

Growing Glencairn

2025.NY23.7 – Phase 1 Report: Emerging Vision and Guiding Principles

April 30, 2025



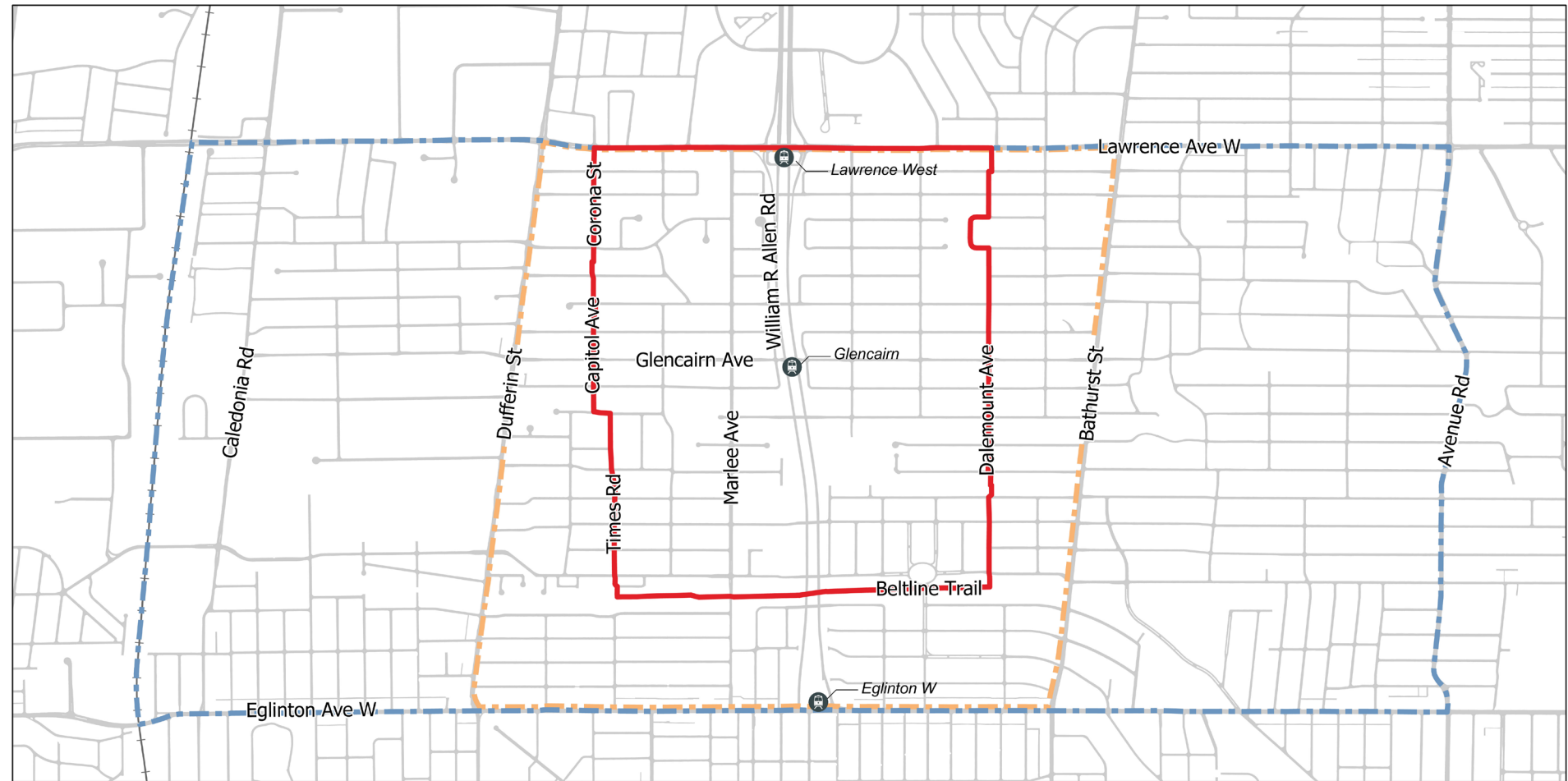
Study Purpose

Comprehensive local area study around Glencairn Subway Station to:

- **Ensure growth positively contributes** to a transit-supportive complete community in accordance with City policies and guidelines
- **Identify required investments** in infrastructure and facilities to support growth, healthy living and complete communities
- **Meet provincial policy and legislation**, including minimum density requirements near subway stations
- **Include solutions** that reduce the impacts of extreme weather and work towards the City's goal of net zero carbon emissions by 2040

Study Area

- Primary Study Area generally within 800 metres of Glencairn Subway Station

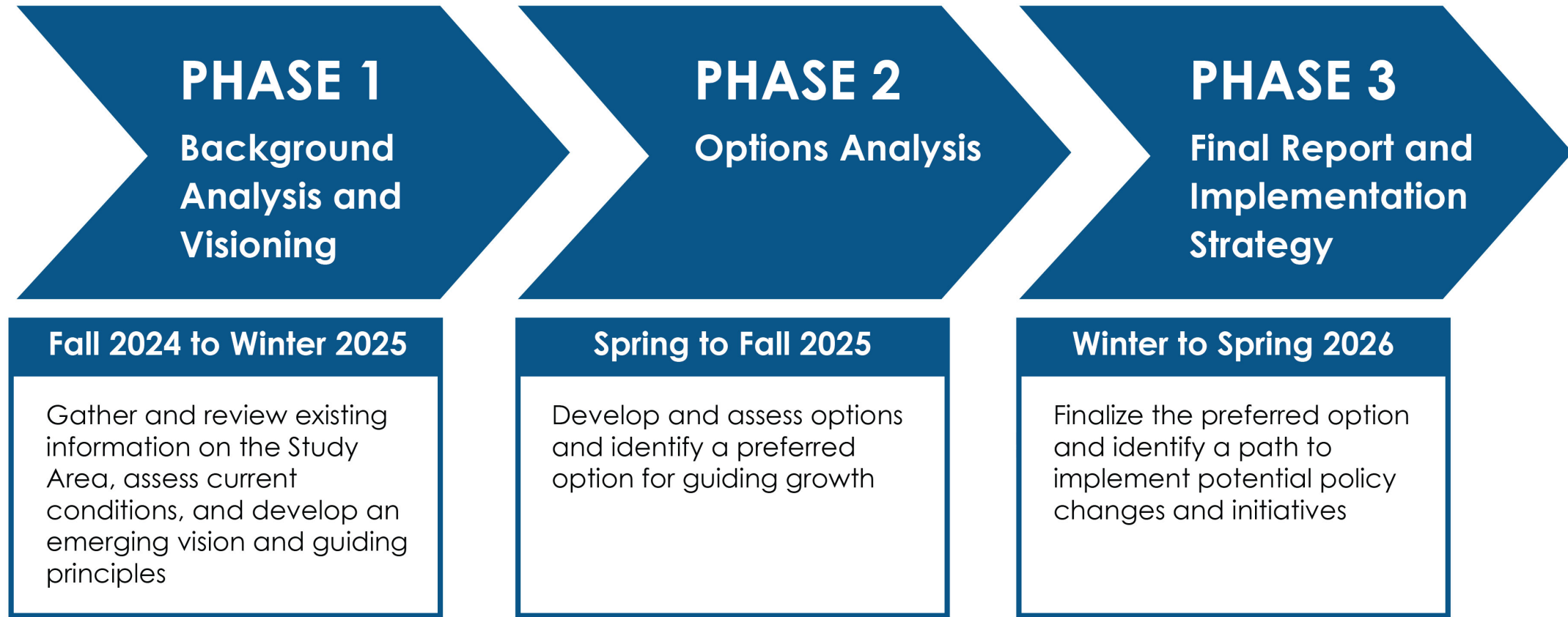


Growing Glencairn
Study Area Map

- Primary Study Area
- Mobility Study Area
- Community Services & Facilities Study Area
- ++ CN Railway
- Subway Stations



Phasing



We are here

Recommendations

1. Endorse the Emerging Vision and Guiding Principles as the basis for further technical work and community engagement
2. Consider the Emerging Vision and Guiding Principles in the review of all current and future development applications within the Primary Study Area
3. Report back by Q2 2026 with a final planning framework, including area-based policies, delineation of a Protected Major Transit Station Area, and an implementation strategy

Engagement Summary

21

CAC Members

33

Community
Design Workshop
Participants

213

Social Pinpoint
Map Pins

78+

Participants at Pop-
Up Events

152

Survey Responses

12,289

Postcards sent to
local households

3

Rounds of Social
Media Promoting
the Study

4

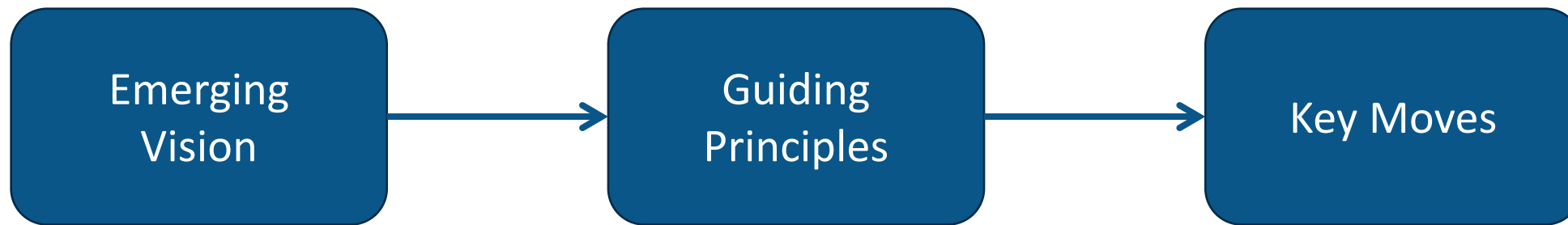
E-Updates

Key Themes:

- More housing options supported by infrastructure
- Marlee Avenue as the heart of the community
- Safe, connected and accessible streets
- Protecting and enhancing parks and open spaces

Emerging Vision

Marlee-Glencairn is a vibrant, resilient and inclusive neighbourhood, with **Marlee Avenue** as the **thriving commercial main street** and **community heart**, and **well connected** through a **safe and enhanced mobility and public realm network** that builds on the Allen Greenway and York and Kay Gardiner Beltline Trails



Details on [Attachment 1](#) to staff report

Guiding Principles



Principle #1

A vibrant community with access to daily needs featuring pedestrian-oriented streets that support activity and public life, with a thriving Marlee Avenue as the commercial and community heart



Principle #2

A welcoming and connected public realm (e.g. parks, open spaces, trails, streets, plazas) that supports residents' health and well-being for all ages and abilities



Principle #3

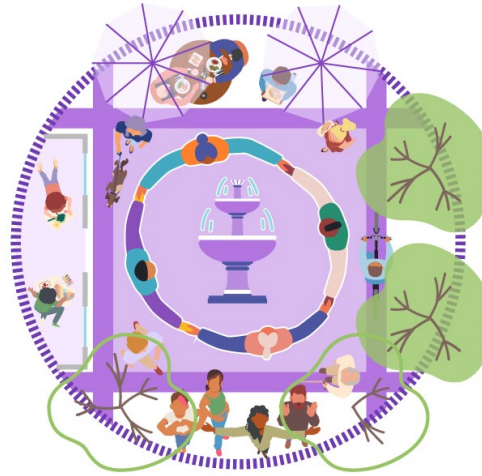
A safe, accessible and well-connected mobility network that builds on existing infrastructure (e.g. transit stations, pedestrian and cycling networks) and offers a range of viable travel options to enhance connectivity within Marlee-Glencairn and to the broader city and region

Guiding Principles



Principle #4

A full range of housing types and forms that continue to provide choice and variety to meet the needs of current and future residents in Marlee-Glencairn, including an aging demographic in Marlee-Glencairn, with growth supported by adequate and timely infrastructure



Principle #5

A range of community-focused services and facilities (e.g. child care centres, schools, human service agencies, community recreation centres, libraries) and placemaking opportunities that fulfill the community needs and cultivate health and well-being as the neighbourhood grows



Principle #6

A green and climate-resilient neighbourhood that incorporates best practices to contribute to long-term health and well-being of residents and facilitates adaptability and equity in the face of climate change

Next Steps

Phase 2

- Identify 3 options to guide growth, including an Emerging Preferred Option
- Ongoing community, stakeholder and Indigenous engagement
- Ongoing alignment with City initiatives (e.g. Avenues)

Phase 3

- Finalize the Preferred Option, including land use changes, area-based policies, and public realm and infrastructure improvements
- Phase 3 engagement
- Report back by Q2 2026 with final planning framework

Questions