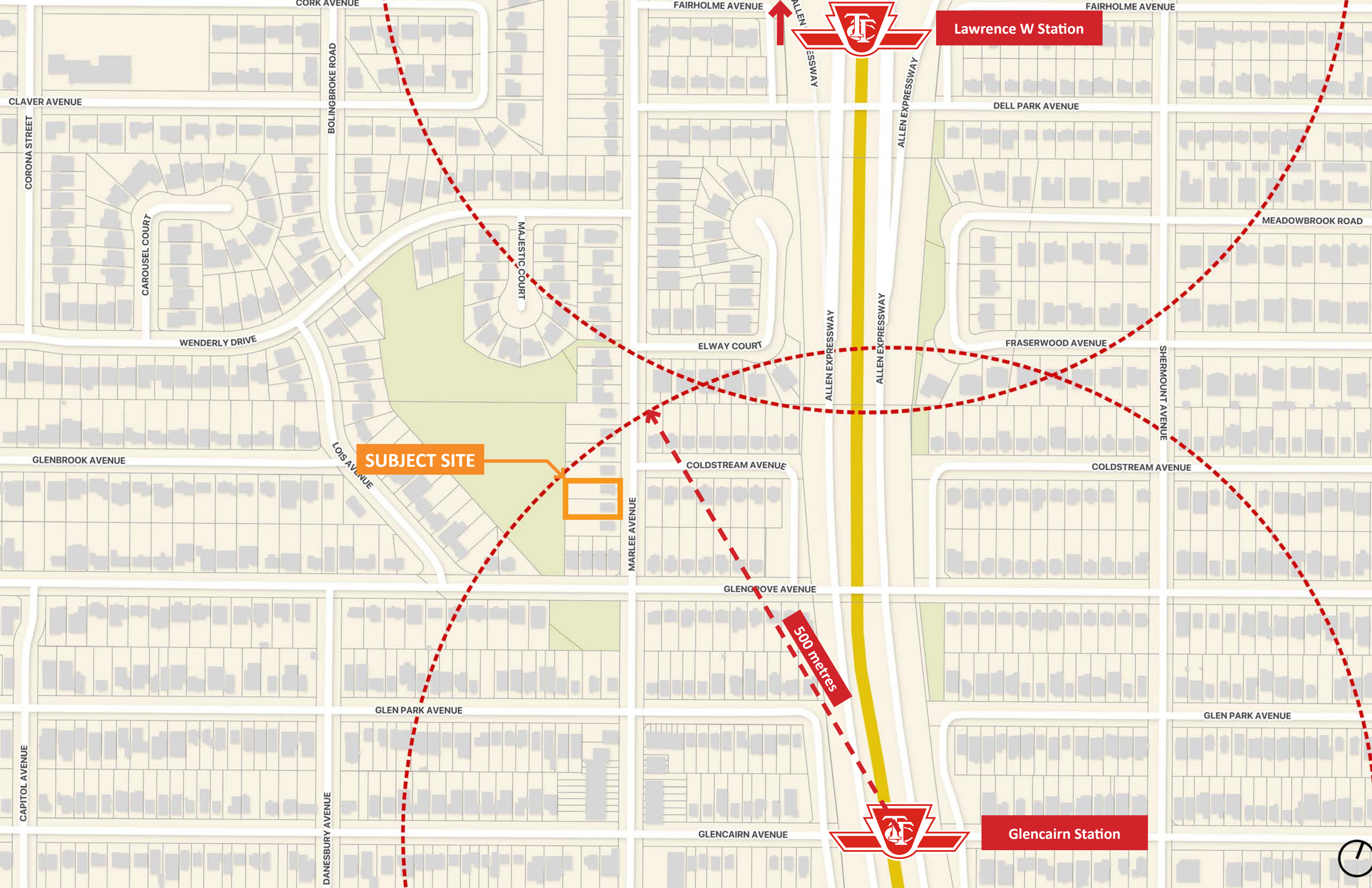




722-724 MARLEE AVENUE
North York Community Council Meeting
November 23, 2021



Lawrence W Station

SUBJECT SITE

500 metres

Glencairn Station

CLAVAR AVENUE

CORONA STREET

BOLINGBROKE ROAD

CAROUSEL COURT

WENDERLY DRIVE

GLENBROOK AVENUE

LOIS AVENUE

CAPITOL AVENUE

DANESBURY AVENUE

GLEN PARK AVENUE

MAJESTIC COURT

ELWAY COURT

COLDSTREAM AVENUE

GLENGROVE AVENUE

GLENCAIRN AVENUE

MARLEE AVENUE

FAIRHOLME AVENUE

ALLEN EXPRESSWAY

ALLEN EXPRESSWAY

ALLEN EXPRESSWAY

DELL PARK AVENUE

FRASERWOOD AVENUE

COLDSTREAM AVENUE

SHERMOUNT AVENUE

FAIRHOLME AVENUE

MEADOWBROOK ROAD

COLDSTREAM AVENUE

GLEN PARK AVENUE

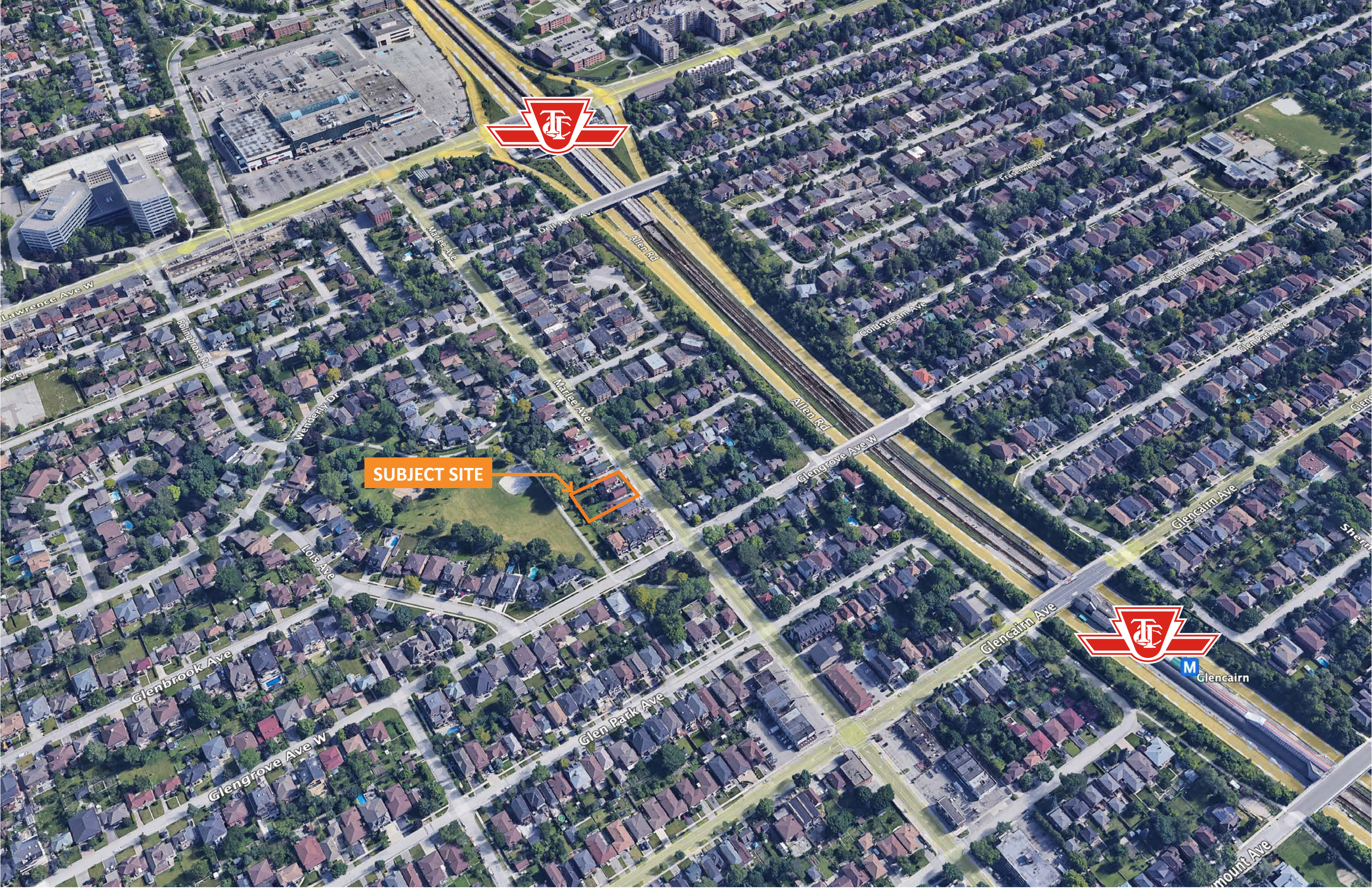


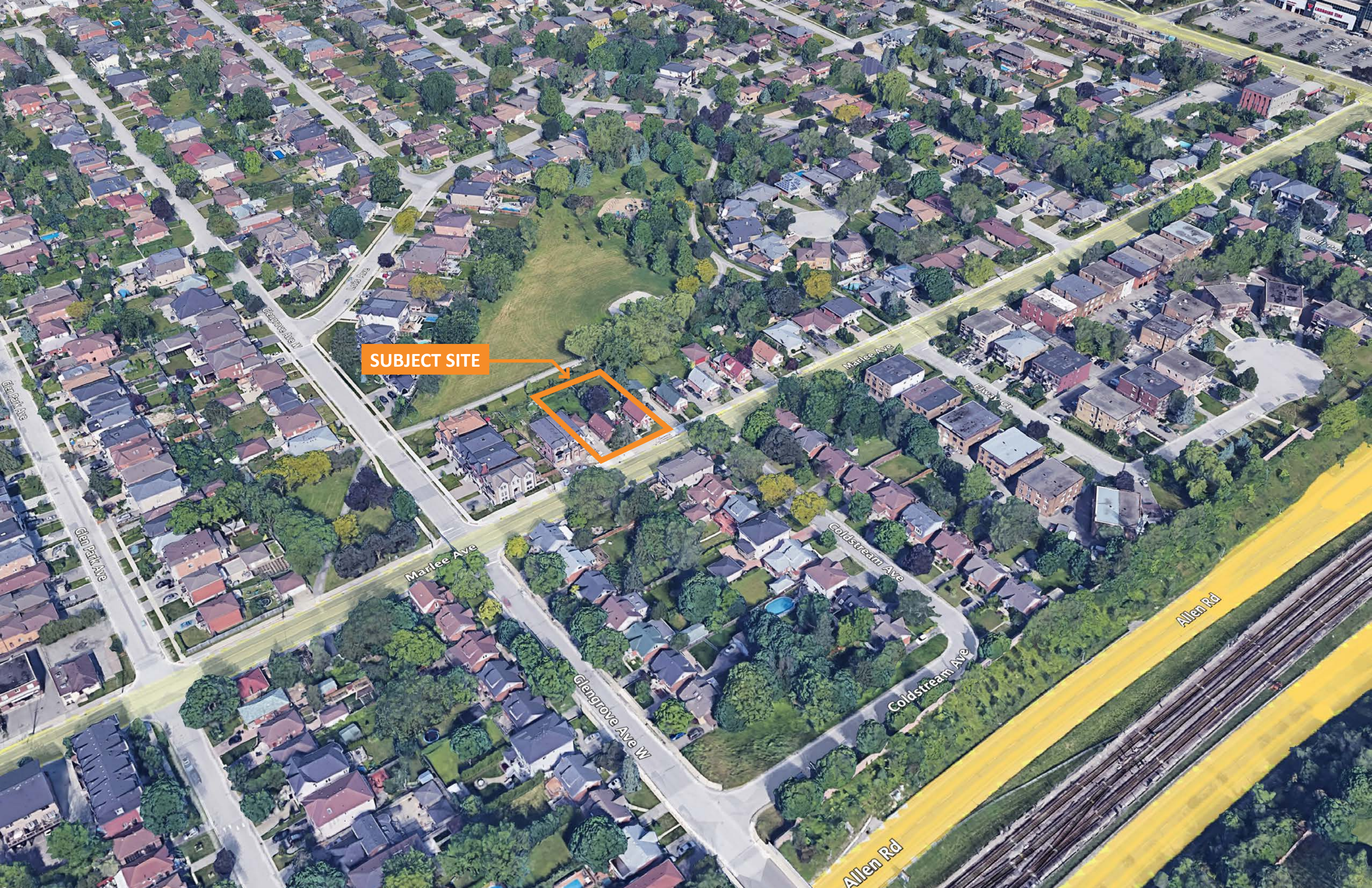


SUBJECT SITE



M
Glencairn





SUBJECT SITE

Glen Park Ave

Glengrove Ave W

Lois Ave

Marlee Ave

Marlee Ave

Elway Ct

Glen Park Ave

Glengrove Ave W

Coldstream Ave

Coldstream Ave

Allen Rd

Allen Rd

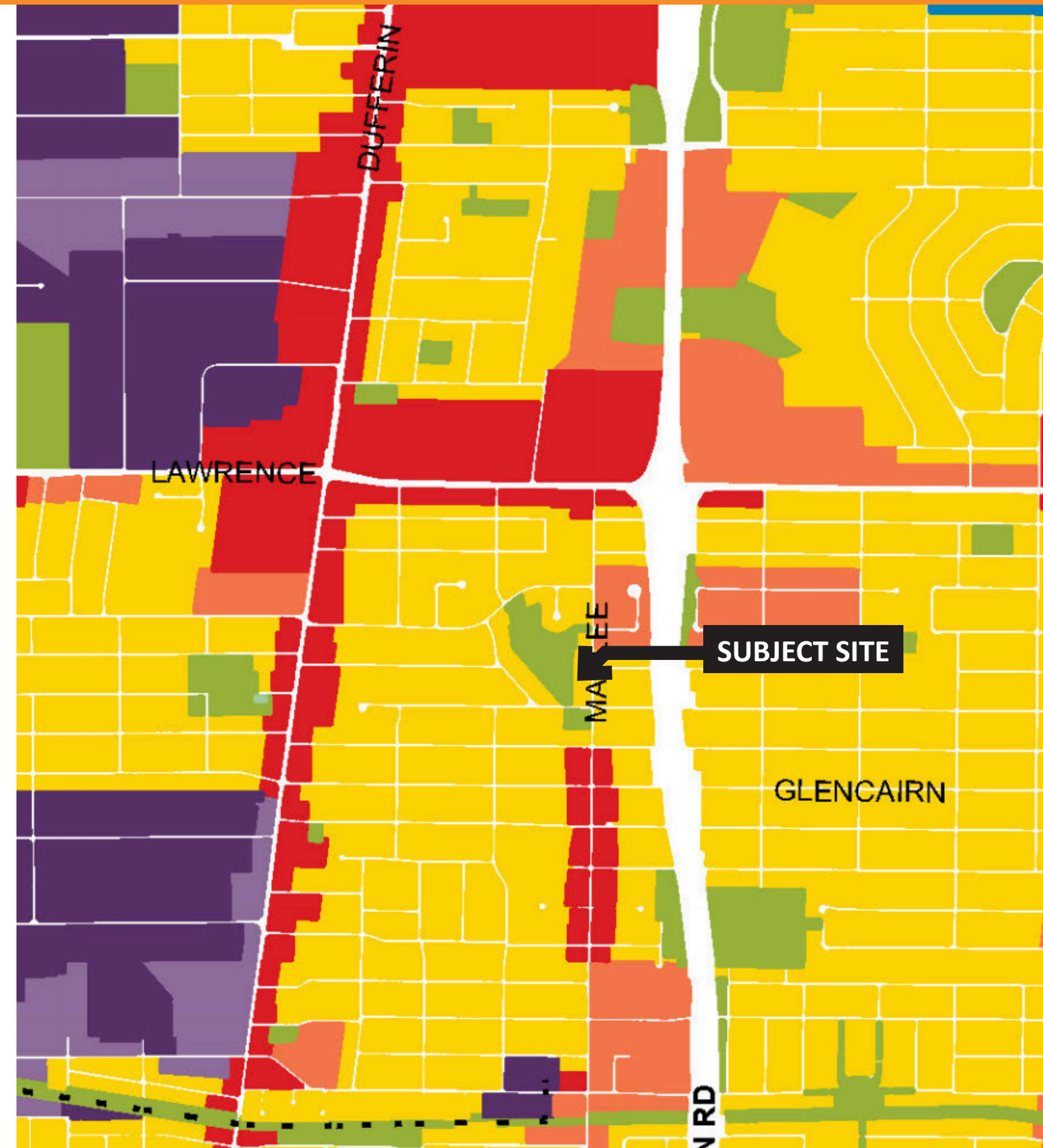
PLANNING POLICY CONTEXT

City of Toronto Land Use & Urban Design Policy

CITY OF TORONTO OFFICIAL PLAN

LAND USE

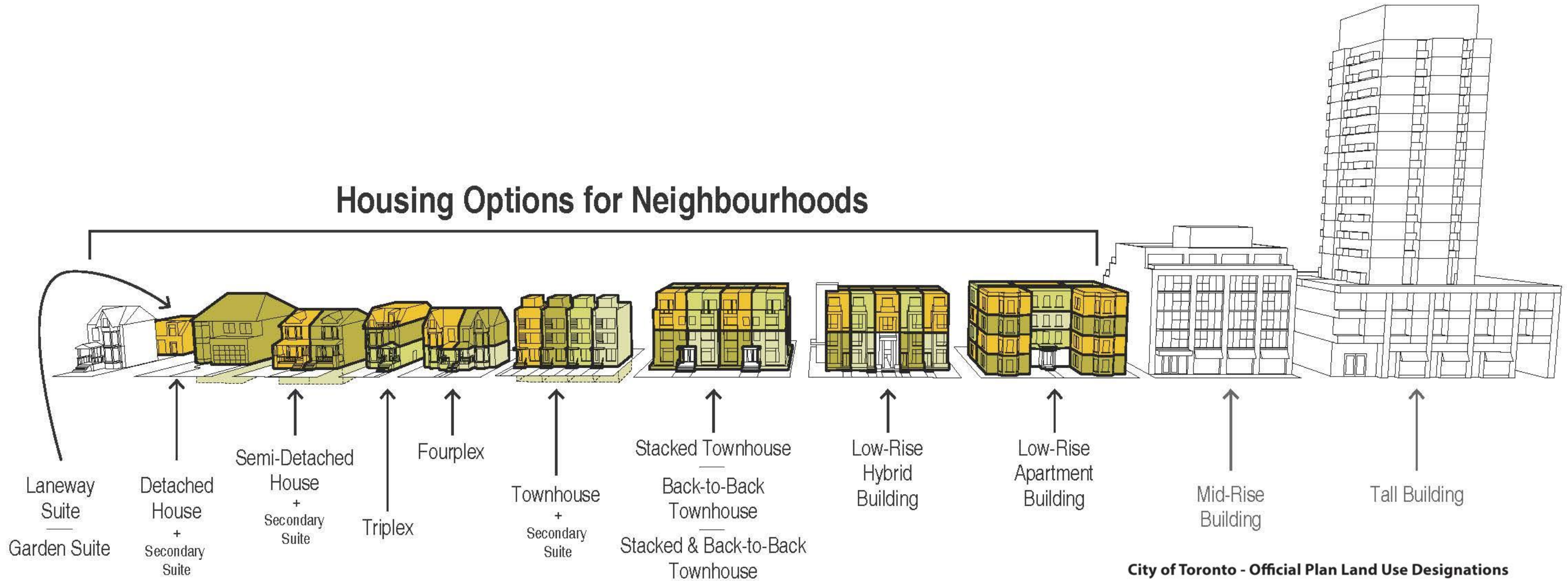
- » The Official Plan designates the Subject Site “Neighbourhoods”
- » Neighbourhoods permit apartment buildings up to four storeys.
- » Neighbourhoods are expected to accommodate lower-scale growth when compared to Mixed Use Areas or Apartment Neighbourhoods
- » Major Streets within Neighbourhoods are expected to accommodate more intense infill development than the interior of Neighbourhoods areas
- » No amendment to the Official Plan is required to permit the Proposed Development



“EXPANDING HOUSING OPTIONS IN NEIGHBOURHOODS

CITY OF TORONTO - JULY 2020

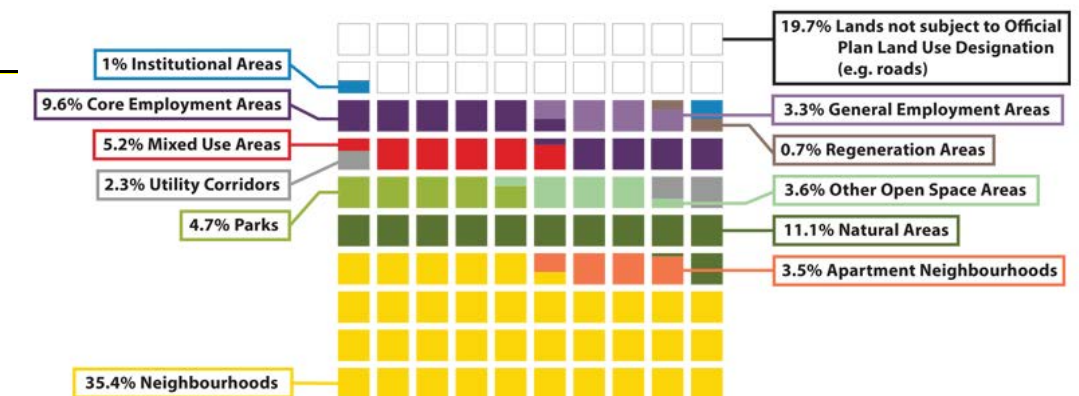
Housing Options for Neighbourhoods



Source: City Planning Division, 2020.

City of Toronto - Official Plan Land Use Designations

As a % of total City of Toronto land area (634.04 Square Kilometres)



Note: The graph excludes the 'Special Study Areas' land use designation which measures 0.1 square kilometres (0.02% of the City's land area)

Source: City Planning Division: Official Plan, February 2019



THE PROPOSED DEVELOPMENT



MARLA

ON THE PARK



MARLA
ON THE PARK



- » **4 Storeys (13.6 metres)**
- » **28 New Dwelling Units (1 & 2 Bdrm + den)**
- » **1.57 FSI (2,189 sq.m. GFA)**
- » **20 Parking Spaces (all below grade)**
- » **33 Bicycle Parking Spaces**
- » **On-Site Parkland Dedication**
- » **Expansion of the Marlee Avenue Public Realm**

THE PROPOSED DEVELOPMENT

OUTDOOR AMENITY SPACE





THANK YOU
Comments & Questions