STAFF REPORT
ACTION REQUIRED

200 Ridley Boulevard – Zoning By-law Amendment Application – Final Report

Date: May 29, 2014
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 application proposes to amend Zoning By-law No. 7625 to redevelop the front portion of the site with a new 4-storey apartment building consisting of 30 residential dwelling units. A total of 40 parking spaces are proposed in an underground garage with 34 spaces dedicated for residents and 6 for visitors. There is an existing 91 unit 4-storey residential rental apartment building with 99 associated parking spaces located at the north end of the site. Parking for the existing building would be reconfigured for a total of 78 spaces consisting of 69 spaces for residents and 9 for visitors. A two-way driveway located along the western portion of the site will replace the existing circular driveway and will provide access to the existing apartment building and proposed apartment building.

This report reviews and recommends approval of the draft by-law attached to this report for a 4-storey apartment building.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend North York Zoning By-law No. 7625, for the lands at 200 Ridley Boulevard substantially in accordance with the draft Zoning By-law Amendment attached as Attachment
No. 6 to report dated May 29, 2014.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:

   a. The following matters are recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

      i. The securing of the rental tenure of the existing 91 unit building municipally known as 200 Ridley Boulevard for a minimum of 20 years, commencing from the date of Council’s decision, as a 90 unit building, with no applications for demolition, or conversion from residential rental use to the satisfaction of the Chief Planner, Executive Director of City Planning and the City Solicitor, while allowing one unit to be converted to an indoor amenity space as detailed below;

      ii. Prior to the issuance of a Building permit for the new development on the lot, a section 111 permit will be filed for the elimination of one ground-floor residential rental unit in Building A as shown on Schedule RM4(27) to enable the construction of an indoor amenity space for the use and enjoyment of the tenants of the rental building; the location and finishing of which shall be to the satisfaction of the Chief Planner. Subject to compliance with all applicable laws including the Residential Tenancies Act, 2006, S.O. 2006, c. 17, construction and conversion of a ground-floor residential unit to indoor amenity space will be done no later than 3 years from the date of building permit issuance for the new building. Should a suitable unit not naturally vacate within 3 years, in the third year, tenants in the selected units will be offered relocation to the first available unit of the same type and at the same rent, or the equivalent of three months' rent for vacating, and in either case, a moving allowance of $1000 as well;

      iii. That the owner provide for Building A two extra washing and drying machines for the use and enjoyment of the current and future tenants to the satisfaction of the Chief Planner, Executive Director City Planning;

      iv. That the owner upgrade the entrance to Building A with a new canopy, upgraded lighting, security cameras and improved accessibility to the satisfaction of the Chief Planner, Executive Director City Planning;
v. That the owner provide for the tenants of Building A a new bicycle storage area on the lot to the satisfaction of the Chief Planner, Executive Director City Planning;

vi. That the owner provide for the tenants of Building A upgraded landscaping, walkways, lighting and passive amenity spaces for the enjoyment of the tenants of that building to the satisfaction of the Chief Planner, Executive Director City Planning;

vii. That the owner provide, on the lot, an active recreation area primarily for the use of young children to the satisfaction of the Chief Planner, Executive Director City Planning;

viii. The design and materials of all improvements listed in a.i. to a.vii above will be secured via the site plan approval process and the costs of any such improvements as well as the costs of the development shall not be passed on in any form, including increases to the rents, to tenants of the existing rental building;

ix. Prior to the issuance of the first building permit for the development, the owner shall provide, at its expense and to the satisfaction of the Chief Planner, Executive Director City Planning a construction mitigation plan and tenant communication strategy for the development, and agrees to implement same;

x. The Owner shall to provide reciprocal access to the owners and/or tenants of Building A and Building B over all outdoor landscaped open space areas at grade, to the satisfaction of the City Solicitor and Chief Planner, Executive Director City Planning. Such areas include: the landscaped open space to the east of Building B fronting on to Ridley Boulevard; and areas to the southeast, east and northeast of Building A. Such access shall continue to be provided notwithstanding the sites future division into two or more parcels or multiple ownerships.

xi. That the Chief Planner, Executive Director City Planning be authorized to enter into agreements on title to secure the above-listed improvements;

xii. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.

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

ISSUE BACKGROUND

Proposal
The application proposes to redevelop the front portion of the site, with a new 4-storey apartment building consisting of 30 residential dwelling units. The proposed 4-storey apartment building would be approximately 11 metres in height to the top of the third
storey and 14 metres in height to the top of the partial fourth storey that includes a private rooftop amenity terrace on top of the third floor.

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 affordable and midrange residential rental units of which 90 would remain secured on title.

The existing gross floor area of the 4-storey apartment building is 7,749 m² and the proposed gross floor area for the 4-storey apartment building is 3,321.29 m² for a total site gross floor area of 11,070.17 m² and a floor space index (FSI) of 1.00. Units sizes in the proposed 4-storey building range from 48.49 m² (522 ft²) to 111.95 m² (1,205 ft²). Ground floor units would have access to outdoor private amenity space.

The existing building currently has a total of 99 parking spaces consisting of 51 indoor garage spaces and 48 spaces in outdoor surface parking areas of which 6 are for visitors. Parking for the existing building would be reconfigured with a total of 78 spaces consisting of 69 spaces for residents and 9 for visitors. The new building proposes a total of 40 parking spaces in a one-level underground garage with 34 spaces dedicated for residents and 6 for visitors.

A two-way driveway located along the western portion of the site will replace the existing circular driveway and will provide access to the parking for the existing apartment building and proposed apartment building. The existing apartment building would have a drop-off and turn-around in front of the building.

A shared outdoor amenity space is proposed adjacent to the proposed 4-storey apartment building and to the south of the existing 4 storey apartment building. This shared outdoor amenity space has a width of approximately 32 metres on Ridley Boulevard tapering to 27 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 4-storey apartment building and has been proposed to be programmed with passive open landscape space and a sculptural play structure space and seating.

The exterior space of the existing rental apartment building will benefit from the following improvements: new surface parking, enhanced open space amenity/landscaped areas, upgraded lighting, pathways, seating, play structure, bicycle storage, a private barbeque at the side and rear of the existing building and an updated canopy over the entrance.

The interior of the existing residential rental building will benefit from the following improvements: internalized waste storage, a reorganized covered parking area, long-term bicycle storage, extra washing machines in laundry rooms, upgraded main entrance with improved lighting and security features and the conversion of one ground-floor residential unit to a permanent amenity space for the exclusive use of the tenants.

For further information refer to the Application Data sheet at Attachment No. 5.
**Site and Surrounding Area**

The subject site is an irregular shaped parcel having an area of 11,031 m² 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.

**South:** Fronting both sides of Ridley Boulevard are detached residential dwellings. 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), 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 conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.
Official Plan

The subject site is designated Neighbourhoods on Map 16, Land Use Plan of 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 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. 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 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 4-storey apartment building was 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.

**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.

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).

Reasons for 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 apartment. 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.

Community Consultation
A meeting was held with the tenants of the existing rental building and Planning Staff at 200 Ridley Boulevard on the evening of October 4, 2012. The concerns voiced at the meeting were concentrated around the loss of the parking, specifically that new tenants would not be able to have access to parking spaces. Another concern was the loss of the open space, the view onto the street and the loss of green space in the rear of the building that was used as a passive recreation and dog walking area that would now be some of the replacement parking. The loss of the trees and the possible effects of moving the waste storage to the inside of the building were also noted as tenant concerns.

A community consultation meeting was held by City Planning on October 11, 2012 and approximately 35 members of the public attended along with the local Councillor, the applicant, their consulting team and City staff.

The Councillor's office hosted two additional community consultation meeting on April 17 and December 2, 2013 and approximately 30 members of the public attended each meeting along with the applicant, their consulting team and City staff.

Planning staff also received concerns from residents via e-mail which include the following: residents expressed the proposed units sizes were too small, that a traffic study be undertaken to examine speeding along Ridley Boulevard, whether the proposed apartment building design was suitable for the land versus townhouses or single family dwellings and the loss of green space.

The following issues were raised at the community consultation meetings:

Parking, Traffic and Speeding
- The Ridley Boulevard and Avenue Road intersection is congested and there are long wait times to make a left or right turns on to Avenue Road.
- Proposed building does not have enough parking and too many vehicles are parked on Ridley Boulevard.
- The speed limits along Ridley Boulevard are being ignored as well as turn restrictions.
- Proposed area where parking is to be expanded along the north end of the site is adjacent to tennis courts.
- Residents requested that staff look at parking ratios proposed.

Open Space/Green Space
- Loss of trees and green space used by residents in front of existing rental building.
- Residents expressed a need to preserve existing trees on site.
- The tree removal would result in a loss of habitat for wildlife in the area.

New Building Design and Scale
- Residents expressed the proposed building contains too many units, is high in comparison to other developments and does not fit the neighbourhood character.
- Concerns about setbacks of the proposed building to the street in comparison to single family homes to the east.
- Residents inquired whether the new building would be LEED certified and environmentally friendly.
- Residents expressed that they did not want any TTC bus shelters removed because of development or the new sidewalk.

Neighbourhood Fit and Character
- Apartment building is modern in appearance and does not reflect the character of the community.
- Existing building hidden from Ridley Boulevard.
- Existing building and new building should look like one development.

Parking Garage Exhaust Fan
- Concerns with the location of exhaust for the underground garage.

Rental Housing
- Tenants expressed that the existing rental building was being poorly managed by owner.
- Tenants wanted better access for moving into their units with access to the underground garage.
- Garbage collection in the existing building needs to be better organized.
- Loss of overall tenant parking spaces

Impacts during Development
- Concerns raised about traffic, trucks, noise, safety and disturbances during development.

Agency Circulation
The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.
COMMENTS

Provincial Policy Statement and Provincial Plans
The proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal is for a modest redevelopment of a site located in a Neighbourhoods designation as identified by the Official Plan with an existing apartment building and meets the criteria for infill development in Apartment Neighbourhoods.

Land Use
The proposed 4-storey apartment building is consistent with both the Neighbourhoods designation of the Official Plan and the criteria regarding infill development in Apartment Neighbourhoods. The proposed apartment building is compatible with the existing 4-storey rental apartment building in terms of use and scale, maintains an appropriate level of residential amenity on site and preserves on-site recreational space for residents.

Compatibility
The proposed 4-storey building consists of three storeys of residential units and a partial 4th storey amenity space on the roof that contains no residential units. This amenity space is setback away from the existing rental building at 200 Ridley Boulevard and the street (Ridley Boulevard) and contains an outdoor terrace that will face onto Ridley Boulevard. The proposed building is 11 metres tall to the top of the 3 storey portion and 14 metres tall up to the partial 4th storey portion and is compatible with the existing rental building to the north which is 4-storeys and 13 metres tall.

The orientation and placement of the proposed 4-storey apartment building allows for the maintenance of a Ridley Boulevard address and landscaped open space in front of the existing rental apartment building. This allows for clear sightlines to the entrance of the existing building maintaining visibility, address and outdoor amenity space from the street. The proposed front, side and rear setbacks of the 4-storey building allow the new development to frame the street and provide for proper landscaping on site.

The façade of the proposed 4-storey building is designed with a pronounced 2 storey expression to relate to the height of the adjacent residential single family homes in the neighbourhood. Masonry frames are used in the proposed building design to relate to the material expression of the adjacent existing masonry apartment building. Proposed building materials for the 4-storey apartment building will be incorporated on the existing rental building's canopy to allow for more cohesiveness on site between buildings. The proposed modern building design compliments the modern style of the existing rental apartment building.

Ground floor units in the proposed 4-storey building contain outdoor patio amenity space which will help animate the existing landscaped open space and driveway and are landscaped appropriately for transition between private patio and shared amenity space.

A new City sidewalk is recommended to connect the site to Avenue Road. Site access from the new Ridley Boulevard sidewalk to the existing rental building and proposed
development will be provided from two new private walkways located on the west and east side of the proposed 4-storey building.

**Sun & Shadow**

The sun shadow study submitted indicates that during the spring and fall equinoxes the new 4-storey building casts a shadow over the north side of the proposed 4-storey building moving west to east. The proposed 4-storey building does not cast a shadow on the single family neighbourhoods to the south or the existing building at 200 Ridley Boulevard to the north.

**Traffic Impact, Access, Parking**

The applicant's transportation consultant (URS Canada Inc) prepared an August 7, 2013 Site Traffic Review. The consultant estimates in this study that the project will generate approximately 20 and 22 new vehicle two-way trips during the a.m. and p.m. peak hours, respectively.

The applicant’s traffic engineering consultant BA Group, submitted a Parking Considerations Report. The existing parking supply for the 91 unit apartment building is 93 resident parking spaces and 6 visitor parking spaces.

Resident and visitor parking surveys were conducted in March, April and May of the year 2012. The peak resident parking demand was 59 spaces on Tuesday May 8, a demand of 0.65 spaces per unit. The peak visitor parking demand was 6 spaces on Saturday March 31, a demand of 0.07 spaces per unit.

The proposed parking rates and supply for the site are listed below:

<table>
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<th>Type</th>
<th>Units / GFA</th>
<th>Rate (parking spaces / unit)</th>
<th>Total Parking Spaces Required</th>
<th>Total Parking Supply</th>
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<td>69</td>
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<tr>
<td>Existing Building A</td>
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<td>9</td>
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</tr>
<tr>
<td>Visitor</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Building B</td>
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<tr>
<td>Total</td>
<td>121</td>
<td></td>
<td>109</td>
<td>118</td>
</tr>
</tbody>
</table>

There is an existing loading space for the existing apartment building 3.6 metres wide by 11.0 metres long. A loading space is not required for the 30 Building B units.

Transportation Engineering has reviewed and accepted the submitted Site Traffic Review and Parking Considerations Report.

With the review of this file, Transportation Services, Traffic Operations also commenced a service request to investigate traffic and speeding along Ridley Boulevard this investigation is ongoing and has not been completed at this point in time.
Servicing
The applicant has submitted a Site Servicing and Grading Plan, a Functional Servicing Report and Stormwater Management Report in support of the application. The report concludes that the existing municipal infrastructure is adequate to service the proposed development. Engineering and Construction Services staff have reviewed the report and have accepted its findings subject to minor revisions which will be addressed by the owner as part of the Site Plan Control application process.

Open Space/Parkland
The Official Plan contains policies to ensure that Toronto’s system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 – 0.42 hectares of parkland per 1,000 people. The site is in the lowest of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1020-2010.

At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.04 hectares (400m²) or 11% of the net site area. For sites that are less than 1 hectare in size, a cap of 10% is applied to the residential portion, therefore parkland dedication would equal 358 m².

The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permits application process.

Site Plan
As noted above, the applicant has also submitted a Site Plan Control Application.

To mitigate the construction impacts on the surrounding community, the owner will be required as a condition of approval to submit and implement a Construction Mitigation and Communication Strategy to the satisfaction of the Director, Transportation Services North District prior to the issuance of any demolition permit. Other matters to be secured through the site plan process include the location of the sidewalk along Ridley Boulevard that connects to Avenue Road and tree replacement and tree planting on site.

Toronto Green Standard
On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.
The site specific zoning by-law will secure performance measures for the following Tier 1 development features: Automobile Infrastructure, Cycling Infrastructure, Storage and Collection of Recycling and Organic Waste. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

**Section 37**

The following matters are recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. The securing of the rental tenure of the existing 91 unit building municipally known as 200 Ridley Boulevard (Building A on Schedule RM4(27)) for a minimum of 20 years, commencing from the date of Council’s decision, as a 90 unit building, with no applications for demolition, or conversion from residential rental use, saving the one unit to be detailed below;

2. That prior to the issuance of a Building permit for new development on the lot, a section 111 permit will be filed for the elimination of one ground-floor residential rental unit in Building A as shown on Schedule RM4(27) to enable the construction of an indoor amenity space for the use and enjoyment of the tenants of the rental building; the location and finishing of which shall be to the satisfaction of the Chief Planner. Subject to compliance with all applicable laws including the *Residential Tenancies Act, 2006*, S.O. 2006, c. 17, construction and conversion of a ground-floor residential unit to indoor amenity space will be done no later than 3 years from the date of building permit issuance for the new building. Should a suitable unit not naturally vacate within 3 years, in the third year, tenants in the selected units will be offered relocation to the first available unit of the same type and at the same rent, or the equivalent of three months' rent for vacating, and in either case, a moving allowance of $1000 as well;

3. That the owner provide for Building A two extra washing and drying machines for the use and enjoyment of the current and future tenants;

4. That the owner upgrade the entrance to Building A at 200 Ridley with a new canopy, upgraded lighting, security cameras and improved accessibility;

5. That the owner provide for the tenants of Building A a new bicycle storage area;

6. That the owner provide for the tenants of Building A upgraded landscaping, walkways, lighting and passive amenity spaces for the enjoyment of the tenants of that building;

7. That the owner provide, on the lot, an active recreation area primarily for the use of young children;
8. The design and materials of all improvements listed in 1 to 7 above will be secured via the site plan approval process and the costs of any such improvements as well as the costs of the development shall not be passed on in any form, including increases to the rents, to tenants of the existing rental building;

9. Prior to the issuance of any building permit for the development, the owner shall provide a construction mitigation plan and tenant communication strategy for the development, and agrees to implement same;

10. The Owner shall to provide reciprocal access to the owners and/or tenants of Building A and Building B over all outdoor landscaped open space areas at grade, to the satisfaction of the City Solicitor and Chief Planner, Executive Director City Planning. Such areas include: the landscaped open space to the east of Building B fronting on to Ridley Boulevard; and areas to the southeast, east and northeast of Building A. Such access shall continue to be provided notwithstanding the sites future division into two or more parcels or multiple ownerships.

11. That the Chief Planner, Executive Director City Planning be authorized to enter into agreements on title to secure the above-listed improvements;

12. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee.

**Conclusion**

The proposed development is appropriate for intensification for the site as it meets the criteria for infill developments of *Apartment Neighbourhoods* where there exists an apartment building within the *Neighbourhoods* designation in the Official Plan. The proposal provides residential uses that are compatible in height and density to the existing 4-storey apartment and incorporates materials in both buildings that will allow them to exist in harmony on the site. The development will also allow for a programmed outdoor amenity space to the east of the proposed building and south of the existing building for the enjoyment of residents along with several exterior and interior improvements to the existing rental apartment building. Staff recommend support of the proposal provided that the section 37 recommendations are secured.
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SIGNATURE

_______________________________
Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: West and East Elevations
Attachment 3: South and North Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 6: Draft Zoning By-law Amendment
Attachment 1: Site Plan

Site Plan

200 Ridley Boulevard

Not to Scale
06/04/2014

File # 12 176179 NNY 16 OZ
Attachment 2: West and East Elevations
Attachment 3: South and North Elevations
Attachment 4: Zoning

200 Ridley Boulevard
File # 12 176179 NNY 16 OZ

R3 One-Family Detached Dwelling Third Density Zone
R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
R7 One-Family Detached Dwelling Seventh Density Zone
RM3 Multiple-Family Dwellings Third Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
RM5 Multiple-Family Dwellings Sixth Density Zone
C4 Mixed Use Commercial Zone
O1 Open Space Zone

Not to Scale
Zoning Bylaw 7625
Extracted 06/20/2012
Attachment 5: Application Data Sheet *

Application Type: Rezoning
Details: Rezoning, Standard

Application Number: 12 176179 NNY 16 OZ
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 vacant front portion of the site, with a 4-storey apartment building consisting of 30 residential dwelling units. A total of 40 parking spaces are proposed in an underground garage.

Applicant: MICHAEL GOLDBERG
GOLDBERG GROUP
2098 AVENUE ROAD
TORONTO, ON
M5M 4A8

Agent: JULIANA BOLDT
Architect: KIRKOR
Owner: KANCO-200 RIDLEY LTD

PLANNING CONTROLS
Official Plan Designation: Neighbourhoods
Zoning: R3(19) & RM4
Height Limit (m): 8.8

Site Specific Provision: Site Plan Control Area: N
Historical Status: Y

PROJECT INFORMATION
Site Area (sq. m): 11031.00
Frontage (m): 79.15
Depth (m): 116

Total Ground Floor Area (sq. m): A:1419.18 B:940.05
Total Residential GFA (sq. m): A:7748.88 B:3033.97
Total Non-Residential GFA (sq. m): 0
Total GFA (sq. m): A:7748.88 B:3321.29
Lot Coverage Ratio (%): 36
Floor Space Index: 1.0

DWELLING UNITS

Tenure Type: A: Rental B: Condo

Rooms:
Bachelor: A:10 B: 0
1 Bedroom: A:41 B: 5
2 Bedroom: A:37 B:25
3 + Bedroom: A:3 B: 0
Total Units: A:91 B:30

FLOOR AREA BREAKDOWN (upon project completion)

Above Grade Below Grade
Residential GFA (sq. m): A:7748.88 0
Retail GFA (sq. m): 0 0
Office GFA (sq. m): 0 0
Industrial GFA (sq. m): 0 0
Institutional/Other GFA (sq. m): 0 0

CONTACT: PLANNER NAME: Vanessa Covello, Planner
TELEPHONE: 416-395-7104 E-MAIL: vcovell@toronto.ca

*Note – A refers to the existing Building A, B refers to the proposed Building B
Attachment 6: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO
Bill No. ~
BY-LAW No. ~20~

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the land municipally known as, 200 Ridley Blvd

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

WHEREAS the Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in height and density of development;

WHEREAS pursuant to Section 37 of the Planning Act, a by-law under Section 34 of the Planning Act, may authorize increases in the height or density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matter as are set out in the by-law;

WHEREAS subsection 37(3) of the Planning Act provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

WHEREAS the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

WHEREAS the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 7625, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules "B" and "C" of By-law No.7625 of the former City of North York are amended in accordance with Schedules "1" and "RM4(27)" attached to this By-law.
2. Section 64.19 EXCEPTIONS TO RM4 ZONE (MULTIPLE-FAMILY DWELLINGS FOURTH DENSITY ZONE) of By-law 7625 is amended by adding the following subsection:

64.19 (27) RM4 (27)

DEFINITIONS

(a) For the purposes of this exception, the following definitions will apply:

i. For the purposes of this exception, “apartment house dwelling” shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system, or any combination thereof.

ii. Established Grade shall mean the geodetic elevation of 178.15

PERMITTED USES

(b) In addition to the uses permitted in the RM4 Zone, “apartment house dwelling” shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system, or any combination thereof.

EXCEPTION REGULATIONS

(c) Number of Dwelling Units

The maximum number of residential dwelling units within Building A shall be 91 and the maximum number of dwelling units within Building B shall be 30.

(d) Gross Floor Area

The maximum gross floor area shall not exceed 11,200 m²

(e) Lot Coverage

The maximum lot coverage for all buildings shall be thirty-seven (37%) percent.

(f) Yard Setbacks and Projections

i. The minimum yard setbacks shall be as shown on Schedule RM4(27).

ii. The minimum yard setbacks for parking structures located below established grade shall be as shown on Schedule RM4(27).

iii. Notwithstanding Section 6(9) of the former City of North York Zoning By-law 7625, and except where a heavy line on Schedule RM4(27) is contiguous with a boundary line of the site, nothing shall prevent canopies and balconies from projecting into the required setback of Building A.
iv. Canopies and balconies shall be permitted to project a maximum 0.45 metres into the required setback of Building B.

(g) **Distance Between Buildings**

The minimum distance between buildings or portions thereof shall be as shown on Schedule RM4(27).

(h) **Building Height**

i. The maximum building height shall not exceed the heights in metres and storeys as shown on Schedule RM4(27), with the exception of the following for Building B:

   (i). Antennae and satellite dishes may exceed the maximum height by 2.0 metres.
   (ii). Ornamental elements, architectural elements and parapets may exceed the maximum height by 0.6 metres.
   (iii). Ornamental elements, architectural elements, railings and parapets may exceed the maximum height above the third storey by 1.6 metres.
   (iv). Stairs and stair enclosures may exceed the maximum height above the third storey by 3.2 metres.

(i) **Recreational Amenity Area**

i. Provide a minimum of 45 square metres of indoor recreational amenity area within Building A.

ii. Provide a minimum of 3.6 square metres of indoor recreational amenity area per residential dwelling unit for Building B located within the fourth storey.

iii. Provide a minimum of 5.0 square metres of outdoor recreational amenity area per residential dwelling unit for Building B located on top of the third storey.

(j) **Landscaped Open Space**

i. Provide a minimum of 2,700 square metres of outdoor landscaped open space.

(k) **Parking and Loading**

i. Provide parking in accordance with the following minimum requirements for Building A:

   (i). A minimum 0.71 residential parking spaces per dwelling unit.
   (ii). A minimum of 0.1 visitor parking spaces per dwelling unit.

ii. Provide parking in accordance with the following minimum requirements for Building B:

   (i). A minimum 1.0 residential parking spaces per dwelling unit.
   (ii). A minimum 0.2 visitor parking spaces per dwelling unit.
iii. Provide a minimum of 20 bicycle parking spaces adjacent to Building A at grade and provide a minimum of 4 bicycle parking spaces adjacent to Building B at grade.

iv. Provide a minimum of 1 loading space 3.6 metres wide by 11.0 metres long.

(l) The provisions of this By-law shall apply collectively to this land as shown on Schedule "1" attached to this By-law, notwithstanding its future division into two or more parcels.

3. **SECTION 37 – INCREASED HEIGHT/DENSITY**

(a) The owner shall enter into one or more agreements with the City pursuant to section 37 of the Planning Act, which are registered on title, to secure the following matters as a legal convenience to support the development:

i. The securing of the rental tenure of the existing 91 unit building currently known as 200 Ridley Boulevard for a minimum of 20 years, commencing from the date of Council’s decision, as a 90 unit building, with no applications for demolition, or conversion from residential rental use to the satisfaction of the Chief Planner, Executive Director of City Planning and the City Solicitor, saving the one unit to be detailed below;

ii. Prior to the issuance of a Building permit for the new development on the lot, a section 111 permit will be filed for the elimination of one ground-floor residential rental unit in Building A as shown on Schedule RM4(27) to enable the construction of an indoor amenity space for the use and enjoyment of the tenants of the rental building; the location and finishing of which shall be to the satisfaction of the Chief Planner. Subject to compliance with all applicable laws including the *Residential Tenancies Act, 2006*, S.O. 2006, c. 17, construction and conversion of a ground-floor residential unit to indoor amenity space will be done no later than 3 years from the date of building permit issuance for the new building. Should a suitable unit not naturally vacate within 3 years, in the third year, tenants in the selected units will be offered relocation to the first available unit of the same type and at the same rent, or the equivalent of three months’ rent for vacating, and in either case, a moving allowance of $1000 as well;

iii. That the owner provide for Building A two extra washing and drying machines for the use and enjoyment of the current and future tenants to the satisfaction of the Chief Planner, Executive Director City Planning;

iv. That the owner upgrade the entrance to Building A with a new canopy, upgraded lighting, security cameras and improved accessibility to the satisfaction of the Chief Planner, Executive Director City Planning;

v. That the owner provide for the tenants of Building A a new bicycle storage area on the lot to the satisfaction of the Chief Planner, Executive Director City Planning;

vi. That the owner provide for the tenants of Building A upgraded landscaping, walkways, lighting and passive amenity spaces for the enjoyment of the
tenants of that building to the satisfaction of the Chief Planner, Executive Director City Planning;

vii. That the owner provide, on the lot, an active recreation area primarily for the use of young children to the satisfaction of the Chief Planner, Executive Director City Planning;

viii. The design and materials of all improvements listed in a.i. to a.vii above will be secured via the site plan approval process and the costs of any such improvements as well as the costs of the development shall not be passed on in any form, including increases to the rents, to tenants of the existing rental building;

ix. Prior to the issuance of the first building permit for the development, the owner shall provide, at its expense and to the satisfaction of the Chief Planner, Executive Director City Planning a construction mitigation plan and tenant communication strategy for the development, and agrees to implement same;

x. The Owner shall to provide reciprocal access to the owners and/or tenants of Building A and Building B over all outdoor landscaped open space areas at grade, to the satisfaction of the City Solicitor and Chief Planner, Executive Director City Planning. Such areas include: the landscaped open space to the east of Building B fronting on to Ridley Boulevard; and areas to the southeast, east and northeast of Building A. Such access shall continue to be provided notwithstanding the sites future division into two or more parcels or multiple ownerships.

xi. That the Chief Planner, Executive Director City Planning be authorized to enter into agreements on title to secure the above-listed improvements;

xii. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.

4. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

(a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

(b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)