

351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375 and 377 Marlee Avenue, 2, 4, and 6 Romar Crescent and 265, 269 Viewmount Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 17, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

Planning Application Number: 25 198723 NNY 08 OZ

Related Planning Application Number: Rental Housing Demolition Application 25 254672 NNY 08 RH

SUMMARY

This Report recommends approval of the application to amend the Official Plan and Zoning By-law with a holding provision at 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375 and 377 Marlee Avenue, 2, 4, 6 Romar Crescent and 265, 269 Viewmount Avenue to permit a mixed-use development consisting of 37-storey (124.8 metre) and 39-storey (131.1 metre) towers inclusive of 6-metre mechanical penthouses on 6-storey podiums. A total gross floor area (GFA) of 58,447 square metres is proposed of which 778 square metres is non-residential GFA inclusive of a 392 square metre community space as an In-kind Contribution), resulting in a floor space index (FSI) of 11.06. A total of 840 residential units inclusive of 26 rental replacement units, 227 vehicular parking spaces, and 961 bicycle parking spaces are proposed. The subject lands are located within the ongoing Marlee-Glencairn Study Area.

The Official Plan Amendment is required to redesignate a portion of the lands from *Neighbourhoods to Mixed Use Areas*.

A Rental Housing Demolition Report will be considered in conjunction with this Report at the July 7, 2026, North York Community Council meeting. The proposal includes the demolition of 16 rental housing units, to be replaced by a total of 26 rental units as part of the new development of the site. A Tenant Assistance Plan is proposed that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The proposed Official Plan Amendment and Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 265 and 269 Viewmount Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375 and 377 Marlee Avenue, 2, 4, 6 Romar Crescent and 265, 269 Viewmount Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
4. City Council accept the Owner's offer of an in-kind contribution (attached as Appendix 11 to this Report) pursuant to subsection 37(6) of the Planning Act and allow the Owner to provide a minimum 392 square metre Community Space to the satisfaction of the Executive Director, Development Review, Executive Director, Social Development, and Executive Director, Corporation Real Estate Management (the "In-kind Contribution"), in accordance with the following terms:
 - a. the Community Space shall be a minimum of 392 square metres on the first floor of Building "A", in accordance with the terms set out in the in-kind Contribution Agreement identified in Recommendation 6 below; and
 - b. the Owner shall construct and equip the Community Agency Space to Base Building Condition plus fit-out, including but not limited to fixtures and equipment required for full operation, as specified in the in-kind Contribution Agreement;
 - c. the Community Agency Space shall be conveyed to the City, as specified in the in-kind Contribution Agreement; and
 - d. the Community Agency Space shall be operated in accordance with the City's Community Space Tenancy Policy.

5. City Council attribute a value to the In-kind Contribution, equal to 100 percent of 4 percent of the value of the land for the development permissions granting 58,447 square metres of gross floor area (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the first building permit is issued in respect of the development.

6. City Council authorize the Executive Director, Development Review to enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the In-Kind Contribution on terms satisfactory to the Executive Director, Development Review in consultation with the Executive Director, Social Development, Executive Director, Corporate Real Estate Management, and in a form satisfactory to the City Solicitor.

7. City Council determine that the execution and registration of the In-kind Contribution Agreement constitute satisfactory arrangements for the provision of the In-Kind Contribution for the purpose of Applicable Law as defined in the Building Code.

8. City Council direct the City Solicitor to withhold the necessary Bills for enactment until City Council has approved the Rental Housing Demolition Application number 25 254672 NNY 08 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 16 existing rental dwelling units at 353, 355, 361, 363, 369, 371, 375 Marlee Avenue, 2, 4, 6 Romar Crescent, and 265 and 269 Viewmount Avenue to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision.

9. City Council request that the Owner make reasonable commercial efforts to identify, in consultation with the Executive Director, Development Review, 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 Executive Director, Development Review.

10. Should the Executive Director, Development Review, and the Owner agree to a property as a substitution for an on-site parkland 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 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 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 Executive Director, Development Review, and the City Solicitor.

11. Should the off-site parkland dedication be accepted by the Executive Director, Development Review, 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

There are no immediate financial implications resulting from the recommendations included in this report in the current budget year.

Community Benefits Charge

This report recommends that Council accept the Owner's offer attached as Appendix 11 and allow the Owner to provide a Community Benefits Charge (CBC) in-kind contribution of a minimum 392 square metres community space to be located on the ground floor of Building "A". The attributed value of the proposed CBC in-kind contribution is 100% of 4% value of the land, which is currently proposed to be 58,447 square metres of total GFA. The Owner is required to enter into an agreement to secure the in-kind contribution prior to the issuance of the first building permit in respect of the development.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

On February 2 and 3, 2022, City Council directed staff to report back on traffic and transportation improvements in the Marlee Avenue corridor, including access ramps to Allen Road, which will be incorporated into the study ("Growing Marlee-Glencairn Study"), found here: [Traffic and Transportation Improvements](#)

On June 28, 2022, North York Community Council directed staff to retain a consultant team to initiate a planning study in order to further study and delineate a future Major Transit Station Area (MTSA) at the Glencairn Subway Station, as this station did not meet the minimum provincial target. The subject lands are within the *Growing Marlee-Glencairn Study Area*. A link to the Study website can be found here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/growing-glencairn/>

On July 19, 2022, City Council adopted four Official Plan Amendments for 115 Major Transit Station Areas/Protected Major Transit Station Areas across the City as part of its municipal comprehensive review and conformity to the Growth Plan for the Greater Golden Horseshoe, 2020. The City Council report identifies Glencairn as one of four potential Major Transit Station Areas/Protected Major Transit Station Areas requiring a local planning study to assess planning opportunities and meet the minimum planned density target of 200 people and jobs per hectare. A link to this item can be found here: [Official Plan Amendment History](#)

On May 21, 2025, Council adopted the Growing Glencairn Emerging Vision and Guiding Principles and directed the Vision and Guiding Principles be considered in the review of all current and future development applications within the Primary Study Area (Growing Marlee-Glencairn Study Area). The phase 1 report can be found here: [Growing Glencairn Phase 1 Report: Emerging Vision and Guiding Principles](#)

THE SITE AND SURROUNDING LANDS

Description

The subject lands are located on the east side of Marlee Avenue, south of Viewmount Avenue and north of Romar Crescent. The subject lands comprise twelve individual lots municipally known as 351-377 Marlee Avenue, 2-6 Romar Crescent and 265 and 269 Viewmount Avenue. The assembled property is approximately 5,286 square metres in size with approximately 84 metres of frontage on Marlee Avenue, 81 metres of frontage along Viewmount Avenue and 50 metres of frontage along Romar Crescent. The land is generally flat. See Attachment 2 for the Location Map.

Existing Use and Dwelling Units

The building(s) at 351-377 Marlee Avenue, 2-6 Romar Crescent & 265, 269 Viewmount Avenue currently contain a total of 16 rental dwelling units.

Surrounding Uses

The surrounding context includes the following:

North: Viewmount Avenue, commercial plaza and single detached dwelling lots which are subject to:

- an OLT approved Zoning By-law amendment at 278-280 Viewmount Avenue to permit a 38-storey mixed use tall building (126.6 metres in height inclusive of 6.0 metre mechanical penthouse) with a density of 15.1 times the area of the lot. Application details can be found here: [Application Details](#). The OLT Decision has not yet been issued.
- an active Official Plan and Zoning By-law amendment application proposed at 262-274 Viewmount Avenue to permit a 39-storey residential building (131.86 metres in height including 6.5 metre mechanical penthouse) with a density of 11.88 times the area of the lot. The application details can be found here: www.toronto.ca/262ViewmountAve
- an OLT approved Official Plan and Zoning By-law amendment at 250-258 Viewmount Avenue to permit a 40-storey mixed-use tall building (134.76 metres in height inclusive of 6.5 metre mechanical penthouse) with a density of 11.20 times the area of the lot. The decision details can be found here: (city file no. 24 185909 08 OZ) found here: [Decision Details](#) and OLT Interim Order found here: <https://www.omb.gov.on.ca/e-decisions/OLT-25-000044-APR-27-2026-ORD.PDF>

South: Beyond Romar Crescent:

A mix of commercial and residential uses with an Official Plan and Zoning By-law amendment application at 245-251 Marlee Avenue, 1-7 Romar Crescent and 16 Stayner Avenue appealed to the OLT (OLT-23-000536/OLT-25-000537), to permit a 35 and 37-storey mixed-use tall building (124.25 and 118.35 in height inclusive of 6.0 metre mechanical penthouse) with a proposed density of 11.10 times the area of the lot. The application details can be found here: www.toronto.ca/245MarleeAve

East: Two low-rise, residential single detached dwellings at 8 and 10 Romar Crescent, and an OLT approved Official Plan and Zoning By-law Amendment application at 253-263 Viewmount Avenue and 12-18 Romar Crescent, to permit a mixed-use, tall building development containing two towers, 39 and 36-storeys (127.84 metres and 118.99 metres in height respectively, inclusive of 6.0 metre mechanical penthouses) with a density of 10.34 times the area of the lot. The decision details can be found here: (city file no. 24 171220 NNY 08 OZ) found here: [Decision Details](#) and OLT Interim Order found here: [OLT Interim Order](#)

West: Beyond Marlee Avenue and with frontage along the west side of Marlee Avenue, two-storey mixed-use buildings with commercial uses at-grade and residential uses above, followed by lands further west containing low-rise residential uses within an established neighbourhood, including an elementary school.

THE APPLICATION

Description

The application proposes to amend the Official Plan and Zoning By-law to permit a two tower, mixed-use development consisting of Tower 'A', 39 storeys (125.1 metres plus 6 metre mechanical penthouse) and Tower 'B', 37 storeys (118.8 metres plus 6 metre mechanical penthouse) on separate 6-storey podiums. The proposed development would contain 840 units, which include 26 rental replacement units and a total GFA of 58,447 square metres, of which 778 square metres is non-residential GFA. A community agency space of 392 square metres is included in the non-residential GFA. A total of 227 vehicular parking spaces and 961 bicycle parking spaces are proposed. (See Attachments 7-11).

Density

The proposal has a density of 11.06 times the area of the lot.

Residential Component

The proposal includes 840 dwelling units: 72 studio (8.5%), 371 one-bedroom (44.2%), 292 two-bedroom (34.8%), and 105 three-plus bedroom units (12.5%).

Non-Residential Component

The proposal includes 778 square metres of non-residential space. In Tower 'A', 392 square metres of community space is being proposed as an in-kind community benefit charge (CBC) contribution. Tower 'B' proposes 386 square metres of retail area.

Access, Parking and Loading

The proposal includes 227 vehicular parking spaces, comprised of 188 resident parking spaces, 37 visitor/retail spaces located on two levels of underground parking. A total of 961 bicycle parking spaces are proposed, which includes 792 long-term spaces and 169 short-term spaces. Additionally, two at-grade pickup/drop off (PUDO) spaces, one Type 'B' and 'G' loading space and one Type 'C' loading space are located at the northeast corner of the building, at-grade.

The applicant proposes a driveway access via a mid-block connection through the Viewmount Avenue driveway access on the adjacent lands to the east (253-263 Viewmount Avenue and 12-18 Romar Crescent ("Viewmount Avenue Access"). Zoning has been approved for the redevelopment of that adjacent property including this

shared access configuration - City file no. 24 171220 NNY 08 OZ and 25 250965 NNY 08 SA.

In the event development on the subject lands proceed prior to the Viewmount Avenue Access, vehicular parking and loading are proposed to be accessed by a private driveway via Viewmount Avenue onto the subject lands on an interim basis. This interim driveway will be removed at such time when the Viewmount Avenue Access is constructed.

Application Revisions

Since the original submission, the application has been revised as follows:

Original Application: August, 2025	Revised Application: May, 2026
39-storeys and 36-storeys	39-storeys and 37-storeys
905 units	840 units
58,179 sq. m GFA incl. 815 sq. m of non-residential	58,447 sq. m GFA incl. 778 sq. m of non-residential (392 sq. m of which is community space)
224 vehicle parking spaces	227 vehicle parking spaces
1,007 bicycle parking spaces	961 bicycle parking spaces
FSI 11.01	FSI 11.06

Additional revisions related to built-form and massing will be discussed in the Comments section below.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, ground floor plan, elevations, and 3D massing views 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/351MarleeAve

Reasons for Application

An application for Official Plan Amendment was submitted to redesignate a portion of the lands from *Neighbourhoods* to *Mixed Use Areas*, bringing the entirety of the subject lands into *Mixed Use Areas*. A Zoning By-law Amendment was submitted to permit the proposed land use and to create an appropriate set of performance standards to accommodate the proposed built form, density, building setbacks and other site specific development standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on August 14, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on August 11, 2025 and deemed complete on October 20, 2025 following the submission of additional materials, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/351MarleeAve

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law amendments including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

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 Official Plan Urban Structure Map 2 identifies the site on an *Avenue* (Marlee Avenue) and designates the site as *Mixed Use Areas* and *Neighbourhoods* (265 and 269 Viewmount Avenue). See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as whole to understand its comprehensive and integrative intent as policy framework for priority setting and decision making.

Protected/Major Transit Station Area

The site is not within a delineated Protected Major Transit Station Area or Major Transit Station Area. However, the site is within the ongoing Marlee-Glencairn Study Area, which will delineate the Protected Major Transit Station Area for the Glencairn Subway. The subject lands are within approximately 200 metres of the center of Glencairn Subway Station.

Emerging Vision and Guiding Principles Analysis – Marlee-Glencairn Study

On May 21, 2025, City Council directed staff to consider the *Emerging Vision and Guiding Principles* in the Growing Glencairn Phase 1 Report in the review of all current and future development applications within the Primary Study Area, link found here: [Growing Glencairn Phase 1 Report: Emerging Vision and Guiding Principles](#)

The principles are as follows:

- 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 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 and offers a range of viable travel options to enhance connectivity within Marlee-Glencairn and to the broader city and region.
- 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 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.

The Study is now in Phase 3: Final Report and Implementation Strategy, where finalizing the preferred option and identifying a path to implement potential policy changes and initiatives will occur in the near future. On April 30, 2026, the City hosted an open house to consult on land use, mobility and public realm recommended option. The Study will continue to review comments received, review implications from City-wide P/MTSA zoning initiative, and align work on soft and hard infrastructure implementation approaches.

Zoning

The subject site is zoned CR 1.0 (c1.0; r1.0) SS3 and RD (f15.0; a550) (x5) under Zoning By-law 569-2013. See Attachment 4 of this Report for the existing Zoning By-law Map. The application proposes to rezone the entirety of the lands to CR - Commercial Residential Zone. The CR zone permits uses associated with the *Mixed Use Areas* designation within the Toronto Official Plan.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Retail Design Manual
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of the application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information of the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On December 4, 2025, an in-person community consultation meeting took place. The meeting was attended by the local Councillor, City staff, and applicant and their consultant team, and approximately 23 members of the public. Following presentations by City staff and the applicant, the following concerns were raised:

- Neighbourhood traffic and congestion
- Lack of community services and school capacities
- Infrastructure upgrades (sewer)
- Inadequate parking and existing parking rates
- Shadow impacts
- Approval timelines and construction schedules
- Premature before Marlee-Glencairn Study completion
- P/MTSA density calculations

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.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024).

Section 3.6 directs that growth should be accommodated in a manner that promotes the efficient use and optimization of existing municipal sewage services and that servicing and land use considerations are integrated throughout all stages of the planning process. Similarly, a 'Holding' symbol is recommended to be implemented in the Zoning By-law amendment. The details of the 'Holding' provisions will be discussed further below in this report.

The proposed development provides an appropriate intensification on the site, includes an in-kind CBC community space, and provides a mix of housing types that is in close proximity to higher order transit. Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, ongoing planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The Official Plan Amendment proposes to redesignate 265 and 269 Viewmount Avenue from *Neighbourhoods* to *Mixed Use Areas*. The balance of the subject lands are currently designated *Mixed Use Areas*.

Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities. The *Mixed Use Area* policies in the Official Plan direct that development will create a balance of high quality commercial, residential, institutional and open spaces uses that reduce automobile dependency and meet the needs of the local community, locate and mass new buildings to provide a transition between areas of different

development intensity and scale through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*, limit shadow impacts, frame edges of streets with good proportions to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets and open spaces; provide an attractive, comfortable and safe pedestrian environment taking advantage of nearby transit services; screen service areas; provide indoor and outdoor recreation space for building residents; and provide opportunities for green infrastructure including tree planting, stormwater management systems and green roofs.

The site is also on an *Avenue*, Marlee Avenue, which is an area envisioned for reurbanization and growth. In order to achieve growth and intensification on *Avenues*, policies direct that development on *Avenues* will be up to the height and scale of a mid-rise building in *Mixed Use Areas* and *Apartment Neighbourhoods*; and may go beyond the height and scale of a mid-rise building in *Mixed Use Areas* when located within a 500 to 800-metre walking distance of an existing or planned subway station, light rail transit station, or GO rail station as shown on Map 4. The subject lands are approximately within 200 metres of the Glencairn Subway Station. Policies also direct that the greatest height and scale should be focused at the station. The 39 and 37-storey tower heights are generally in line with the surrounding approved developments, with the greatest height and scale closest to the station, stepping down in height moving south and west away from the station. Refer to the *Site and Surrounding Area* section above for additional project-specific application detail.

OPA 778 directs that *Avenues* will provide appropriate uses to activate the ground floor. The application proposes a total ground floor non-residential area of 778 square metres (392 square metres in Tower 'A' and 386 square metres in Tower 'B') directly fronting Marlee Avenue.

The lands are located within the Marlee-Glencairn Study and the *Emerging Visions and Guiding Principles* are informative to consider. In this regard, the proposed land uses are in line with the Study's findings to date.

The redesignation from *Neighbourhoods* to *Mixed Use Areas* is appropriate given the approval of the adjacent site to the east, 253-263 Viewmount Avenue and 12-18 Romar Crescent, resulting in consistent land uses and built form along the Viewmount frontage.

The two remaining properties to the east (8 and 10 Romar Crescent) have been assessed and it has been concluded that the proposed development on the subject lands would not preclude the development of these two properties. Further, the proposal has been massed to provide an appropriate transition to the current built context.

The proposed redesignation of *Neighbourhoods* to *Mixed Use Areas* is appropriate as it enables intensification of the lands in a manner that is appropriate for its planned and built contexts. The proposed development includes new residential uses and non-residential retail and community agency space at-grade fronting Marlee Avenue. Given the site's redesignation to *Mixed Use Areas*, its location fronting on *Avenues*, and its proximity to the existing Glencairn subway station within 200 metres, the proposed uses are appropriate and align with the City's Official Plan as described in the balance of the comments of this Report.

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. This proposal would result in a unit mix that meets the Growing Up Guidelines, which require a minimum of 15% of the units in the proposal be two-bedroom units and 10% of the units be three-bedroom units. City staff are satisfied the proposal will provide a mix of unit types to meet the community's needs.

Of the 840 proposed dwelling units, 72 (8.5%) are studio, 371 (44.2%) are one-bedroom, 292 (34.8%) are two-bedroom, and 105 (12.5%) are three-plus bedroom units. Staff will continue to explore opportunities with the applicant to review unit size, layout and building design in keeping with the Growing Up Guidelines through a future Site Plan Control application.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered alongside this application at the July 7, 2026 North York Community Council meeting. The Rental Housing Demolition Decision Report includes review and analysis of the rental housing demolition and replacement matters, including replacement of the existing rental housing and assistance to impacted tenants.

Density, Height, Massing

The original mixed-use building application proposed Tower 'A' (north tower) at 39 storeys and Tower 'B' (south tower) at 36 storeys with a 6-storey shared podium. The revised proposal increased Tower 'B' to 37 storeys, and each of the towers will have a 6-storey podium to facilitate construction phasing. The revised mixed-use building results in a floor space index (FSI) of 11.06.

The proposed tower heights are 131.1 metres (Tower 'A') and 124.8 metres (Tower 'B') inclusive of 6.0 metre mechanical penthouses. The buildings are massed to generally meet the intent of the Tall Building Guidelines. Tower 'A' provides a 799 square metre floorplate and Tower 'B' provides a 750 square metre floorplate. Through discussions with the applicant greater tower separation distance was achieved, from 25.0 metres to 26.75 metres between the towers. Balconies will be restricted to a projection depth of 1.0 metres in areas where the interior faces of the two towers face each other. This will be secured in the draft zoning by-law accordingly. Tower 'A' is setback 18.0 metres from the east, in part due to a limiting distance agreement with the Viewmount Development, and 17.9 metres from the south, exceeding the 12.5 metres prescribed in the Guidelines. Tower 'B' provides for a 12.5-metre setback from the east property line.

The north base building has an 3-metre setback from Viewmount Avenue to the north, 8.65 metre setback from the east property line, and 3-metre setback from Marlee Avenue to the west. Tower 'A' steps back 3-metres along Viewmount Avenue and 11.3-metres along Marlee Avenue above the 6-storey podium.

Additionally, the south podium massing has been reduced, with the east setback increased from 0.0 metres to 7.0 metres allowing for greater separation from the low-

rise *Neighbourhoods* lands to the east. A landscape buffer will be included within this setback and will be secured through the implementing Zoning By-law amendment. The setback and landscape buffer provides for an appropriate transition to the built condition to the east. The south podium is set back 3-metres along the Romar Crescent and Marlee Avenue frontages. Tower 'B' has a 3-metre stepback at the seventh-storey. The base building 6-storey streetwalls are appropriate for the built context, frame the public realm, and transition down to the lower-scaled buildings as prescribed in the Guidelines.

The proposed heights of the 39 and 37-storey mixed-use building on top of 6-storey podiums generally meets the Tall Building Guidelines and conforms to Official Plan Policies 3.1.4.

The tall building forms are appropriate given the site's proximity to Glencairn Station and responds to the planned and built context with other approved developments including a 39 and 36-storey two tower mixed use development immediately adjacent to the east at 253-263 Viewmount Avenue and 12-18 Romar Crescent, and to the north a 38-storey mixed use building to the north at 278-280 Viewmount Avenue and a 40-storey mixed use building at 250-258 Viewmount Avenue, creating a cohesive built form and street wall along both Marlee Avenue and Viewmount Avenue.

In addition to the preceding, the proposal is consistent with the Study's findings to date. Specifically, it responds to the Emerging Vision and Guiding Principles by providing the greatest height and density closest to the subway station, ensures appropriate tower separation, stepbacks, and at-grade setbacks and maintains a human-scaled street wall activating the ground floor to foster a comfortable and vibrant pedestrian environment.

Public Realm

A 3-metre base building setback is provided along the Marlee Avenue frontage to the west, which helps define the street at a pedestrian scale. The Marlee Avenue frontage proposes the installation of 6 newly planted street trees and a new 2.1-metre pedestrian walkway. The west elevation also includes an entrance to the proposed Community Space in the north base building and retail space in the south base building, connected to outdoor amenity space at-grade, and a private plaza to activate the public realm as prescribed in the Official Plan Policies 3.1.3.5 to 3.1.3.10.

The Viewmount Avenue frontage maintains a 3-metre base building setback from the north, providing room for a community space entrance, the main lobby entrance, interior visitor bike parking and access to the pick-up/drop-off parking spaces. Within the Viewmount right-of-way, 9 new street trees and a new 2.1 metre pedestrian sidewalk will be provided for through a future Site Plan Control application.

The Romar Crescent frontage also provides a 3-metre base building setback to the south. The south elevation provides lobby access to Tower 'B' and at-grade residential units.

Staff will work with the applicant to further refine the Marlee Avenue, Viewmount Avenue and Romar Crescent frontage during the Site Plan Control stage, consolidating the pedestrian clearways, reorganizing street trees and planting beds and coordinating

the future cycle track interface (where applicable) to align the proposed developments to the north and south of the subject lands in accordance with the City's Complete Streets Guidelines.

Shadow Impact

The Official Plan identifies that new development should adequately limit shadow impacts on properties on adjacent lower-scale neighbourhoods, particularly during the spring and fall equinoxes, and maintain sunlight for pedestrians on adjacent streets, parks and open spaces.

The applicant submitted a shadow study for each equinox to illustrate the extent of shadowing for the proposed development. The proposed towers result in incremental shadowing on the Benner Park extension, just north of Viewmount Avenue, parallel to The Allen Expressway, in March, September and June beginning at 4:18 pm. Shadow impacts reach Viewmount Park, on the east side of The Allen Expressway in the evening hours of 6:18pm. Partial shadows are cast at the nearby school site of Sts. Cosmas and Damien just west of Marlee Avenue in March and September, from 9:18 to 11:18 am in the northwest corner of the paved grounds. The outdoor play area located to the west of the school building alongside Danesbury Avenue experience minimal shadowing for an hour between 9:18am and 10:18am on the spring and fall equinox.

In March and September, incremental morning shadows are cast on the public realm and low-rise areas, generally within the mid-block west of Marlee Avenue to Danesbury Avenue extending north from Hillmount Avenue to Glencairn Avenue.

Overall the proposed development's massing adequately limits shadow impacts on the public realm and adjacent properties. The two-tower proposal is generally massed similar to other tall building sites in the immediate area, acknowledging Tower 'A's' elongated rectangular floorplate results in slightly wider cast shadows. The proposed development with the added storey on Tower 'B' would result in shadows appropriate in accordance with Official Plan policies.

Wind Impact

The Official Plan 4.5.2(e) states that new buildings should be located and massed to maintain comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. Pedestrian Level Wind Study dated June 27, 2025 was submitted by GradientWind in support of the original application for a 39-storey and 36-storey mixed-use building on a shared podium. An Addendum dated May 11, 2026, was submitted in support of the current proposal for a 39-storey and 37-storey building on separate podiums.

The study concludes that most grade-level pedestrian wind-sensitive areas on and around the site are acceptable for the intended uses. At the outdoor amenity terrace on Level 7, it has been identified that these areas are expected to experience marginally uncomfortable wind conditions during the winter season and marginally exceed the annual safety criterion, requiring mitigation measures to ensure user safety and comfort, respectively. The addendum notes that raising the Level 7 terrace perimeter guard to

2.0 metres above the walking surface is expected to alleviate unsafe and uncomfortable conditions throughout the year and generally achieve sitting conditions during the warmer months.

Staff will ensure appropriate mitigation measures are incorporated into the building design and landscaping to address these wind conditions through the Site Plan Control Process. The recommended mitigation measures identified in the previously submitted wind study should be fully integrated into the proposal, including high windscreens, planting, raised planters and pergolas/canopies. A revised Wind Tunnel study will be required at the Site Plan Control stage to assess the effectiveness of the proposed measures and ensure it continues to satisfy the recommended wind comfort and safety criteria.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Marlee Avenue, a 3.44 metre road widening dedication along the Marlee Avenue frontage of the site is required and is proposed to be conveyed to the City. A 5.0 metre corner rounding has been provided both at the northwest and southwest corners of the site, as well as a 5.0 metre sightline easement at the west intersections of Marlee Avenue and Romar Crescent and Marlee Avenue and Viewmount Avenue required from at-grade to the 2nd floor of the building and free of any encumbrance. The road widening, corner rounding and sightline easements will be secured during the Site Plan Approval process.

Access, Vehicular and Bicycle Parking and Loading

The proposal includes 227 vehicular parking spaces, including 188 resident parking spaces and 37 visitor spaces located on two levels of underground parking. Accessible spaces will be provided as per the rate in by-law 569-2013. Visitor and retail vehicle parking spaces are proposed on the P1 level. All residential parking spaces and 25% of non-residential spaces will be equipped with EV outlets.

The proposal includes a total of 961 bicycle parking spaces, including 792 long-term spaces (15% of which are electric bicycle spaces) and 169 short-term spaces, including an additional 21 public bicycle spaces. Residential bicycle parking is provided on both levels of the parking garage and ground floor, in both north and south buildings. Visitor bicycle parking is provided in both buildings on the ground floor, as well as the southeast corner near the Romar Crescent frontage.

Two at-grade pickup/drop off (PUDO) spaces are located at the northeast corner of the building, along with one shared Type 'B' and 'G' loading space and one Type 'C' loading space, directly adjacent to the underground parking garage.

The applicant proposes the vehicular access to the subject lands via a midblock driveway connection through the Viewmount Avenue Access. In the interim, where the subject lands construction proceeds in advance of the adjacent approved development, an interim driveway access will be provided along the northeast side of the site off Viewmount Avenue. Delivering compliant curbs for the temporary driveway access may require an appropriate agreement with the adjoining landowner to permit encroachment

onto their land. Additional review and approval of the proposed temporary driveway access standards will be required during the Site Plan Control process. Further, the permanent access design, required reciprocal easements and the removal of the interim driveway and reinstatement of the curb and boulevard will be secured through the Site Plan Control process.

Traffic Impact

A Transportation Impact Study (TIS) dated May 20, 2025 was submitted by WSP in support of the proposed development.

The report estimates the proposed development will generate 122 two-way vehicle trips (50 inbound, 72 outbound) in the weekday AM peak hour, and 132 two-way vehicle trips (77 inbound, 55 outbound) in the weekday PM peak hour. Given the above-noted site traffic estimates, the consultant concludes that the traffic generated by the proposed development will have minimal to small impacts on the overall operation of the network signalized and unsignalized intersections.

Staff recommends a holding provision in the draft by-law to address a matters such as future background developments, capacity analysis, signal timing plans, mitigating measures, and a condition has been added that the City has received, reviewed and accepted the updated Transportation Impact Study, to the satisfaction of the General Manager, Transportation Services.

Transportation Demand Management

A Transportation Demand Management (TDM) Plan was included in the TIS, which is intended to help reduce reliance on single-occupant vehicles. Some TDM measures include reduced auto parking supply rate, exceeding bicycle parking on site that exceeds by-law minimums, bicycle repair station, pre-loaded transit passes and information session on active transportation for future residents. The extent of the application for these and other proposed measures (such as monetary contributions for bike-share stations and car-share vehicle and space) have not yet been deemed acceptable to the City and require further revisions to be coordinated through the Site Plan Control application.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net 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 equivalent to the value of 523 square metres.

In this instance and as per the Toronto Municipal Code Chapter 415-26, Parks Development would accept 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 Executive Director, Development Review 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, in writing, if they would be agreeable to pursuing an off-site parkland dedication.

Should the value of the off-site dedication not fulfill the value of the on-site 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 Executive Director, Development Review, that the pursuit of an off-site parkland dedication has not been successful, payment of cash-in-lieu of parkland will be required. 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.

This report seeks direction from the City Council to authorize a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the Owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, P&R, 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. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works. The details of the parkland conditions required for the delivery of the off-site dedication, which will be captured in a registered agreement, as contained in the Recommendations section above.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant submitted an Arborists Report and Tree Preservation Plan (dated January 10, 2025 and revised September 15, 2025) prepared by Kuntz Forestry Consulting Inc. and revised Landscape Plan (May 29, 2026) prepared by Studio TLA, in support of the application which was reviewed by Urban Forestry staff.

The proposed development will result in the removal of 7 by-law regulated trees; 3 of which are City-owned and 4 are privately-owned. The application proposes the planting of 6 large-growing shade trees on the Marlee Avenue right-of-way and 9 on the Viewmount Avenue right-of-way. The application also proposes the planting of 11 large-growing shade trees on the subject site, one of which is proposed along the private Romar Crescent frontage. Tree preservation and planting details (including planting deposits) will be secured as part of the Site Plan Control application.

Noise Impact Study

The applicant has submitted a Transportation Noise Assessment by GradientWind Engineers & Scientists dated May 20, 2025. The report notes that the primary sources of noise include Marlee Avenue, Viewmount Avenue, Allen road and Line 1 - Yonge-University Subway line, stating vibration impacts are expected to be negligible given the development site is outside of the vibration influence area. The report recommends mitigation measures which will require central air conditioning or similar mechanical system, allowing occupants to keep windows closed. The report also indicates that noise levels within outdoor amenity areas be mitigated with continuous barriers ranging from 1.1 metres high to 2 metres in height, pending specific location. The study concludes the requirements of Type B and Type D Warning Clauses will be required on all Lease, Purchase and Sale Agreements.

Servicing

The applicant has provided site servicing plans and Functional Servicing, Stormwater Management and Hydrogeological reports. Development Review staff have reviewed the submitted materials and have identified items that require a holding provision. Staff are recommending that the Zoning By-law be subject to a holding provision pending the revision, review and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- 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, storm sewer system, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and;
- ii. If the Functional Servicing and Stormwater Management Report 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 or 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, to support

the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; 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 to the Director, Engineering Review, Development Review; and

iii. The city has received, reviewed and accepted the updated Transportation Impact Study, to the satisfaction of the General Manager, Transportation Services.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports 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 a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

In support of creating complete communities, the applicant is proposing a minimum 392 square metre community space located on the ground floor of Tower 'A' as an in-kind CBC contribution, outlined in the In-Kind Offer Letter (Attachment 11). The value to the in-kind contribution is equal to 100 percent of 4 percent of the value of the land for the development permissions outlined in this report. This space will be designed as a flexible, multi-use facility to support a range of programs, services and community activities. The space will be operated in accordance with the City's Community Tenancy Policy, and finished to a complete "turnkey" state as per the Community Space Term Sheet and its Base Building Conditions.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024) and conforms with the Official Plan, particularly as it relates to developing underutilized land in a Strategic Growth Area and provides for a range and mix of housing units and densities that meet current and future housing needs. Further, the proposal is consistent with the *Avenue Policies* providing for public realm and streetscape improvements, contributing to an attractive, safe, and comfortable pedestrian environment with redevelopments with the greatest height and scale to be located at near the station. The proposal would provide much needed rental housing and community space and in-kind CBC contribution for the emerging neighbourhood. Staff recommends Council approval of the Official Plan Amendment and Zoning By-law Amendment application.

CONTACT

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SIGNATURE

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

ATTACHMENTS

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
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings and Documents

- Attachment 7: Site Plan
- Attachment 8: Ground Floor Plan
- Attachment 9: Elevations
- Attachment 10 3D Model Views
- Attachment 11: In-Kind CBC Offer Letter

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 351-377 MARLEE AVE, 2-6 ROMAR CR, 265, 269 VIEWMOUNT AVE Date Received: July 23, 2025

Application Number: 25 198723 NNY 08 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment to permit a mixed-use development consisting of 37-storey (124.8m) and 39-storey (131.1m) towers on 6-storey podiums with a total gross floor area (GFA) of 58,447 square metres (including 778 square metres of non-residential GFA), resulting in a Floor Space Index (FSI) of 11.06. 830 residential units (including 26 rental replacement units), 227 parking spaces, and 961 bicycle parking spaces are proposed.

Applicant	Agent	Architect	Owner
MHBC PLANNING LTD			2732120 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR1(c1;r1) Heritage Designation:

Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 5,286 Frontage (m): Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,241		1,995	1,995
Residential GFA (sq m):	2,881		57,657	57,657
Non-Residential GFA (sq m):	1,473		790	790
Total GFA (sq m):	4,354		58,447	58,447
Height - Storeys:	2		39	39
Height - Metres:			126	126

Lot Coverage Ratio (%) 0.55 Floor Space Index: 11.06

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 57,657

Retail GFA: 790

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	16		26	26
Freehold:				
Condominium:			814	814
Other:				
Total Units:	6		830	830

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	74	365	290	101	
Total Units:	74	365	290	101	

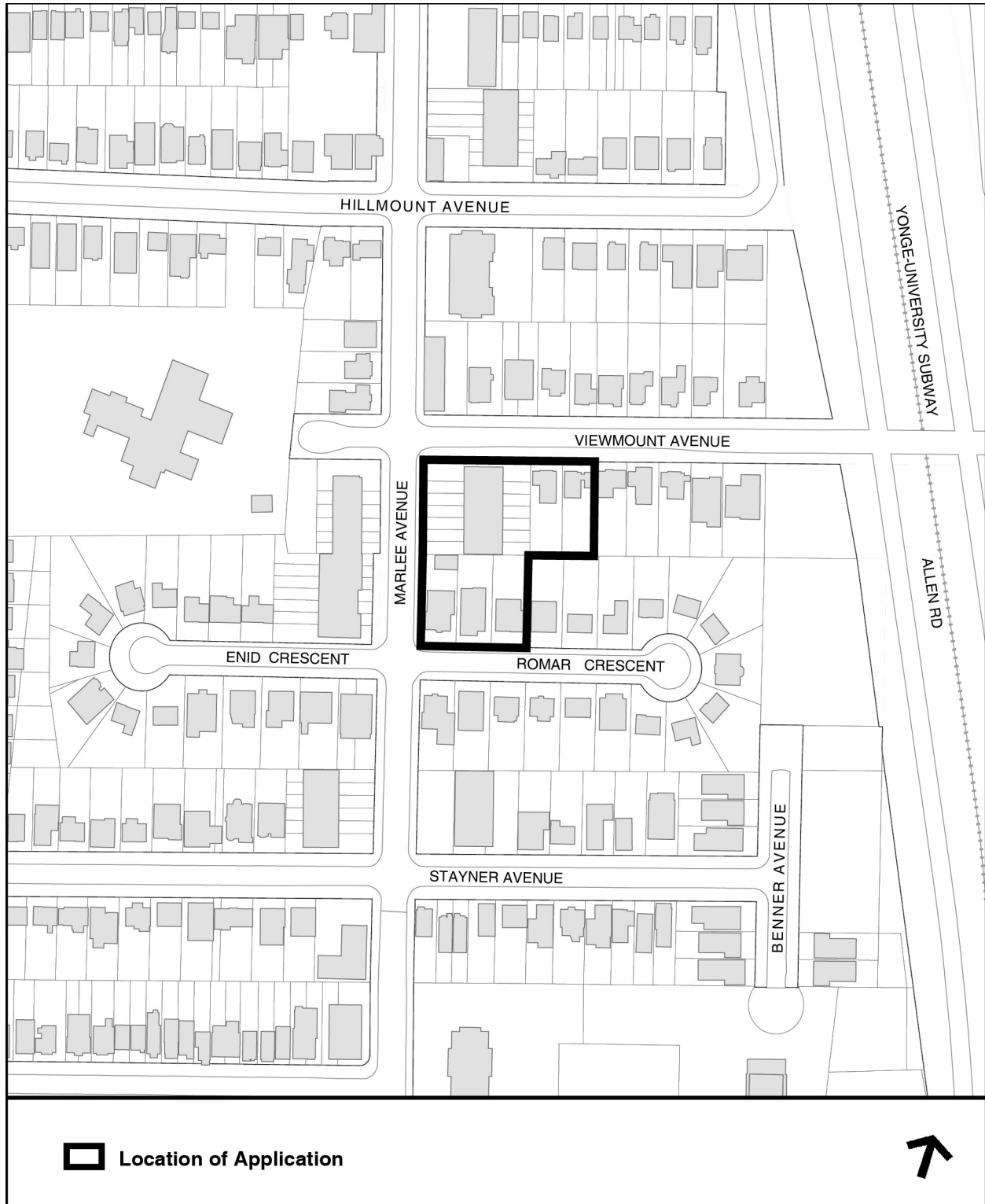
Parking and Loading

Parking Spaces: 234 Bicycle Parking Spaces: 950 Loading Docks: 1

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



351-377 Marlee Ave, 2-6 Romar Cr & 265-269 Viewmount Avenue

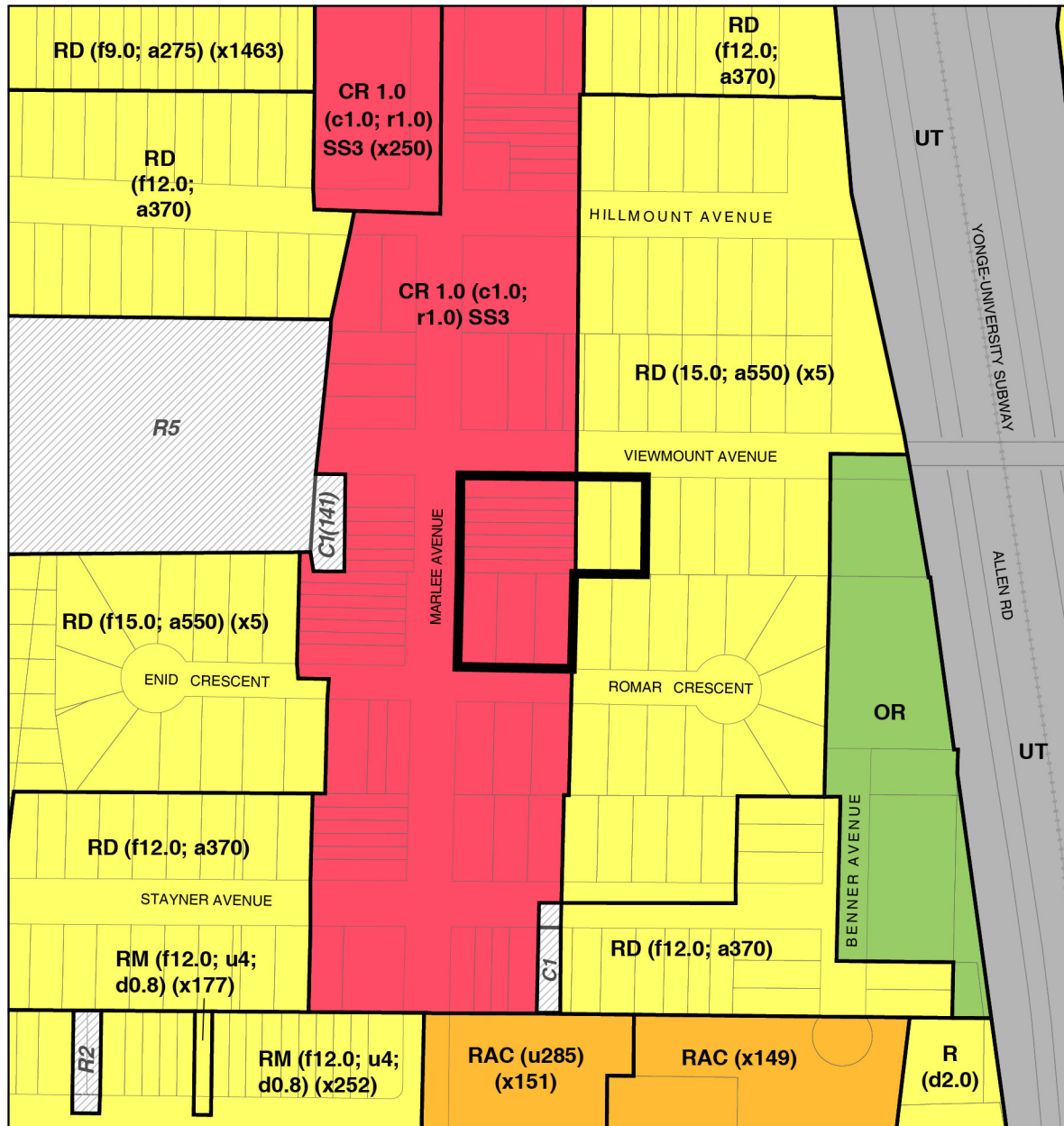
Official Plan Land Use Map #17

File # 25 198723 NNY 08 0Z



Not to Scale
Extracted: 07/28/2025

Attachment 4: Existing Zoning By-law Map



Toronto 351-377 Marlee Ave, 2-6 Romar Cr & 265-269 Viewmount Avenue
 Zoning By-law 569-2013
 File # 25 198723 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: 07/28/2025

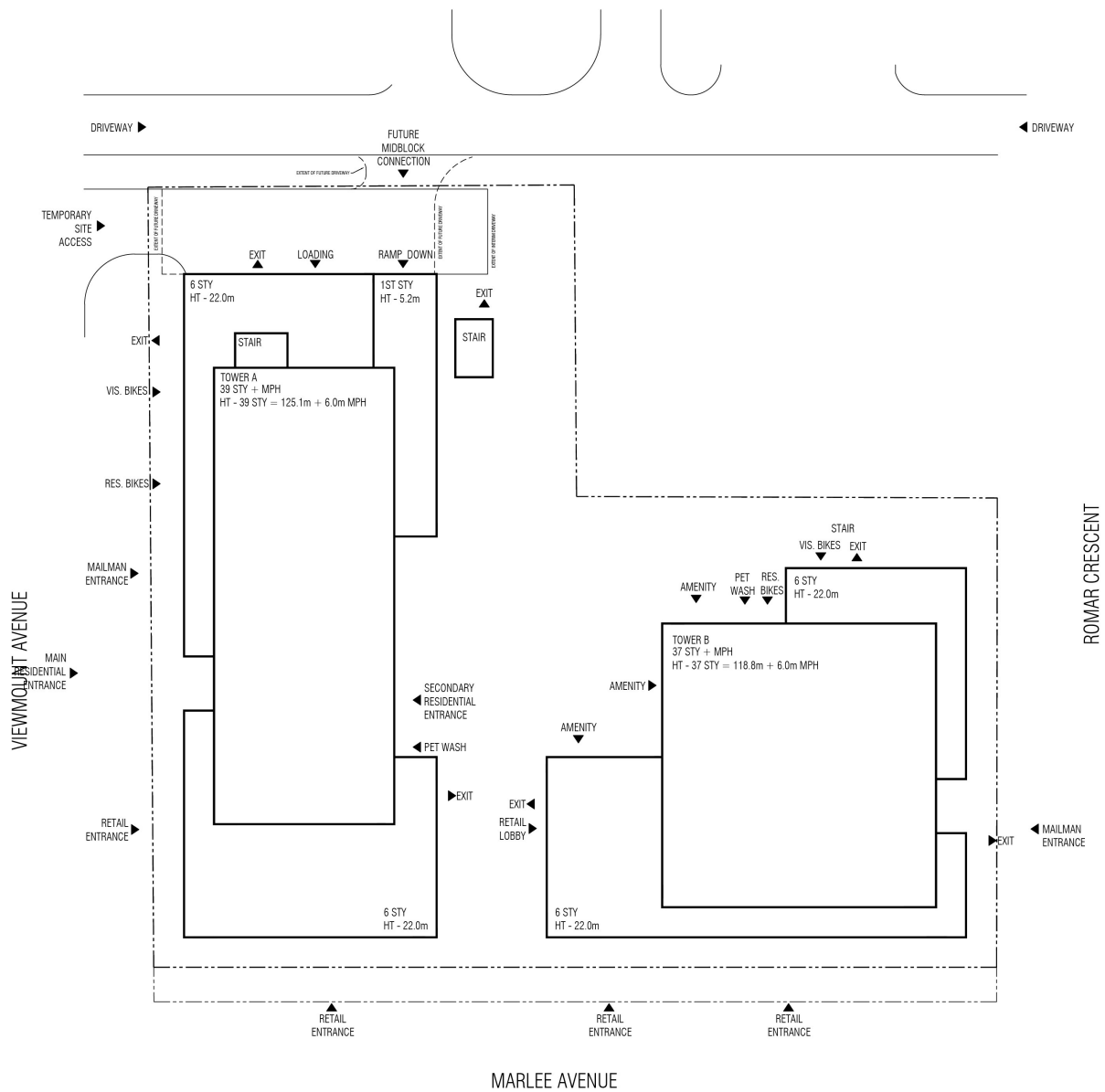
Attachment 5: Draft Official Plan Amendment

The Draft Official Plan Amendment will be made available prior to July 7, 2026.

Attachment 6: Draft Zoning By-law Amendment

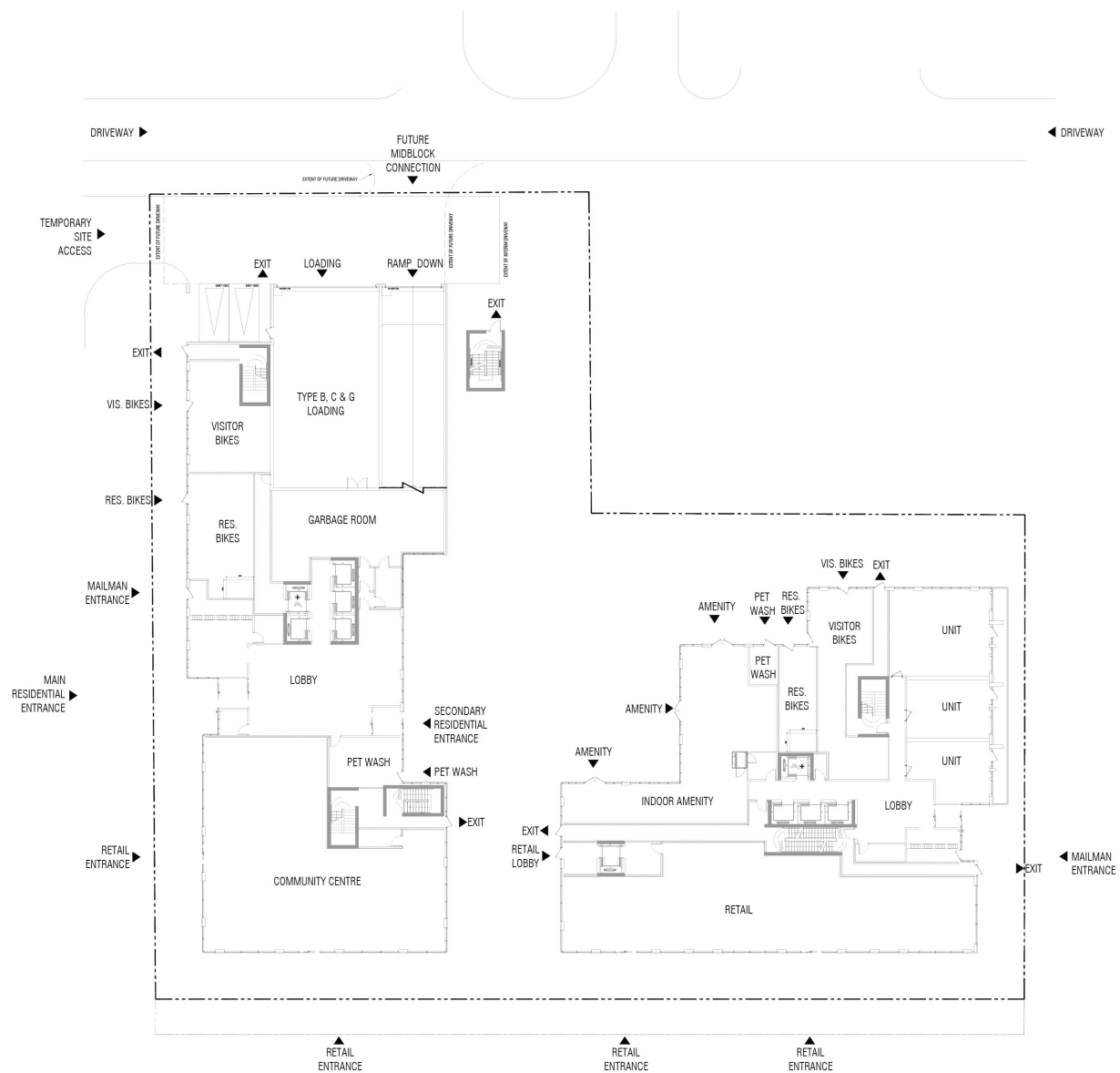
The Draft Zoning By-law Amendment will be made available prior to July 7, 2026.

Attachment 7: Site Plan



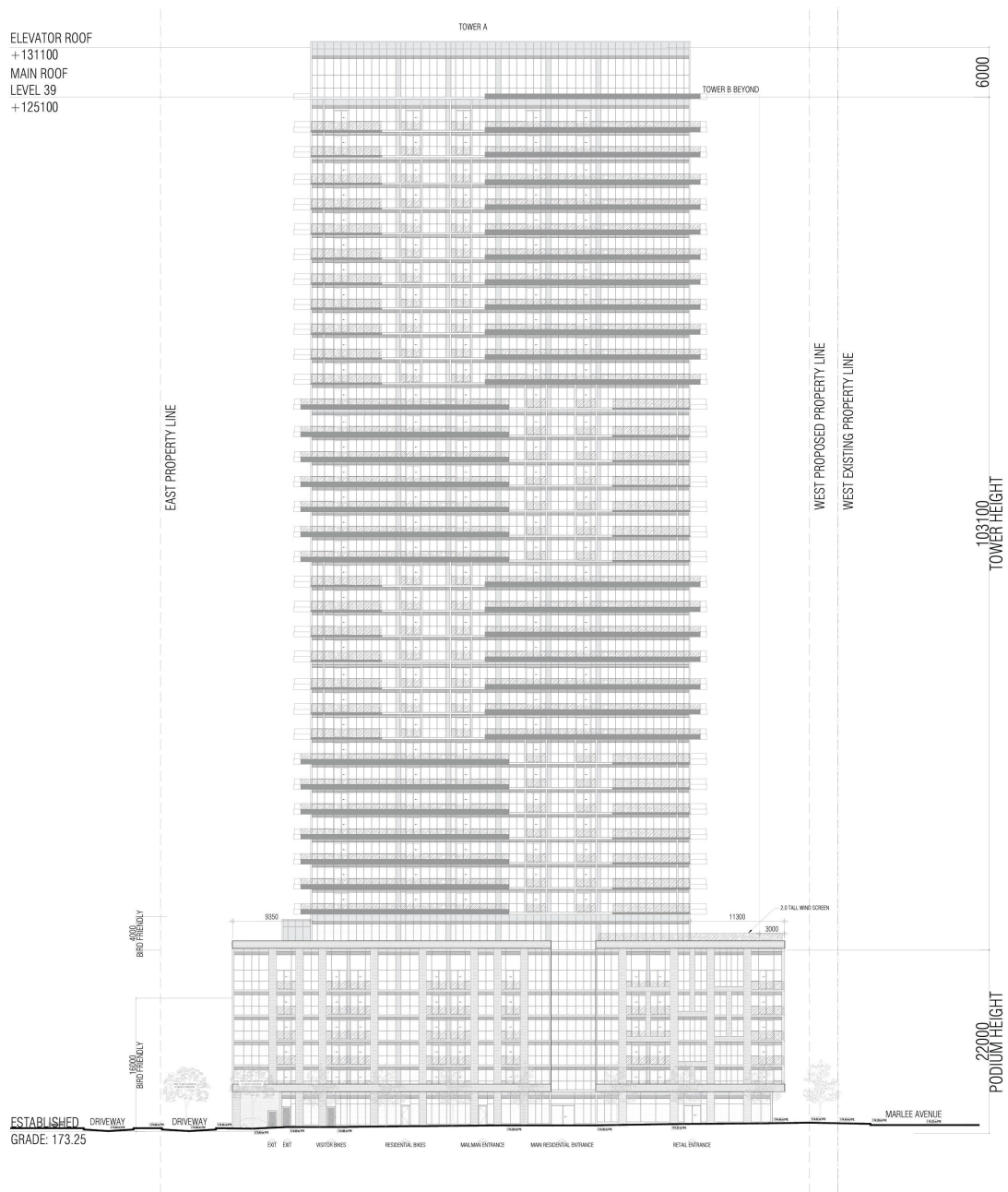
Site Plan 

Attachment 8: Ground Floor Plan

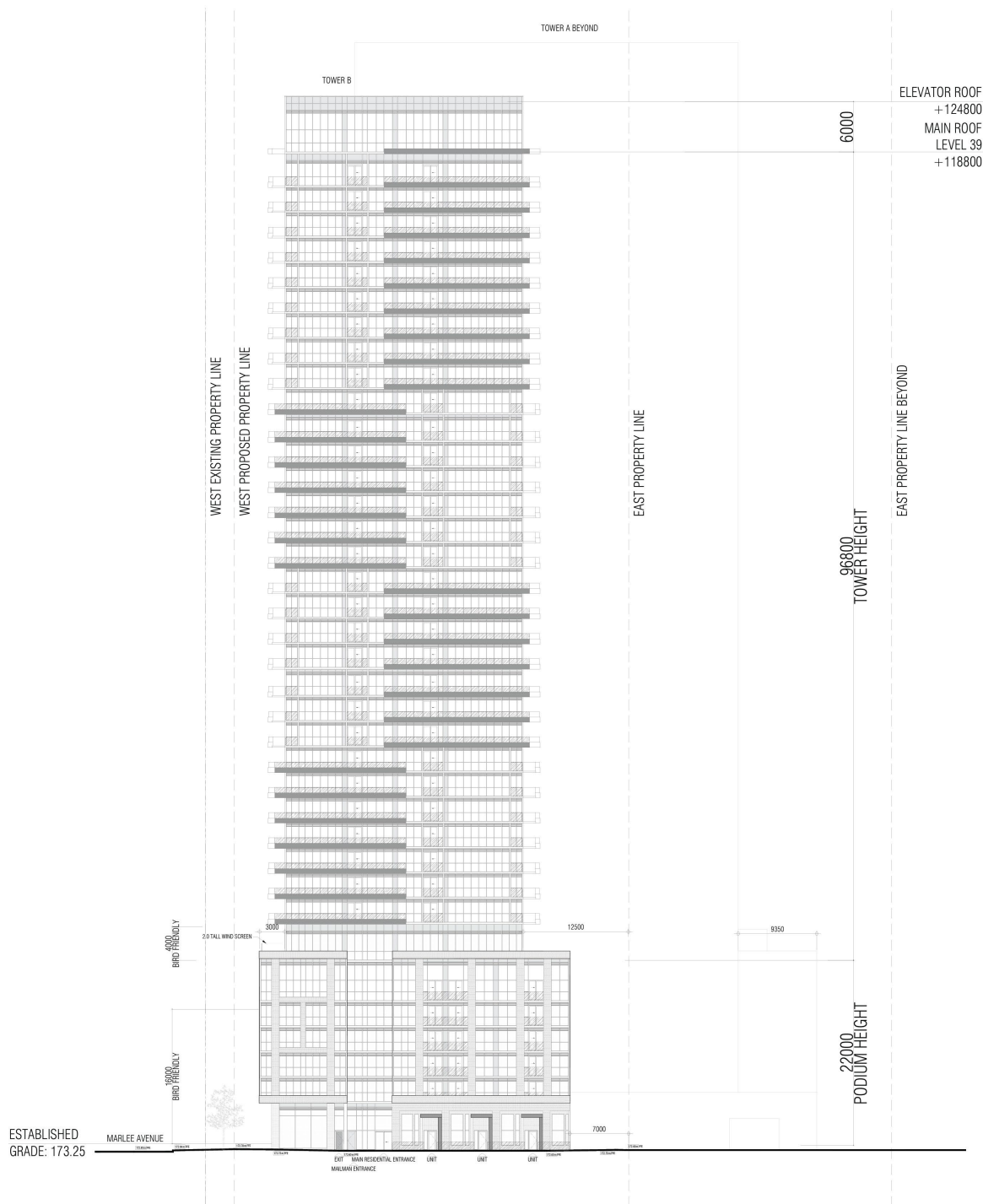


Ground Floor Plan ←

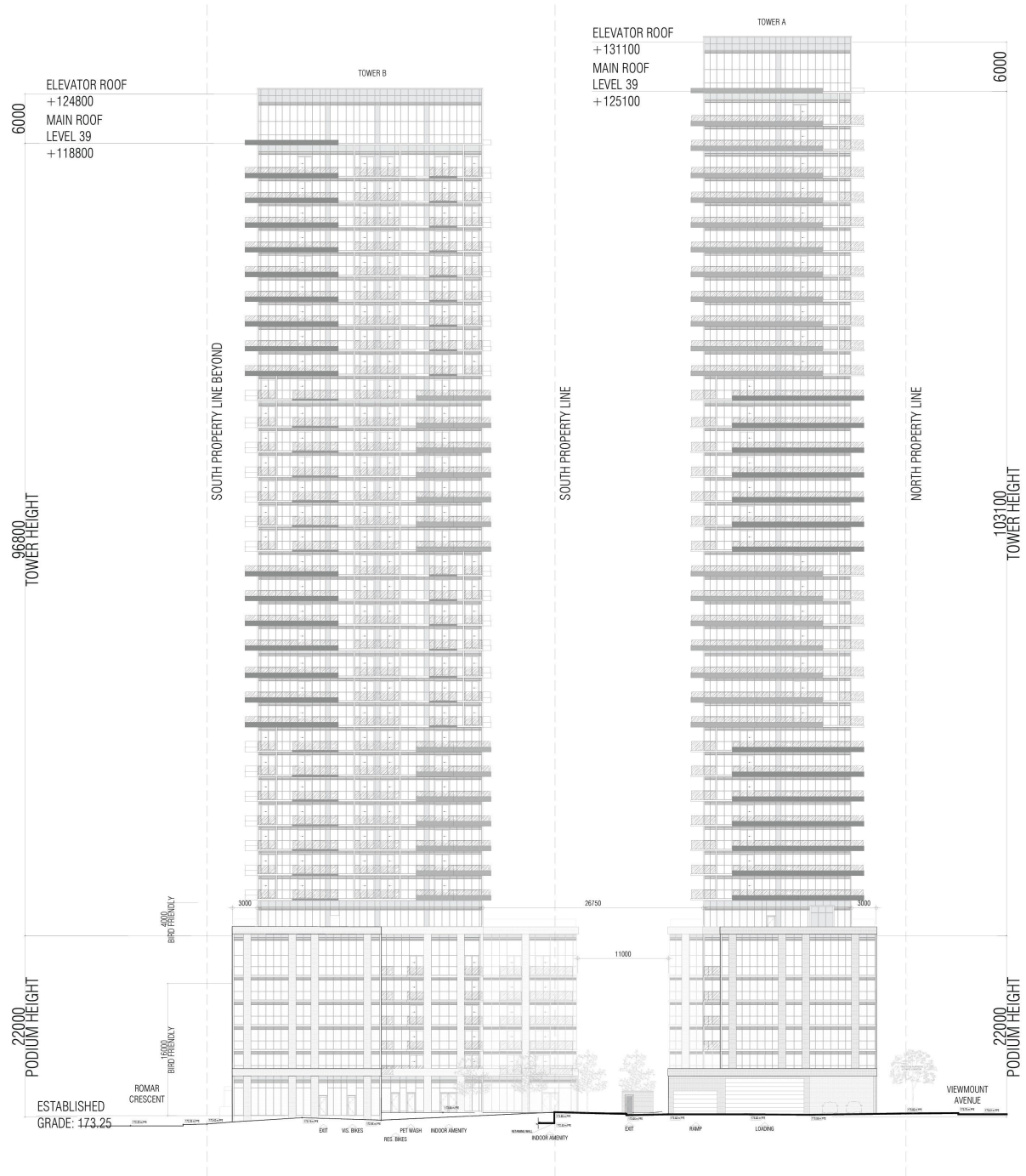
Attachment 9: Elevations



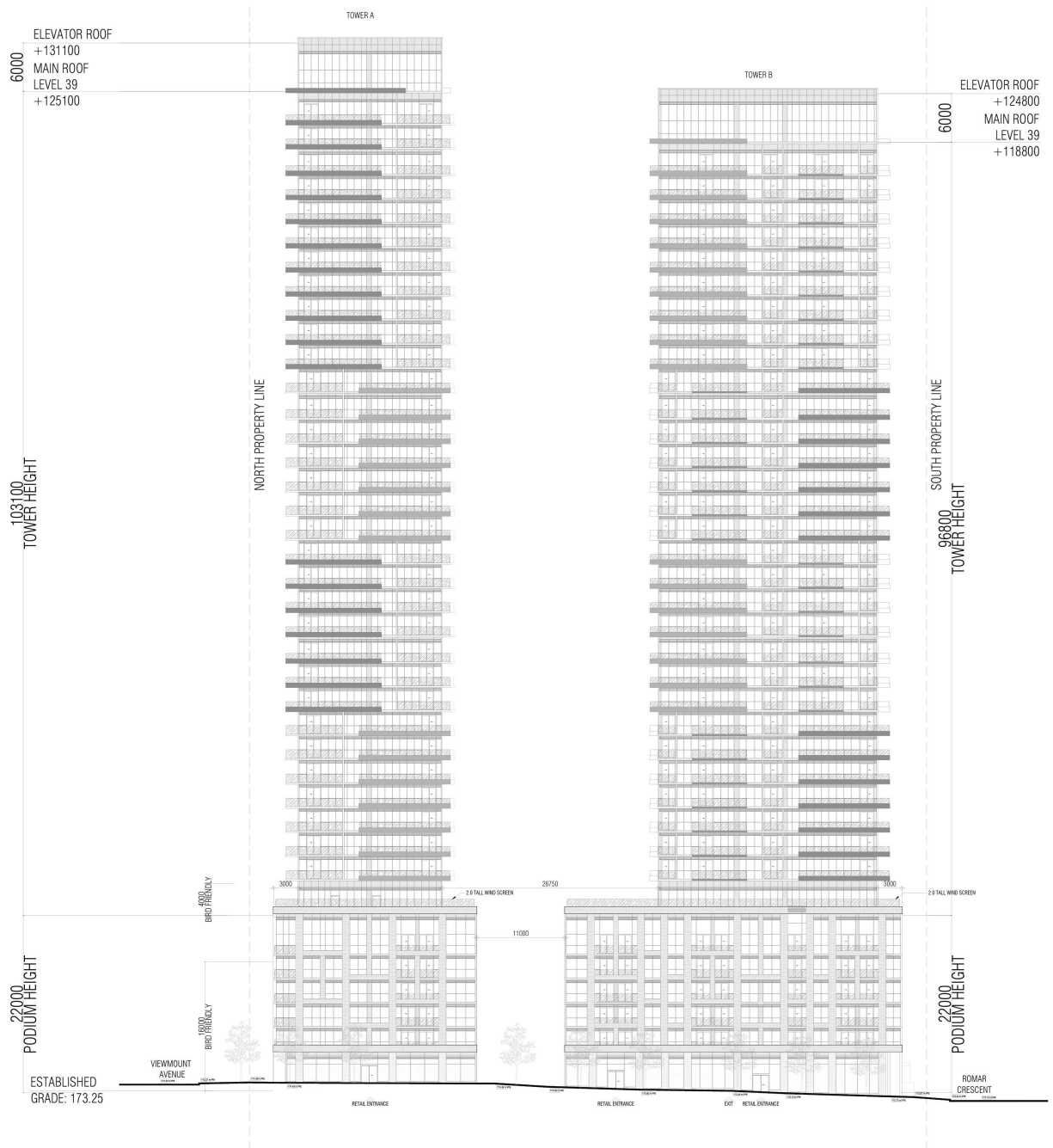
North Elevation



South Elevation



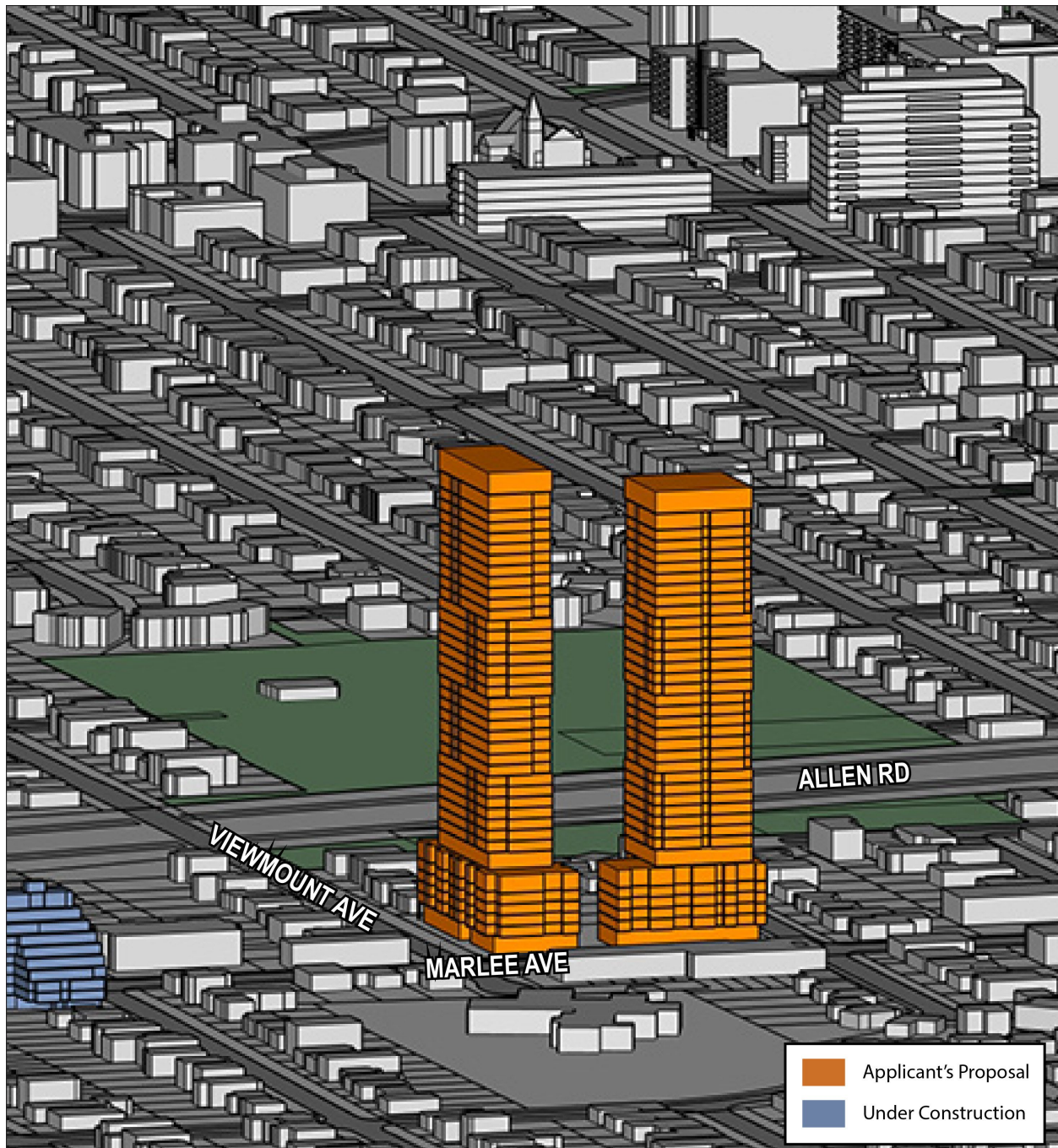
East Elevation



West Elevation

Attachment 10: 3D Massing Models

View 1



View of Applicant's Proposal Looking Southeast



04/27/2026

Attachment 11 - In-Kind CBC Offer Letter

Attached to this report under separate cover.