

774, 776, 778, 780 and 782 Marlee Avenue – Official Plan Amendment and Zoning By-Law Amendment – Preliminary Report

Date: March 16, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

Planning Application Number: 21 251194 NNY 08 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment and Zoning By-law Amendment applications for a 12-storey (36.5 metre) residential building, containing 301 dwelling units which will result in a gross floor area (GFA) of 19,085 square metres and a density of 5.26 times the area of the lot.

The applications have been circulated to all appropriate City divisions and public agencies for comment. Substantial revisions are required to the proposed development to address a number of matters raised in this report, including but not limited to suitability of the site size to accommodate the proposed building, and setbacks and separation distances consistent with the Tall Building Guidelines. Further, the proposed tower development is proposed to be located within the *Neighbourhood* designation and does not conform to the City of Toronto Official Plan policies which direct for low rise development up to 4-storeys. Appropriate rationale is required to address the suitability of the proposed development in the *Neighbourhoods* designation. To advance the application, appropriate setbacks and separation distances will need to be proposed.

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 applications, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the application located at 774-782 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 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 is approximately 3,626 square metres in area with approximately 79 metres frontage on Marlee Avenue. The site has a depth of approximately 46 metres. Marlee Avenue has a planned right-of-way of 27 metres. The site is approximately 300 metres from the Lawrence West subway station.

Existing Uses

The subject site is currently occupied by 4 single-storey and 1 two-storey single detached dwellings fronting onto Marlee Avenue with individual driveways and vehicular access from Marlee Avenue. These dwellings are proposed to be demolished.

Official Plan Designation

The subject site is designated *Neighbourhoods* in the Official Plan.

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

The subject site at 774-782 Marlee Avenue is zoned RD (f15.0; a550) (x5) in the City-wide Zoning By-law 569-2013. This zoning permits detached dwellings and a range of

community, open space, and institutional uses. The permitted height is 10.0 metres and a maximum of two storeys.

The subject site is also zoned R5 in the Former City of North York Zoning By-law 7625. The R5 - Residential Fifth Density Zone permits detached dwellings only. The maximum height is 8.0 metres. It is recommended through the proposed zoning by-law amendment that the subject site be brought into the City-wide Zoning By-law 569-2013, where applicable.

See Attachment 5 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can 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 complete applications were submitted on February 11, 2022.

Description

The applications propose a 12-storey residential building. The proposed development will result in 19,085 square metre gross floor area (GFA) and 301 residential units. The proposed height is 36.5 metres excluding the mechanical penthouse and rooftop amenity space. The mechanical penthouse is proposed to be 4.2 metres.

Density

The applicant is proposing a density of 5.26 times the area of the lot.

Dwelling Units

The proposed development will have 301 residential units which will consist of 175 one-bedroom units (58%), 95 two-bedroom units (32%), and 31 three-bedroom units (10%).

Access, Parking and Loading:

Vehicular access to the proposed development is at Marlee Avenue. A total of 180 parking space are proposed in a two level underground parking garage. The applicant also proposes to provide a total of 301 bicycle spaces of which 271 spaces will be long term and 30 spaces will be short term.

An internalized Type G loading space is proposed to be access at Marlee Avenue and will be located on the east side of the property.

Additional Information

See Attachments 1, 2, 3 and 6 of this report for a three-dimensional representation of the project in context, location map, 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://app.toronto.ca/AIC/index.do?folderRsn=Cs7n5HTiQPWEg9eDZyhINA%3D%3D>.

Reason for Application

An Official Plan Amendment application proposes to redesignate the site from *Neighbourhoods* designation to *Mixed Use Areas* designation to allow for the proposed 12-storey development.

A Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 and 7625 to vary performance standards including: gross floor area and floor space index; building height; building setbacks; amenity space; and vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law 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 not been submitted to date.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to City divisions and public agencies for comment. Staff will review these applications to determine 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.

City Planning staff will review these applications to ensure that the development supports strong communities and a high quality of life, and that the development should positively contribute to this neighbourhood.

As noted in an earlier section of this report, substantial revisions are required to address the preliminary issues raised below:

- Appropriateness of the land use redesignation to permit a tall building form on the site;
- Suitability of the site size to accommodate the proposed development with appropriate setbacks and separation distances from surrounding low density residential dwellings;
- Appropriate density and massing, including setbacks and step-backs in relation to the area's existing and planned built form and scale, reflective of the *Neighbourhoods* designation of the site;
- The overall fit of the proposed building with respect to its proposed density and height, and the existing and planned contexts including its relationship to street proportion and its relationship to the adjacent properties;
- Ensure that healthy and mature trees are preserved on the site;
- The appropriate provision of vehicular parking spaces and traffic;
- Evaluation of transit and road infrastructure to ensure the proposed density can be supported;
- The adequate provision of indoor and outdoor amenity space;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The appropriate unit mix and size;
- The provision of affordable housing;
- The provision of landscaped open space;
- The provision of parkland (on-site or cash-in-lieu);
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The general quality of site landscaping including the provision of large growing shade trees;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and,
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes.

Additional Issues

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, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

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

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

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

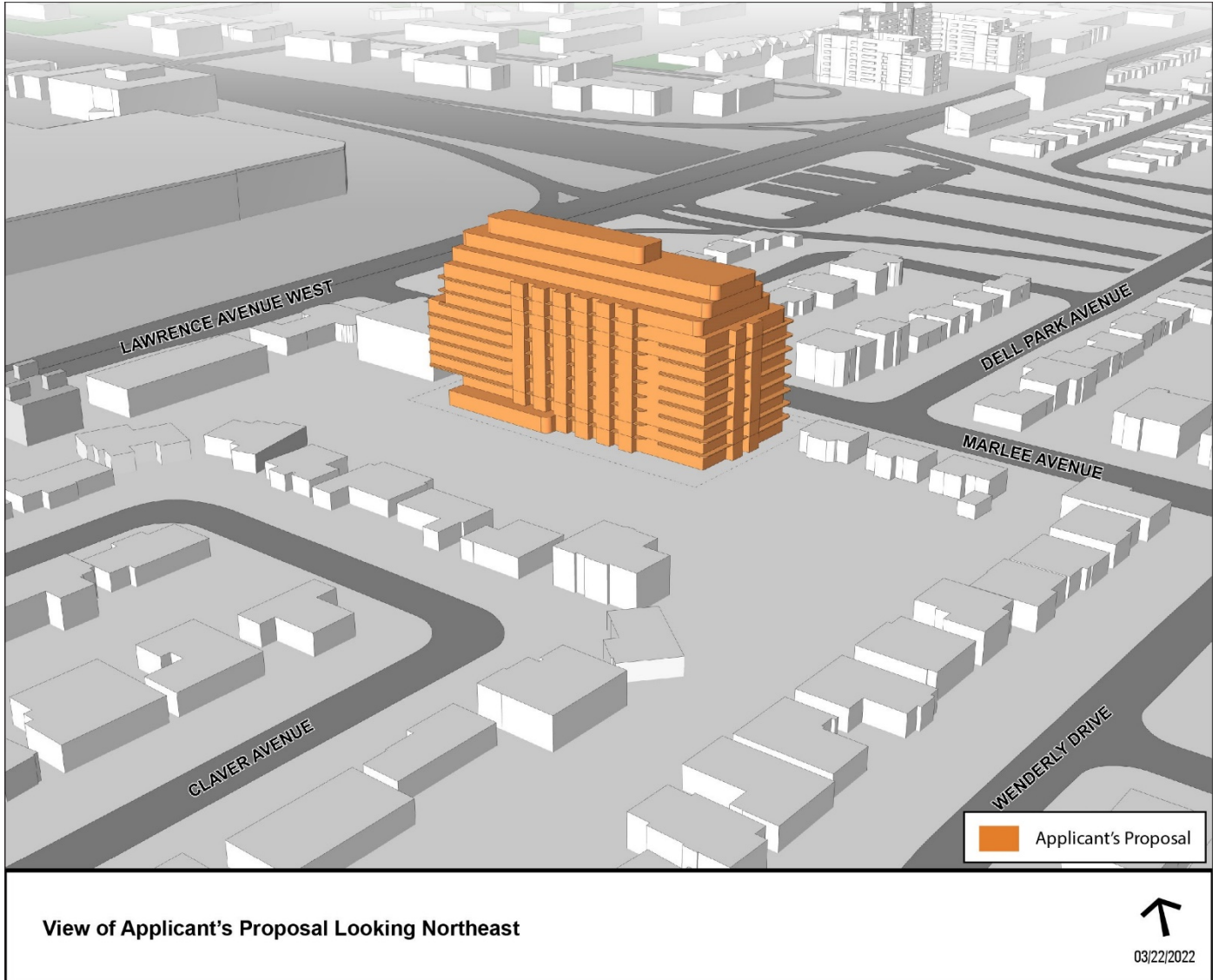
Attachment 5: Zoning By-law 569-2013 Map

Attachment 6: Application Data Sheet

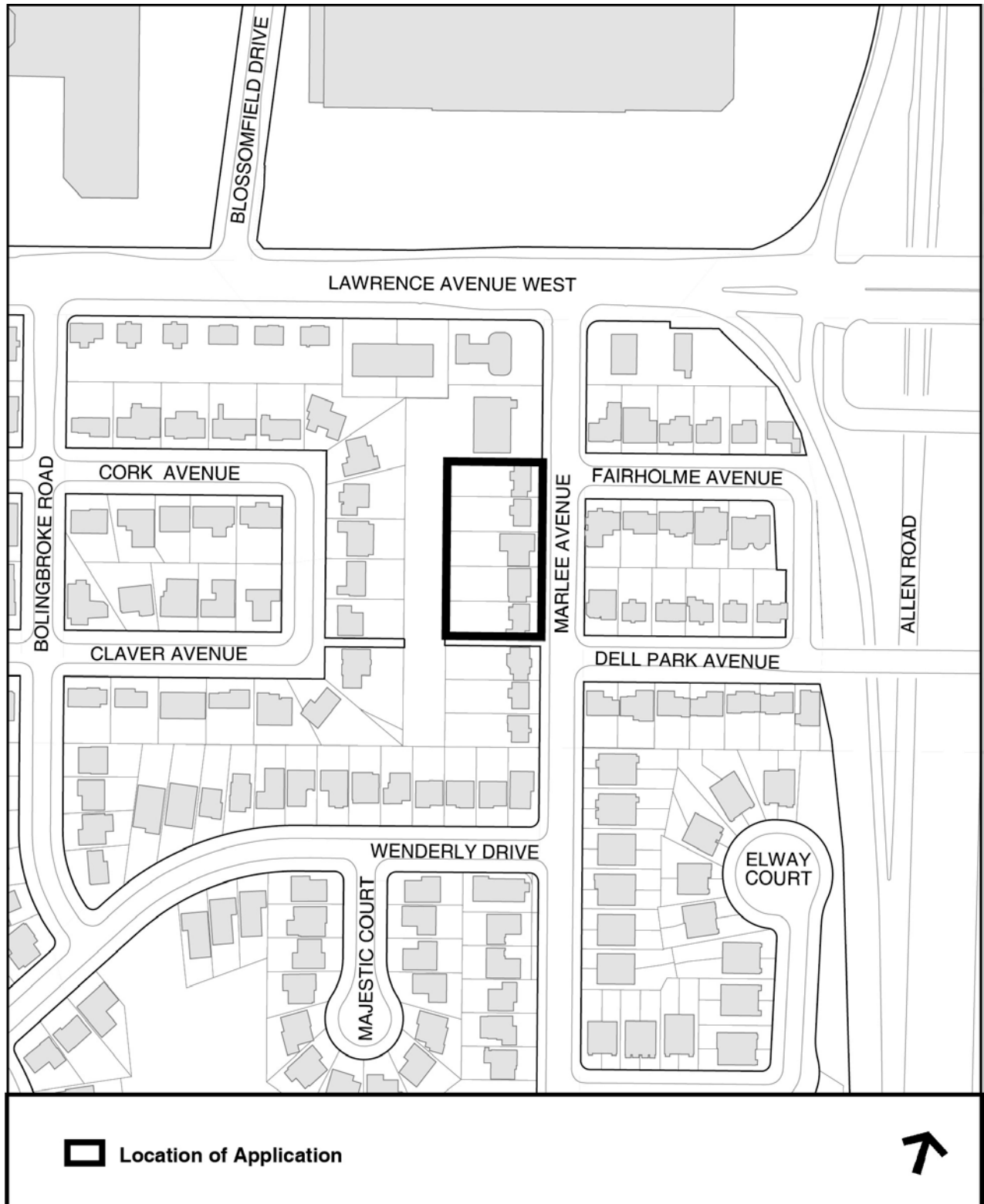
Attachment 1a: 3D Model of Proposal in Context - Southwest



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

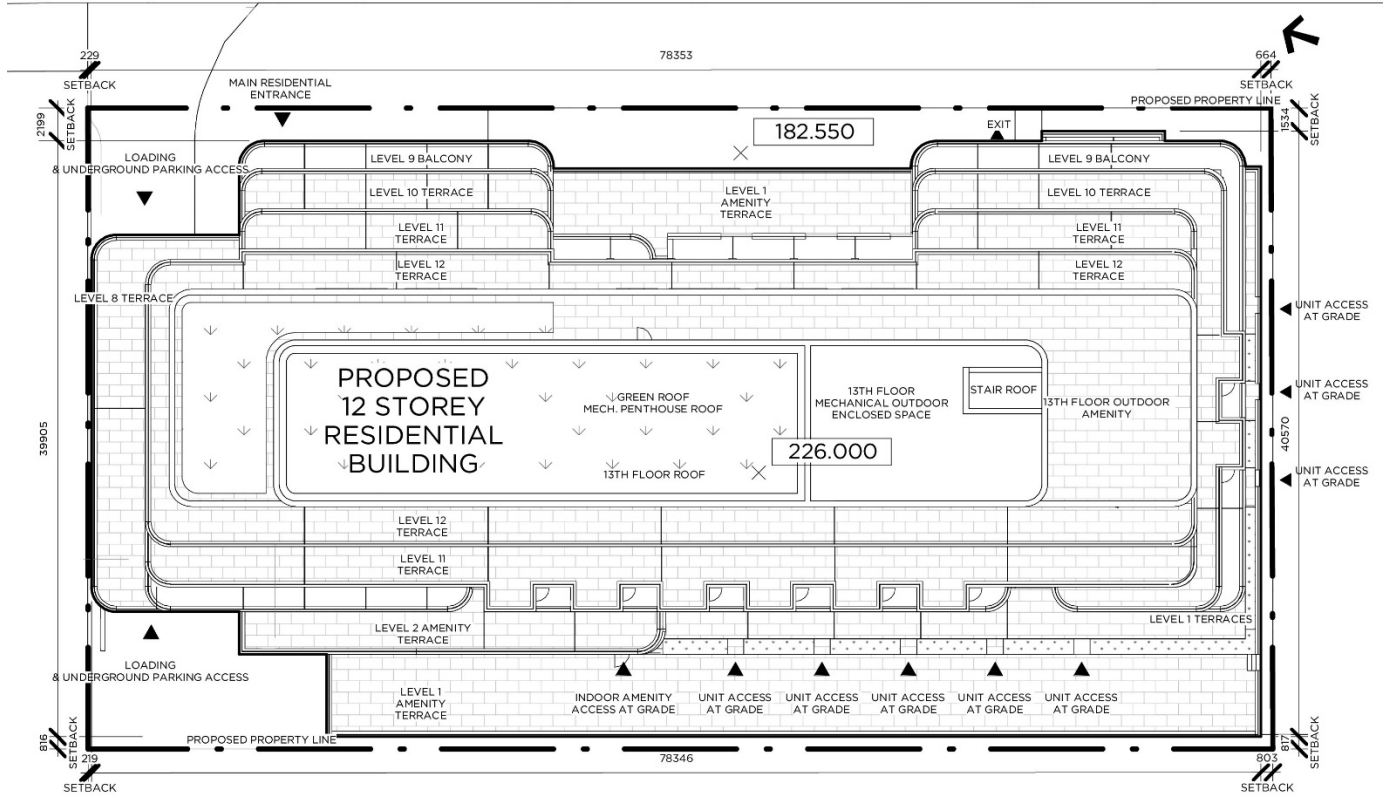


Attachment 2: Location Map

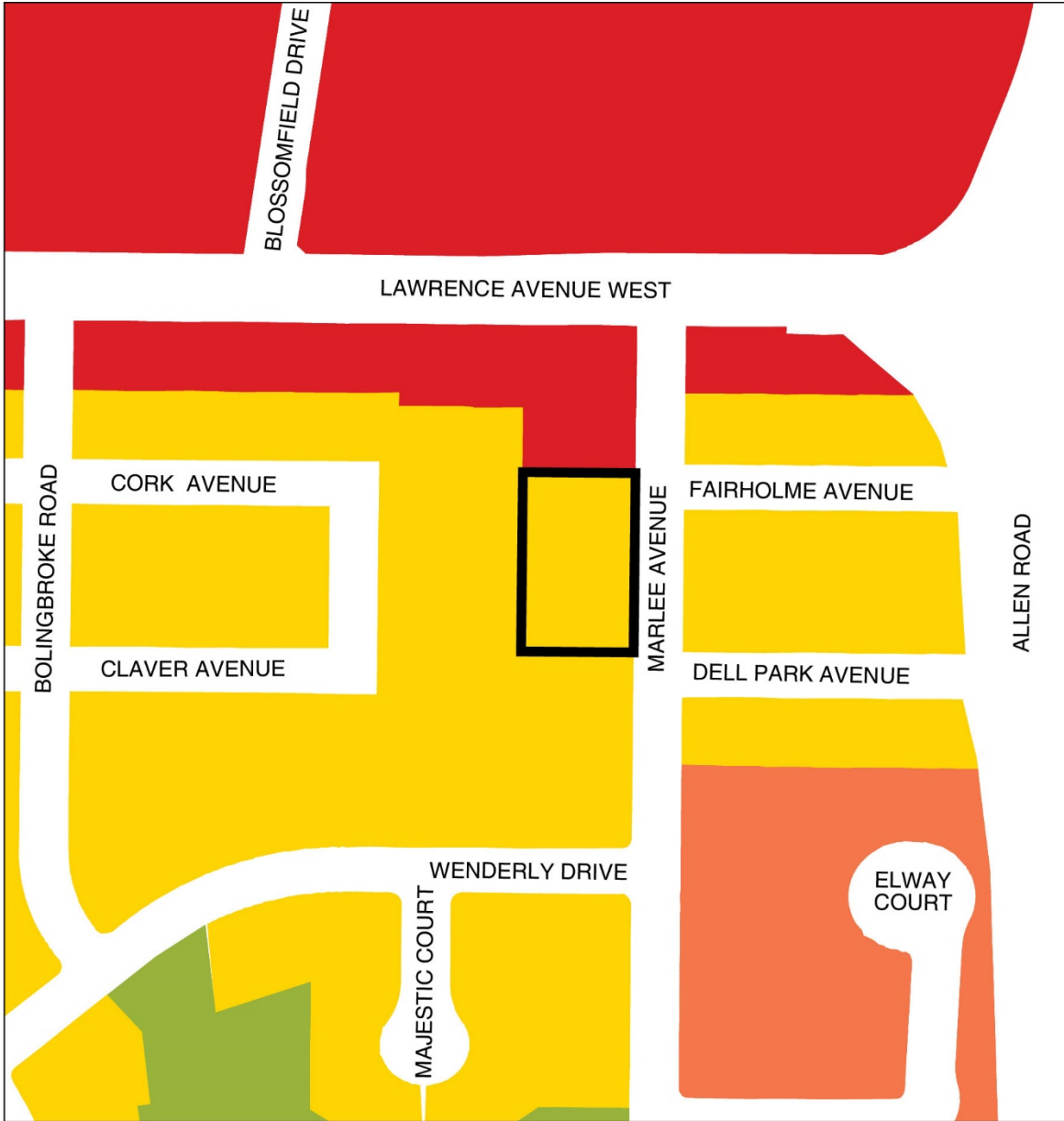


Attachment 3: Site Plan

MARLEE AVENUE



Attachment 4: Official Plan Map




Official Plan Land Use Map 17

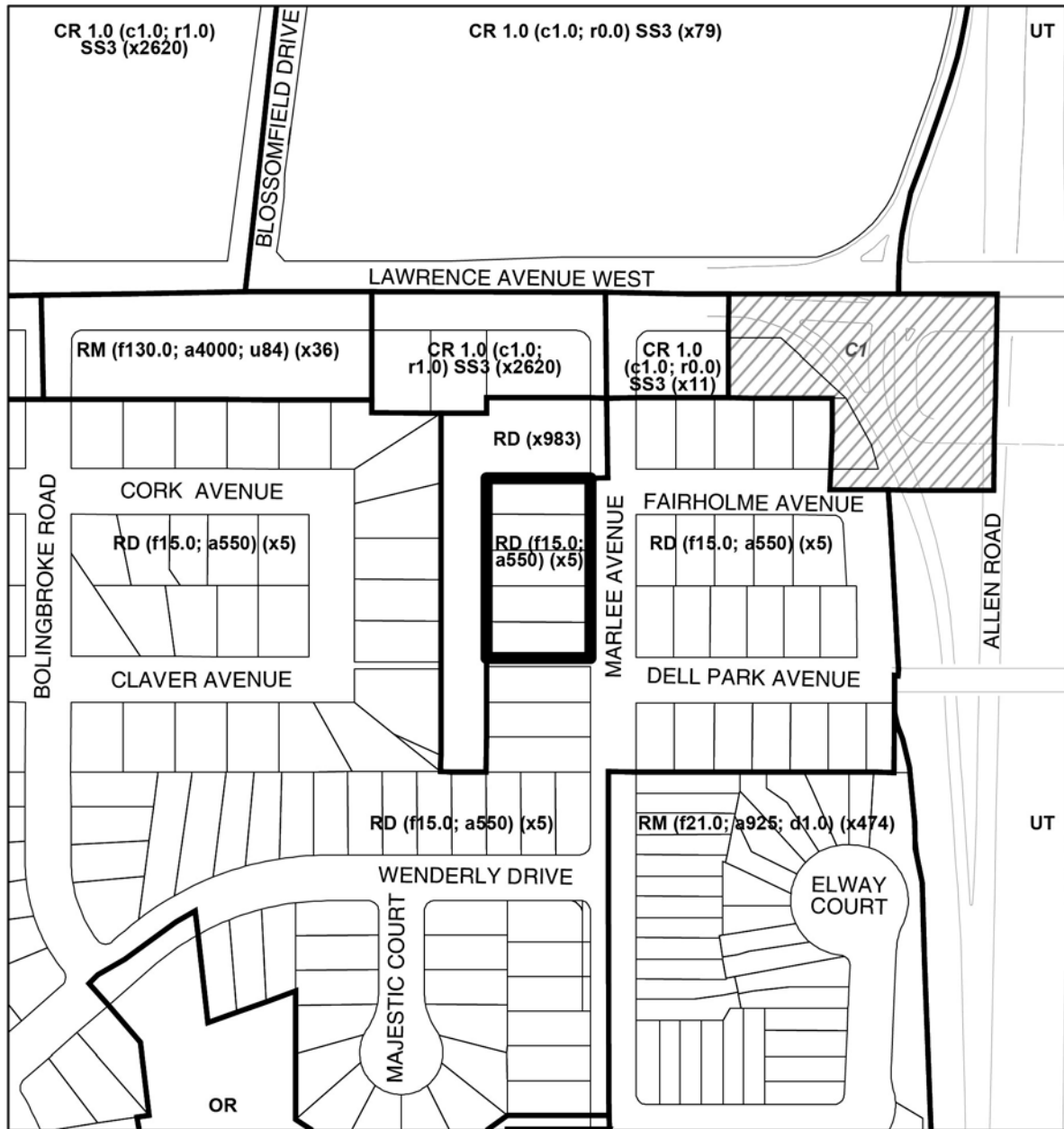
774-782 Marlee Avenue

File # 21 251194 NNY 08 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 Extracted: 01/04/2022

Attachment 5: Zoning By-law 569-2013 Map



Zoning By-law 569-2013

774-782 Marlee Avenue

File # 21 251194 NNY 08 02

- Location of Application
- See Former City of North York By-law No. 7625
- RD Residential Detached
- RM Residential Multiple
- CR Commercial Residential
- OR Open Space Recreation
- UT Utility and Transportation
- C1 General Commercial Zone

Not to Scale
 Extracted: 03/08/2022

Attachment 6: Application Data Sheet

Municipal Address: 782 MARLEE AVE Date Received: February 11, 2022

Application Number: 21 251194 NNY 08 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning by-law amendment application to facilitate the redevelopment of the site for a proposed 12-storey residential building containing 301 dwelling units, with 179 vehicular and 285 bicycle parking spaces in a 2-level below grade garage. The proposal would have a residential gross floor area of 19,085 square metres (Floor Space Index of 5.26 times the area of the lot).

Applicant	Architect	Owner
URBAN CAPITAL- HARBOUR (MARLEE) INC - 17 Nelson Street, Toronto ON M5V 052	RAW DESIGN - 317 Adelaide Street West, Toronto ON M5V 1P9	URBAN CAPITAL- HARBOUR (MARLEE) INC -17 Nelson Street, Toronto ON M5V 052

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): 3,626 Frontage (m): 79 Depth (m): 46

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,737	2,737
Residential GFA (sq m):	554		19,085	19,085
Non-Residential GFA (sq m):				
Total GFA (sq m):	554		19,085	19,085
Height - Storeys:	2		12	12
Height - Metres:			36	36

Lot Coverage Ratio (%): 75.48 Floor Space Index: 5.26

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 19,085
 Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	5			
Condominium:			301	301
Other:				
Total Units:	5		301	301

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			175	95	31
Total Units:			175	95	31

Parking and Loading

Parking Spaces: 180 Bicycle Parking Spaces: 301 Loading Docks: 1

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