

## **245-251 Marlee Avenue, 1-7 Romar Crescent and 16 Stayner Avenue – Official Plan and Zoning By-law Amendment Application – Appeal Report**

**Date:** September 29, 2025

**To:** North York Community Council

**From:** Director, Community Planning, North York District

**Ward:** 8 - Eglinton-Lawrence

**Planning Application Number:** 24 243361 NNY 08 OZ

Related Application Number: 25 179966 NNY 08 SA

### **SUMMARY**

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On February 21, 2025, a complete application to amend the Official Plan and Zoning By-law was submitted at 245-251 Marlee Avenue, 1-7 Romar Crescent and 16 Stayner Avenue (the “subject lands”) to permit a 37 and 35-storey building (118.25 metres and 112.35 metres plus mechanical penthouse) with 886 dwelling units totalling 56,327.5 square metres of residential gross floor area (GFA) and 650 square metres of retail space on the ground floor (the “proposal”).

On July 7, 2025, the applicant appealed the Official Plan and Zoning By-law Amendment application to the Ontario Land Tribunal (the “OLT”) citing Council’s failure to make a decision within the timeframes specified the Planning Act. A Case Management Conference has not yet been scheduled.

On July 22, 2025, a complete application for Site Plan Control was submitted. As the Site Plan Application is not subject to the current appeal, this application is held in abeyance pending the outcome of this appeal.

This report recommends that City Council instruct the City Solicitor with the appropriate City staff to attend the OLT hearing in opposition to the proposal in its current form, and to continue discussions with the applicant to try to resolve the issues in advance of the hearing.

### **RECOMMENDATIONS**

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The Director, Community Planning North York District recommends that:

1. City Council authorize the City Solicitor and appropriate City staff to attend at the Ontario Land Tribunal hearing in opposition to the proposal in the current form, for the lands municipally known as 245-251 Marlee Avenue, 1-7 Romar Crescent and 16 Stayner Avenue and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

2. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.
3. Should it be determined that upgrades are required to the infrastructure to support the development at 245-251 Marlee Avenue, 1-7 Romar Crescent and 16 Stayner Avenue, according to the accepted Functional Servicing and Stormwater Management Report, the City Council direct the City Solicitor and appropriate City staff to request that a Holding provision (H) be included in the final form of the site-specific Zoning By-law Amendment, including entering into appropriate agreement(s) with the City for required mitigation, as well as the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Director, Engineering Review, Development Review.
4. City Council request that the Owner make reasonable commercial efforts to identify, in consultation with the General Manager, Parks and Recreation, a suitable off-site parkland dedication as a substitution for an on-site parkland dedication that:
  - a) is accessible to the area where the subject site is located;
  - b) is a good physical substitute for any on-site parkland dedication;
  - c) is free and clear, above and below grade, of all easements, encumbrances, and encroachments;
  - d) is in an acceptable environmental condition; and
  - e) the value of the off-site dedication shall not exceed the estimated value of the on-site dedication that would otherwise be required, which value may include the cost of acquiring the land, land transfer tax, typical closing cost and reasonable real estate commissions of up to 5 percent,all to the satisfaction of the General Manager, Parks and Recreation.
5. Should the General Manager, Parks and Recreation, and the Owner agree to a property as a substitution for an on-site dedication, City Council accept the off-site parkland dedication, in full or partial fulfilment of the parkland dedication requirements, pursuant to Section 42 of the Planning Act, with conveyance to the City to occur prior to the issuance of the first above grade building permit in accordance with the following:
  - a) in the event the value of the off-site parkland dedication is less than the value of an on-site parkland dedication, the Owner shall provide a cash-in-lieu payment for the shortfall in parkland dedication in accordance with Chapter 415 Article III of the Municipal Code; and
  - b) in the event the Owner is unable to provide a substituted off-site parkland dedication to the City, the Owner will be required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment prior to

the issuance of first above grade building permit in accordance with Chapter 415 Article III of the Municipal Code,

all to the satisfaction of the General Manager, Parks and Recreation, and the City Solicitor.

6. Should a substituted off-site parkland dedication be accepted by the General Manager, Parks and Recreation, City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

## **FINANCIAL IMPACT**

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The Development Review 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**

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A pre-application consultation ("PAC") meeting was held on January 18, 2024. The initial application was submitted on December 2, 2024, and deemed incomplete. The applicant submitted additional information on January 21, 2025, and February 21, 2025. The application was deemed complete on February 21, 2025.

### **Growing Marlee-Glencairn Study**

At its meeting on June 28, 2022, North York Community Council directed staff to engage a consultant team to undertake a study for the lands surrounding Glencairn Subway Station, to establish a planning framework to achieve (or exceed where appropriate) the Major Transit Station Area density target in support of the City's municipal comprehensive review and contribute to the creation of a sustainable and complete community. The decision of the Community Council meeting and the staff report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY33.25>

Following this direction, a consultant team was retained, and the Growing Marlee-Glencairn Study ("Study") was initiated in August 2024. The Study is a comprehensive local area study that will establish a planning framework to guide and manage growth around Glencairn Subway Station to 2051, including area-based policies, delineation of a Protected Major Transit Station Area, and an implementation strategy.

On May 21 and 22, 2025, City Council adopted the Study's Emerging Vision and Guiding Principles to be used as the basis for further technical work and community

engagement. City Council also directed that the Emerging Vision and Guiding Principles be used in the review of all current and future development applications within the Primary Study Area, which includes the subject lands. The decision of the Community Council meeting and the staff report can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.NY23.7>

### **New Avenues Policies (OPA 778)**

On February 5, 2025, City Council adopted OPA 778 as amended <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.5>. OPA 778 was enacted on February 11, 2025, through [By-law 103-2025](#). OPA 778 comprehensively updates the Avenues policies and non-policy text in Section 2.2.3 of the Official Plan adding new Avenues to Map 2, removing requirement for Avenues Studies and directs growth along Avenues to be up to the height and scale of mid-rise buildings, with more growth within the 500-800 metres of subway, light rail transit, and GO transit stations, provides direction on activating ground floors and addressing small business displacement. OPA 778 was appealed to the OLT ([OLT-25-000221](#)). On July 24, 2025, the OLT scoped appeals to site-specific issues and confirmed that all other portions of [OPA 778](#) came into effect on March 14, 2025. OPA 778 is in effect for the subject lands, as Marlee Avenue is included as an *Avenue*.

## **SITE AND SURROUNDING AREA**

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### **Description**

The site is located on lands municipally known as 245-251 Marlee Avenue, 1-7 Romar Crescent and 16 Stayner Avenue, on the east side of Marlee Avenue from the south side of Romar Crescent to the north side of Stayner Avenue, one block west of William R. Allen Road. The site has a combined frontage of approximately 79 metres along Marlee Avenue, approximately 67 metres along Romar Crescent, and approximately 63 metres along Stayner Avenue. It is generally rectangular in shape with a gross site area of approximately 5,132 square metres. See Attachment 2 for the Location Map.

### **Existing Use**

Six separate parcels comprise the subject lands. The subject lands municipally addressed as 245-251 Marlee Avenue contain a two-storey commercial building. The subject lands municipally addressed as 1 Romar Crescent contain a one-storey commercial building. The subject lands municipally addressed as 3, 5 and 7 Romar Crescent each contain a single detached residential dwelling, and the subject lands municipally addressed as 16 Stayner Avenue contain a single detached dwelling functioning as a recreation space.

### **Surrounding Land Uses**

- **North:** Romar Crescent, beyond which the properties municipally known as 351-377 Marlee Avenue, 2-6 Romar Crescent and 265-269 Viewmount Avenue are subject to an Official Plan Amendment and Zoning By-law Amendment application (25 198723 NNY 08 OZ), and properties known as 253-263 Viewmount Avenue and 12-18 Romar Crescent are subject to an Official Plan Amendment and Zoning By-law Amendment application that is under appeal to the OLT (24 171220 NNY 08 OZ). Two single detached dwellings with ground

related residential uses remain between the two proposed developments at 8 and 10 Romar Crescent.

- **South:** Stayner Avenue, beyond which are single detached homes with ground related residential uses and the Toronto Christian Disciples Church, followed by multiple tall residential buildings 20+ storeys in height.
- **East:** Five single detached residential dwellings with ground related residential uses are located directly east of the subject site at 9 and 11 Romar Crescent, and 10, 12, and 14 Stayner Avenue, beyond which are properties municipally known as 15-19 Romar Crescent, 18-22 Benner Avenue and 8 Stayner Avenue, subject to an Official Plan Amendment and Zoning By-law Amendment application (25 141826 NNY 08 OZ), followed by Benner Park and the William R., Allen Road.
- **West:** Marlee Avenue, beyond which are two and three-storey commercial buildings and single detached homes of ground related residential uses fronting onto Enid Crescent.

## THE APPLICATION

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### Description

The Official Plan Amendment and Zoning By-law Amendment application proposes to redevelop the lands at 245-251 Marlee Avenue, 1-7 Romar Crescent and 16 Stayner Avenue to permit 37-storey and 35-storey mixed-use buildings with 56,327 metres of residential gross floor area (GFA) and 650 square metres of commercial/retail GFA.

### Height

Building 'A' 37-storeys (118.25 metres) plus 6-metre-high mechanical penthouse  
Building 'B' 35-storeys (112.35 metres) plus 6-metre-high mechanical penthouse

### Density

The proposal has a density of 11.10 times the area of the lot.

### Unit Count

The proposal includes 886 dwelling units, 7 studio (1%), 644 one-bedroom (73%), 144 two-bedroom (16%), and 91 three-bedroom units (10%), which include 6 live/work units.

### Non-Residential Component

The proposal includes approximately 650 square metres of retail space at grade on Marlee Avenue, delineated as six commercial retail units shown on the Level 1 Floor Plan.

### Access, Parking and Loading

The proposal includes vehicular access via a two-way private driveway that runs along the east side of the property from Romar Crescent and Stayner Avenue to the underground parking. Two car-share and four pick up/drop off (PUDO) spaces are located at-grade. The resident and visitor parking spaces will be accessed by a ramp on the northeastern portion of the site. A total of twenty visitor parking spaces (including eight retail parking spaces) are proposed on the first underground parking level, P1. Of these twenty visitor spaces, four are barrier free spaces, and six are EV parking spaces.

Additionally, a total of 308 resident parking spaces are proposed, located on P1, P2 and P3. A total of 903 bike parking spaces are provided, consisting of 101 short term spaces and 802 long term spaces.

Two Type 'G' loading spaces are provided on the ground floor and accessed from the private driveway running from Romar Crescent to Stayner Avenue along the east side of the property, one located adjacent to the underground parking garage ramp in the northeast area of the site, and one located in the southeast area of the site.

### **Additional Information**

See the attachments for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), site plan (Attachment 5), elevations (Attachments 6-9), and 3D massing views (Attachment 10) of the proposal. 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: [www.toronto.ca/245MarleeAve](http://www.toronto.ca/245MarleeAve).

### **Reasons for Application**

The Official Plan Amendment application proposes to redesignate the entirety of the lands from *Neighbourhoods* to the *Mixed Use Areas* designation in order to permit the proposed building typology and heights of the tall buildings.

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to rezone the entirety of the site to the *Commercial Residential* zone category and to include site specific zoning performance standards for matters including, but not limited to, building height, building setbacks, floor space index, amenity space, landscaping, and parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the ongoing application review.

### **Site Plan Control**

A Site Plan Control application is required for this development and was submitted and deemed complete on July 23, 2025 (Application no. 25 179966 NNY 08 SA).

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

### **Official Plan**

The subject lands are presently designated *Mixed Use Areas* (245, 247, 249, 251 Marlee Avenue and 1,3 & 5 Romar Crescent) and *Neighbourhoods* (7 Romar Crescent and 16 Stayner Avenue) on Map 17 of the Official Plan. See Attachment 3 of this Report for the Land Use Map.

Marlee Avenue is subject to the Avenues overlay on Map 2: Urban Structure (OPA 778).

The Official Plan should be read in whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

## **Zoning**

The subject site containing 245-251 Marlee Avenue and 1-5 Romar Crescent are zoned Commercial Residential (CR (c1.0; r1.0) SS3) under Zoning By-law 569-2013. The CR zoning category permits a range of commercial, residential and institutional uses in standalone and mixed-use buildings. The lands at 7 Romar Crescent and 16 Stayner Avenue are zoned Residential Detached (RD (f15.0; a550) (x5) under Zoning By-law 569-2013. The Residential Detached zoning category permits the residential uses of single detached houses, duplexes, triplexes and fourplexes. The maximum permitted height is 10 metres, and the maximum permitted lot coverage is 35% of the area of the lot. See Attachment 4 of this Report for the existing Zoning By-law Map.

## **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Toronto Accessibility Design Guidelines
- Retail Design Manual

The City of Toronto's design guidelines are available online here: [Design Guidelines – City of Toronto](#)

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Official Plan and Zoning By-law Amendment are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The TGS can be found here: [Toronto Green Standard – City of Toronto](#)

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On May 12, 2025, a virtual community consultation meeting took place. Approximately 26 people attended the meeting, as well as the Ward Councillor, and City Staff.

Following a presentation by City staff and the Applicant's team, the following comments and issues were raised:

- Infrastructure and service capacity concerns;
- Lack of community services expansion;
- Impacts on neighbouring streets during construction;
- Development premature in light of current study underway;
- Loss of existing businesses (medical services) displacement;
- Compatibility with the character and scale of the area;
- Traffic impacts of the proposal in combination with adjacent proposals;

- Proposed unit mixes not being adequate to accommodate families;
- Poor transition to Neighbourhoods;
- Lack of parking; and,
- Shadowing, height and setback impacts on surrounding low-rise residential properties.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

## COMMENTS

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### Provincial Planning Statement and Provincial Plans

Staff have reviewed the application for consistency with the Provincial Planning Statement (2024) (“PPS”). The PPS directs that growth will be focused in strategic growth areas, locations with existing or planned transit with a focus on higher order transit, and areas with existing or planned public service facilities. Chapter 1 of the PPS indicates that the Official Plan is the most important vehicle for implementation of the PPS. Official plans shall identify provincial interests and set out appropriate land use designations and policies. Strategic growth areas include PMTSAs/MTSAs and Avenues.

Policies 2.4.1 (2) and (3) of the PPS directs that strategic growth areas should be planned to support the achievement of complete communities and sets out considerations for planning authorities, such as identifying the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas. Policies 2.4.2 (1) and (2) requires planning authorities to delineate the boundaries of *major transit station areas* through a new official plan or official plan amendment that defines an area within an approximately 500-800 metre radius of a transit station and within *major transit station areas* plan for a minimum density target of 200 residents and jobs combined per hectare for those that are served by subways. Recent Provincial approvals of PMTSA/MTSAs provides policy directions that the immediate area around a station should support intensification.

As noted in the preceding section of this report, the City is presently undertaking the Growing Marlee-Glencairn Study in part to satisfy the requirements in Section 2.4.2 regarding delineation of a MTSA and planning for its growth. The Study is intended to look at the area comprehensively and determine the appropriate level of intensification and redevelopment within this area and ensure that other supporting elements such as infrastructure, public service facilities and development standards are in place to support this future community. The entirety of the subject lands are within the Study area. The lands directly adjacent to the *Mixed Use Areas* along Marlee Avenue are designated *Neighbourhoods* and predominately low rise in nature. As such, the proposal needs to be carefully considered. In phase 1 of the Study, extensive background review, analysis and public engagement has informed the creation of an



Emerging Vision and Draft Guiding Principles for the Study which will be used to develop growth options in Phase 2. The Emerging Vision and Draft Guiding Principles recognizes the area is changing and that such changes should support and reinforce the existing public networks and improve the public realm while accommodating for a range of land uses and housing options. The development of growth options is emerging and underway.

Furthermore, policy 3.1 (1) of the PPS directs that planning for infrastructure and public service facilities shall be coordinated with land use planning and growth management so that they are available to meet current and projected needs. It has not yet been demonstrated that the proposed development can be accommodated by existing municipal services. In the opinion of Staff, the proposal has not demonstrated consistency with the PPS.

Additional PPS policies may be further identified through the OLT process.

## **Land Use**

Portions of the site are designated *Mixed Use Areas* by the Official Plan. Map 2 of the Official Plan includes Marlee Avenue in the *Avenue* overlay. The *Mixed Use Areas* designation provides for a broad range of commercial, residential, and institutional uses in single use or mixed use buildings. *Avenues* are corridors where reurbanization is encouraged to create new housing and job opportunities while improving the pedestrian environment, shopping opportunities, and transit service.

OPA 778 updates the *Avenues* policies of the Official Plan and Marlee Avenue has been included as a 'new' *Avenue*. OPA 778 states that *Avenues* will change and grow to provide a full range of housing options supported by high quality transit services and design practices that create safe and attractive *Avenues* for all users. Buildings will primarily be mid-rise in scale; however, buildings may be taller when located within a 500-800 metre walking distance of a subway or light rail station provided that such built form conforms to other policies of the Official Plan, including but not limited to the land use and built form policies in Sections 2.3.1.3, 3.1.4, and 4.5.2.

City Planning staff have reviewed the proposed land use re-designation from *Neighbourhoods* to *Mixed Use Areas*, against the policies of the Official Plan, as well as the relevant design guidelines. The lands directly to the east, as well as lands on the northeast side of Romar Crescent and on the southeast side of Stayner Avenue, are designated *Neighbourhoods*. Official Plan policies 2.3.1.3 and 4.5.2 state that development in *Mixed Use Areas* will be compatible with *Neighbourhoods* and provide a gradual transition of scale and density through stepping down of buildings towards and setbacks from those *Neighbourhoods*. The proposal has not demonstrated that there is sufficient transition between these two areas of different development scale and intensity.

The Official Plan requires that where significant intensification of land is proposed adjacent to *Neighbourhoods*, Council will determine, at the earliest point in the process, whether a broader area review and possible area specific policies are appropriate, to be

created in consultation with the local community. The Growing Marlee-Glencairn Study responds to this Official Plan direction and may identify potential land use changes and other matters in addition to the delineation of the PMTSA.

The Emerging Vision and Guiding Principle #4 – full range of housing types and forms, has a ‘key move’ which states: *consider land use changes, densities and building types that strategically respond to the current and evolving neighbourhood context including its proximity to the Glencairn subway station*. The proposal appears to respond to this guideline. However, further assessment is required to determine its appropriateness in the context of the evolving neighbourhood context.

## **Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. *The Emerging Vision and Guiding Principles* directs for: a full range of housing types and forms that continue to provide choice and variety to meet the needs of current and future residents, including an aging demographic in Marlee-Glencairn, with growth supported by adequate and timely infrastructure.

The Growing Up Guidelines state that a minimum 10% of the units should have 3 bedrooms and 15% should have 2 bedrooms. As described in the application, 26% of the units in the building are large units, including 10% three-bedroom units and 16% two-bedroom units. The proposed unit mix supports objectives of the Growing Up guidelines and the Official Plan Housing policies to accommodate within new development a broad range of households, including families with children. However, the proposed average unit sizes for large units do not meet the unit size recommendations in the Guidelines. The Growing Marlee-Glencairn – Phase 1 Report included a summary of most discussed themes resulting from numerous community engagement activities. ‘More housing options supported by infrastructure’ was one of the top four themes, reporting that new housing options are needed, including affordable rental and family-sized units.

## **Rental Housing and Tenant Assistance**

The application proposes to demolish 3 residential dwelling units at 3, 5 and 7 Romar Crescent, 2 of which (3 and 7 Romar Crescent) are rental dwelling units occupied by tenants. As the application involves the demolition of two rental dwelling units, tenant assistance is required in accordance with Policy 3.2.1.12 of the Official Plan to lessen hardship for existing tenants. In the event the OLT allows the Official Plan and Zoning By-law amendment application appeals in whole or in part, the final Order should be withheld until the owner has entered into an agreement to secure a Tenant Assistance Plan that is consistent with the City’s current practices and will support tenants to access alternative accommodation.

## **Public Realm and Site Organization**

The Official Plan states the public realm is the fundamental organizing element of the city and its neighbourhoods, playing an important role in supporting population and employment growth, health, liveability, social equity and overall quality of life. The public realm creates strong social bonds at the neighbourhood level, being a key shared

asset that draws people together. The public realm is comprised of all public and private spaces to which the public has access. Further, the Official Plan states that development fit into its existing and planned context, framing streets by providing additional setbacks or open spaces at street intersections, transit stops, and areas with high pedestrian volumes. These additional setbacks promote civic life and the use of the public realm, and improve the safety, pedestrian comfort, interest and experience.

The Emerging Vision and Guiding Principles outline 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*. The Guiding Principles further direct for 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. The proposed development is consistent with objectives of including active retail and supports office and other job-generating uses through the proposed live/work units enhancing the main street pedestrian-oriented character of Marlee Avenue.

The proposed front yard setbacks along Romar Crescent and Stayner Avenue vary from approximately 2.0 to 2.3 metres. Staff recommends increasing the front yard setbacks to enhance the public realm along this important pedestrian corridor to the existing park system and provide sufficient area for landscaping for the residential live/work units at-grade.

A 3.0 metre setback is proposed along Marlee Avenue. The proposed setback has not yet demonstrated that it achieves an appropriate sidewalk zone. Staff will continue discussions with the applicant regarding public realm to support Marlee Avenue as an emerging 'commercial main street'.

As outlined in the Block Context Plan, a mid-block crossing on the eastern side of the subject site is proposed. To facilitate cross-block movement enhancing pedestrian connections to the Glencairn Subway Station, a dedicated 2.1-metre-wide pedestrian sidewalk should be included to mitigate the risk of pedestrians using the driveway.

### **Built Form**

Staff have reviewed the proposed built form including height and transition against the policies of the Official Plan as well as relevant design guidelines. As noted above, the lands within the immediate context of the subject lands are predominately designated *Neighbourhoods*. Transition to *Neighbourhoods* is guided by the Official Plan and Tall Building Design Guidelines, which amongst others provide for an appropriate separation distance.

Within the immediate context there is an active Official Plan Amendment and Zoning By-law Amendment application to the east bordering Benner Park, comprising lands municipally known as 15-19 Romar Crescent, 18-22 Benner Avenue and 8 Stayner Avenue (City File 25 141826 NNY 08 OZ). However, five mid-block parcels are not currently subject to lot consolidation: two parcels on the south side of Romar Crescent

(9 and 11 Romar Crescent) and three parcels on the north side of Stayner Avenue (10, 12 and 14 Stayner Avenue), all are comprised of ground-related residential uses. Where it is appropriate to redevelop the subject lands into a more intensified form, such redevelopment must not preclude the redevelopment potential of adjacent lands and must be coordinated with adjacent developments. Additional analysis to their submitted plan needs to be undertaken to determine the built form options for the remaining mid-block parcels in order to provide adequate transition and setbacks, and to consider alternate building forms. Alternatively, should lot consolidation occur mid-block and these properties remain as low-rise dwellings, additional analysis regarding appropriate transition will be required.

The proposal indicates a base building height of 23.05 metres, which exceeds the recommended height in the Tall Building Guidelines and may not provide a street-appropriate scale that relates to pedestrians and the existing right-of-way (ROW). A reduced base building height to match the ROW width should be provided. A stepback is to be provided for any portion exceeding 80 % of the ROW for the base building.

The proposal provides an approximate 18.4-metre Tower 'A' setback and a 14.7-metre Tower 'B' setback from the east property line, not including projecting balconies, directly adjacent to *Neighbourhood* lands, subject sites of which are municipally known as 7 Romar Crescent and 14 Stayner Avenue. As these adjacent properties are presently designated as *Neighbourhoods* a greater transition and increased setback may be required. As noted earlier, the Emerging Vision and Guiding Principle #4 provides that the study will consider land use changes, densities and building types that strategically respond to the current and evolving neighbourhood context including its proximity to the Glencairn subway station. In this regard, there is recognition that the area is subject to change and that certain *Neighbourhood* lands may evolve over time.

Should the redesignation be appropriate, in addition to the tower setbacks, the base building setbacks may be improved to provide sufficient built form transition, access to light, sufficient space for tree planting and soft landscaping on site. Base building setbacks to the east property line are approximately 11 metres for Tower 'A' and 9.2 metres for Tower 'B'.

The proposed floor plates for both towers, each approximately 803 square metres, exceed the 750 square metres recommended by the Tall Building Design Guidelines. Oversized floorplates increase shadow impacts, as detailed in the shadow study. The Guidelines provide guidance that proportionate increases in tower separation, setbacks, and stepbacks should be provided for floor plates greater than 750 square metres. Given the proposed 803 square metre floorplates the current 27-metre tower separation can be improved to mitigate the visual and bulk impacts, especially when considering the proposed wraparound balconies. Tower stepbacks should contemplate limiting projecting balconies to minimize imposing bulk at the street level within the public realm.

## **Sun, Shadow and Wind**

The Sun/Shadow Study prepared by Kirkor Architects and Planners dated November 8, 2024, was submitted with the application. Shadows are observed on multiple adjacent city blocks including:

- Public sidewalks beginning at 9:18 am on Marlee Avenue and continuing across Romar Crescent through 5:19 pm on March 21, from 9:18 am through 3:18 pm on June 21, and from 9:18 am to 12:18 pm on Marlee Avenue, and from 1:18 pm to 5:18 pm on September 21 on Romar Crescent.
- Neighbourhoods-designated lands north of Romar Crescent, west of Marlee Avenue, between 9:18 and continuing until 5:18pm on March/September 21 across varying properties.

Shadowing is also observed on Benner Park to the east mid-afternoon on March 21 (4:18pm), June 21 (5:18pm) and Sept 21 (3:18pm) and extends in the late afternoon to Viewmount Park on March/Sept 21 beginning at 5:18pm. Opportunities to improve the proposal to further reduce shadows should be explored.

The Pedestrian Level Wind Study prepared by Theakston Environmental and dated November 11, 2024, identifies the site and surrounds are predicted to be generally suitable for sitting or standing throughout the year, with localized walking conditions. The at-grade and 2<sup>nd</sup> level outdoor amenity spaces are rated appropriate for sitting throughout the year. The outdoor amenity space on the 7<sup>th</sup> level requires further mitigation due to wind conditions that are not favorable. Mitigation measures tested included 2.8-metre-high wind screens along the west boundary, 1.8-metre-high wind screens along the east boundary and trellises/shade structures located to the east of the pool. Uncomfortable conditions, however, remain deeming only portions of the 7<sup>th</sup> level outdoor amenity space considered seasonally appropriate for their intended use. Massing changes to the proposed building can be improve the overall site wind conditions and should be investigated. Comfortable wind conditions should be provided for sitting in outdoor amenity areas.

In the event the proposal is approved in principle, the applicant would be required to submit an updated wind study with wind tunnel testing to the satisfaction of the Chief Planner and Executive Director, City Planning, with any mitigation measures secured in the implementing zoning by-law or site plan approval, as appropriate.

## **Noise Impact Study**

A detailed Noise and Vibration Feasibility dated November 8, 2024, was submitted by the applicant in order to determine whether there are any impacts on the proposal from the TTC subway, Marlee Avenue, or other local streets. Should the OLT approve the application, staff recommends that a peer review of the approved design be conducted and paid for by the applicant, and that any issues that arise through the review which are applicable to the Official Plan Amendment and/or Zoning By-law Amendment be addressed prior to the final Order by the OLT.

## **Parkland**

In accordance with Section 42(3) of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10% of the development site as the site is less than five (5) hectares, with the non-residential uses subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 480.1 square metres.

In this instance and as per the Toronto Municipal Code Chapter 415-26, Parks and Recreation would encourage the conveyance of lands off-site that would expand an existing park or create a new park as the required parkland dedication.

The off-site dedication shall comply with Policy 3.2.3.8 of the Toronto Official Plan. The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks and Recreation and would be subject to this Division's conditions for conveyance of parkland prior to the issuance of the First Above Grade Building Permit. The Owner shall provide confirmation to Parks Development if they would be agreeable to pursuing an off-site parkland dedication.

As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Should the value of the off-site dedication not fulfill the value of the onsite dedication, the remaining value shall be provided in cash-in-lieu, prior to the issuance of the First Above Grade Building Permit.

If the Owner has demonstrated, to the satisfaction of the General Manager, Parks and Recreation, that the pursuit of an off-site parkland dedication has not been successful, payment of cash-in-lieu of parkland will be required.

## **Amenity Space**

The proposal includes a total of 1,928 square metres of indoor residential amenity space, provided on the first, second and seventh floors of the building. A total of 1,632 square metres of outdoor amenity space is proposed as a terrace space at the second and seventh storeys as well as at-grade in the east yard. Overall, there is 3,560 square metres of residential amenity proposed, which is approximately 4.01 square metres per dwelling unit (2.17 square metres per dwelling unit for indoor and 1.84 square metres per dwelling unit for outdoor amenity space). The outdoor amenity space of 1.84 square metres per dwelling unit does not meet the minimum zoning by-law requirements of at least 2.0 square metres of indoor amenity space per unit and should be increased for a building of this scale.

## **Solid Waste**

Staff noted that all overhead doors in both buildings are required to have a minimum vertical clearance of 4.4 metres. An additional 4.62 square metre (minimum) area is required for the storage of household hazardous waste in Building A (north tower) and an additional 4.24 square metre minimum for the storage of household hazardous waste in Building B (south tower). The non-residential component of the development is ineligible for City of Toronto waste collection services and as such all garbage and recyclables must be collected privately. Garbage and other waste materials are not to be placed on public property. Proper loading/storage facilities located on private

property are required and must meet all applicable by-laws and legislation including Chapter 841 of the Municipal Code.

The proposal is to be revised to address these matters and may impact the proposed site organization and/or building footprint.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Standards for matters such as waste collection and sorting, bicycle parking rates, erosion & sediment control, stormwater retention & reuse and total suspended solids.

In the event the OLT allows the appeals in whole or in part, the final Order should be withheld pending confirmation that the owner has submitted an updated complete Toronto Green Standards (TGS) Checklist and Statistic Template, to the satisfaction of the Executive Director, Development Review.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Trees on City Streets) and III (Private Tree Protection) and Municipal Code Chapter 608 – Parks, Article VII (Trees).

An Arborist Report and Tree Preservation Plan Report, Soil Volume Plans, Architectural Plans, Subsurface Utility Engineering Investigation and Report and Site Servicing Plan were submitted in support of the development. Urban Forestry Staff have reviewed the submitted materials and requested a number of revisions to address matters such as the deficient soil volume and encumbered space on the subject site and along street frontages.

Urban Forestry does not support the development in its current form because it does not adequately consider the preservation or enhancement of the urban forest or meet the Toronto Green Standard. Urban Forestry requests a resubmission that, among other matters, addresses the provision of dedicated and unencumbered space on the subject site and along the City road allowance for the planting of large-growing shade tree and their supporting infrastructure. Revisions to the above and below-ground footprint and design will be required to ensure new and existing trees can be adequately accommodated.

### **Servicing**

Engineering Review staff have reviewed the Functional Servicing and Stormwater Management Report (FSR), prepared by Schaeffers Consulting Engineers, dated November 2024, and associated plans and require further revisions to the reports and drawings. At present, the applicant has not demonstrated that sufficient capacity is available to support the development. Engineering Review Staff have recommended that in the event the OLT allows the Zoning By-law Amendment application appeal in whole or in part, a holding (H) symbol be enacted in the final form of the zoning by-law, not to be lifted until the following matters are satisfied:

1. The city has received, reviewed and accepted an engineering submission (comprised of a Servicing Report, Stormwater Management Report and Hydrogeological report and supporting documents/drawings) demonstrating that the City requirements can be met, and sufficient capacity exists to accommodate the proposed development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
2. Should the engineering submission identify the need for upgrades or improvements to existing municipal infrastructure, and/or new municipal services, those upgrades, improvements and/or new services shall be designed, financially secured and constructed through an appropriate development agreement(s) and be operational all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
3. All necessary approvals or permits are obtained, where required all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

### **Transportation**

A 3.44 metre road widening is required along the frontage of Marlee Avenue to satisfy the requirement for a planned Right-of-Way width of 27 metres. Marlee Avenue currently has an approximate width of 20 metres in this area. Additionally, two 6.0 metre corner roundings are required, one at the corner of Marlee Avenue and Romar Crescent and another at the corner of Marlee Avenue and Stayner Avenue.

Transportation Services staff provided comments requiring a minimum sidewalk width of 2.1 metres plus associated offsets.

### **Mobility Network Impact**

Transportation Review Staff have reviewed the Transportation Impact Study (TIS) dated November 9, 2024, by BA Group and associated plans. The TIS estimates that the proposed development will generate approximately 195 new two-way vehicle trips in the weekday morning peak hours and 195 new two-way vehicle trips during the weekday afternoon peak hours. At present, Transportation Review staff request a number of revisions to the TIS and associated drawings and do not accept the traffic impact conclusions of the report. Several revisions to the report, including site traffic estimates, trip distribution and mitigating measures, among other revisions are requested.

As noted above, the City is undertaking the Growing Glencairn Study which will identify improvements to the mobility network that are required to support the growth in the Study area. The application should protect for mobility improvements within the public street network and throughout the site.

### **Access, Parking and Loading**

Transportation Review Staff have reviewed the Transportation Impact Study dated November 8, 2024, by BA Group and associated plans and require further revisions to the reports and drawings. The proposed overall vehicle parking supply is acceptable, along with the proposed electrical charging infrastructure.



The site is proposed to be accessed through two entrance driveways, one off Romar Crescent and one from Stayner Avenue. The two entrance driveway accesses support a mid-block connection as part of the overall mobility network.

The proposal provides two Type 'G' loading spaces, one for each building, which does not satisfy the minimum By-law loading supply requirements. One Type 'C' loading space is also required for the residential component, along with one Type 'B' loading space for the proposed retail component. Project statistics and architectural drawings must be revised to demonstrate compliance to the above noted requirements. Alternatively, justification is required for loading demand and approved proxy sites based on technical rationale and in similar context.

A combined pick-up drop-off ('PUDO') including four parking spaces are provided for the two buildings. A queueing analysis with the PUDO demand will be required to demonstrate the proposed supply is accommodated.

The proposal provides for 802 long-term vehicle bicycle parking spaces and 101 short-term bicycle parking spaces for a total of 903 spaces. While the proposed meets the long-term bicycle parking requirements, the proposal does not satisfy the short-term bicycle parking requirements, as 178 short-term bicycle parking spaces are required.

In the event the proposal is approved in principle, the applicant would be required to satisfy the access, vehicular parking, bicycle parking, and loading comments and concerns, to the satisfaction of the General Manager, Transportation Services.

### **Transportation Demand Management (TDM)**

A TDM plan was included as part of the applicant's Transportation Impact Study. The TDM plan specified a number of considerations such as, but not limited to, two bicycle repair stations and two Car Share spaces. Transportation Planning staff have requested additional TDM measures be considered of Pre-loaded Transit Passes and Bike-Share funding. Transportation Planning staff have also requested revisions to the bicycle parking spaces to ensure that the provision of short/long-term bicycle parking spaces and paths/aisles are functional and operational.

### **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities to support healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

*The Emerging Vision and Guiding Principles* directs for 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.

The Growing Marlee-Glencairn – Phase 1 report includes a Community Services and Facilities Sector Overview, which indicates there are currently 22 child care centres in the Study Area, however, there are only enough licensed child care spaces to serve 39% of children aged 0-4 years, which is below the City's target of 50%. Additionally, the CS&F Sector Review identified 20 human service agencies in the Study Area, with programs and services providing mental health supports, employment and housing services, immigration assistance, and supportive services for people with disabilities, however, these human service agencies were generally concentrated on the west side of Dufferin Street.

The subject site offers the opportunity to contribute to a complete community and help meet this need within the proposed development. Consideration should be given to including additional childcare facility or community agency space within the proposed development as an in-kind Community Benefits Charge contribution. Further, the applicant should give consideration to other community benefits such as the provision of affordable housing. The proposal does not include any in-kind benefit on site. Staff will continue to discuss the delivery of these community benefits and facilities with the applicant.

### **Schools**

The Toronto Lands Corporation (TLC)/Toronto District School Board has advised that there may be insufficient capacity to accommodate students from new residential developments at Glen Park Public School and Ledbury Park Elementary and Middle School by the time this development is occupied. TLC's review of the submitted Community Services & Facilities Study (CS&F) has identified a number of concerns with language and data provided in Sections 3.2 and 4.2 relating to TDSB schools utilized for data are not assigned to the application site.

TLC may request conditions as part of the site plan approval process including the installation of a notice sign on the development site and warning clauses in all agreements of purchase and sale/lease/rental/tenancy agreements to inform new residents of the student accommodation situation. TLC's conditions may change as this application progresses through the planning process.

The Toronto Catholic District School Board (TCDSB) has advised at this time sufficient space exists within the local elementary school to accommodate additional students from the development as proposed. The local secondary school is operating at capacity, however, the TCDSB Capital Plan indicates school expansion with occupancy anticipated for 2027. The TCDSB continues to monitor development growth in this area as it relates to cumulative impact on local schools. Further, the TCDSB has been engaged in communications with the City with respect to CS&F planning for the Growing Glencairn Study.

### **Further Issues**

Development Review Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

## Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following include a preliminary list of conditions that should be imposed on the issuance of any final Order of the Tribunal to the satisfaction of the appropriate City Officials:

- a) the final form and content of the draft Official Plan Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;
- b) the final form and content of the draft Zoning By-law is to the satisfaction of the City Solicitor and the Executive Director, Development Review, which among other matters may include a holding (H) provision for matters including but not limited to:
  - i. the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
  - ii. if the Functional Servicing and Stormwater Management Report are accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
    - a) the owner applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report and Sanitary Capacity Analysis, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or
    - b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
  - iii. all necessary approvals or permits arising from (ii)(a) or (ii)(b) above are obtained, where required all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
  - iv. The City has received, reviewed and accepted the updated Transportation Impact Study, to the satisfaction of the General Manager, Transportation Services;
- c) the owner has satisfactorily addressed the Transportation Review and Engineering Review matters as contained in the Development Engineering Memorandum dated March 20, 2025 and Transportation Review Memorandum dated May 21, 2025, and any outstanding issues raised by Development Engineering, arising from the

ongoing technical review (including provision of acceptable reports and studies), as they relate to the subject applications, to the satisfaction of the General Manager, Transportation Services and Chief Engineer and Executive Director, Engineering and Construction Services;

- d) the owner has submitted an updated Pedestrian Level Wind Tunnel Study with mitigation measures secured in the zoning by-law and site plan to the satisfaction of the Chief Planner and Executive Director, City Planning;
- e) the owner has at its sole cost and expense, facilitated the City undertaking a peer review of the submitted Noise and Vibration Assessment, and secured any recommended mitigation measures in the amending by-law, all to the satisfaction of the Executive Director, Development Review;
- f) the owner has submitted a revised Travel Demand Management Plan to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services;
- g) the owner has submitted an updated and complete Toronto Green Standard (TGS) Checklist and Statistics Template, to the satisfaction of the Executive Director, Development Review;
- h) the owner has satisfactorily addressed matters from the Tree Protection and Plan Review, Urban Forestry Memorandum dated March 20, 2025, and any outstanding issues raised by Urban Forestry, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the subject applications to the satisfaction of the Executive Director, Environment, Climate and Forestry; and
- a) The owner has entered, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, the required Tenant Assistance Plan pertaining to the existing rental dwelling units proposed to be demolished.

## **CONCLUSION**

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The proposal has been reviewed against the policies of the Provincial Planning Statement (2024) the Official Plan, and applicable City guidelines intended to implement Official Plan policies.

This report recommends that City Council direct the City Solicitor, with appropriate staff, to attend the OLT in opposition to the Application in their current forms and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

## **CONTACT**

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Kayla Sintz, Senior Planner, Tel. No. 416-394-8238, E-mail: [Kayla.Sintz@toronto.ca](mailto:Kayla.Sintz@toronto.ca)

## **SIGNATURE**

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

## **ATTACHMENTS**

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### **City of Toronto Information/Drawings**

Attachment 1: Application Data Sheet  
Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Existing Zoning By-law Map

### **Applicant Submitted Drawings**

Attachment 5: Site Plan  
Attachment 6: East Elevation  
Attachment 7: North Elevation  
Attachment 8: South Elevation  
Attachment 9: West Elevation  
Attachment 10: 3D Massing Model

**APPLICATION DATA SHEET**

**Municipal Address:** 245-251 MARLEE AVE, 1-7 ROMAR CRESCENT & 16 STAYNER AVENUE  
**Date Received:** November 26, 2024

**Application Number:** 24 243361 NNY 08 OZ

**Application Type:** OPA / Rezoning, OPA & Rezoning

**Project Description:** Proposed Official Plan and Zoning By-law Amendment to permit a mixed-use development consisting of 35 and 37-storey residential towers on a shared 6-storey podium with 886 residential units, 56,977.50 square metres of gross floor area (GFA), including 650 square metres of non-residential GFA, a floor space index (FSI) of 11.10, and 328 vehicle parking spaces.

**Applicant**  
WESTON  
CONSULTING

**Agent**

**Architect**  
KIRKOR

**Owner**  
THE ADDRESS  
INC

**EXISTING PLANNING CONTROLS**

Official Plan Designation: Mixed Use Areas / Neighborhoods  
 Zoning: CR 1.0 (c1.0; r1.0) SS3 & RD  
 Height Limit (m):  
 Site Specific Provision: N/A  
 Heritage Designation: No  
 Site Plan Control Area: Yes

**PROJECT INFORMATION**

Site Area (sq m): 5,132      Frontage (m): 80      Depth (m): 84

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	1,786		56,978	
Residential GFA (sq m):	1,940		56,328	<b>56,328</b>
Non-Residential GFA (sq m):			650	<b>650</b>
<b>Total GFA (sq m):</b>	<b>1,940</b>		<b>56,978</b>	<b>56,978</b>
Height - Storeys:			37 & 35	<b>37</b>
Height - Metres:			118 & 112	<b>118</b>
Lot Coverage Ratio (%): 67		Floor Space Index:	11.1	

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	56,328	
Retail GFA:	650	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	2			
Freehold:				
Condominium:			880	<b>880</b>
Other:				
<b>Total Units:</b>			<b>880</b>	<b>880</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		7	644	144	91
<b>Total Units:</b>		<b>7</b>	<b>644</b>	<b>144</b>	<b>91</b>

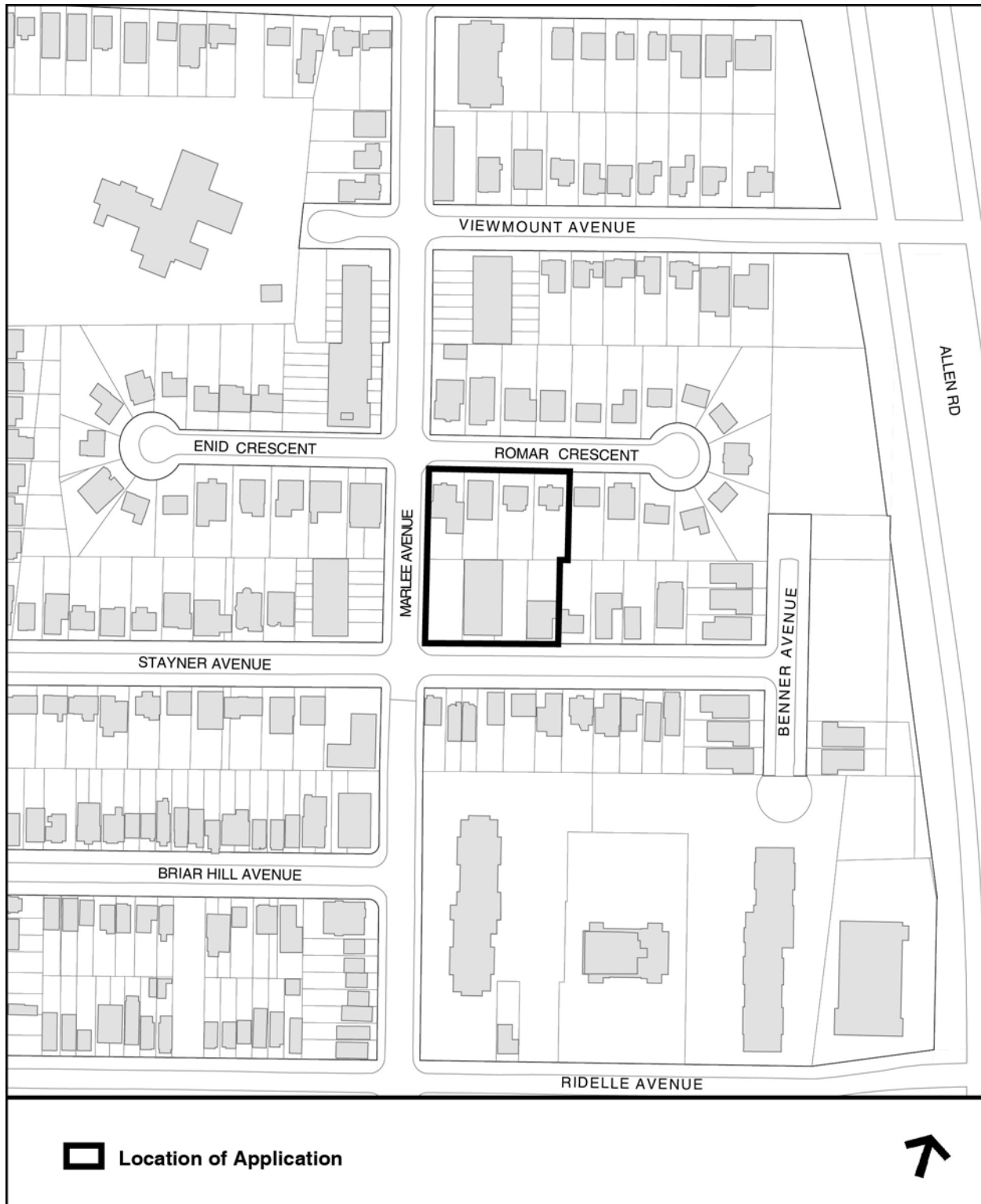
#### **Parking and Loading**

Parking Spaces: 328      Bicycle Parking Spaces: 903      Loading Docks: 2

#### **CONTACT:**

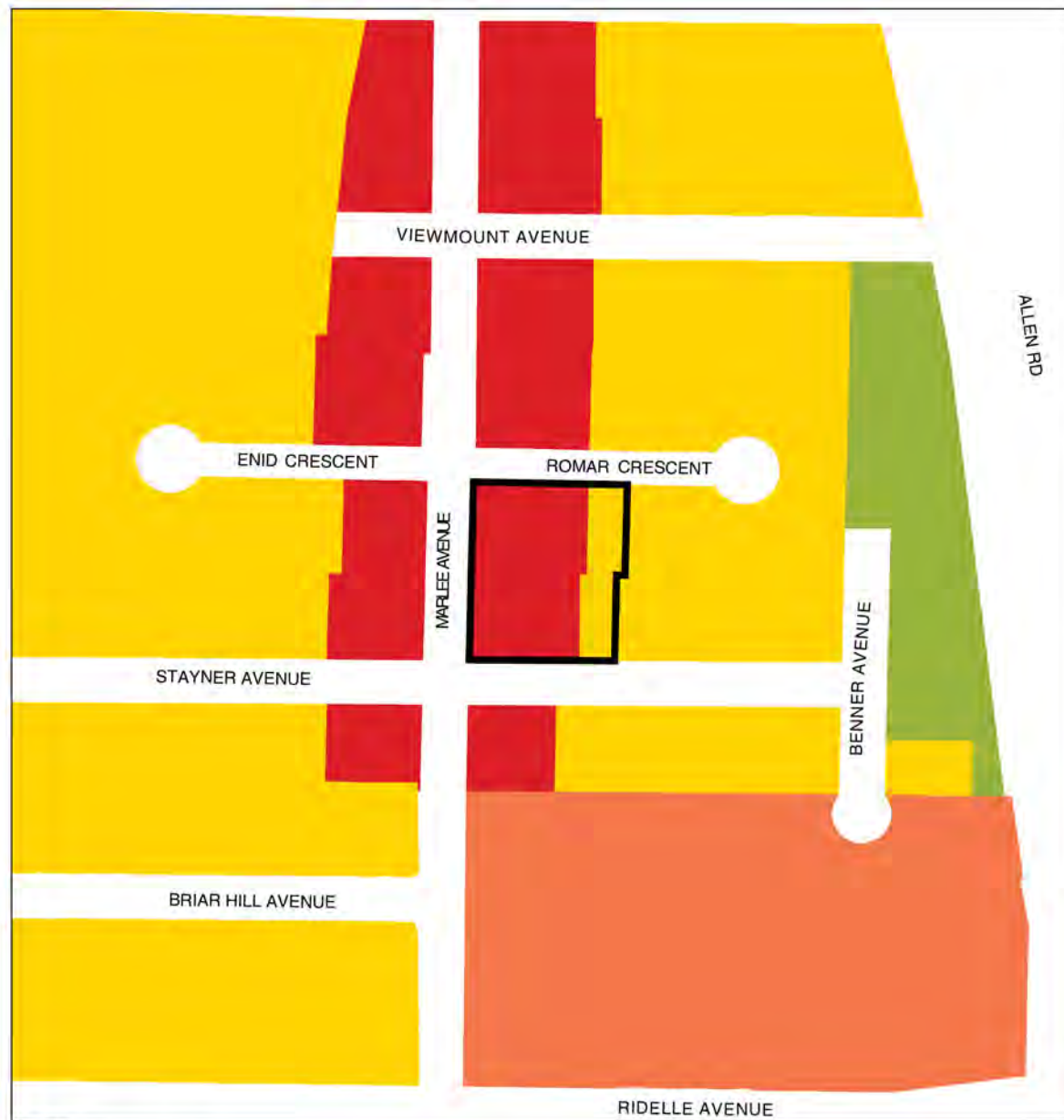
Kayla Sintz, Senior Planner, Community Planning  
(416) 394-8238  
Kayla.Sintz@toronto.ca

## Attachment 2: Location Map





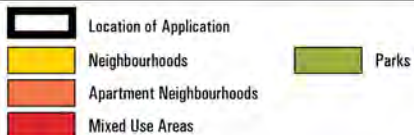
### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

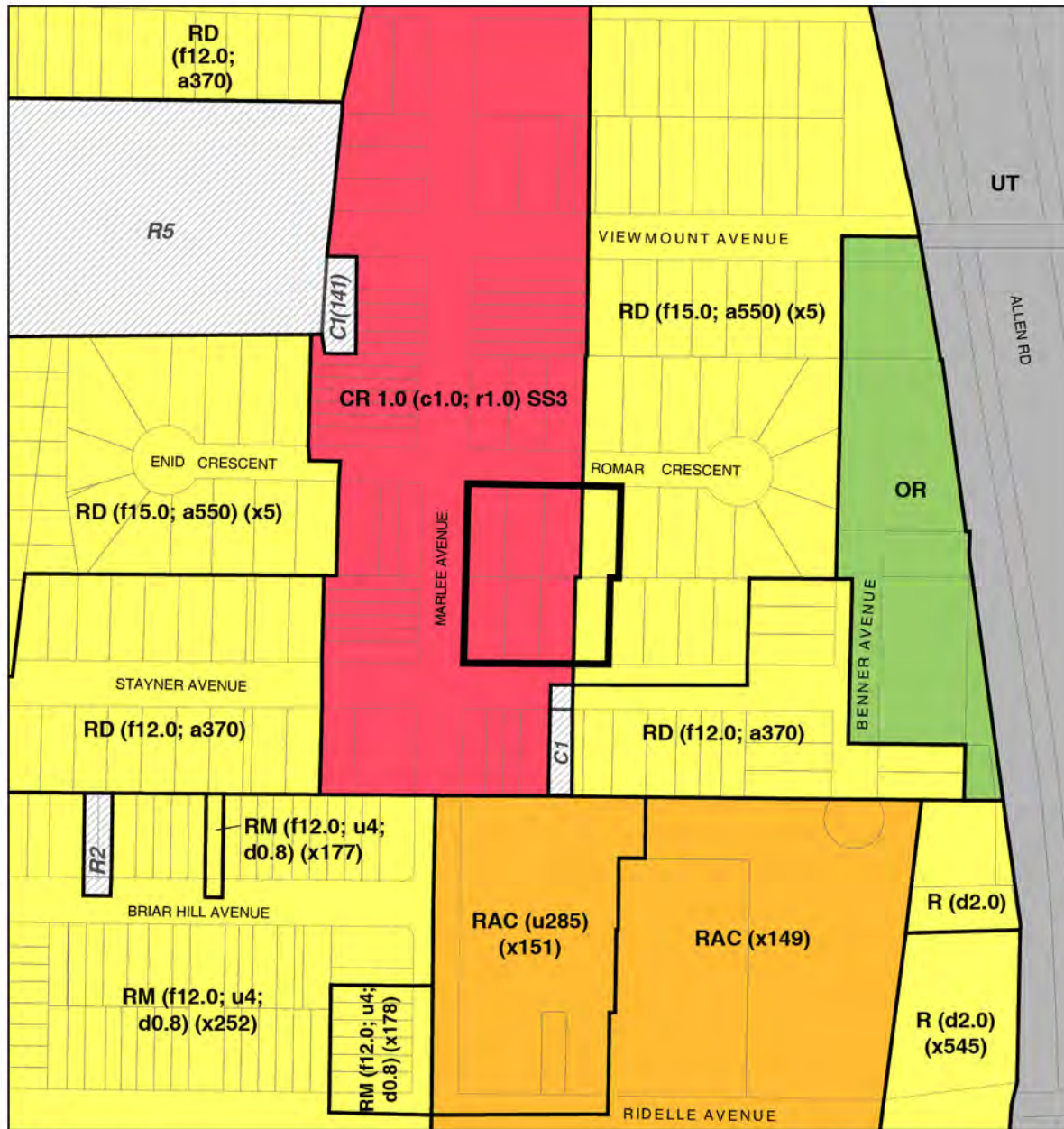
245 Marlee Avenue

File # 24 243361 NNY 08 0Z



Not to Scale  
Extracted: 12/02/2024

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

245 Marlee Avenue

File # 24 243361 NNY 08 0Z



Location of Application

- R Residential
- RD Residential Detached
- RM Residential Multiple
- RAC Residential Apartment Commercial

- CR Commercial Residential
- OR Open Space Recreation
- UT Utility and Transportation



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

- R5 One-Family Detached Dwelling Fifth Density Zone
- C1 General Commercial Zone

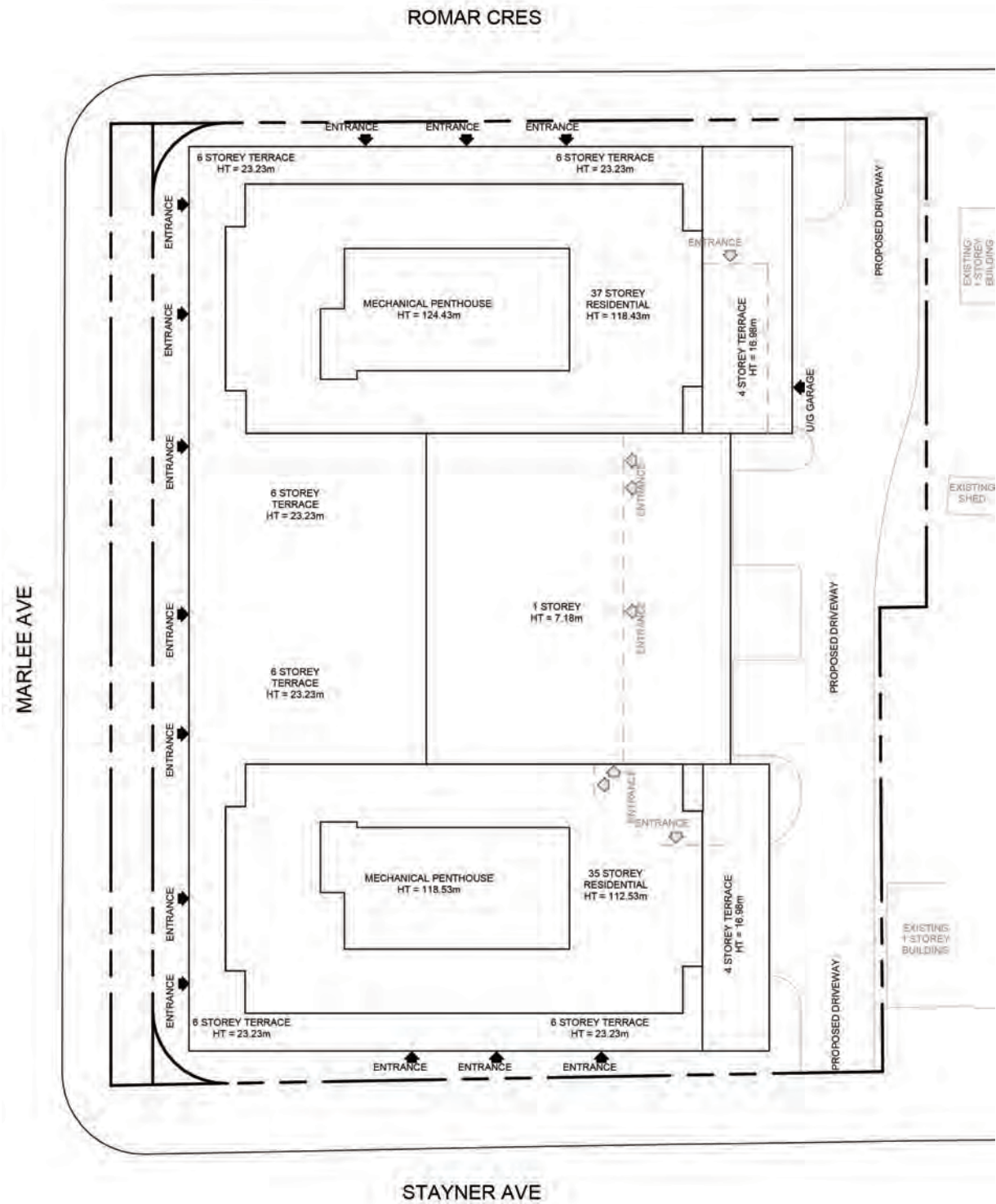
See Former City of York By-law No. 1-83

- R2 Residential Zone



Not to Scale  
Extracted: 12/02/2024

## Attachment 5: Site Plan

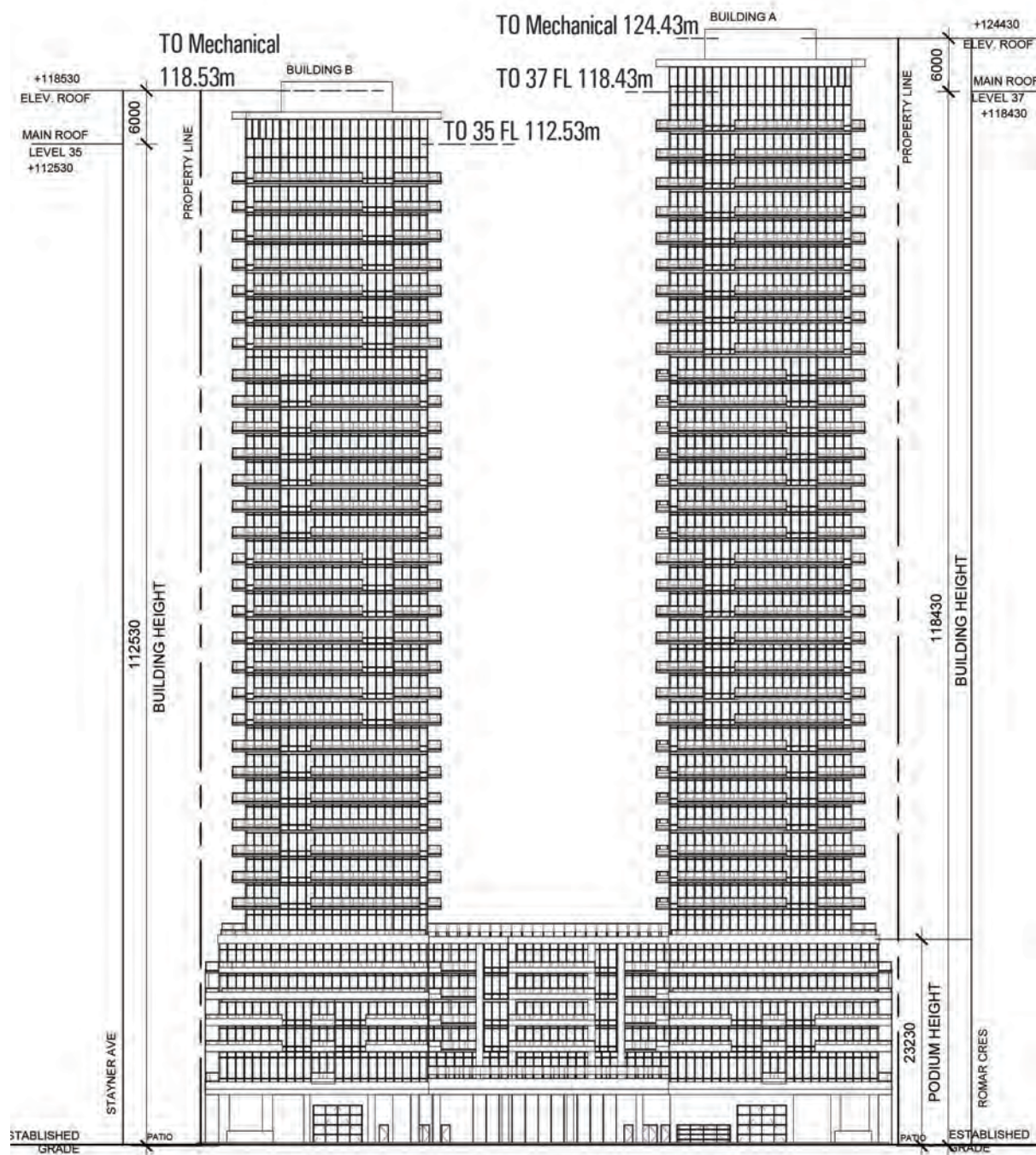


Site Plan



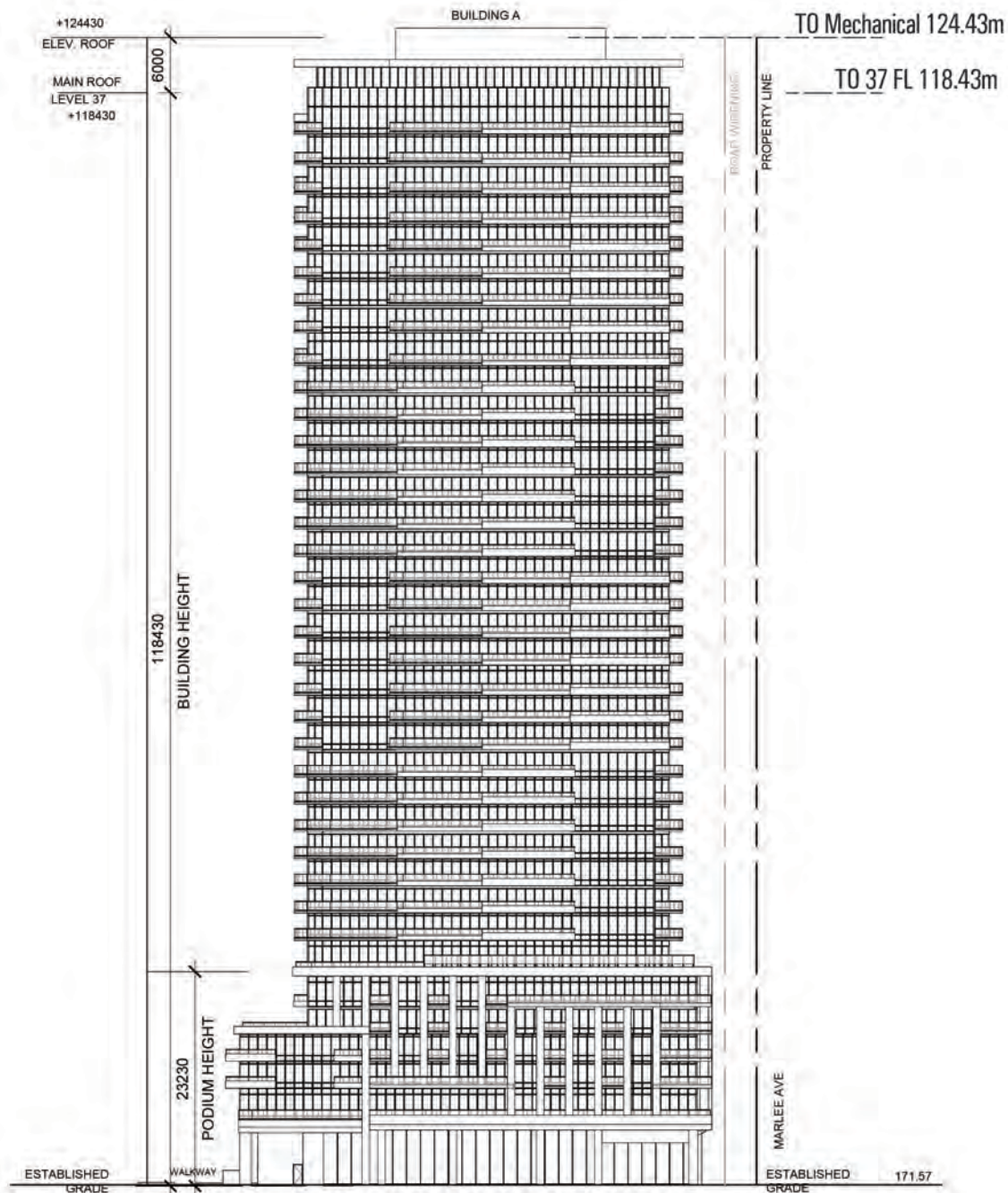


## Attachment 6: East Elevation



East Elevation

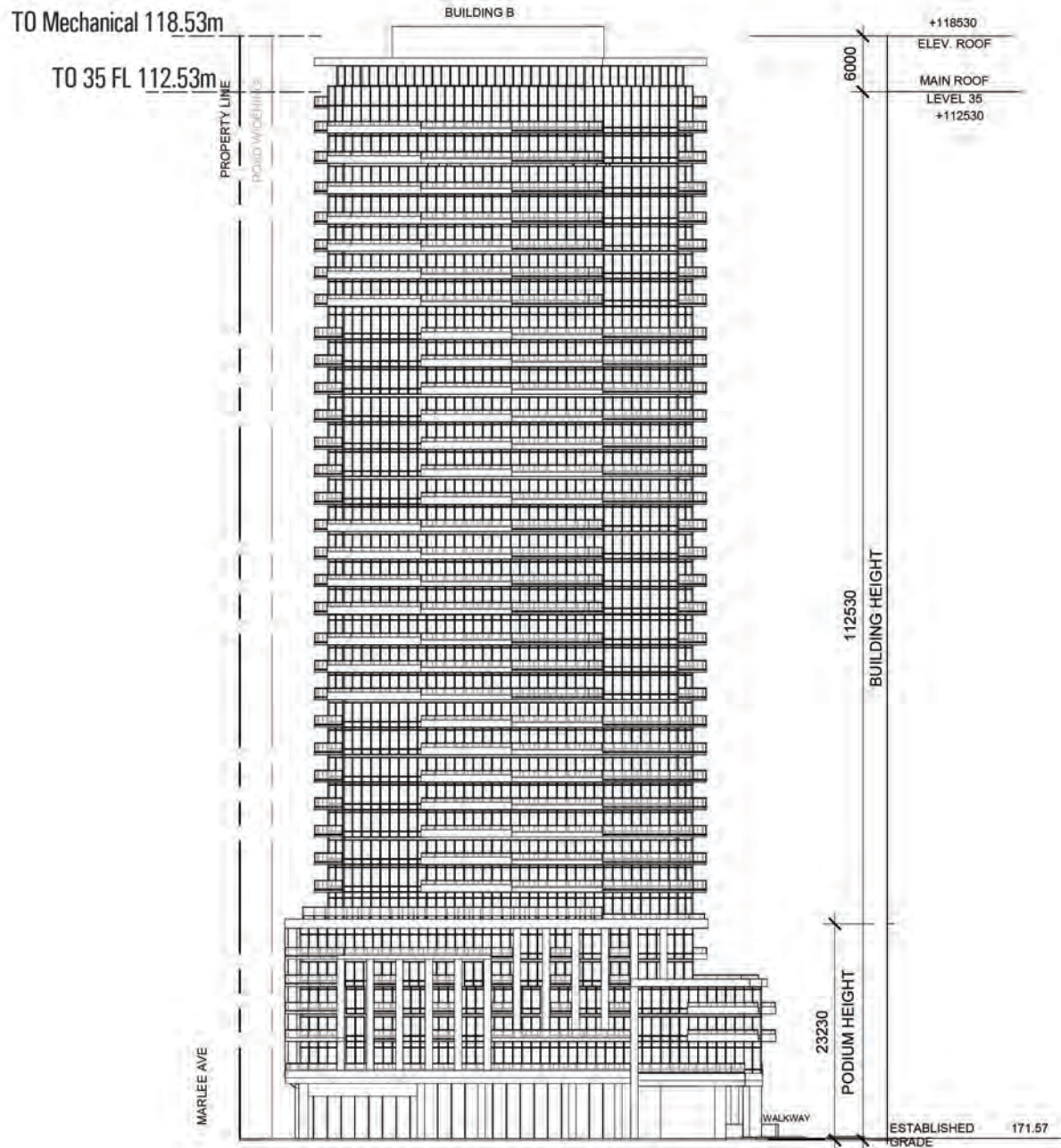
## Attachment 7: North Elevation



North Elevation

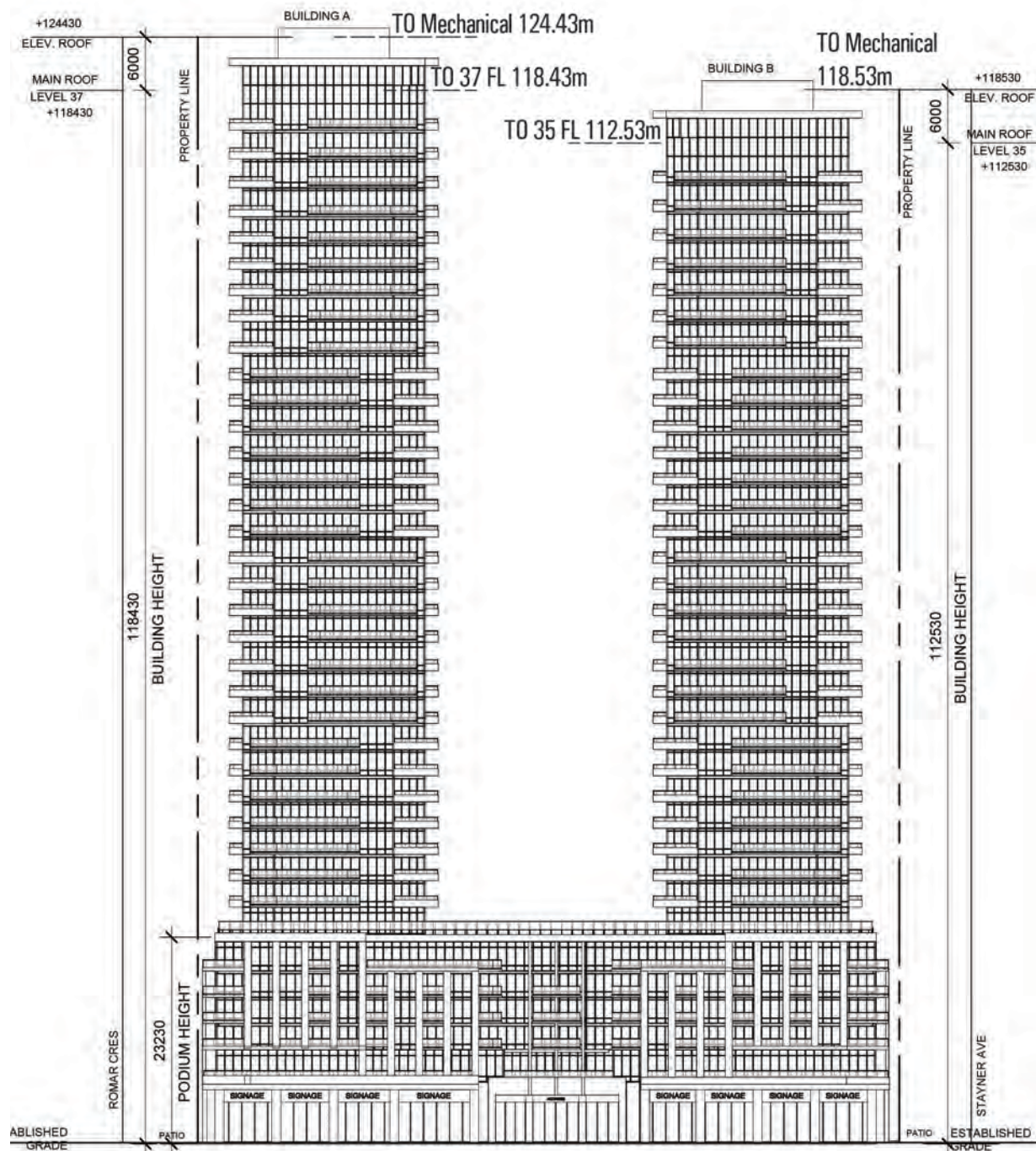


## Attachment 8: South Elevation



South Elevation

## Attachment 9: West Elevation



West Elevation



## Attachment 10: 3D Massing Model

