

**200 Ridley Boulevard – Zoning By-law Amendment
Application – Supplemental Report**

Date:	July 22, 2014
To:	North York Community Council
From:	Director, Community Planning, North District
Wards:	Ward 16 – Eglinton- Lawrence
Reference Number:	File No. 12 176179 NNY 16 OZ

SUMMARY

On June 17, 2014, Community Council deferred consideration of the final staff report for the application at 200 Ridley Boulevard (dated May 29, 2014) to its meeting on August 12, 2014, and directed staff to meet with the tenants and applicants to build consensus on the Section 37 benefits and report back.

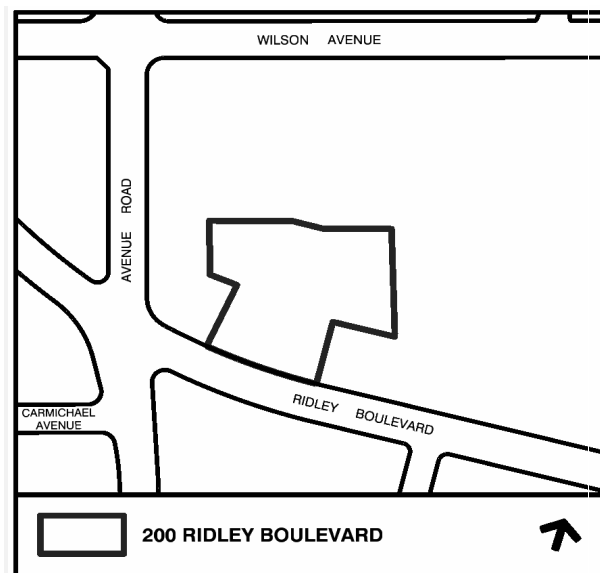
The purpose of this report is to advise Council the outcome of the meeting held on July 9, 2014, with the tenants of 200 Ridley Boulevard and the applicant which provided a revised list of Section 37 benefits.

This report recommends that the additional Section 37 benefits set out in this report be incorporated into the draft by-law permitting the development. The revised by-law is attached.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the revised draft By-law and list of Section 37 benefits as per Attachment 1 of this report based on the outcome of the tenant consultation meeting held on July 9, 2014.



ISSUE BACKGROUND

Community Council Decision

At the North York Community Council meeting held on June 17, 2014, Council made the decision to defer consideration of the final report for the application at 200 Ridley Boulevard (dated May 29, 2014) to its meeting on August 12, 2014, and directed staff to meet with the tenants and applicants to build consensus on the Section 37 benefits and report back about that meeting.

COMMENTS

Follow-up Tenant Meeting

On July 9, 2014, planning staff met with the tenants of 200 Ridley Boulevard and the applicant to provide an opportunity for the tenants to discuss the proposed Section 37 improvements and suggest additional benefits that could be secured. The meeting was attended by 11 residents and 1 proxy. Planning staff also have received 4 letters from tenants at 200 Ridley Boulevard. One of the letters included 31 attached signatures from tenants in the building. A summary of the contents of the letters can be found in Appendix 1. The Tenants have asked that all letters submitted be considered with regards to additional benefits to the building.

Meeting Outcome

In addition to the letters submitted to planning staff, the tenants at the meeting specifically spoke about the following improvements that would be most important to them:

- Installation of stainless steel flashing or other appropriate resistant material in high traffic areas to prevent damage from rough use/contact of the wall surrounding the elevator in the lobby. This should be expanded to include laundry rooms, west side of building stairs and stairwells, garage entry way to lobby, corners and other high use areas;
- Lobby improvements including seating for 6-10 adults, artwork, painting and new lobby security doors;
- Security cameras at all 4 exits and garage;
- A boulder in front of the building with the address 200 Ridley with landscaping and a spotlight;
- New hallway carpets and under padding;
- The agreed upon additional washing and drying machines in each laundry room be large capacity;
- New ventilation systems be installed in bathrooms and kitchens in all suites;
- Artwork in the lobby commemorating the 200 Ridley Boulevard building;
- Tenants to provide consultation on a construction mitigation plan;
- The draft By-law to indicate the total number of parking spaces reserved for the tenants rather than using minimum ratios for parking; and
- No barbeques be added to the proposal as a benefit to the tenants.

Section 37 Benefits

The final staff report presented at Community Council on June 17, 2014, secured Section 37 Benefits that included: rental tenure of the 91 units in the building secured for 20 years,

removal of a ground floor unit for use as an indoor amenity space, two extra washing and drying machines, a new front canopy, upgraded lighting, a security camera, a bicycle storage area, and an active outdoor recreation area for young children.

In response to the meeting and the letters received the applicant has agreed to the following benefits in addition to those outlined in the planning staff report dated May 29, 2014:

1. The inclusion of a piece of historical artwork or photograph of the 200 Ridley site within the lobby of the building.
2. The inclusion of new seating area furniture for the lobby.
3. The addition of 4 security cameras, for a total of 5 cameras (at the entrance/exits, parking garage, and rear bicycle storage) monitored by an outside 3rd party company.
4. Removal of barbeques from the landscape plan.

Attached to this report is a revised implementing zoning by-law which incorporates these items noted above. In addition, staff have revised the draft By-law to include the exact number of parking spaces proposed for residents and visitors at 200 Ridley Boulevard.

Conclusion

Planning staff have prepared a revised list of Section 37 benefits with the new benefits listed in addition to the benefits already secured in Planning's Staff report dated May 29, 2014 based on the applicant's response. These can be found at Attachment 1 of this report. It is recommended that Council adopt this revised draft By-law.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Revised Draft By-law and Section 37 Improvements
Appendix 1: Summary of Tenant Responses for Additional Section 37 Improvements

Attachment 1: Revised Draft By-law and Section 37 Improvements

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO
Bill No. ~
BY-LAW No. ~-20~

**To amend the former City of North York Zoning By-law No. 7625, as amended,
with respect to the land municipally known as,
200 Ridley Blvd**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

WHEREAS the Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in height and density of development;

WHEREAS pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the Planning Act, may authorize increases in the height or density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matter as are set out in the by-law;

WHEREAS subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

WHEREAS the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

WHEREAS the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 7625, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules "B" and "C" of By-law No.7625 of the former City of North York are amended in accordance with Schedules "1" and "RM4(27)" attached to this By-law.

2. **Section 64.19 EXCEPTIONS TO RM4 ZONE (MULTIPLE-FAMILY DWELLINGS FOURTH DENSITY ZONE)** of By-law 7625 is amended by adding the following subsection:

64.19 (27) RM4 (27)

DEFINITIONS

(a) For the purposes of this exception, the following definitions will apply:

- i. For the purposes of this exception, “apartment house dwelling” shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system, or any combination thereof.
- ii. Established Grade shall mean the geodetic elevation of 178.15.

PERMITTED USES

(b) In addition to the uses permitted in the RM4 Zone, “apartment house dwelling” shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system, or any combination thereof.

EXCEPTION REGULATIONS

(c) Number of Dwelling Units

The maximum number of residential dwelling units within Building A shall be 91 and the maximum number of dwelling units within Building B shall be 30.

(d) Gross Floor Area

The maximum gross floor area shall not exceed 11,200 m².

(e) Lot Coverage

The maximum lot coverage for all buildings shall be thirty-seven (37%) percent.

(f) Yard Setbacks and Projections

- i. The minimum yard setbacks shall be as shown on Schedule RM4(27).
- ii. The minimum yard setbacks for parking structures located below established grade shall be as shown on Schedule RM4(27).
- iii. Notwithstanding Section 6(9) of the former City of North York Zoning By-law 7625, and except where a heavy line on Schedule RM4(27) is contiguous with a boundary line of the site, nothing shall prevent canopies and balconies from projecting into the required setback of Building A.
- iv. Canopies and balconies shall be permitted to project a maximum 0.45 metres

into the required setback of Building B.

(g) Distance Between Buildings

The minimum distance between buildings or portions thereof shall be as shown on Schedule RM4(27).

(h) Building Height

- i. The maximum building height shall not exceed the heights in metres and storeys as shown on Schedule RM4(27), with the exception of the following for Building B:
 - (i). Antennae and satellite dishes may exceed the maximum height by 2.0 metres.
 - (ii). Ornamental elements, architectural elements and parapets may exceed the maximum height by 0.6 metres.
 - (iii). Ornamental elements, architectural elements, railings and parapets may exceed the maximum height above the third storey by 1.6 metres.
 - (iv). Stairs and stair enclosures may exceed the maximum height above the third storey by 3.2 metres.

(i) Recreational Amenity Area

- i. Provide a minimum of 45 square metres of indoor recreational amenity area within Building A.
- ii. Provide a minimum of 3.6 square metres of indoor recreational amenity area per residential dwelling unit for Building B located within the fourth storey.
- iii. Provide a minimum of 5.0 square metres of outdoor recreational amenity area per residential dwelling unit for Building B located on top of the third storey.

(j) Landscaped Open Space

- i. Provide a minimum of 2,700 square metres of outdoor landscaped open space.

(k) Parking and Loading

- i. Provide parking in accordance with the following requirements for Building A:
 - (i). A minimum of 69 residential parking spaces.
 - (ii). A minimum of 9 visitor parking spaces.
- ii. Provide parking in accordance with the following minimum requirements for Building B:
 - (i). A minimum 1.0 residential parking spaces per dwelling unit.
 - (ii). A minimum 0.2 visitor parking spaces per dwelling unit.

- iii. Provide a minimum of 20 bicycle parking spaces adjacent to Building A at grade and provide a minimum of 4 bicycle parking spaces adjacent to Building B at grade.
 - iv. Provide a minimum of 1 loading space 3.6 metres wide by 11.0 metres long.
- (l) The provisions of this By-law shall apply collectively to this land as shown on Schedule "1" attached to this By-law, notwithstanding its future division into two or more parcels.

3. SECTION 37 – INCREASED HEIGHT/DENSITY

- (a) The owner shall enter into one or more agreements with the City pursuant to section 37 of the Planning Act, which are registered on title, to secure the following matters as a legal convenience to support the development:
- i. The securing of the rental tenure of the existing 91 unit building currently known as 200 Ridley Boulevard for a minimum of 20 years, commencing from the date of Council's decision, as a 90 unit building, with no applications for demolition, or conversion from residential rental use to the satisfaction of the Chief Planner, Executive Director of City Planning and the City Solicitor, saving the one unit to be detailed below;
 - ii. Prior to the issuance of a Building permit for the new development on the lot, a section 111 permit will be filed for the elimination of one ground-floor residential rental unit in Building A as shown on Schedule RM4(27) to enable the construction of an indoor amenity space for the use and enjoyment of the tenants of the rental building; the location and finishing of which shall be to the satisfaction of the Chief Planner. Subject to compliance with all applicable laws including the *Residential Tenancies Act, 2006*, S.O. 2006, c. 17, construction and conversion of a ground-floor residential unit to indoor amenity space will be done no later than 3 years from the date of building permit issuance for the new building. Should a suitable unit not naturally vacate within 3 years, in the third year, tenants in the selected units will be offered relocation to the first available unit of the same type and at the same rent, or the equivalent of three months' rent for vacating, and in either case, a moving allowance of \$1000 as well;
 - iii. That the owner provide for Building A two extra washing and drying machines, in each laundry room for the use and enjoyment of the current and future tenants to the satisfaction of the Chief Planner, Executive Director City Planning;
 - iv. That the owner upgrade the entrance to Building A with a new canopy, upgraded lighting, (5) security cameras monitored by a third party company (at each entrance/exit, inside garage and at the rear of the site at the bicycle enclosure area) and improved accessibility to the satisfaction of the Chief Planner, Executive Director City Planning;
 - v. That the owner provide for the tenants of Building A a new bicycle storage area on the lot to the satisfaction of the Chief Planner, Executive Director City Planning;

- vi. That the owner provide for the tenants of Building A upgraded landscaping, walkways, lighting and passive amenity spaces for the enjoyment of the tenants of that building to the satisfaction of the Chief Planner, Executive Director City Planning;
- vii. That the owner provide, on the lot, an active recreation area primarily for the use of young children to the satisfaction of the Chief Planner, Executive Director City Planning;
- viii. That the owner provide a piece of historical artwork or photograph of the 200 Ridley site within the lobby of the building.
- ix. That the owner provide new seating area furniture for the lobby.
- x. The design and materials of all improvements listed in a.i. to a.ix above will be secured via the site plan approval process and the costs of any such improvements as well as the costs of the development shall not be passed on in any form, including increases to the rents, to tenants of the existing rental building;
- xi. Prior to the issuance of the first building permit for the development, the owner shall provide, at its expense and to the satisfaction of the Chief Planner, Executive Director City Planning a construction mitigation plan and tenant communication strategy for the development, and agrees to implement same;
- xii. The Owner shall to provide reciprocal access to the owners and/or tenants of Building A and Building B over all outdoor landscaped open space areas at grade, to the satisfaction of the City Solicitor and Chief Planner, Executive Director City Planning. Such areas include: the landscaped open space to the east of Building B fronting on to Ridley Boulevard; and areas to the southeast, east and northeast of Building A. Such access shall continue to be provided notwithstanding the sites future division into two or more parcels or multiple ownerships.
- xiii. That the Chief Planner, Executive Director City Planning be authorized to enter into agreements on title to secure the above-listed improvements;
- xiv. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.

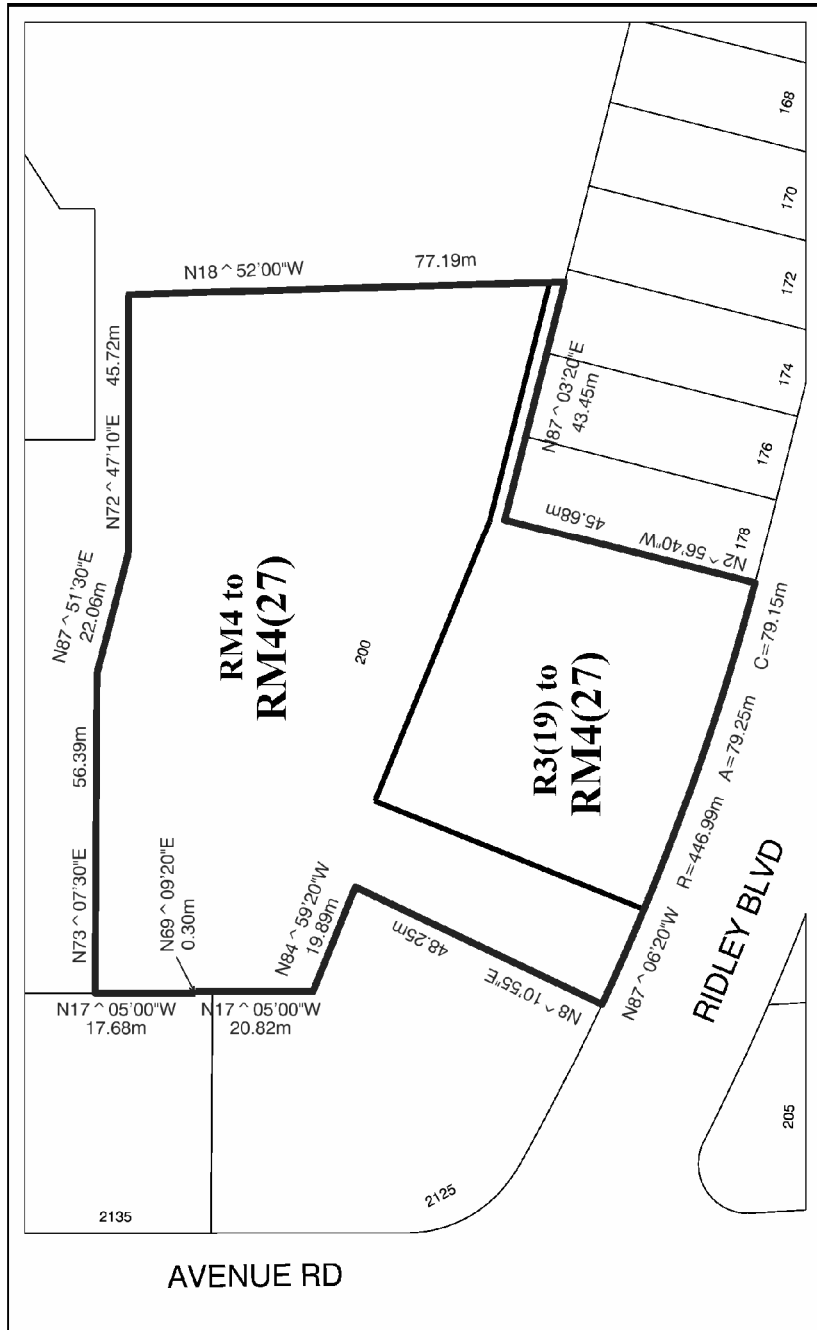
4. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk



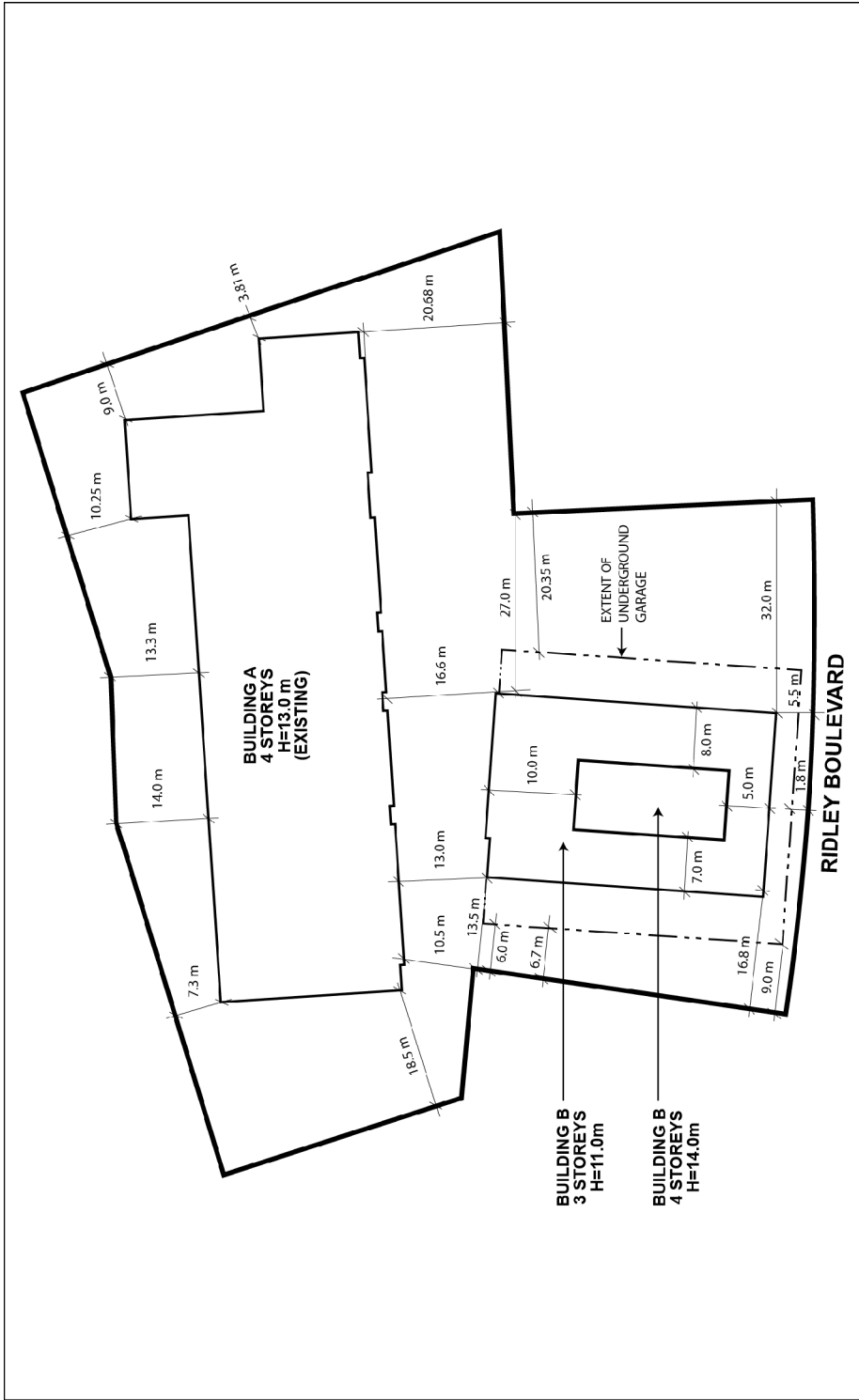
Toronto City Planning

Schedule 1

Part of Block A and Lots 6, 7, 8, 9 and 10. R.P. 2470 City of Toronto
 George C. M. Lo for R. Avis Surveying Inc.
 Date: 05/12/2014
 Approved by: V.C.

File # 12 176179 MNY 16 0Z

↑
 Not to Scale



Schedule RM4(27)



File # 12 176179 NNY 16 0Z

Applicant's Supplied Drawing



Date: 07/24/2014
Approved by: V.C.

Not to Scale

Appendix 1: Summary of Tenant Responses for Additional Section 37 Improvements

Below is a summary of other Section 37 improvements suggested by tenants to be included as provided in 4 separate letters to City Planning staff. One letter included 30 signatures from tenants. One tenant also expressed their dislike for current the benefits provided which has been identified below.

1. Lobby Amenity Renovations

A detailed plan of lobby renovations should be provided and include:

- i. A seating area for 6-10 adults, artwork, a new window with a view to the neighbourhood and driveway entry with maintained privacy.
- ii. Replacement of lobby doors with appropriate building code security doors. Doors should have auto lock, emergency panic handles/bar, and a secure locking mechanism embedded in door frame.
- iii. Stainless steel flashing, galvanized rubber or other appropriate high resistance material should be installed in high traffic areas to prevent damage from high use/contact (i.e. elevator sidings, lobby, laundry rooms, west side of building stairs and stairwells, garage entry way to lobby, corners etc.).

2. Laundry Room

Improvements to the laundry room should include:

- i. Agreed upon additional washing and drying machines in each laundry room be large capacity.
- ii. Renovations to the laundry room on the 1st floor including folding tables, wash basins, working exhaust fans, painting, floor refinished and polished, doors refinished and polished.
- iii. High resistance material to be used on walls in the laundry room that are high traffic areas.

3. Landscaping

- i. Appropriate signage for the 200 Ridley Building should be provided on a large, lit stone with address engraved and landscaping surrounding stone.
- ii. Accommodations for grading, drainage, appropriate landscaping cover materials of the proposed amenity area on the northeast side of the building should be provided.
- iii. Inclusion of a rooftop amenity space and garden at 200 Ridley Boulevard should be provided that has accessibility to sunlight.
- iv. Replacement of the existing chain link fence on the easterly boundary of the property with a wooden fence to block the view of the Cricket Club storage area.

4. Bicycle Room/Garage

The following improvements should be made to the proposed bicycle room and garage:

- i. That the proposed bicycle room be moved indoors.
- ii. Accessibility be improved to the entrance to garage on north side of the building.
- iii. Garage ceiling repairs be finalized.

5. Timing

- i. The proposal should be amended to include overall timing of capital expenditures to be delivered prior to the start of the construction period.

6. Costs

- i. The proposal should be clear that there are no pass through costs to tenants for any of the changes including:
 1. User fees for the amenity space (bicycle charges, use of rooms etc.).
 2. Any increased maintenance costs.
 3. At least 70% of all suites remain affordable housing to protect the vulnerable tenants (seniors, persons with disabilities, and immigrant families).
 4. The tenants should also be compensated financially by way of a reduction to their rents over the course of the redevelopment.

7. Parking

- i. That the subclause 2 (k), parking and Loading, contained in the draft By law and the Site Plan be amended to reflect the total parking supply of 78 spaces consisting of 69 spaces for residents and 9 for visitors as reflected in the fourth paragraph of page 4 of the planning staff report.

8. New Amenities common to all suites

- i. Installation of new door sweeps on all balcony doors and entrance doors to all suites.
- ii. Installation of new screen doors.
- iii. Installation of electric exhaust fans in bathrooms and kitchens.
- iv. Free Wi-Fi and cable in all suites.
- v. Hall carpeting and underpad be replaced.
- vi. New fridges and stoves should be provided in each unit.
- vii. Lighting be provided outdoors to and from original building to the street.

9. Maintenance

- i. Development and amenity enhancements will require additional maintenance including outdoor care (with regards to the revised landscaping configuration and increased hard ground cover and shared access to parking) and indoor care (with regards to the parking garage, garbage in interior, increased number of vehicles entering and exiting the building, and increased pedestrian traffic from north new parking). Therefore, adjustments to maintenance of the building should be considered as follows:
 1. A plan for snow removal and snow storage on the property.
 2. Window washing of all windows at least 2 times per year.
 3. Bi-monthly carpet washing.
 4. Private parking enforcement with permissions for contact information to be provided to tenants and ability to ticket vehicles at a tenant's request.
 5. Routine indoor amenity space cleaning and maintenance.
 6. Regular garage floor power washing.
 7. Annual vent cleaning.
 8. Re-painting lamp posts around the circular driveway.
 9. Driveway be replaced and re-surfaced.
 10. Replacement of doors to garage and hallway.
 11. Re-painting of walls surrounding stairwells.
 12. Routine elevator maintenance be scheduled and performed.

10. Monetary Benefits

Some tenants requested that the developer be required to make donations to communal, spiritual and educational gathering spaces of the tenants and their families. The leaders of these spaces would be able to use these contributions at their sole discretion as a result of the increased density being proposed by the new development. These donations include:

- i. \$25,000 to St. Margaret's Catholic Church
- ii. \$ 25,000 to Armour Heights Community Centre Day and Evening Programs
- iii. \$25,000 Armour Heights Public School and Playground
- iv. \$25,000 to Armour Heights Presbyterian Church
- v. \$25,000 to St. Margaret's Catholic School and Playground
- vi. \$25,000 to Temple Sinai
- vii. \$25,000 to Armour Heights Toronto Public Library

In addition to the above listed benefits one tenant suggested the removal of the active outdoor play area, bicycle storage and indoor amenity space from the list of current benefits presented at Community Council on June 17, 2014.