

722 and 724 Marlee Avenue - Zoning By-Law Amendment Application – Supplementary Report

Date: February 2, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Ward: 8 Eglinton-Lawrence

Planning Application Number: 20 119614 NNY 08 OZ

SUMMARY

At the meeting of January 4, 2022, North York Community Council considered an application to amend the Zoning By-law to permit a four storey (14 metre high) residential building with 28 units on lands at 722 and 724 Marlee Avenue. An on-site parkland dedication of 129 square metres, and 20 vehicle parking spaces and 33 bicycle parking spaces in one level of underground parking are proposed. Access would be provided to the site by a 6 metre wide driveway at Marlee Avenue.

This Supplementary Report provides clarification with respect to the required residential and visitor parking for the proposed development as per the draft Zoning By-law for the lands.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council delete recommendation 1 in the report dated November 2, 2021 from the Director, Community Planning and replace with the following:

City Council amend Zoning By-law 569-2013, as amended, for the lands at 722 and 724 Marlee Avenue in accordance with the draft Zoning By-law in Attachment 5 to the report of November 2, 2021 from the Director, Community Planning, North York District, with amendments to address the following:

- a. The required parking shall be: 16 vehicle parking spaces for residents and 3 vehicle parking spaces for visitors, and
- b. All zoning By-law relief required for performance standards in the R zone to and as per the Draft Zoning By-law to permit the development as considered by City Council.

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.

DECISION HISTORY

The Final Report dated November 2, 2021 and a Supplementary Report dated December 10, 2021 on the application that was before the North York Community Council on January 6, 2022 can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY29.2>

COMMENTS

The City Planning report dated November 2, 2021 erroneously stated there was no visitor parking proposed for the development. To ensure Council has the correct information before it when making its decision, Planning confirms the proposal contains a minimum of 16 vehicle parking spaces for residents and 3 vehicle parking spaces for visitors. These parking spaces comply with the zoning by-law standards for parking space dimensions.

The implementing zoning by-law amendment for the project will be updated from Attachment 5 to the November 2, 2021 report to secure this amount of parking. The draft by-law will grant all other relief required from the R zoning standard, and will include a schedule to secure the on-site parkland contribution as discussed in the earlier report from City Planning.

Conclusion

This report provides clarification on the required resident and visitor parking as required by the Draft Zoning By-law previously before Council. This report does not affect Planning's earlier assessment that the application before Council is consistent with the PPS (2020) and conforms with the Growth Plan (2020).

CONTACT

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SIGNATURE

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