

NY20.35.86

**North York Community Council - Fwd: NY20.35 Re:100 Ranleigh**

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**From:** Mona and Nabil Bechai <bechai@sympatico.ca>  
**To:** <nycc@toronto.ca>  
**Date:** 11/5/2012 9:34 AM  
**Subject:** Fwd: NY20.35 Re:100 Ranleigh  
**Attachments:** Letter to NYCC regarding 100 Ranleigh Ave-1.docx

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Begin forwarded message:

**From:** Mona and Nabil Bechai <bechai@sympatico.ca>  
**Subject:** NY20.35 Re:100 Ranleigh  
**Date:** 4 November, 2012 8:57:59 PM EST  
**To:** Maria Augimeri <councillor\_augimeri@toronto.ca>, John Parker <councillor\_parker@toronto.ca>, Josh Colle <councillor\_colle@toronto.ca>, John Fillon <councillor\_filion@toronto.ca>, Denzil Minnan-Wong <councillor\_minnan-wong@toronto.ca>, James Pasternak <councillor\_pasternak@toronto.ca>, Antony Perruzza <councillor\_perruzza@toronto.ca>, David Shiner <councillor\_shiner@toronto.ca>, Karen Stintz <councillor\_stintz@toronto.ca>, Shelley carroll <councillor\_carroll@toronto.ca>, Jaye Robinson <councillor\_robinson@toronto.ca>  
**Bcc:** Hugh Mansfield <hugh@mcipr.com>, alison@ahomeintoronto.ca

Dear Councillors

I am writing in opposition of the above project in its current Status. Please see attached.

Nabil Bechai  
President of the Mildenhall RA

November 3, 2012

Members of North York Community Council

- Maria Augimeri (**Chair**)
- Shelley Carroll
- Josh Colle
- John Filion
- Denzil Minnan-Wong
- John Parker (**Vice Chair**)
- James Pasternak
- Anthony Perruzza
- Jaye Robinson
- David Shiner
- Karen Stintz

**RE: NY20.35 – 100 Ranleigh Avenue Zoning By-law Amendment Application**

Dear Members of Community Council,

My name is Nabil Bechai and I am the President of the Mildenhall RA just east of the Bedford-Wanless community. I am opposed to the re-zoning application by the Bedford Park United Church (BPUC). I believe the application and adjoining staff report fails to recognize the precedent of both the size and scale this proposed re-zoning represents.

Currently, all of our neighbourhood is protected under the Official Plan and zoned "R2" which means that no apartment buildings can be built north of Lawrence Avenue. The application is seeking a Floor Space Index (FSI) increase from permitted .6 to 1.97. Additionally, the height of the building currently permissible is 10 metres. The applicant is seeking a height of 16.1 metres (+2 metres in some areas for a total height of 18.1).

The total size of the project (5100 sq.m.) as it relates to the available grounds for landscaping (900 sq.m.) is not consistent with the Official Plan and certainly not consistent with our neighbourhood composition (The previous Church dwelling occupied approximately 1/3 of the total property vs. this re-zoning application which will cover approximately 83% of the grounds).

The Bedford-Wanless community has made several attempts at reaching out to the BPUC in an effort to find some "middle ground" on this development. The calls for further consultations have not been met and alternative proposals rejected outright by the BPUC.

We respectfully request that the North York Community Council reject this application and encourage the applicant to further consult with the community on reaching a consensus decision that is consistent with the Official Plan and meets the desires of all the residents within Bedford-Wanless neighbourhood.

Sincerely,

Nabil Bechai  
President of the Mildenhall RA  
288 Lawrence Ave East