



**Confederation of Resident & Ratepayer
Associations in Toronto**

November 26, 2012

Mayor Rob Ford and Members of Council

Toronto City Hall
100 Queen Street West
Toronto, ON M5V 2N2

Atten: Ms. Marilyn Toft, Manager
Council Secretariat Support

Email: clerk@toronto.ca
Fax: 416.392.2980

Dear Mayor Rob Ford & Members of Council

**Re: NY 20.35 Zoning By-law 438-86 Amendment Application
100 Ranleigh Avenue—Ref No. 10 249601 NNY 25 OZ
City Council Meeting No. 28 November 27, 2012**

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2012 NOV 26 P 5:14

CORRA, the Confederation of Resident and Ratepayer Associations in Toronto, received communication from member associations and interested parties seeking Council to refuse NYCC's approval of the amendment of the City of Toronto's Zoning By-law 438-86 and related directions for 100 Ranleigh Avenue, Ward 25 City of Toronto.

CORRA is writing to support member associations and interested parties request because the proposed development at 100 Ranleigh Avenue does not conform with the City's Official Plan as follows:

1. Neighbourhood Policy Chapter 4.1.9 Infill Criteria

- The proposal does not comply with the infill criteria.
- The purpose of the infill tests were not meant to allow for significantly more intense forms of development.
- The form of development must be compatible with neighbouring properties as set out by the general zoning provisions and area specific by-laws.
- Chapter 4.1.9 should not be treated as Trojan horse, disrespecting area specific by-laws; and the term "compatible" cannot be read to allow whatever the market can bear.

2. Built Form Policies Chapter 3

- The proposal does not comply with the Built form policies.
- The OP's Built form policies complement the Neighbourhood policies and are intended to ensure that new development 'fit' into its existing context; respecting and improving the character of its surroundings—the existing context in this case is that of a physically stable neighbourhood comprised of low scale housing.
- The form, scale and proportion and the impact of the physical massing and scale of the proposed development disregards the existing physical character of the homes on the street and in the neighbourhood.

NYCC approved a development proposal to permit a site specific amendment to the City's zoning by-law that will allow the construction

- of a four-storey 60 unit mixed-use apartment/condominium building
- with 46 below grade parking spaces with a type G loading area suitable for a building and use in an MCR zone;
- at a density of almost 2 times the lot area and over 3 times the density permitted,
- with a building depth of 43m, almost 3 times the allowed building depth permission; and
- with a building height of 16.1m (including mechanicals)

in an area designated in Toronto's Official Plan as *Neighbourhood* and zoned residential with an area specific restriction that prohibits apartment buildings and semi-detached triplexes.

Not only is this proposal not in keeping with the physical character of the neighbourhood which is developed at a lower density and standards respecting the zone restrictions, this development is inconsistent with the City's cornerstone OP policies that direct growth to the Avenues, Downtown and Growth Centres and away from stable neighbourhoods. The City is meeting its growth targets—the City's OP intends for Neighbourhoods to be protected.

CORRA asks Council to not approve the proposed development in its present form.

Sincerely,

William Roberts

William H. Roberts, CORRA Chair
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