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North York Community Council

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RE: Putting a Pause on the Review and Approval of Development Applications in the Marlee Corridor

Dear Chair and Members,

Currently, there more than 15 large-scale development applications in the Marlee Avenue corridor from Lawrence Avenue West south to Eglinton Avenue West.

Each of these applications propose unprecedented height and density.

The average tower is 26 storeys with an average of 346 units with a total of 4852 units.

While these proposals may be in line with the Provincial Major Transit Station Area (MTSA) policy to build density around the three transit stations there, this area has been zoned Neighbourhoods with predominantly single-family dwellings for the more than 30 years. This drastic transformation in the area represents not only a character change, but also a dramatic impact on the already deficient social, recreational, community, sewer, and hydro infrastructure.

Given the number of development proposals in the Marlee and Glencairn area and the greater and greater heights that are being approved at the Provincial Ontario Land Tribunal (OLT), I am asking the Province to put a halt to the reviewing any applications in the Marlee corridor and within the Growing Glencairn Study Area.

RECOMMENDATIONS:

North York Community Council recommend that:

1. City Council request the Minister of Municipal Affairs and Housing and the Attorney General of Ontario to direct the appropriate provincial authorities such as the Ontario Land Tribunal to put a pause on reviewing any development application within the Marlee-Glencairn area until the completion of the Growing Glencairn Study.

Best regards,

Deputy Mayor Mike Colle
City Councillor, Ward 8 – Eglinton-Lawrence

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