



Deputy Mayor

Mike Colle

**City Councillor | Eglinton-Lawrence
City of Toronto**

416-338-0008

mikecolletoronto.com

councillor_colle8@toronto.ca

July 7, 2026

To: North York Community Council

**Re: Growing Marlee-Glencairn Study – Infrastructure, Mobility, and Servicing
Requirements to Support Future Growth**

Dear North York Community Councillor Chair Councillor Pasternak and Members:
Councillor Chernos Lin, Councillor Carroll, Councillor Burnside, and Councillor Cheng

The Growing Marlee-Glencairn Study is being undertaken to address the infrastructure, servicing, and mobility needs required to accommodate mandated future growth associated with the Glencairn Protected Major Transit Station Area (PMTSA), as directed through Provincial planning policy. With an unprecedented number of development applications already approved by the Provincial Ontario Land Tribunal (OLT), and additional applications currently proceeding through mediation and hearing processes, it is essential that the final phase of the Study provides a comprehensive assessment of the infrastructure required to support both existing residents and future growth.

Throughout the study process, residents have consistently emphasized that growth must be supported by the necessary public infrastructure and services. The final phase of the Study should therefore include comprehensive assessments of community infrastructure, water and sewer servicing, transportation and mobility improvements, electricity infrastructure, police services, and neighbourhood traffic impacts. In discussions with the community and the Province, the City has also been made aware that the delineation of the future PMTSA may not ultimately be required, making further clarification from the Ministry of Municipal Affairs and Housing on the provincial designation process necessary.

The Growing Marlee-Glencairn Study presents an opportunity to establish a comprehensive framework that aligns future growth with the infrastructure investments necessary to support it. Residents deserve confidence that development will be guided by thoughtful planning and coordinated infrastructure delivery.

I encourage Council to support this motion and ensure that the final phase of the Study provides a thorough assessment of the community infrastructure, servicing, transportation, and utility requirements needed to accommodate future growth to create a complete and sustainable community in a responsible manner.



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Recommendations

1. North York Community Council request the Chief Planner & Executive Director, City Planning, in consultation with the Executive Director, Development Review, General Manager, Toronto Water and General Manager, Transportation Services, to advance the final phase of Growing Marlee-Glencairn in a manner that ensures the final report addresses:
 - a. community infrastructure to support current needs including community recreation facilities and police services;
 - b. water and sewer infrastructure required to service future projected growth within the Growing Marlee-Glencairn Study Area; inclusive of a funding plan by the landowner groups in the area;
 - c. a range of mobility options to support travel choices for area residents and workers including congestion management, reconfiguration of ramps at Lawrence Allen and Marlee Avenue, pedestrian and cycling infrastructure, including the possibility of a new pedestrian bridge or the reconfiguration of existing bridges; and
 - d. electricity infrastructure for the Marlee corridor from Lawrence to Eglinton.
2. North York Community Council request the General Manager of Transportation Services to conduct a traffic volume monitoring study of existing conditions on common through routes in the study area to support development of traffic infiltration mitigation strategies that can be advanced with the mobility study outlined above in recommendation 1c.
3. Toronto City Council request the Ministry of Municipal Affairs and Housing to respond to the correspondence submitted by MPP Michelle Cooper on (DATE, attached) regarding the designation of Major Transit Station Areas (MTSAs) and Protected Major Transit Station Areas (PMTSAs), and provide clarification on the provincial designation process, including whether the City of Toronto have discretion to not designate the Glencairn station PMTSA as per the Provincial Planning Statement (2024).

Best regards,

A handwritten signature in black ink that reads "Mike Colle".

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