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NY33.49.7

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Chairperson and Council Members
North District Community Council
North York Civic Centre
5100 Yonge Street
Toronto, Ontario

Dear Chairperson and Council Members:

**Re: 200 RIDLEY BOULEVARD, TORONTO
PROPOSED APARTMENT BUILDING**

My name is Bill Dolan and have lived at 166 Ridley Boulevard for over 30 years. Our home is one (1) block east of the subject property. By profession, I am a professional land use Planner and real estate development consultant. I have practiced my chosen profession for in excess of 40 years. I will be unavailable to attend and personally address Community Council on this subject matter, hence this written brief.

OFFICIAL PLAN DESIGNATIONS

The City's Official Plan contains statements of Council's intent and policy directives on how the City is to evolve over time from a development perspective. The Official Plan contains two (2) residential designations, *Neighbourhoods* and *Apartment Neighbourhoods*. By policy directive, the former designation is considered as being physically stable areas made up of residential uses in low scale building. Policy directives recognize that *Neighbourhoods* might contain some interspersed walk-up apartment constructed previously under a different planning regime. Those apartments are permitted in *Neighbourhoods*. The latter designation, *Apartment Neighbourhoods*, are, as the title implies, for apartments. The subject property at 200 Ridley Boulevard, together with the greater environs are designated as *Neighbourhoods* to support low scale, low intensity residential buildings. During the preparation of the Official Plan, Council chose NOT to designate the subject property nor similar properties along the northerly parts of the Avenue Road corridor and the local section of Wilson Avenue as *Apartment Neighbourhoods*, albeit there are several walk-up apartments located on those major arterial roadways. I think Council intended to send a clear land use planning message in this regard!

PREVAILING RESIDENTIAL BUILDING TYPE

The subject property and greater environs are known as Armour Heights. The predominant building type in the Armour Heights area are detached single family. There are some walk-up apartments and other non-residential use fronting onto the major arterial roadways, being Avenue Road and Wilson Avenue. Those are on the exterior or periphery of the neighbourhood. The subject property represents an abnormality in that the existing apartment building fronts

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PREVAILING RESIDENTIAL BUILDING TYPE (CONTINUED)

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onto a local road, Ridley Boulevard, is physically in the interior of the neighbourhood and is the only apartment in proximity south of Wilson Avenue and east of Avenue Road to do so. To permit an additional 30 unit apartment on the interior subject site does not respect, reinforce nor "fit" the existing low density, detached dwelling type physical character, height, massing setbacks and other physical characteristics that are representative of the greater Armour Heights area. It is relevant to note that policy directive 4.1(6) of the Official Plan effectively EXCLUDES more intense forms of residential development on major streets when determining prevailing building type. Therefore, those apartments along Avenue Road and Wilson are excluded. Section 4.1(6) reads as follows:

Where a more intense form of development than the prevailing building type has been approved on a major street in a Neighbourhood, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the Neighbourhood.

EXISTING APARTMENT SITE – GRADE-RELATED INTENSIFICATION

A site within a *Neighbourhoods* designation containing an existing apartment building may be considered for intensification provided the new development is grade-related and complies with policy directives for infill development in the *Apartment Residential* designation. The proposed apartment, albeit there will be some grade-related units, the building, in the main, is otherwise.

The proposed new 4-storey apartment building does not provide for a gradual physical transition, especially height, between the existing on-site apartment and the 2-storey, detached dwellings south and east of the 200 Ridley Boulevard property.

CONCLUSION

The proposed development scheme represents the introduction of a apartment building residential intensification scheme that is insensitive to the long-term established character of the neighbourhood, does not "fit" the community structure nor does it reinforce or respect the pattern of development of the *Neighbourhood*. The Zoning By-law amendment ought to be refused by the Community Council and that refusal be upheld by Council.

Respectfully submitted,


Wm. J. Dolan, B.A.