200 Ridley Boulevard - Zoning By-law Amendment Application - Preliminary Report

Date: August 22, 2012
To: North York Community Council
From: Director, Community Planning, North York District
Wards: Ward 16 – Eglinton-Lawrence
Reference Number: 12 176179 NNY 16 OZ

SUMMARY

The existing property contains a 4-storey apartment building and this application proposes to redevelop the vacant front portion of the site, which includes the front lawn, circular driveway and surface parking area, with 19 multiple attached dwelling units in the form of grade related townhouses and stacked townhouses plus one detached residential lot. A total of 33 parking spaces would be provided for the townhouse units in a garage with 29 spaces dedicated for residents and 4 for visitors. A new 2-way driveway located at the southwest portion of the site would replace the existing circular driveway and would provide access to the existing apartment building and proposed townhouses. The townhouses would be 3-storeys and approximately 12 metres in height. The detached residential lot is proposed to be located at the eastern edge of the site abutting the existing detached homes with frontage and access from Ridley Boulevard.

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.

A statutory public meeting is targeted for the first quarter of 2013. The target date assumes the applicant will provide all required information in a timely manner.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 200 Ridley Boulevard 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 under the Planning Act.

Financial Impact
The recommendations in this report have no financial impact.

Pre-Application Consultation
A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal
The existing 4-storey apartment building is located approximately 58 metres back from the front property line and is 13 metres in height with a total of 91 residential rental units that would remain. This application proposes to redevelop the front portion of the site, which includes the front lawn, circular driveway and surface parking area, with 19 multiple attached dwelling units in the form of grade related townhouses and one single detached residential lot at the eastern end of the site abutting the existing single-family homes. The townhouses would be 3-storeys and approximately 12 metres in height and would include a rooftop terrace on top of the third floor.

The existing gross floor area of the 4-storey apartment building is 7,749 m² and the proposed gross floor area for the 3-storey townhouses is 3,785 m² for a total site gross floor area of 11,534 m² having a floor space index of 1.10.

The proposed residential units would consist of nine 3-storey units, five 1-storey ground floor units and five 2-storey units above the 1-storey units for a total of 19 townhouse units. Four of the 3-storey townhouse units would front Ridley Boulevard, five of the 3-storey townhouse units would face east towards the proposed open space area and the remaining ten units consisting of 1-storey and 2-storey units would face west fronting the proposed new driveway. Units sizes would range from 53 m² (570 ft²) to 300 m² (3,230 ft²). Each townhouse unit would have pedestrian access from grade and each unit would have direct access to the underground parking garage.
The site currently contains a total of 99 parking spaces consisting of 51 indoor garage spaces and 48 spaces in outdoor surface parking areas with 6 of those spaces dedicated for visitors. The existing parking arrangement would be reconfigured to provide a total of 78 parking spaces consisting of 51 indoor garage spaces and 27 surface parking spaces with 14 of those spaces dedicated for visitors, resulting in a reduction of 21 parking spaces for the use of the existing rental building. A total of 33 new parking spaces would be provided for the townhouse units in an underground garage with 29 spaces dedicated for residents and 4 for visitors. The overall parking supply for the entire site including the reconfigured spaces plus the new spaces for the proposed residential townhouses would be 111 parking spaces.

A new 2-way driveway with access located at the southwest portion of the site would replace the existing circular driveway and would provide access for both the existing apartment building and proposed townhouses. The existing apartment building would have a drop-off and turn-around in front of the building. The proposed driveway would also provide access to the one-level underground parking garage for the proposed townhouses.

The detached residential lot fronting on to Ridley Boulevard at the eastern most edge of the site abuts existing detached residential homes. The proposed lot would have a frontage of 15 m (50 ft), a depth of 36 m (118 ft) and a lot area of approximately 535 m$^2$ (5,759 ft$^2$). Specific designs for the dwelling have not been proposed at this time.

A landscaped courtyard is proposed in the area located in between the proposed townhouses and the detached residential lot. This courtyard area has a frontage of approximately 18 metres towards Ridley Boulevard tapering to 15 metres closer to the existing 4-storey building. This area is to serve as a central common area for both the existing apartment building and the proposed new townhouses.

For further project information please see the Application Data Sheet (Attachment 5).

**Site and Surrounding Area**

The subject site is an irregular shaped parcel having an area of 11,031 m$^2$ with a frontage of 79 m on Ridley Boulevard and is located southeast of the Avenue Road and Wilson Avenue intersection. The site is currently occupied by a 4-storey apartment building that is to be retained.

The area contains a mix of residential, institutional and commercial uses as follows:

North: Immediately north is the Toronto Skating and Cricket Club containing various indoor and outdoor recreational facilities. A large open space area used by the Cricket Club is located east of the 4-storey apartment building. Northwest of the site along Avenue Road are 4-storey apartment buildings and a 3-storey office building (Harvey Kalles Real Estate). Between the Cricket Club and the office building on the south side of Wilson Avenue is a 4-storey apartment building.
At the northeast corner of Avenue Road and Wilson Avenue is a 3-storey office building, a number of 4-storey residential apartments and Armour Heights Public School. The northwest corner of Avenue Road and Wilson Avenue contains a 16-storey residential apartment building.

East: Detached residential dwellings on lots with frontages that are generally 15.24 m.

South: Fronting both sides of Ridley Boulevard are detached residential dwellings on lots with frontages of generally 15 metres. The streets south of Ridley Boulevard are detached residential areas. Buildings fronting along Avenue Road south of Joicey Boulevard contain commercial uses in 2-3 storey buildings.

West: To the immediate west are two 4-storey apartment buildings fronting on to Avenue Road. On the west side of Avenue Road south of Wilson Avenue is the Armour Heights Community Centre and Public Library. South of the community centre at Ridley Boulevard is St. Margaret of Scotland Church.

**Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. 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 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 subject site is designated *Neighbourhoods* on Map 16, Land Use Plan (Attachment 3). *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 institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The proposed detached residential lot will be reviewed in accordance with the *Neighbourhoods* Official Plan policies in Chapter 4.1, including policy 4.1.5.

Staff report for action – Preliminary Report - 200 Ridley Boulevard
Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhoods, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of the neighbourhood; and
- h) 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.

*Neighbourhoods* policy 4.1.10 requires that where a development is proposed on a site with an existing apartment building in *Neighbourhoods*, the new development must be grade-related and must also meet the criteria regarding infill development in *Apartment Neighbourhoods*.

The proposed townhouse component of the development will be reviewed in accordance with the *Apartment Neighbourhoods* Official Plan policies in chapter 4.2, including policy 4.2.3. Significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2 for apartments;
- b) maintain an appropriate level of residential amenity on the site;
- c) provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of the Official Plan;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- f) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- h) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
i) consolidate loading, servicing and delivery facilities; and
j) preserve or provide adequate alternative on-site recreational space for residents.

Official Plan Policy 4.2.2, Development criteria in Apartment Neighbourhoods requires that developments will contribute to the quality of life by: locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or stepping down of heights towards, lower-scale Neighbourhoods; locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes; locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; including sufficient off-street motor vehicle and bicycle parking for residents and visitors; locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Official Plan Housing Policy 3.2.1.5 provides that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development: will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to the height and density incentives of Section 5.1.1 of the Plan, without pass-through of such costs in rents to tenants.

The Toronto Official Plan is available on the City’s website at: www.toronto.ca/planning/official_plan/introduction.htm

Zoning
The subject property is zoned both One-Family Detached Dwelling Third Density Zone (R3) and Multiple-Family Dwellings Fourth Density Zone (RM4), by former City of North York Zoning By-law No. 7625.

The open space area closest to Ridley Boulevard is zoned R3(19) and the north portion of the site containing the existing 4-storey apartment and the area where the existing driveway is located along the western portion of the site is zoned RM4 (Attachment 4).

The R3(19) zone permits single detached dwellings having a minimum frontage of 18 metres and a minimum lot area of 690 m². Home occupation, recreational and institutional uses are also permitted.

The RM4 zone permits a variety of multiple family dwellings such as: apartment house, duplex dwelling, multiple attached, single family and semi-detached. Additional uses permitted include: institutional uses such as hospitals, nursing homes and religious
institutions; home occupations; and recreational uses. Detached residential lots in the RM4 Zone require a minimum frontage of 15 metres and a minimum lot area of 550 m².

**Site Plan Control**
A site plan control application was submitted with the subject rezoning application and is being processed concurrently (File No. 12 176173 NNY 16 SA).

**Tree Preservation**
There are a number of trees located on and in close proximity to the subject site. The application has been circulated to Urban Forestry staff for review.

**Reasons for the Application**
The Zoning By-law amendment application is necessary to rezone the majority of the front portion of the property zoned R3(19) to RM4 to allow the proposed townhouse use. Additionally, the amendment is required to implement appropriate performance standards to regulate the proposed development such as: height, setbacks, parking, coverage, floor area, landscaped open space and amenity area. An amendment to the R3(19) zone is required due to the size of the proposed detached residential lot.

**COMMENTS**

**Application Submission**
The following reports/studies were submitted with the application:
- Planning Rationale;
- Parking Considerations;
- Arborist Report;
- Toronto Green Standard – Checklist;
- Functional Servicing Brief; and
- Draft Zoning By-law Amendment.

A Notification of Incomplete Application issued on June 18, 2012 identifies the outstanding material required for a complete application submission as follows:
- Survey; and
- Housing Issues Report.

The survey was submitted on June 22, 2012 and the Housing Issues Report remains outstanding.

**Issues to be Resolved**
In applying the requirements of Official Plan policy 3.2.1.5, the following housing issues have been identified on a preliminary basis:
- impact on the existing rental building including matters such as: the loss of open space area and the proposed reduction of parking spaces;
– securing the existing rental housing units which have affordable and mid-range rents; and
– securing any needed improvements and renovations to the existing rental building.

In addition to the above issues, other issues identified on a preliminary basis include:
– the appropriateness of the infill development with respect to building type, scale, massing and transition;
– the design of the proposal and the organization of the site and units;
– compatibility and fit of the proposed detached residential lot;
– review of the parking supply, reorganization and reallocation;
– review of vehicular site access, circulation and configuration of drop-off /pick-up area;
– assessment of refuse and recycling operations;
– review of landscaping treatments, the provision of adequate soft surface areas and adequate amenity areas,
– assessment of pedestrian connections through the site including: between the existing and proposed building, to the open space area, and from the main doors of the buildings to the street;
– overlook and privacy issues resulting from rooftop amenity areas;
– development standards including height, setbacks and separation distances;
– the applicability of Section 37 of the Planning Act to secure appropriate community benefits should the application be recommended for approval; and
– conformity with the Infill Townhouse Guidelines.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT
John Andreevski, Senior Planner
Tel. No. 416-395-7097
Fax No. 416-395-7155
E-mail: jandree@toronto.ca

SIGNATURE

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Allen Appleby, Director
Community Planning, North York District
ATTACHMENTS
Attachment 1: Site Plan
Attachment 2A-B: Elevations
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 1: Site Plan
Attachment 2A: Elevations
Attachment 2B: Elevations
### Attachment 5: Application Data Sheet

**Application Type:** Rezoning  
**Application Number:** 12 176179 NNY 16 OZ

**Details:** Rezoning, Standard  
**Application Date:** May 18, 2012

**Municipal Address:** 200 RIDLEY BLVD

**Location Description:** PLAN 2470 PT BLK A LOTS 6 TO 10 **GRID N1602

**Project Description:**
The applicant proposes to redevelop the front portion of the site, which includes the front lawn, circular driveway and surface parking lot, with 19 multiple attached dwelling units (townhouses) and one single-family dwelling at the eastern end of the site. A total of 33 parking spaces would be provided for the townhouse units in an underground garage. A new 2-way driveway located at the southwest portion of the site replaces the existing circular driveway and will provide access to the existing apartment building and proposed townhouses. The townhouses would be 3-storeys and approximately 12 m high.

**Applicant:** Julianna Boldt  
401 The West Mall, Ste.1100  
Toronto, ON M9C 5J5

**Agent:** Kirkor Architects  
20 Martin Ross Ave  
Toronto, ON M3J 2K8

**Architect:** Owner:
KANCO-200 RIDLEY LTD  
401 The West Mall, ste.1100  
Toronto, ON M9C 5J5

**PLANNING CONTROLS**

- **Official Plan Designation:** Neighbourhoods  
- **Zoning:** R3(19)  
- **Height Limit (m):** Site Plan Control Area: Y

**PROJECT INFORMATION**

- **Site Area (sq. m):** 11031  
- **Frontage (m):** 79.15  
- **Depth (m):** 116

- **Total Ground Floor Area (sq. m):** 1073.57

- **Total Residential GFA (sq. m):** 11533.65

- **Total Non-Residential GFA (sq. m):** 0

- **Total GFA (sq. m):** 11533.65

- **Lot Coverage Ratio (%):** 9.73

- **Floor Space Index:** 1.10

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN (upon project completion)**

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**CONTACT:**
**PLANNER NAME:** John Andreevski, Senior Planner  
**TELEPHONE:** 416-395-7097

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Staff report for action – Preliminary Report - 200 Ridley Boulevard  
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