

NY 20.35.1/2

**Teddington Park Residents Association Inc.**

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November 27, 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

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**Dear Mayor Rob Ford & Members of Council**

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

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Unresolved questions, unclear direction, and lack of clarity have been created by NY20.35 Final Report for an Amendment to Zoning By-law 438-86 and its subsequent amendment and other directions for 100 Ranleigh Avenue, City of Toronto, Ward 25, as approved by North York Community Council.

For these reasons, Teddington Park Residents Association Inc. is writing to Council to ask that this agenda item be considered and debated for its broader implications.

**Does the site-specific amendment to the Zoning By-law implement the Official Plan?**

- The zoning regulations R2 0.60 and area specific restrictions govern the properties of this neighbourhood that surround the development site of 100 Ranleigh Avenue.
- How does the proposed mixed use apartment building that is 16.1 meters tall and 43 meters long and is as wide as 6 low scale homes put together "compatible" and not in conflict with the surrounding homes on the street and the homes that make up this neighbourhood?
- The Neighbourhood Zoning Regulations 4.1.8 were not considered. The zoning by-laws are the key development criteria in the Neighbourhood Policies to ensure that new development is compatible with the physical character of the neighbourhood. This report fails to do so.

**Does the proposal as presented conform with the City's Official Plan Policies?**

- We highlight the Neighbourhood Infill Policies 4.1.9. Are residents to expect the OP infill development criteria as suggested by this proposal trump other related OP policies to allow for intensification carte blanche by ignoring zoning regulations and the physical evidence of low-scale homes that make up most neighbourhoods?
- The cornerstone policies of the City Official Plan (consistent with Provincial Policy Statement), intends and directs intensification to the Avenues, Downtown, and Growth Centres
- The City's Official Plan intends that Neighbourhoods be protected and that change is to be gradual, sensitive and compatible with the existing residential context of the neighbourhood.

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- While we recognize the factors that make this proposal an infill development, the test for compatibility as determined by the zoning regulations of neighbouring properties in the OP infill policies cannot be ignored.

#### **Does development pay for itself?**

- This portion of the Staff Report cannot be overlooked. Taxpayers' money was spent by Staff reviewing, analysing and meeting with the applicant over many years. The result was a report that supported the applicant's interests.
- Are residents to expect that their tax dollars will be spent to justify site-specific development aspirations that are inconsistent with OP Policies and zoning by-laws that are supported by the community at large?
- And we go further to ask, "Does all manner of intensification pay for itself and does it not dilute and ignore the interests of citizens, residents and taxpayers of the City?"

#### **Does the site-specific amendment to the Zoning by-law reinforce the stability of the Neighbourhood the OP intends to protect?**

The proposal introduces a number of firsts:

- The development does not conform to the OP of which an amendment is not being requested.
- The development is introducing a mixed used apartment in a neighbourhood that does not allow for its use or building type.
- The development is introducing parking and loading requirements typically found in MCR zones inside a residential zone. The proposed development is directly across from an active elementary school.
- The development will be the largest building inside the residential zone as measured by the zoning and area specific restrictions of surrounding properties and actual property statistics.
- The development raises concerns for all developments determined to be infill as a signal for intensification.

Teddington Park Residents Association Inc is engaged and is an active participant in zoning and Official Plan matters. The City currently is spending taxpayers money to review the Official Plan Policies. The City currently is spending taxpayers money to bring forward an harmonized zoning by-law.

Yet, this report and North York Community Council's recommendation to approve this development is inconsistent with the direction of the Official Plan review and the harmonized zoning by-law.

We ask Council, for these reasons, to consider the broader implication and seek your vote to refuse the proposed development at 100 Ranleigh Avenue.

Sincerely,



Eileen Denny, President  
Teddington Park Residents Association Inc. tpra@rogers.com