

100 Ranleigh Avenue - Zoning Amendment Application - Preliminary Report

Date:	August 20, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	15 151991 NNY 25 OZ

SUMMARY

This application proposes to amend the former City of Toronto Zoning By-law 438-86 to permit a new 4-storey, 43 unit residential apartment building at 100 Ranleigh Avenue.

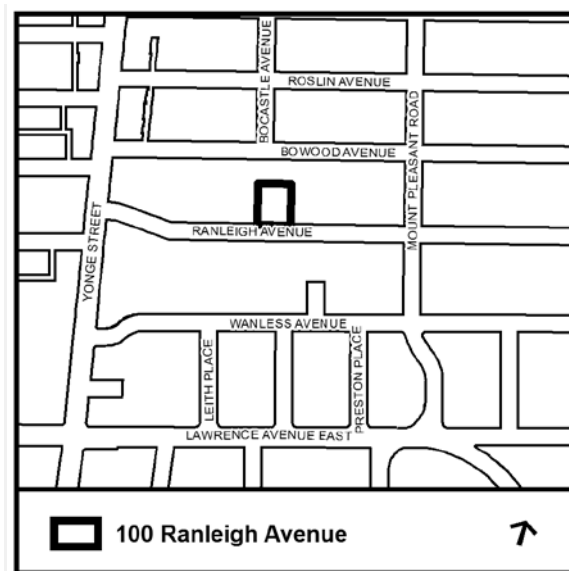
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act will be scheduled following community consultation, and the resolution of outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 100 Ranleigh Avenue together with the Ward Councillor.



2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2010 a previous owner, the Bedford Park United Church, submitted applications to amend the zoning by-law and official plan to permit a five-storey, mixed use building consisting of a multi-purpose place of worship, community program space on the ground floor and 60 residential units for seniors on the upper four floors.

Through the establishment of a Working Group, the proposal was revised to a four-storey apartment building and 46 dwelling units. The proposed development was to provide housing for seniors currently living in the community through a life-lease tenure agreement. The project received approval at City Council in April 2013, but was appealed to the Ontario Municipal Board by the Bedford-Wanless Ratepayers Association. After one pre-hearing before the Board, the appeal was subsequently withdrawn.

The property was subsequently sold to the current applicant. The church on site has been demolished and the lands remain vacant.

PRE-APPLICATION CONSULTATION

A pre-application consultation meeting was held February 19, 2015 to discuss the proposal and complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal seeks to refine the current site specific zoning by-law, which enables the development of a four-storey apartment building containing a combination of seniors' housing and a place of worship.

The application proposes to amend the former City of Toronto Zoning By-law No. 438-86 to permit a 4,704 square metre, four-storey, 43 unit residential apartment building with a Floor Space Index of 1.81. The place of worship and community program space are not part of the current proposal. Proposed changes to the previously approved by-law involve:

- An increase in the required parking to be provided as shown in Table 1;

- Definition of "apartment building" be deleted, which specifically stated, among other things, that "dwelling units located therein shall only be occupied by seniors"; and
- Map 2 to the by-law be replaced with a map reflective of the proposed setbacks and heights, which vary from the earlier approved project.

The previously approved project had been stepped back along the sides and at the top of the fourth floor at the rear of the building. The current proposal has not been stepped back at these locations, but has been stepped back 0.9 m from the third to the fourth floors at the front of the building for a portion of the fourth floor.

The following table compares the proposal to the previously approved project:

Table 1: Project Comparison – 100 Ranleigh Avenue

	Approved Under Previous Project	Current Proposal
Use	Senior's life-lease and multi-purpose space/church	Luxury rental apartments
Storeys	4	4
Gross Floor Area	5102 sq. m.	4,704 sq. m.
Floor Space Index	1.97	1.81
Units	46	43
Parking Spaces	39	47
Min. Rear Yard Setback	7.5 m	7.5 m
Min. Front Yard Setback	3.4 m to balcony	5.5 m to main wall
Min. West Side Yard Setback	1.5 m to covered portion of underground garage	1.5 m to covered portion of underground garage
Min. East Side Yard Setback	4.5 m to balcony	5.5 m to main wall
Max. Height	15.8 m including mechanical penthouse	15.8 m including mechanical penthouse
Building Depth	43 m	43.7
Interior Courtyard	No	Yes

A total of 47 parking spaces are proposed, with four spaces proposed on the surface for short term visitor parking and the remainder underground. An interior courtyard located on the first and second floors is proposed. The proposed unit mix is 24 one-bedroom units, 15 two-bedroom units and 4 three-bedroom units. The proposed amenity space totals 273 square metres (86 square metres indoors and 186 square metres outdoors).

Site and Surrounding Area

The site is relatively flat, and formerly supported the Bedford Park United Church. However, the site is currently vacant. The site is rectangular in shape, is approximately 2,595 square metres in area with a frontage of 45.72 metres on the north side of Ranleigh Avenue between Yonge Street and Mount Pleasant Road.

Surrounding land uses are as follows:

- North : Six single-detached dwellings fronting onto Bowood Avenue have rear lots which abut the site.
- East: To the east are single detached dwellings. One three and a half storey apartment building sits between the site and Mount Pleasant Road with a lot frontage of approximately 23 metres.
- West: To the west of the site are single detached dwellings. Further west beyond six single detached dwellings sits a four-storey apartment building at 56 Ranleigh Drive.
- South: Across the street on the south side of Ranleigh Avenue are the Bedford Park Junior Public School and the Bedford Park Community Centre.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that Provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated *Neighbourhoods* on Map 16 – Land Use Plan in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as

interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The stability of Toronto's *Neighbourhoods* physical character is one of the keys to Toronto's success and development criteria has been included in the Official Plan to help respond to new developments. New development is to respect and reinforce the existing physical patterns in *Neighbourhoods*.

Section 4.1.5 - Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular;

- Patterns of streets, blocks and lanes, parks and public building sites;
- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby properties;
- Prevailing building type(s);
- Setbacks of buildings from street or streets;
- Prevailing patterns of rear and side yard setbacks and landscape open space;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The prevailing type will be the predominant form of development in the neighbourhood. Some *Neighbourhoods* will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the building type in another neighbourhood.

The Official Plan also recognizes that scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as industry, institution, retail stores, a utility corridor, or are lots that were passed over in the first wave of urbanization. In converting these sites to residential uses, there is a genuine opportunity to add quality of *Neighbourhood* life by filling in the "gaps" and extending streets and paths. Due to the site configuration and orientation, it is often not possible or desirable to provide the same site standards and pattern of development in these infill projects as in the surrounding *Neighbourhood*. Special infill criteria are provided for dealing with the integration of new development for these sites, and for intensification on existing apartment sites in *Neighbourhoods*.

Section 4.1.9 - Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods*, are required to meet certain development criteria. This includes;

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;

- provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

Chapter Three contains policies to guide decision making based on the Official Plan's goals for the human, built, economic and natural environments.

Chapter Three – Built Form - Building a Successful City identifies that most of the City's future development will be infill and redevelopment and, as such, new development will be located and organized to fit with its existing and/or planned context; locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties; be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context; be massed to define the edges of streets, parks and open spaces at good proportion; provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians; and, significant new multi-unit residential development will provide indoor and outdoor amenity space for residents for the new development, such as access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

Chapter Three – Housing requires a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, be maintained to meet the current and future needs of residents.

Zoning

The site has been excluded from the new comprehensive Zoning By-law 569-2013, and continues to be covered by the former City of Toronto By-law 438-86, as amended.

Under By-law 438-86, the site is subject to a site specific zoning by-law No. 469-2013 which permits apartment buildings, subject to a site specific definition which indicates that the dwelling units located therein shall only be occupied by seniors. Further the apartment building may include a place of worship, multi-purpose space, community facilities and accessory uses such as offices and an underground parking garage.

According to by-law 469-2013, the apartment building is permitted to have a maximum non-residential gross floor area of 390 square metres, and the built form is required to be wholly within the building footprint and heights provided within the By-law (See Attachment 6 - Zoning).

Site Plan Control

The subject lands are subject to site plan control. A site plan control application has not yet been submitted.

Tree Preservation

Urban Forestry staff is reviewing the development plans to determine the impact on any existing mature trees. The owner will be required to obtain the necessary permits prior to removing any trees.

Reasons for the Application

Although the apartment building use is permitted under the current site specific zoning by-law 469-2013, a zoning by-law amendment is necessary to amend the massing and stepback heights, overall building footprint and some of the setbacks shown on the site specific zoning by-law, as well as other performance standards to accommodate the current proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Toronto Green Standard Checklist
- Planning Rationale
- Arborist Report and Tree Preservation Plan
- Transportation Impact Study
- Functional Servicing and Stormwater Management Report
- Draft Zoning By-laws.

A Notification of Complete Application was issued on May 27, 2015.

Issues to be Resolved

On a preliminary basis, the following issues must be addressed:

- Ensuring the built form, massing, setbacks, stepbacks and location of the proposed building are appropriate and provide a suitable relationship with adjacent properties;
- Building massing and articulation to ensure appropriate transition in scale and fit to the existing context;
- Transportation impacts and parking, such as location of servicing, parking and ramps;
- Number of bicycle parking spaces and their location;
- Landscaping, tree preservation and on site amenity;

- Appropriateness of the proposed interior courtyard located on the first and second floors; and
- Review of the TGS checklist and compliance with Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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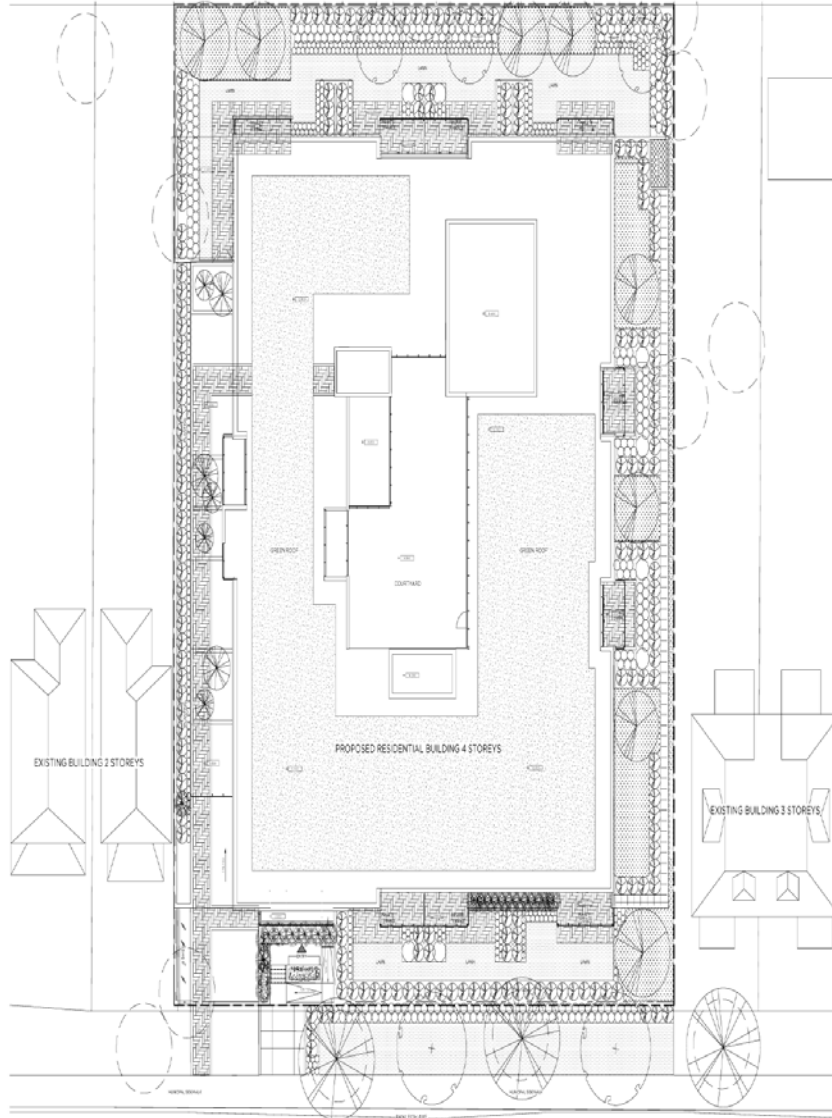
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site/Landscape Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: West Elevation
Attachment 5: East Elevation
Attachment 6: Zoning By-law No. 569-2013
Attachment 7: Zoning By-law No. 438-86
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site/Landscape Plan

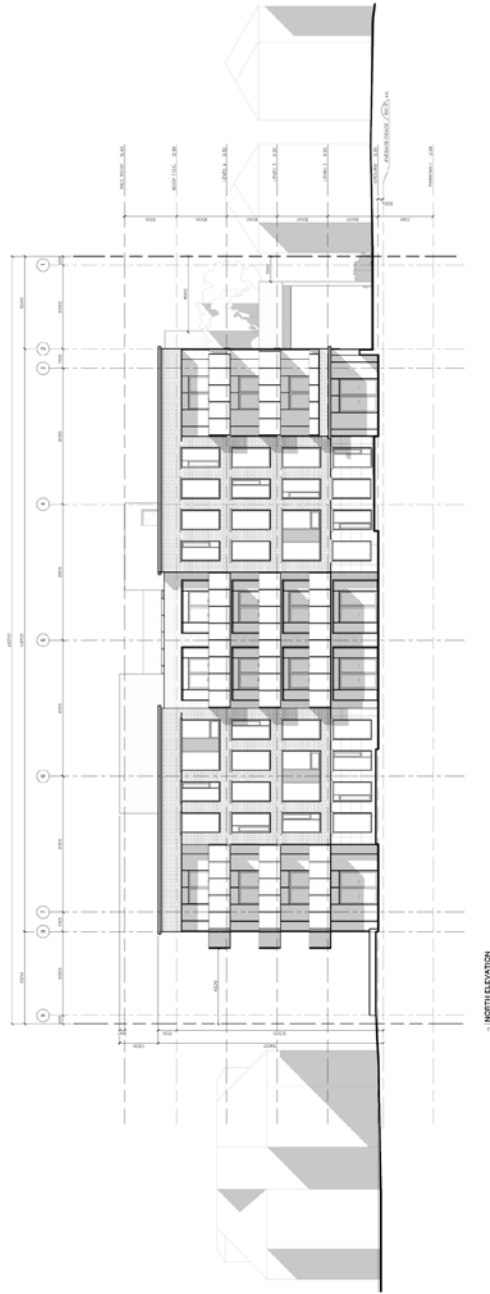
Applicant's Submitted Drawing

Not to Scale
05/21/2015

100 Ranleigh Avenue

File # 15 151991 NNY 25 0Z

Attachment 2: North Elevation



North Elevation

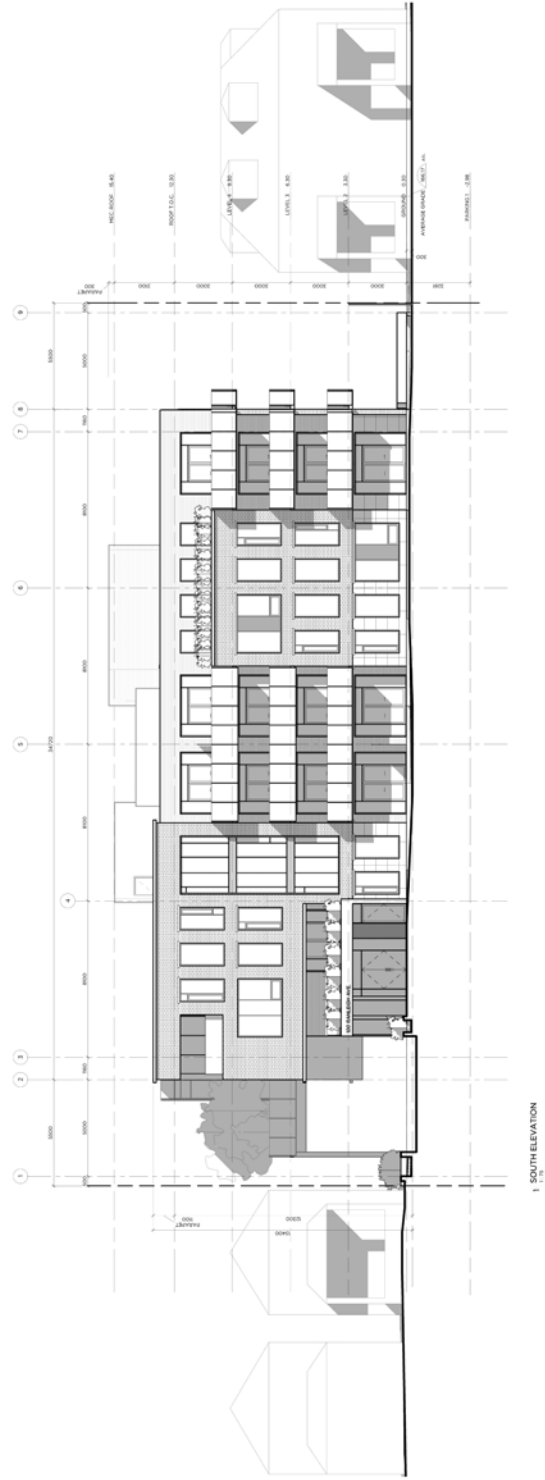
Applicant's Submitted Drawing

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05/22/2015

100 Ranleigh Avenue

File # 15 151991 NNY 25 0Z

Attachment 3: South Elevation



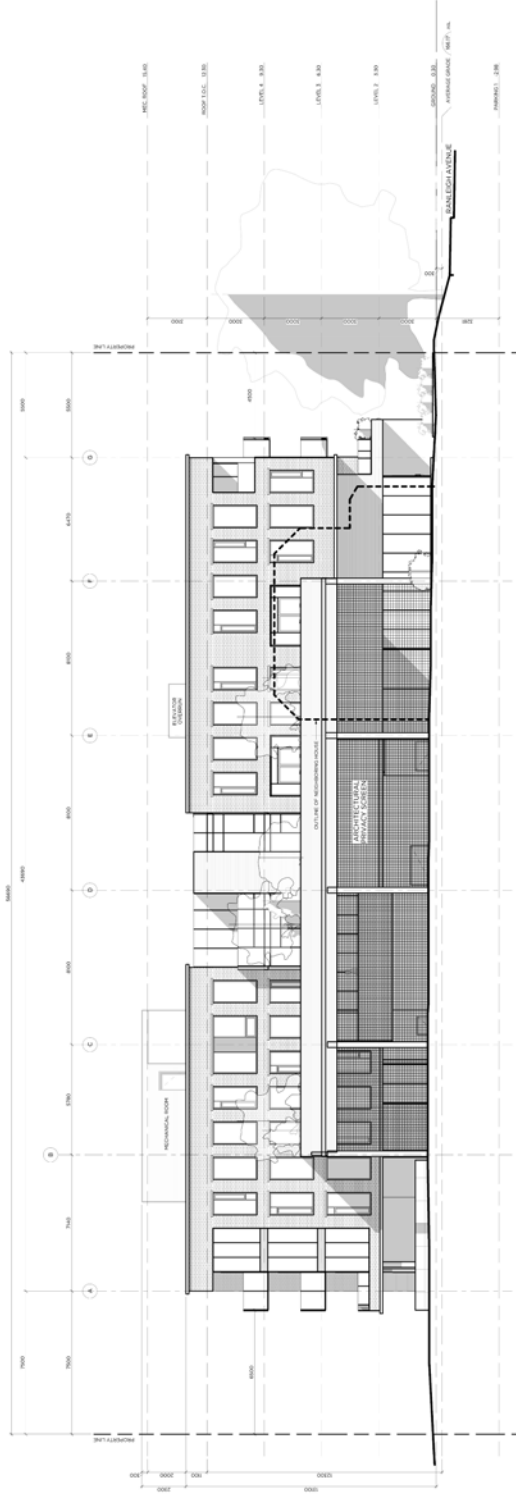
100 Ranleigh Avenue

File # 15 151991 NNY 25 0Z

South Elevation
Applicant's Submitted Drawing

Not to Scale
05/22/2015

Attachment 4: West Elevation



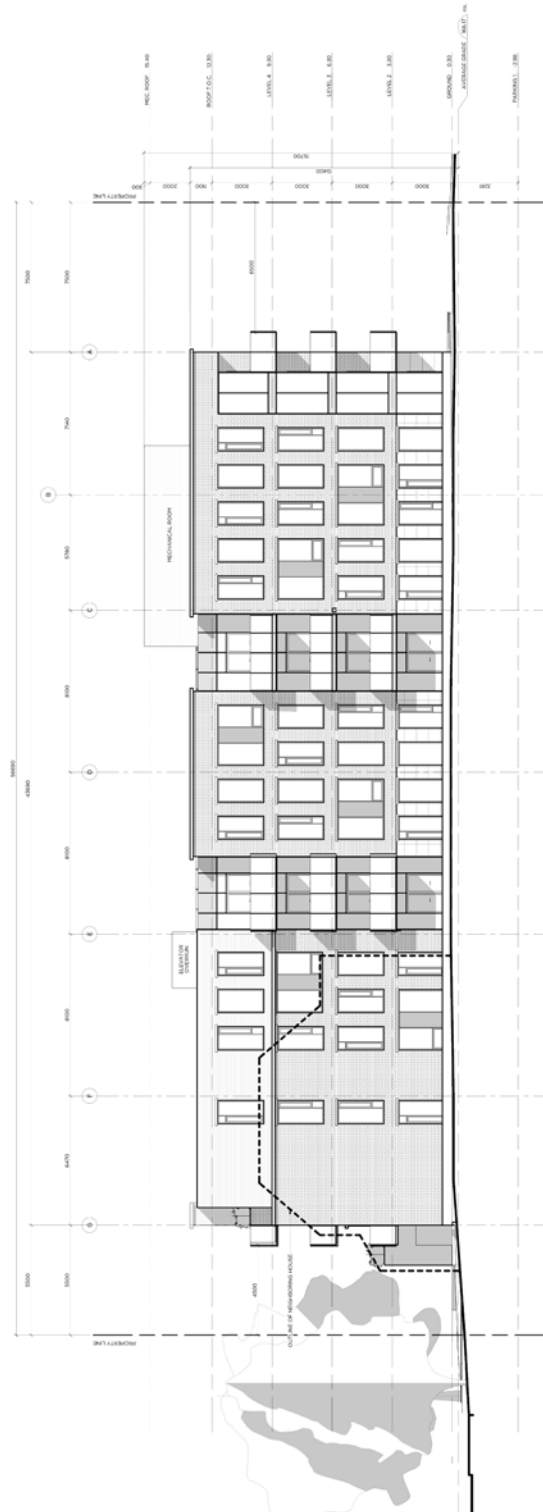
100 Ranleigh Avenue

File # 15 151991 NNY 25 0Z

West Elevation
Applicant's Submitted Drawing

Not to Scale
05/22/2015

Attachment 5: East Elevation



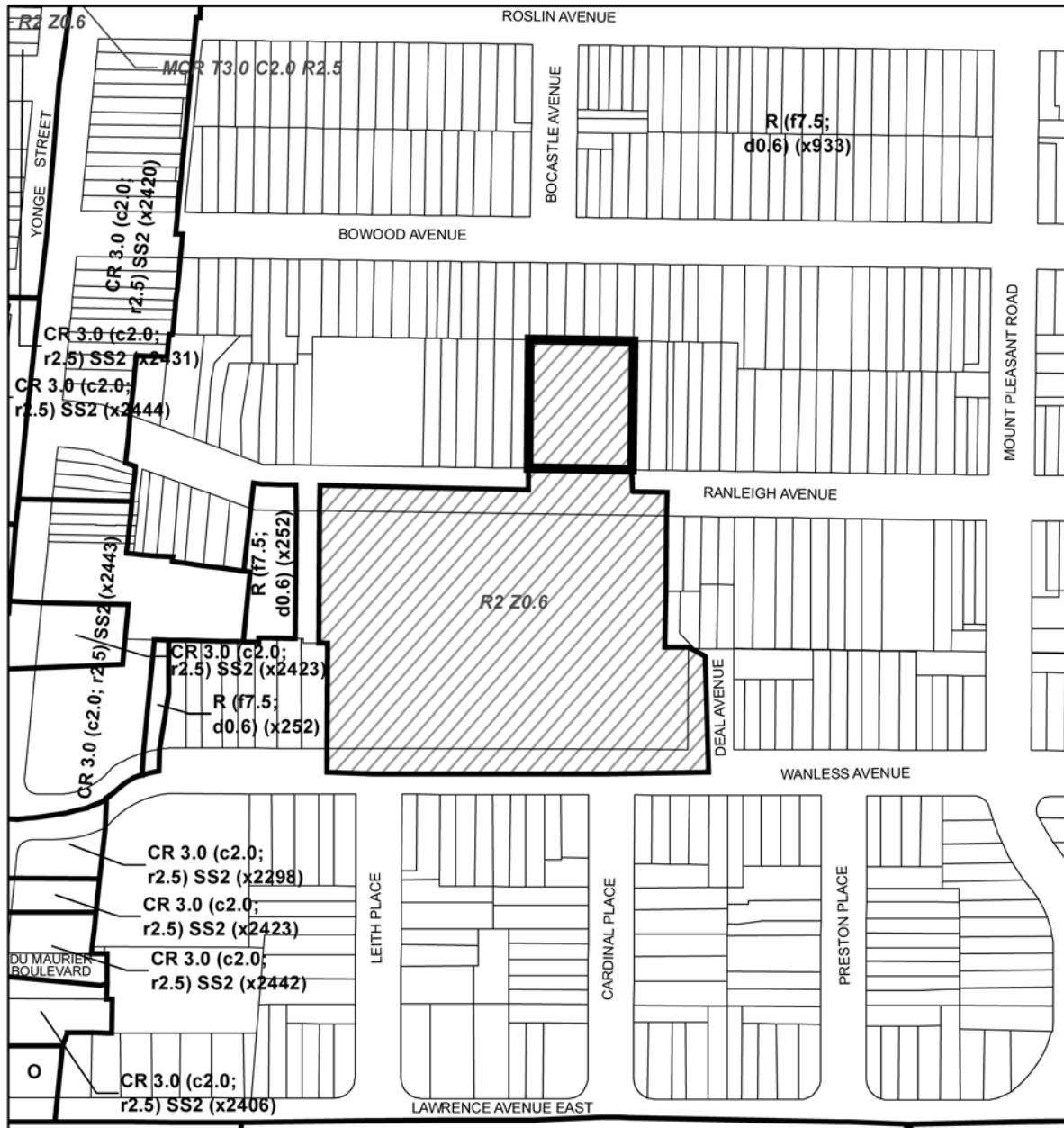
100 Ranleigh Avenue

File # 15 151991 NNY 25 OZ

East Elevation
 Applicant's Submitted Drawing

Not to Scale
 05/22/2015

Attachment 6: Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

100 Ranleigh Avenue

File # 15 151991 NNY 25 02

Location of Application

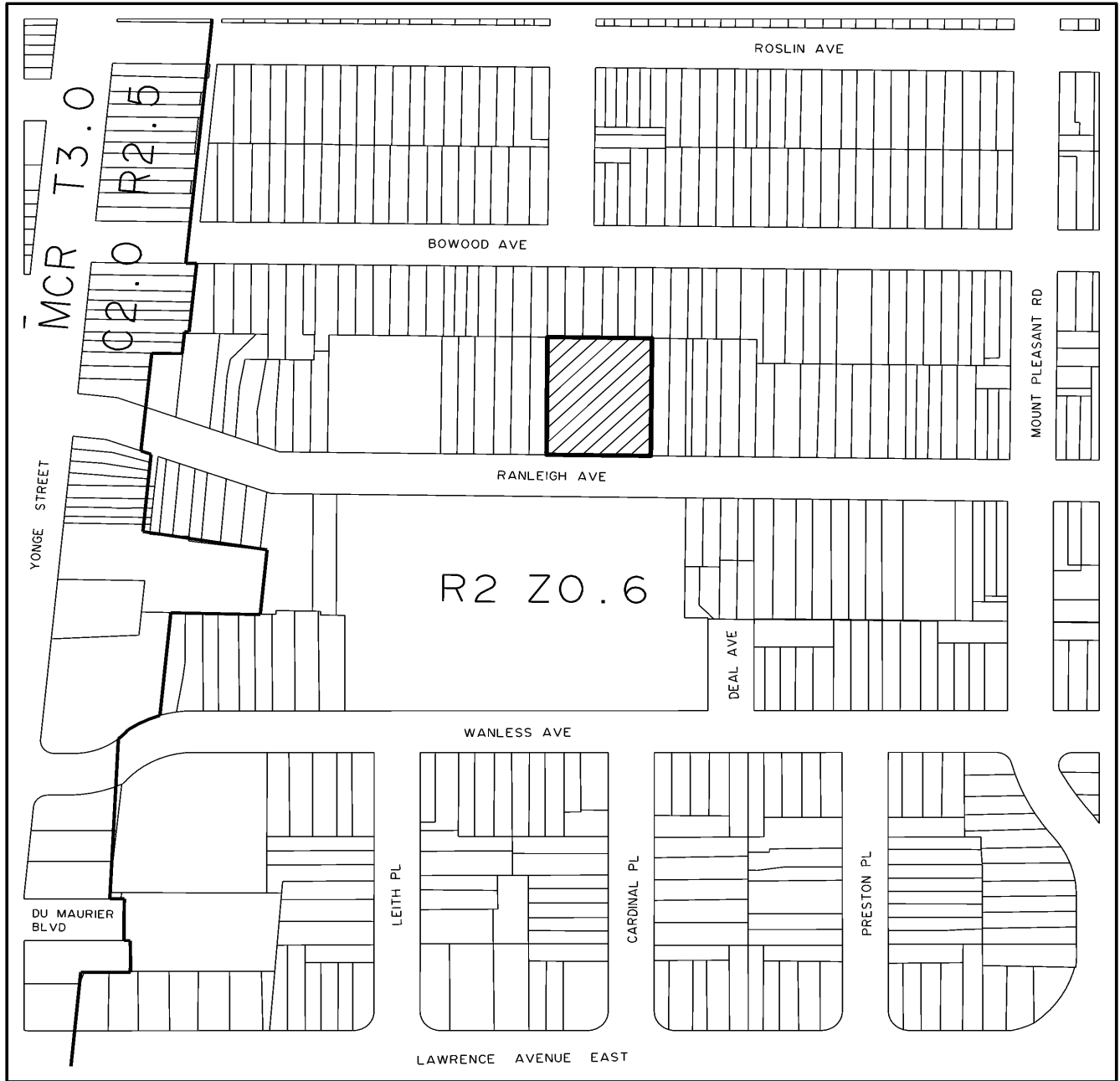
See Former City of Toronto By-Law No. 438-86
R2 Residential District

- | | |
|-------------------------|---------------------------|
| R Residential | CR Commercial Residential |
| RD Residential Detached | O Open Space |
| | OR Open Space Recreation |



Not to Scale
Extracted: 05/22/2015

Attachment 7: Zoning By-law No. 438-86



Zoning By-Law No. 438-86

100 Ranleigh Avenue

File # 15 151991 NNY 25 0Z

 Location of Application

MCR Mixed-Use District

R2 Residential District



Not to Scale
Extracted: 05/26/2015

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	15 151991 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	May 5, 2015

Municipal Address: 100 RANLEIGH AVE
 Location Description: PLAN 1159 PT BLK A **GRID N2506
 Project Description: Four storey residential apartment building containing 43 dwelling units, and one level of underground parking

Applicant:	Agent:	Architect:	Owner:
R E MILLWARD & ASSOCIATES LTD 1235 Bay Street, Suite 400 Toronto, ON M5R 3K4			100 RANLEIGH INC. 92A Scollard Street, Floor 2 Toronto, ON M5R 1G2

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R2 Z.06	Historical Status:	N
Height Limit (m):	15.8 m incl mech penthouse	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2592	Height:	Storeys:	4	
Frontage (m):	45.72		Metres:	12.7	
Depth (m):	56.75				
Total Ground Floor Area (sq. m):	1098				Total
Total Residential GFA (sq. m):	4704		Parking Spaces:	47	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	4704				
Lot Coverage Ratio (%):	42.36				
Floor Space Index:	1.81				

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	24
2 Bedroom:	15
3 + Bedroom:	4
Total Units:	43

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	4704	4704	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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