

529-543 Marlee Avenue and 805-819 Glencairn Avenue Official Plan Amendment and Zoning Amendment Application – Preliminary Report

Date: January 26, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

Planning Application Number: 21 221282 NNY 08 OZ

Related Application: 21 243814 NNY 08 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 529-543 Marlee Avenue and 805-819 Glencairn Avenue for a mixed-use development comprising a 28-storey building with a residential tower element and base building element that spans from 3 to 6 storeys. The proposal will include 306 dwelling units and 224.5 square metres of gross floor area for retail uses.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the Official Plan Amendment and Zoning Amendment application located at 529-543 Marlee Avenue and 805-819 Glencairn 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.

THE SITE

Description: The site is generally rectangular in shape and has an approximate area of 3,054.57 square metres, with an approximate width of 77.14 metres that is oriented parallel with Glencairn Avenue. The site has an approximate depth of 39.65 metres that is oriented parallel with Marlee Avenue. The site is generally flat with a minor slope downward towards the southeast corner.

Existing Use(s): A 1-storey commercial-retail building with surface parking in the front, and five 1-storey detached houses.

Official Plan Designation: *Mixed Use Areas; Neighbourhoods*

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

Zoning: Under Zoning By-law no. 569-2013, the site is subject to the Commercial Residential Zone (CR 1.0 (c1.0; r1.0) SS3) with height limit of 10.5 metres and 3 storeys; and Residential Detached Zone (RD (f12.0; a370)), with a height limit of 10.0 metres and 2 storeys.

Under Zoning By-law no. 7625, the site is subject to the General Commercial (C1) Zone and the One-Family Detached Dwelling Sixth Density (R6) Zone.

See Attachments 5 and 6 of this report for the existing Zoning By-law Maps. 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/>

THE APPLICATION

Complete Application Submission Date: The subject application was deemed complete on November 29, 2021.

Description: A 28-storey (89.35 metres high, plus a 5 metre high mechanical penthouse) mixed use building, including a base building element with a height that

risers from 3 storeys to 6 storeys, going east to west. Retail and live-work uses are proposed on the ground floor, at 224.5 square metres of gross floor area. The proposal also includes a dedicated on-site public park with an area of 475.2 square metres and the 3.44 metre wide conveyance along the depth of the site, for the widening of the Marlee Avenue right-of-way.

Density: 7.18 times the area of the site.

Dwelling Units: The proposed 306 dwelling units, includes 2 live-work units (0.6%), 199 one-bedroom (65%), 81 two-bedroom (26.4%), and 24 three-bedroom (7.8%) units.

Access, Parking and Loading: At the north end of the site, and off Glencairn Avenue, access is proposed to internalized loading facilities, 3 surface parking spaces, and a four-level underground garage, containing 181 parking spaces, for a total of 184 parking spaces. The proposal also contains 9 tandem parking spaces, which are excluded from the parking total count.

The proposed 307 bicycle parking spaces, include 10 short term bicycle parking spaces located outdoors and on the surface, and 297 short term and long term bicycle parking spaces would be located internally on the P1 floor of the underground garage.

Additional Information

See Attachments 2, 3 and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://www.toronto.ca/805GlencairnAve>

Reason for the Application

The application proposes to amend the Official Plan to allow a mixed use building that exceeds four storeys in height, partially within the Neighbourhoods designation; the application also proposes to amend Zoning By-laws no. 569-2013 and 7625, to vary performance standards including but not limited to: permitted uses; number of dwelling units; gross floor area and floor space index; lot coverage; building height; rear angular plane; and building setbacks. Additional amendments to the Official Plan and the Zoning By-laws may be identified as part of the application review.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (file no. 21 243814 NNY 08 SA).

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- Redesignation of part of the properties from a Neighbourhoods designation for residential tower redevelopment;
- If the application is premature in light of the City's ongoing Municipal Comprehensive Review, including the identification of appropriate densities around the Glencairn subway station;
- Required community services and facilities to support residential development at this scale;
- Reinforcement and improvement of established commercial-retail character of Marlee Avenue;
- Appropriateness of live-work units and retail uses fronting onto Glencairn Avenue, a residential-oriented street;
- The overall fit and transition of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties, Marlee Avenue area, and Glencairn subway station. Such aspects include but are not limited to:
 - The appropriateness of the setbacks from the front, side, and rear property lines;
 - The appropriateness of the various base building heights;
 - The tower setbacks above the 4th floor and tower separation distance to east-adjacent Neighbourhoods properties;
 - Tower floorplate size;

- The shadow and wind impacts on adjacent properties, particularly Neighbourhoods-designated lands;
- The quality of the public realm as improved by and interfaced with the proposed development, including but not limited to:
 - The preservation of existing mature trees and the addition of street trees along both Marlee and Glencairn Avenues;
 - The appropriateness of the location and configuration of proposed public park, particularly regarding interface with the proposed building and connectivity to existing and future public realm improvements in the Marlee Avenue area;
 - The shadow and wind impacts on the public realm including the proposed public park;
 - Midblock connections to improve and reinforce pedestrian connectivity of the area, informed by the Allen Greenway, which is a series of continuous and connected parks and open spaces with multi-use paths;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The provision of affordable housing;
- The existing traffic control conditions on Glencairn Avenue and anticipated traffic;
- The configuration and interface of loading facilities, parking ramp access, and surface parking;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval..

Additional Matters

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, North York Community Council meeting, when a Final Report is prepared.

CONTACT

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E-mail: Jason.Xie@toronto.ca

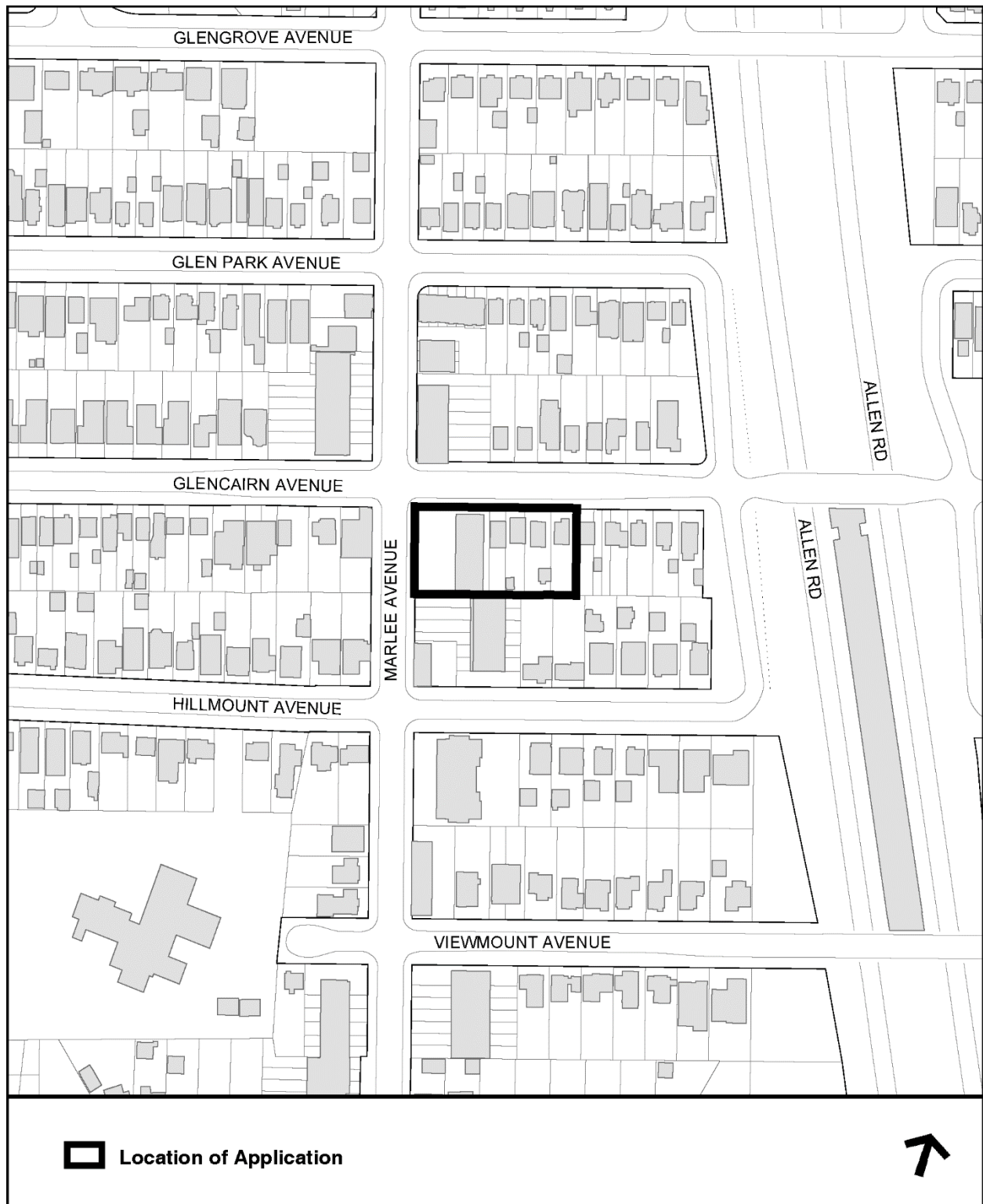
SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

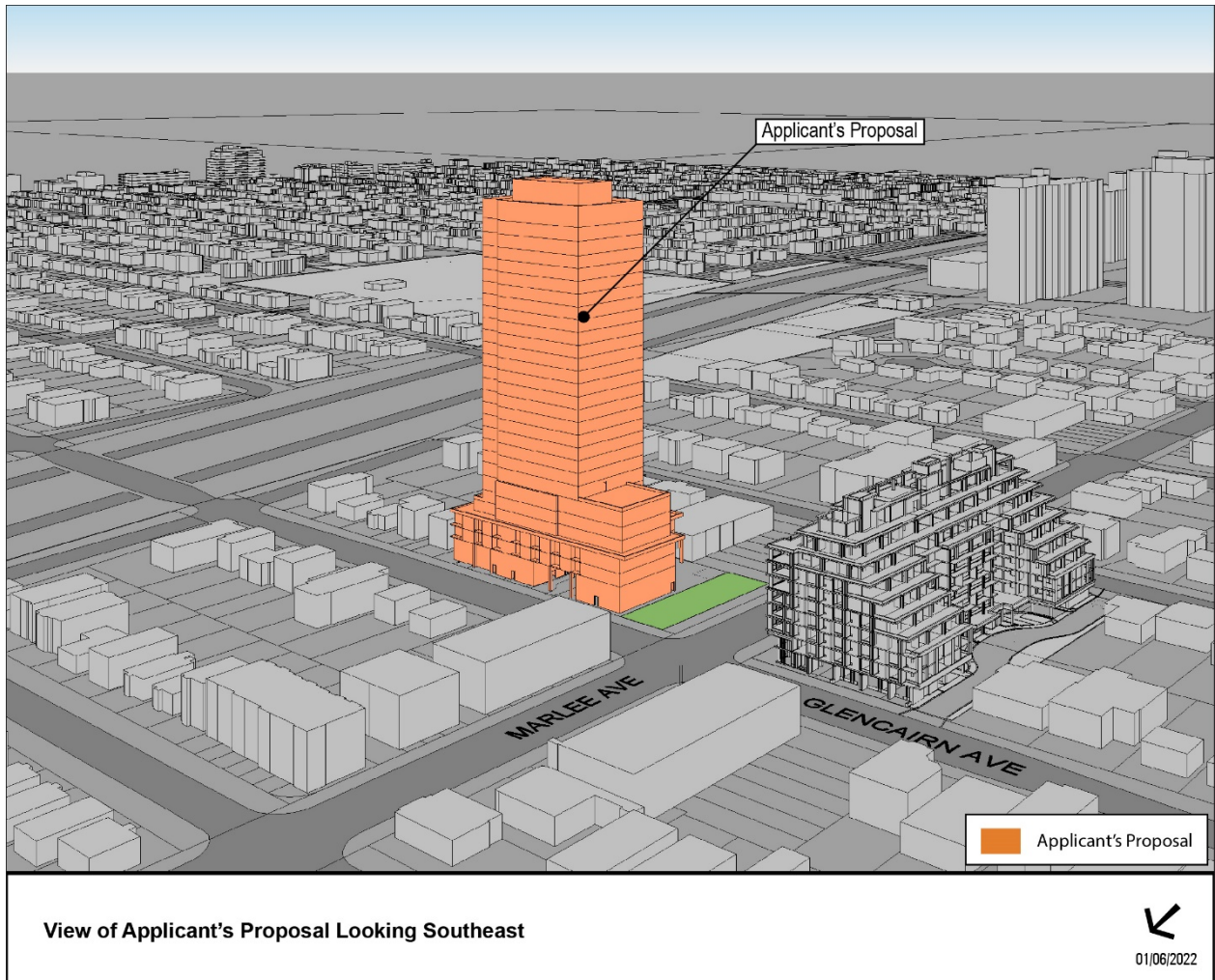
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context Looking Southeast
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law no. 569-2013 Map
Attachment 6: Zoning By-law no. 7625 Map
Attachment 7: Application Data Sheet

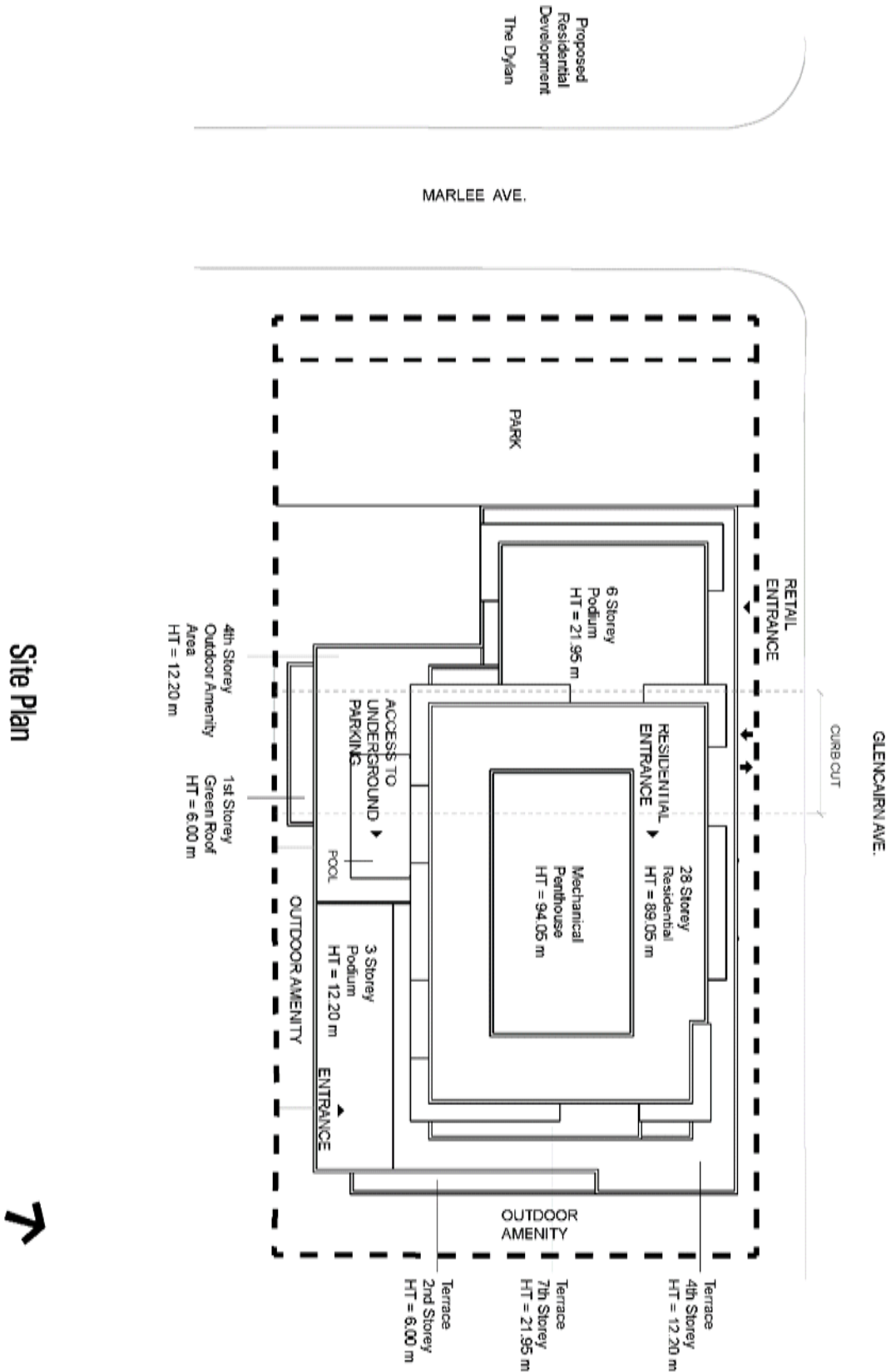
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context looking Southeast



Attachment 3: Site Plan



Attachment 4: Official Plan Map



805, 807, 811, 813 Glencairn Ave & 543 Marlee Avenue
 Official Plan Land Use Map #17
 File # 21 221282 NNY 08 0Z



Location of Application

Neighbourhoods

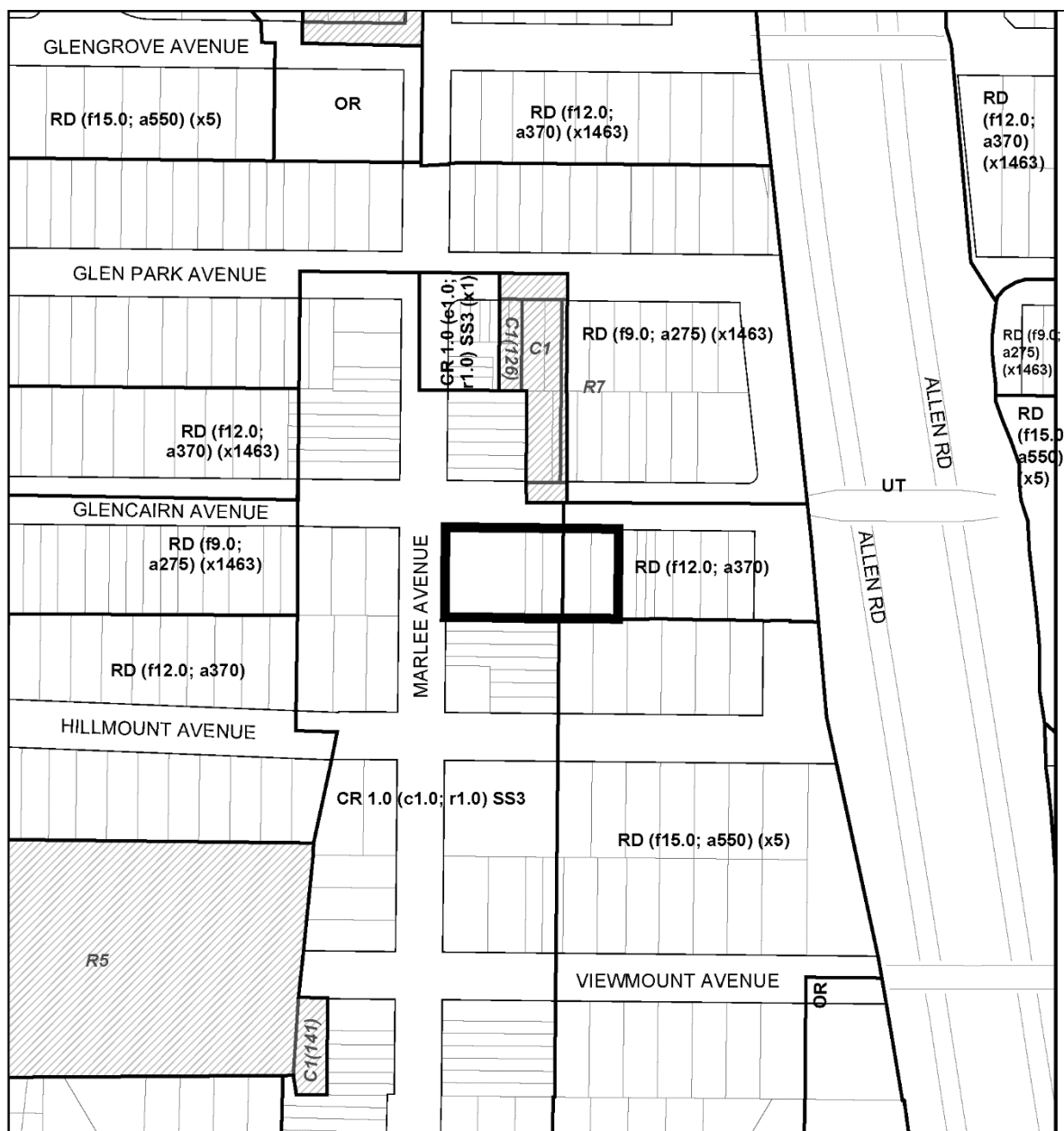
Mixed Use Areas

Parks



Not to Scale
 Extracted: 10/12/2021

Attachment 5: Zoning By-law no. 569-2013 Map



805, 807, 811, 813 Glencairn Ave & 543 Marlee Avenue

Zoning By-law 569-2013

File # 21 221282 NNY 08 02



Location of Application

RD
CR
OR
UT

Residential Detached
Commercial Residential
Open Space Recreation
Utility and Transportation



See Former City of North York By-law No. 7625

R5 One-Family Detached Dwelling Fifth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
R7 One-Family Detached Dwelling Seventh Density Zone
C1 General Commercial Zone



Not to Scale
Extracted: 10/12/2021

Attachment 6: Zoning By-law no. 7625 Map



805, 807, 811, 813 Glencairn Ave & 543 Marlee Avenue

Zoning By-law 7625

File # 21 221282 NNY 08 0Z



Location of Application

- R4** One-Family Detached Dwelling Fourth Density Zone
- R5** One-Family Detached Dwelling Fifth Density Zone
- R6** One-Family Detached Dwelling Sixth Density Zone
- R7** One-Family Detached Dwelling Seventh Density Zone
- C1** General Commercial Zone
- O1** Open Space Zone



Not to Scale
Extracted: 10/12/2021

Attachment 7: Application Data Sheet

Municipal Address: 805-819 GLENCAIRN AVENUE, 529-543 MARLEE AVENUE Date Received: October 4, 2021

Application Number: 21 221282 NNY 08 OZ

Application Type: OPA & Rezoning

Project Description: Proposed amendments to the Official Plan and the Zoning By-law, to allow a 28-storey mixed-use building with 306 dwelling units, comprised of residential gross floor area of 21,692.75 square metres, non-residential gross floor area of 224.5 square metres (retail space at grade), 184 resident and visitor parking spaces, 307 bicycle parking spaces, and the conveyance of an on-site linear park.

Applicant	Agent	Architect	Owner
WESTON CONSULTING C/O RYAN GUETTER, 201 Millway Avenue, Suite 19, Vaughan, ON L4K 5K8		KIRKOR ARCHITECTS AND PLANNERS, 20 De Boer Drive, Suite 400 Toronto, ON M3J 0H1	2720433 ONTARIO LIMITED, 150 Ferrand Drive, Suite 801, Toronto, ON M3C 3E5

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): 3,054.57 Frontage (m): 39.65 Depth (m): 77.14

Complete the all the GFA and height data for the existing building

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,684.10	1,684.10
Residential GFA (sq m):			21,692.75	21,692.75
Non-Residential GFA (sq m):			224.50	224.50

Total GFA (sq m):		21,917.25	21,917.25
Height - Storeys:	1	28	28
Height - Metres:	3	89.35	89.35

Ground Floor Lot Coverage Ratio (%):	55.13	Floor Space Index:	7.18
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	21,492.75	200.00
Retail GFA:	224.50	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3			
Freehold:				
Condominium:				
Other:			306	306
Total Units:	3		306	306

Total Residential Units by Size

	Rooms	Live-work	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	2		199	81	24
Total Units:	2		199	81	24

Parking and Loading

Parking Spaces:	184	Bicycle Parking Spaces:	307	Loading Docks:	1
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CONTACT:

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