces would be provided. Staff will evaluate the appropriateness of the proposed parking supply, servicing for the retail commercial space, vehicular access, traffic impacts and location, design, and the proposed loading area and appropriate type of loading space;

In accordance with City's Curb Extensions Guidelines, Transportation staff are also reviewing the proposed design of the eastbound approach on Hillmount Avenue across the frontage of the site, along with the configuration of the lane widths and signage in that area, to potentially narrow the paved surface of the road and expand the adjacent sidewalk space at the southwest corner of the intersection of Hillmount Avenue and Marlee Avenue.

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. 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 encourage applicants to pursue a Tier 2, 3 or 4 of the TGS and be eligible for a post-construction DC refund. Staff are reviewing the TGS checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Rental Housing Demolition and Conversion By-law

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of existing rental housing units, as the lands subject to the application contain five or more residential units, of which at least one is rental. Staff are reviewing the application.

Other Matters

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1a: 3D Model of Proposal in Context - Northwest View

Attachment 1b: 3D Model of Proposal in Context - Northeast View

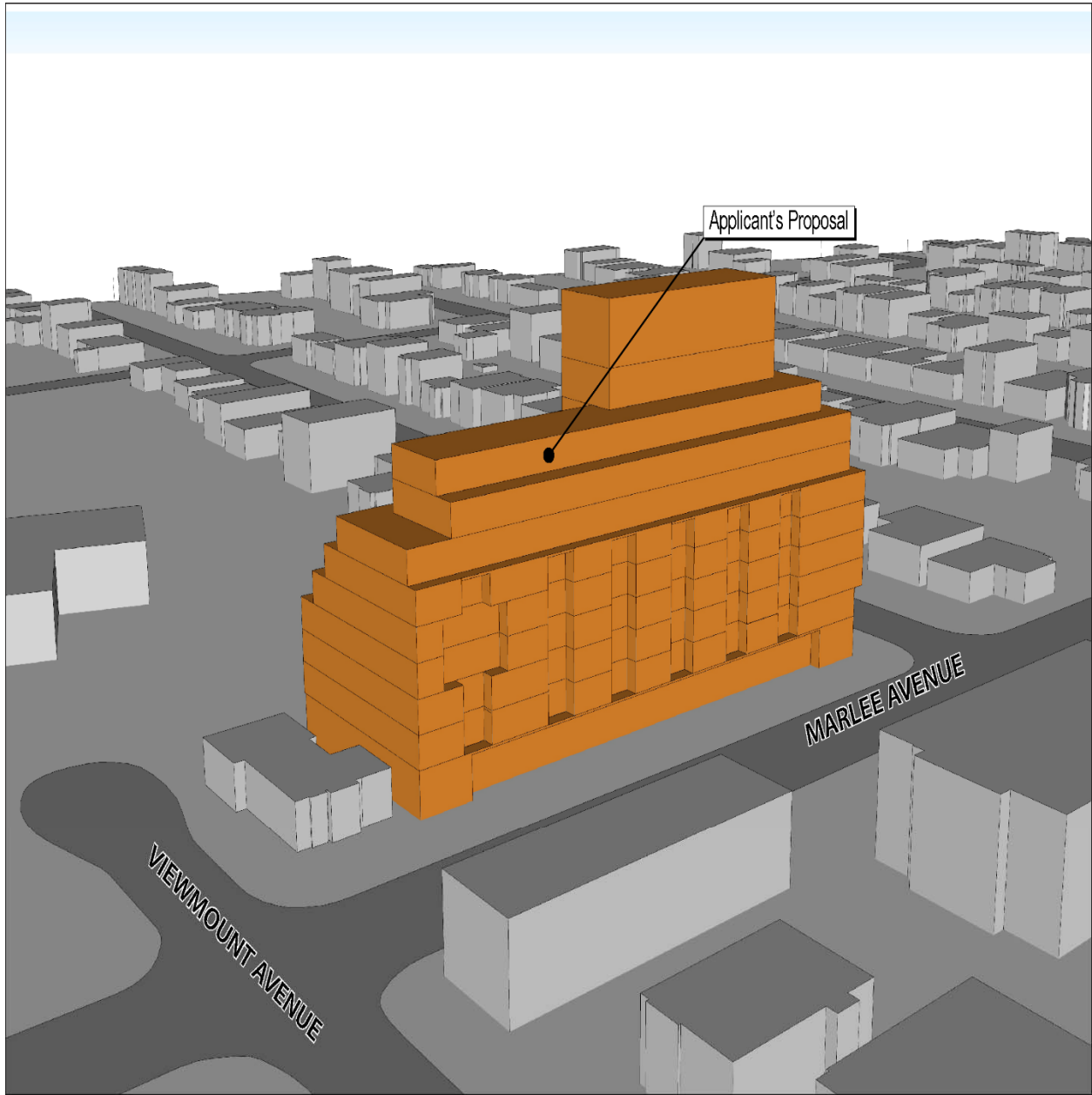
Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

Attachment 5: Application Data Sheet

Attachment 1a: 3D Model of Proposal in Context - Northwest View

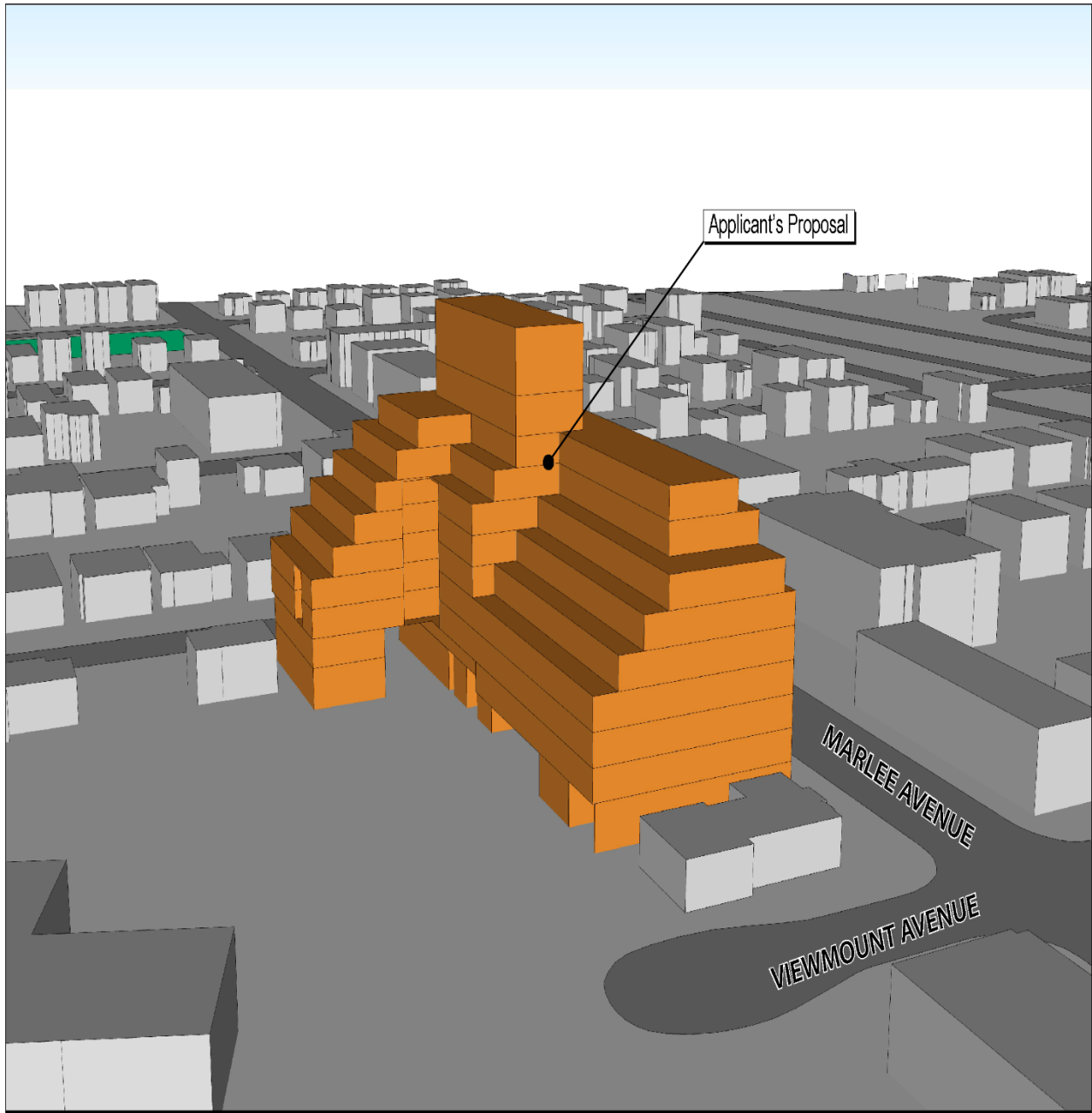


View of Applicant's Proposal Looking Northwest



01/13/2021

Attachment 1b: 3D Model of Proposal in Context - Northeast View

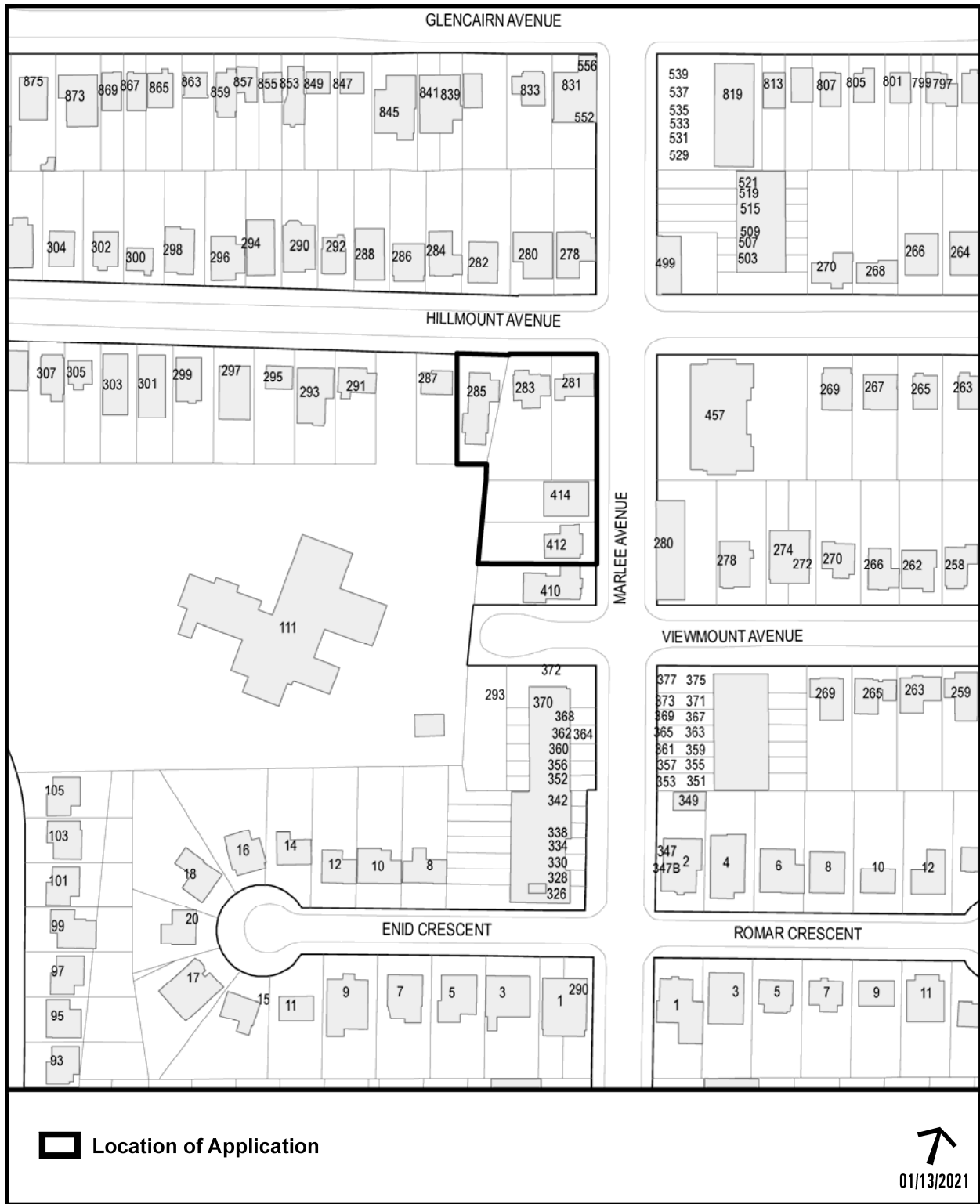


View of Applicant's Proposal Looking Northeast

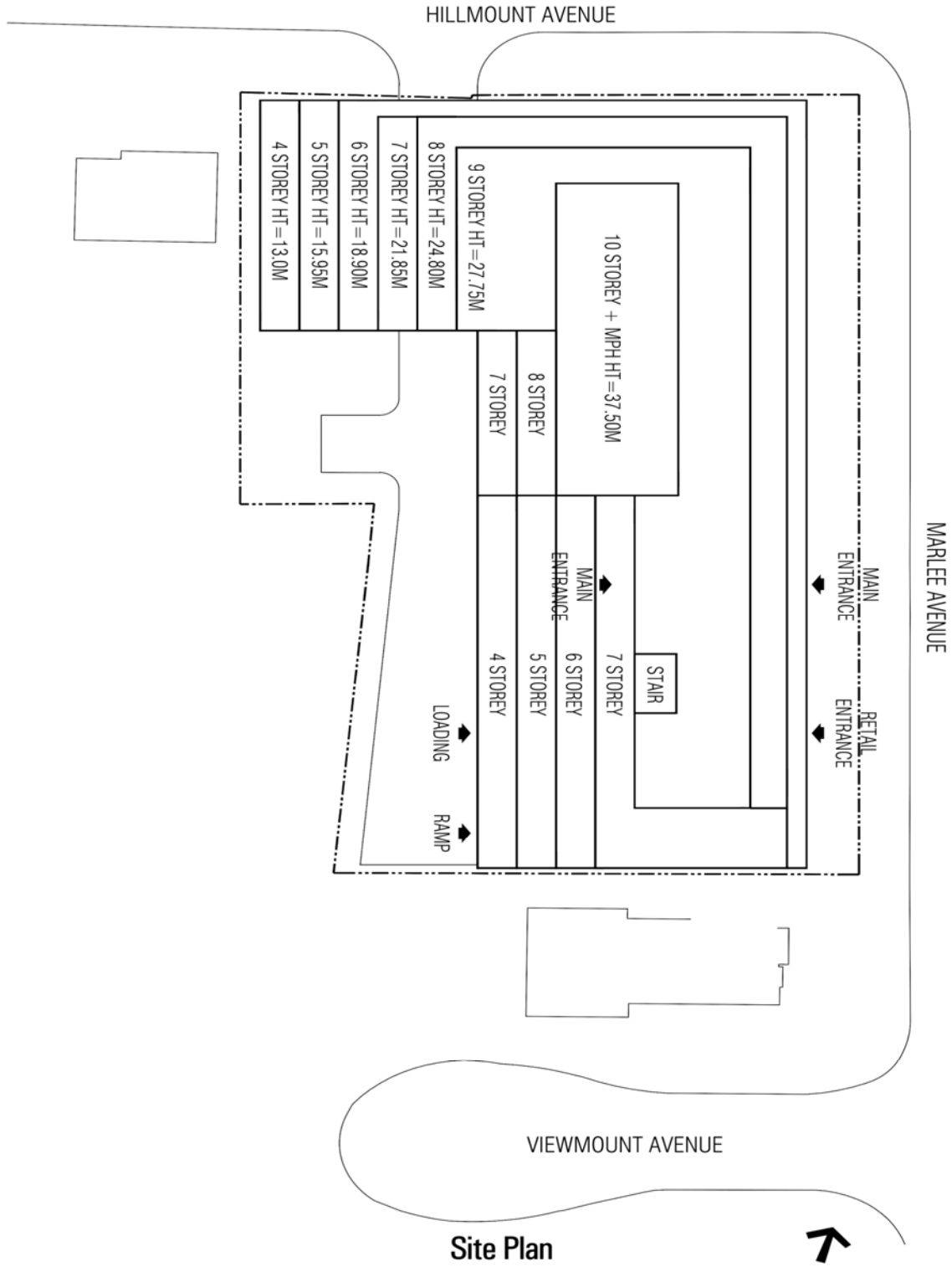


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Attachment 2: Location Map

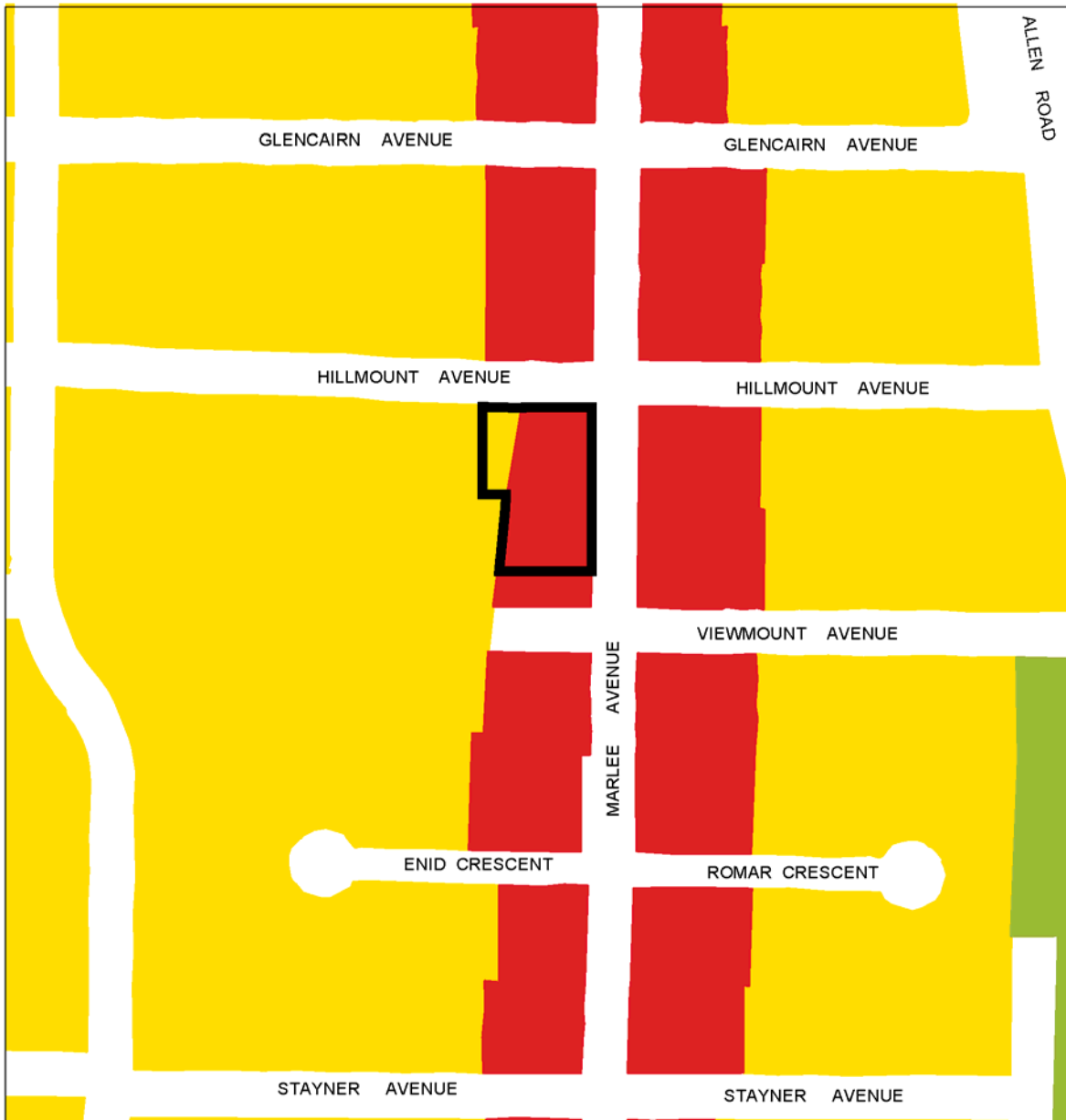


Attachment 3: Site Plan



Site Plan






Attachment 4: Official Plan Map



412 - 414 Marlee Avenue

Official Plan Land Use Map #17

File # 20 226085 NNY 08 0Z

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

↑
Not to Scale
01/13/2021

Attachment 5: Application Data Sheet

Municipal Address: 412,414 Marlee Ave. & 281,283, 285 Hillmount Ave. Date Received: December 4, 2020

Application Number: 20 226085 NNY 08 OZ

Application Type: OPA & Rezoning

Project Description: Proposed 10-storey residential building with 190 dwelling units and ground floor commercial uses, for a gross floor area of 13,503 sq. metres (density of 4.41 times the area of the lot). Total of 115 vehicular and 190 bicycle parking spaces are proposed. A road widening on Marlee Avenue and corner rounding are required. The proposed development represents a lot assembly.

Applicant	Agent	Architect	Owner
Altree Developments, 2828 Bathurst Street, Suite 300 Toronto ON M6B 3A7	Weston Consulting 268 Berkeley Street Toronto ON M5A 2X5	Grazziani + Corazza Architects 1320 Shawson Drive, Suite 100 Mississauga ON L4W 1C3	Hillview Developments, 2828 Bathurst Street, Suite 300 Toronto ON M6B 3A7

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas, Neighbourhoods CR 1.0 (c1.0; r1.0) SS3 & RD (f12.0; a370)	Site Specific Provision: N
Zoning:		Heritage Designation: N
Height Limit (m):	10.5	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	3,061	Frontage (m):	69	Depth (m):	42
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):			1,611	1,611
Residential GFA (sq. m):	523		13,403	13,403
Non-Residential GFA (sq. m):			100	100
Total GFA (sq. m):	523		13,503	13,503

Height - Storeys:	2	10	10
Height - Metres:		30	30

Lot Coverage Ratio (%)	52.62	Floor Space Index:	4.41
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Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	13,403	
Retail GFA:	100	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3			
Freehold:	2			
Condominium:			190	190
Other:				
Total Units:	5		190	190

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	15	94	63	18	
Total Units:	15	94	63	18	

Parking and Loading

Parking Spaces:	115	Bicycle Parking Spaces:	190	Loading Docks:	1
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