

**100 Ranleigh Ave - Zoning Amendment Application -
Request for Direction Report**

Date:	May 27, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	15 151991 NNY 25 OZ

SUMMARY

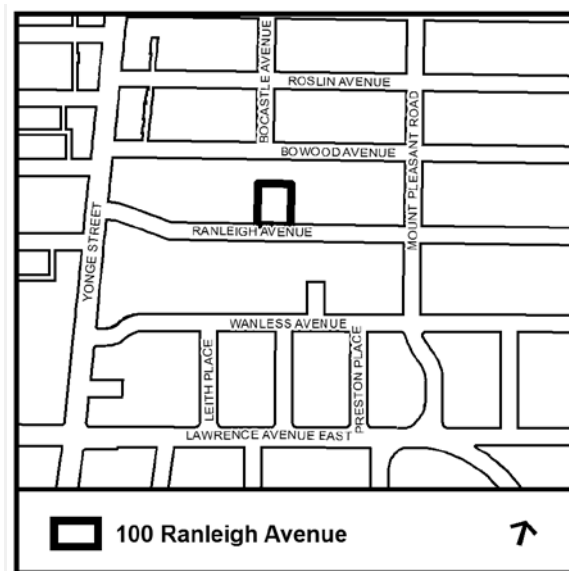
This application proposes to amend the former City of Toronto Zoning By-law 438-86 to permit a new 4-storey, 43 unit residential apartment building at 100 Ranleigh Avenue.

The applicant has appealed the Zoning By-law Amendment application due to Council's failure to make a decision on the application within the statutory time frame. An Ontario Municipal Board hearing is scheduled to begin September 14, 2016. This report seeks City Council's direction for the City Solicitor and other appropriate City staff to attend the Ontario Municipal Board in opposition to the application as currently proposed. The proposal has been reviewed in the context of the Built Form policies of the Official Plan, and has not been located and organized to fit with its existing context. Appropriate building siting through the use of appropriate setbacks and stepbacks have not been provided to provide adequate privacy, sunlight and sky views for residents of new and existing buildings.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City Planning Staff, and appropriate City staff to attend the



Ontario Municipal Board to oppose the appeal of the Zoning By-law Amendment application (Application No. 15 141991 NNY 25 OZ) in its current form.

2. In the event the Ontario Municipal Board allows the appeal in whole or in part, City Council authorize the City Solicitor to request that the Board withhold any order to approve a Zoning By-law Amendment for the subject lands until such time as:
 - a. The Board has been advised by the City Solicitor that the proposed Zoning By-law amendments are in a form satisfactory to the City; and
 - b. A Site Plan Control application is submitted and Notice of Approval Conditions is issued to the satisfaction of the Director of Community Planning, North District.
3. The City Solicitor and appropriate staff be authorized to continue discussions with the applicant to address the issues outlined in this report.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2010 a previous owner, the Bedford Park United Church, submitted applications to amend the zoning by-law and Official Plan to permit a five-storey, mixed use building consisting of a multi-purpose place of worship, community program space on the ground floor and 60 residential units for seniors on the upper four floors.

Through the establishment of a Working Group, the proposal was revised to a four-storey apartment building and 46 dwelling units. The proposed development was to provide housing for seniors currently living in the community through a life-lease tenure agreement. The project received approval at City Council in September, 2012, but was appealed to the Ontario Municipal Board by the Bedford-Wanless Ratepayers Association. After one pre-hearing before the Board, the appeal was subsequently withdrawn.

The property was subsequently sold to the current applicant. The church on site has been demolished and the lands remain vacant.

The current application was received by City Planning on May 5, 2015 and appealed to the Ontario Municipal Board on March 3, 2016 on the basis that no decision was made in accordance with the statutory time frames.

ISSUE BACKGROUND

Proposal

The proposal seeks to refine the current site specific zoning by-law 469-2013, which enables the development of a four-storey apartment building containing a combination of seniors' housing and a place of worship.

The application proposes to amend the former City of Toronto Zoning By-law No. 438-86 to permit a 4,704 square metre, four-storey, 43 unit residential apartment building with a Floor Space Index of 1.81. The place of worship and community program space are not part of the current proposal. Proposed changes to the previously approved by-law involve:

- An increase in the required parking to be provided as shown in Table 1;
- Definition of "apartment building" be deleted, which specifically stated, among other things, that "dwelling units located therein shall only be occupied by seniors"; and
- Map 2 to the by-law be replaced with a map reflective of the proposed setbacks and heights, which vary from the earlier approved project.

The previously approved project had been stepped back along the sides and at the top of the third floor at the rear of the building. The current proposal has not been stepped back at these locations.

The following table compares the proposal to the previously approved project:

Table 1: Project Comparison – 100 Ranleigh Avenue

	Approved Under Previous Project	Current Proposal
Use	Seniors' apartments and multi-purpose space/place of worship	Luxury rental apartments
Storeys	4	4
Gross Floor Area	5102 sq. m.	4,704 sq. m.
Floor Space Index	1.97	1.81
Units	46	43
Parking Spaces	39	47
Min. Rear Yard Setback	7.5 m	7.5 m
Min. Front Yard Setback	Varied 6.1 m to 9.4 m to main wall	Varied 5.5 m to 6.4 m to main wall
Min. West Side Yard Setback	2.9 m to covered portion of underground garage 6.3 m to main wall	1.5 m to covered portion of underground garage

		5.5 m to main wall
Min. East Side Yard Setback	5.5 m to main wall	5.5 m to main wall
Max. Height	15.8 m including mechanical penthouse	15.8 m including mechanical penthouse
Building Depth	43 m	43.7
Interior Courtyard	No	Yes

A total of 47 parking spaces are proposed, with four spaces proposed on the surface for short term visitor parking and the remainder underground. An interior courtyard located on the first and second floors is proposed. The proposed unit mix is 24 one-bedroom units, 15 two-bedroom units and 4 three-bedroom units. The proposed amenity space totals 273 square metres (86 square metres indoors and 186 square metres outdoors).

Site and Surrounding Area

The site is relatively flat, and was formerly occupied by the Bedford Park United Church. However, the site is currently vacant. The site is rectangular in shape, is approximately 2,595 square metres in area with a frontage of 45.72 metres on the north side of Ranleigh Avenue between Yonge Street and Mount Pleasant Road.

Surrounding land uses are as follows:

- North : Six single-detached dwellings fronting onto Bowood Avenue have rear lots which abut the site.
- East: To the east are single detached dwellings. One three and a half storey apartment building sits between the site and Mount Pleasant Road with a lot frontage of approximately 23 metres.
- West: To the west of the site are single detached dwellings. Further west beyond six single detached dwellings is a four-storey apartment building at 56 Ranleigh Drive.
- South: Across the street on the south side of Ranleigh Avenue are the Bedford Park Junior Public School and the Bedford Park Community Centre.

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 communities; wise use and management of resources; and protecting public health and safety. The PPS also contains policies related to promoting economic development and competitiveness which include providing opportunities for a diversified economic base. 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.

Both of these documents are high-level and broad reaching. The City is a development area and infill is encouraged under these policies. The PPS states that the most important method of implementing the policies is a municipality's Official Plan which guides the method of intensification and where it should be focused. Should the applicant address the issues set out in this report, the proposal will be consistent with the PPS and Growth Plan.

Official Plan

The site is designated *Neighbourhoods* on Map 16 – Land Use Plan in 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 local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The stability of Toronto's *Neighbourhoods* physical character is one of the keys to Toronto's success and development criteria has been included in the Official Plan to help respond to new developments.

Section 4.1.5 - Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular;

- Patterns of streets, blocks and lanes, parks and public building sites;
- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby properties;
- Prevailing building type(s);
- Setbacks of buildings from street or streets;
- Prevailing patterns of rear and side yard setbacks and landscape open space;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- 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.

The prevailing type will be the predominant form of development in the neighbourhood. Some *Neighbourhoods* will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the building type in another neighbourhood.

The Official Plan also recognizes that scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as industry, institutions, retail stores, a utility corridor, or are lots that were passed over in the first wave of urbanization. In converting these sites to residential uses, there is a genuine opportunity to add quality of *Neighbourhood* life by filling in the "gaps" and extending streets and paths. Due to the site configuration and orientation, it is often not possible or desirable to provide the same site standards and pattern of development in these infill projects as in the surrounding *Neighbourhood*. Special infill criteria are provided for dealing with the integration of new development for these sites, and for intensification on existing apartment sites in *Neighbourhoods*.

Section 4.1.9 - Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods*, are required to meet certain development criteria. This includes;

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

Chapter Three contains policies to guide decision making based on the Official Plan's goals for the human, built, economic and natural environments.

Chapter Three – Built Form - Building a Successful City identifies that most of the City's future development will be infill and redevelopment and, as such, new development will be located and organized to fit with its existing and/or planned context; locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties; be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context; be massed to define the edges of streets, parks and open spaces at good proportion; provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians; and, significant new multi-unit residential development will provide indoor and outdoor amenity space for residents for the new development, such as access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

Chapter Three – Housing requires a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, to meet the current and future needs of residents.

Zoning

The site has been excluded from the new comprehensive Zoning By-law 569-2013, and continues to be covered by the former City of Toronto By-law 438-86, as amended.

Under By-law 438-86, the site is subject to a site specific zoning by-law No. 469-2013 which permits apartment buildings, subject to a site specific definition which indicates that the dwelling units located therein shall only be occupied by seniors. Further the apartment building may include a place of worship, multi-purpose space, community facilities and accessory uses such as offices and an underground parking garage.

According to by-law 469-2013, the apartment building is permitted to have a maximum non-residential gross floor area of 390 square metres, and the built form is required to be wholly within the building footprint and heights provided within the By-law (See Attachment 6 - Zoning).

Site Plan Control

The subject lands are subject to site plan control. A site plan control application has not yet been submitted.

Community Consultation

Staff held a community consultation meeting on November 17, 2015 attended by approximately 100 members of the public. At the meeting residents identified a number of concerns with the apartment proposal.

Many of the residents opposed the apartment proposal, although a small number spoke in support of an apartment proposal in the community to provide housing options for residents as they age in the community.

Concern was expressed that the proposed building would result in significant shadow impact and loss of sunlight for adjacent properties. Setbacks and stepbacks were thought to be inadequate.

Concern was expressed over the lack of community space provided on site and a change from the previous proposal which proposed condominium units for seniors.

Concern was expressed that the proposal was too dense for the site in the context of the surrounding area.

The potential for increased traffic and congestion on Ranleigh Avenue as a result of the proposal was raised.

At the conclusion of the meeting the local Councillor recommended a brief working group process be re-established to facilitate discussion on the application and invited interested residents in attendance to sign up. A working group meeting is scheduled for June 27, 2016.

Reasons for the Application

Although the apartment building use is permitted under the current site specific zoning by-law 469-2013, a zoning by-law amendment is necessary to amend the definition of apartment building in the site specific zoning, which indicated that dwelling units located therein shall only be occupied by seniors. Further, zoning changes to massing and stepback heights, overall building footprint and some of the setbacks shown on the site specific zoning by-law, as well as other performance standards are required to accommodate the current proposal.

COMMENTS

Land Use

The application has been made to amend the Zoning By-law which contains permission for an apartment building. The Zoning By-law was amended on a site specific basis in 2012 to permit a 4 storey apartment form for seniors, and permitted community and church related uses.

The subject development proposal is in a '*Neighbourhood*' on a lot that varies from the local pattern in terms of lot size. The semi-detached lots in the area have lot frontages of approximately 6 metres and lot areas of approximately 350 square metres. Single detached lots generally range between 7.6 metres to 11.5 metres in lot frontage and approximately 430 square metres to 500 square metres in lot area. The subject property is a much larger existing lot that has not been consolidated through assembly. The site has a frontage of 45.72 metres and a lot area of 2,595 square metres.

Should the applicant address the issues set out in this report, the proposed apartment building will provide a range of housing, in terms of form, tenure and possibly affordability, as envisioned by the Housing Policies in the Official Plan. The housing will assist in stabilizing the neighbourhood by establishing a residential use in a built form already present in the community.

City Planning has no issue with the deletion of the requirement that the apartments be for seniors only. It should also be noted that the current application shows no community or worship space as part of the proposal. City Planning also has no issue with this aspect of the proposal, as the previous site specific zoning did not require the worship or community uses, but only permitted them. Should the application be approved in a physical form acceptable to City Planning, a rezoning that deletes the seniors requirement and community and worship space permission would be supportable.

Building Siting, Massing and Transition

The original building envelope and landscape design approved in 2013 were a result of multiple working group meetings with adjacent landowners, the community and councillor during the rezoning process to help fit the proposal within the *Neighbourhoods* policies and physical restrictions of the site. Working group meetings were especially focused on fitting the building along the street and minimizing servicing impacts and shadow and overlook impacts on the rear yards of adjacent owners. The current proposal was reviewed in relationship to the previously approved building and landscape design to ensure design attributes accomplished in the 2012 working group meetings were maintained.

The proposal was reviewed in context of the Built Form policies of the Official Plan, and should be located and organized to fit with its existing context. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood including setbacks of buildings from the street, building expression and materiality.

The current proposal provides a 5.5m setback to Ranleigh Avenue from its closest point. The building setback should respect the existing front yard setbacks of adjacent properties at 84 and 108 Ranleigh Ave. The front yard setback along the west building frontage should be approximately 9 metres to align with the front yard setback of 84 Ranleigh Avenue. The front yard setback along the east building

frontage should be approximately 6 metres to align with the front yard setback of 108 Ranleigh Avenue as per the previously approved design.

The main entrance of the building is raised with the existing grade, with access provided by stairs and a ramp from the street. A lowering of the main entrance lobby to the grade of the street is recommended to allow for direct accessibility from Ranleigh Avenue without the use of stairs or ramps, and allowing for amenity at the main entrance such as seating and bike parking.

Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods*, are required to meet certain development criteria. This includes providing adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed. Other criteria include locating and screening service areas and garbage storage to minimize impact on existing streets and residences.

The current proposal provides a 1.5 metre setback of the garage from the west property line with 3rd floor patios located above the garage and a 4.5 to 5.5 metre setback of the building face on the 2nd to 4th floor. Underground parking extends to the property line. A minimum 2 metre setback of the garage and underground needs to be provided to allow adequate space and soil volume for tree planting to provide landscape buffer to the adjacent rear yard. A minimum 6.3 metre building setback of the 2nd to 4th floor building face should be provided to match previously approved setbacks in providing separation distance and transition to neighbouring properties. Balconies should not be located above the garage or project within the setbacks to prevent overlook onto adjacent rear yards.

Along the east and north property line, the proposal provides a 5.5 and 7.5 metre building setback respectively. These setbacks reflect the setbacks previously approved. Balcony projections of 1 metre are proposed within the east, west and north setbacks. The previously approved building recessed balconies along the west, east and north building face with 1 metre high planters along the balcony edge to prevent overlook onto rear yards, for better privacy for neighbouring properties. While the proposed building setbacks to the north and east property lines are appropriate, as per the previous approval, the proposed building needs to recess its side and rear yard balconies within the building face, with 1 metre high planters along the balcony edges, to prevent overlook onto the rear yards of the adjacent residential properties.

The previously approved building also provided rear stepbacks on the fourth floor and a lowered parapet on the roof top to minimize shadow impact on the neighbourhood to the north as well as east and west step backs in selected locations on the 3rd and 4th floor to minimize shadow impact on the neighbourhoods to the east and west. The current proposal provides no stepbacks on the upper floor along the west, east and north elevations resulting in increased shadow impact on the neighbourhoods compared to the original approval. Step backs on the upper floors of the west, east and north elevations should be provided to maintain minimized shadow impacts on the neighbourhood to the west, north and east as per the previous proposal.

The driveway to the service area and underground ramp access is open to the west property line and screened with an architectural screen and landscape planting. The previous proposal fully enclosed the servicing area within the building envelope to minimize impact on the adjacent properties. The driveway

and service area should be fully enclosed within the building envelope to mitigate the impact of noise and smell on the adjacent residential property to the west.

The proposed façade facing Ranleigh Avenue articulates a 4 storey and 3 storey expression in the building design, using materials such as brick and wood siding. The articulation of the proposed building façade facing Ranleigh Avenue should be improved to provide for better integration of the proposed 4 storey apartment with the existing neighbourhood. Improved integration can be achieved by emphasizing a three storey building expression to complement the building height of the adjacent home at 84 and 108 Ranleigh Avenue. Elevations of predominantly masonry are recommended to complement the masonry homes along the street.

Traffic Impact, and Parking

A Traffic Impact Study prepared by LEA Consulting Ltd. has been reviewed by Transportation Services Staff. The report estimates that the proposed development will generate approximately 12 auto-oriented two-way trips during the weekday a.m. and p.m. peak hours respectively. An additional 11 two-way trips during the weekday a.m. and p.m. peak hours will be generated by other modes of transportation such as transit, walking and cycling. Transportation Services agrees that the traffic impact will be minimal on the adjacent road network.

A total parking supply of 47 spaces are proposed of which 43 are proposed in one level of underground parking. One accessible space is proposed. Four visitor spaces are proposed at the ground level. Although the site is excluded from the City of Toronto's Comprehensive Zoning By-law No. 569-2013, City Transportation Services staff requested that the applicant provide parking based on the requirements for Policy Area 3 as per the Zoning By-law. The parking proposed is within the acceptable range of parking requirements under Policy Area 3 and was found to be acceptable to Transportation Services staff.

A required Type 'G' loading space is proposed at ground level, and was found to be acceptable.

Site Servicing

The applicant has submitted engineering reports, however Engineering and Construction Services have requested additional information and have concerns respecting a number of issues. Some of these concerns are related to water servicing (domestic use and fire protection), sanitary servicing, and groundwater discharge. The following are some outstanding materials required to be submitted for review.

- A geotechnical/hydro geological report is required to address groundwater quality and quantity discharge concerns.
- A hydrant flow analysis is required to identify that the minimum required fire flows can be met for this development. The servicing report indicates unusually low water pressure in the area.
- Updated functional servicing report using coordinated proposed site statistics in calculations.
- Further information is required on the sanitary sewer analysis.

The submitted servicing report does not adequately prove that the proposed development can be serviced from the existing municipal infrastructure without adverse effects.

Trees

The Arborist report provided identifies nine private trees that are 30 cm or greater in diameter on or directly adjacent to the property that will be directly impacted by the proposed development, and will require the submission of applications to injure or destroy. Of the nine, removal of only one private maple tree is recommended in the front of the property, as it is in poor condition and not viable to maintain. Urban Forestry is in agreement that the remainder can be preserved and root damage during construction will be minimal.

Tree security deposits to ensure protection and appropriate tree plantings on private land and on the city boulevard will be secured during the site plan approval process.

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 0.80 to 1.56 hectares of parkland per 1000 people. The site is in the middle quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application proposes 43 residential units on a site of 0.2595 ha (2595 m²). At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication would be 0.057 ha (573 m²), which equals 22% of the site. However, for sites that are less than 1 hectare in size, a cap of 10% is applied to the residential use. In total the parkland dedication requirement would be 0.026 ha (259 m²).

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu and this is appropriate as the required dedication of 259 square metres would not create a substantial park, and the site is not adjacent to an existing park which could be expanded with this dedication.

Summary

The existing zoning permits a four storey apartment for seniors on site. Staff do not oppose the deletion of the seniors' requirement, nor the deletion of the worship and community uses permission. However, there are a number of significant issues with the current proposal. The proposal has not been located and organized to fit with its existing context in terms of setbacks from Ranleigh Avenue and building expression along the street. Building siting and massing through the use of appropriate setbacks, stepbacks and balcony design have not been addressed as per the previous design in the original proposal to provide adequate privacy, sunlight and sky views for existing residents. The vehicular access and utilities have not been properly screened to minimize their impact on the property and on surrounding properties. As such, the proposed building does not meet Official Plan policy criteria for infill development in the *Neighborhoods* designation. The applicant has not provided appropriate information to ensure that the site can be adequately serviced.

City staff should continue discussions with the applicant to address the issues outlined in this report.

CONTACT

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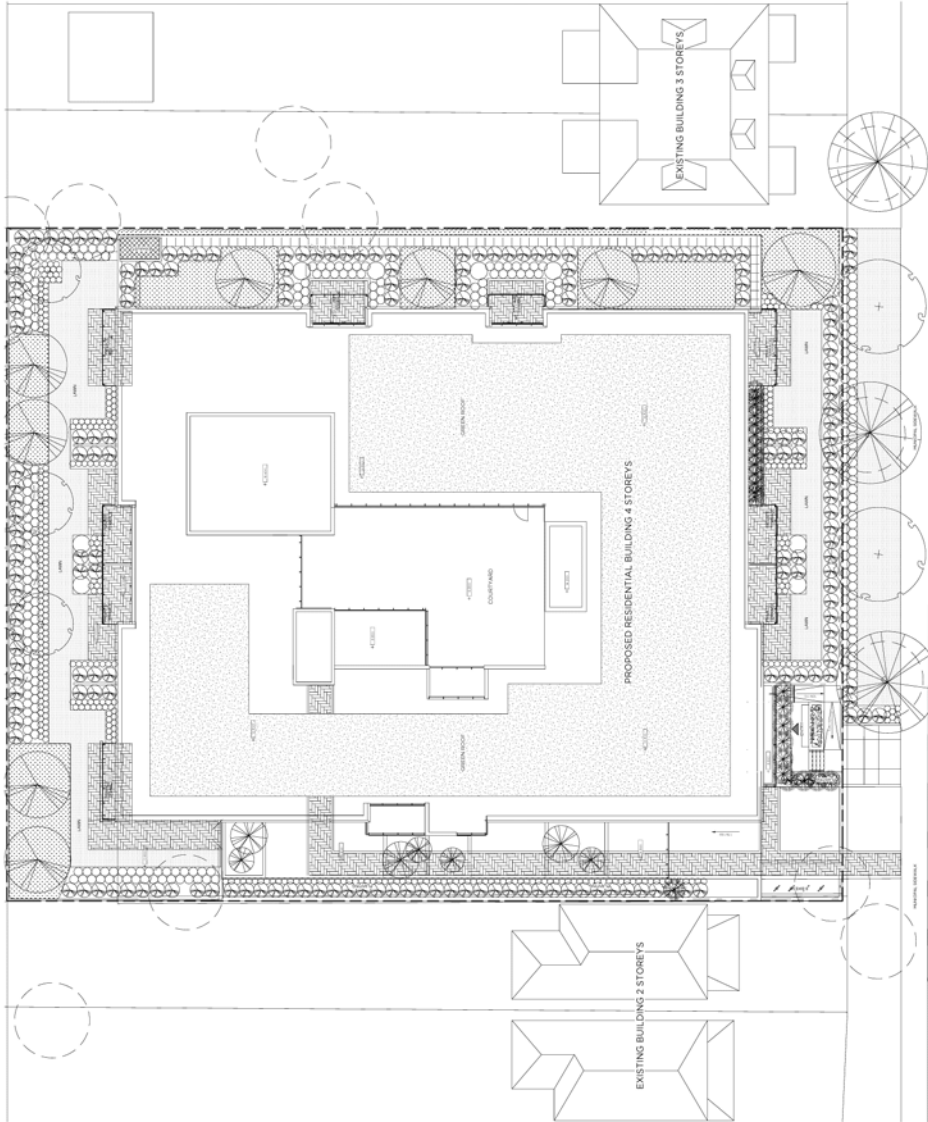
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site/Landscape Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: West Elevation
Attachment 5: East Elevation
Attachment 6: Zoning By-law No. 569-2013
Attachment 7: Zoning By-law No. 438-86
Attachment 8: Application Data Sheet

Attachment 1: Site/Landscape Plan



100 Ranleigh Avenue

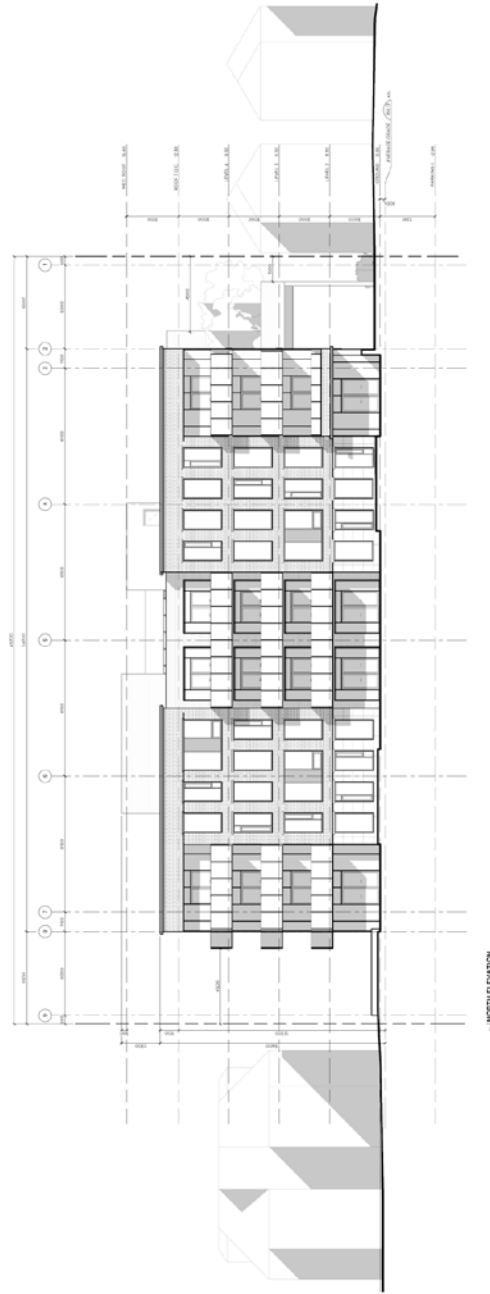
File # 15 151991 NNY 25 OZ

Site/Landscape Plan

Applicant's Submitted Drawing

Not to Scale
05/21/2015

Attachment 2: North Elevation



North Elevation

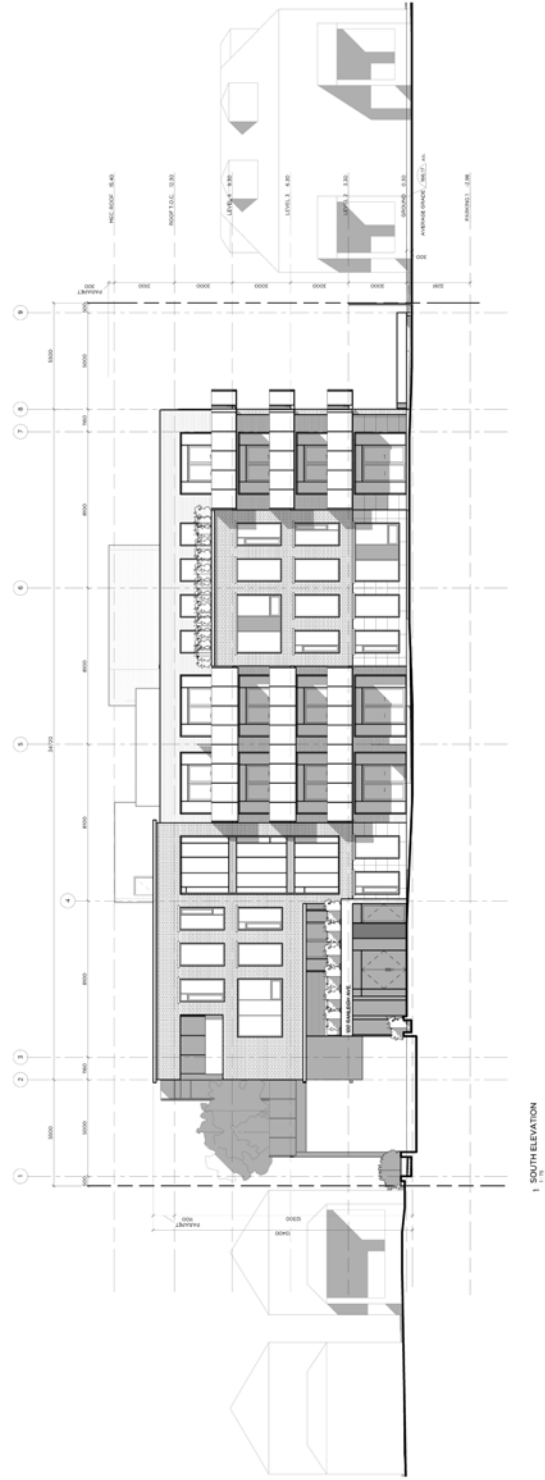
Applicant's Submitted Drawing

Not to Scale
05/22/2015

100 Ranleigh Avenue

File # 15 151991 NNY 25 0Z

Attachment 3: South Elevation



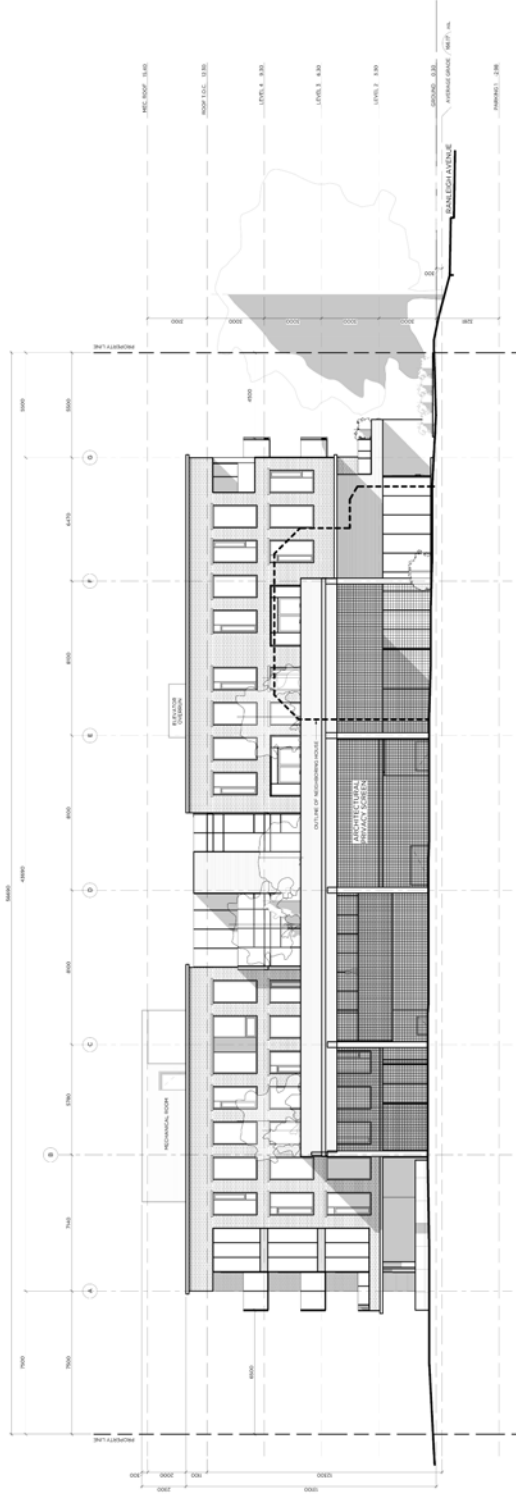
100 Ranleigh Avenue

File # 15 151991 NNY 25 0Z

South Elevation
Applicant's Submitted Drawing

Not to Scale
05/22/2015

Attachment 4: West Elevation



100 Ranleigh Avenue

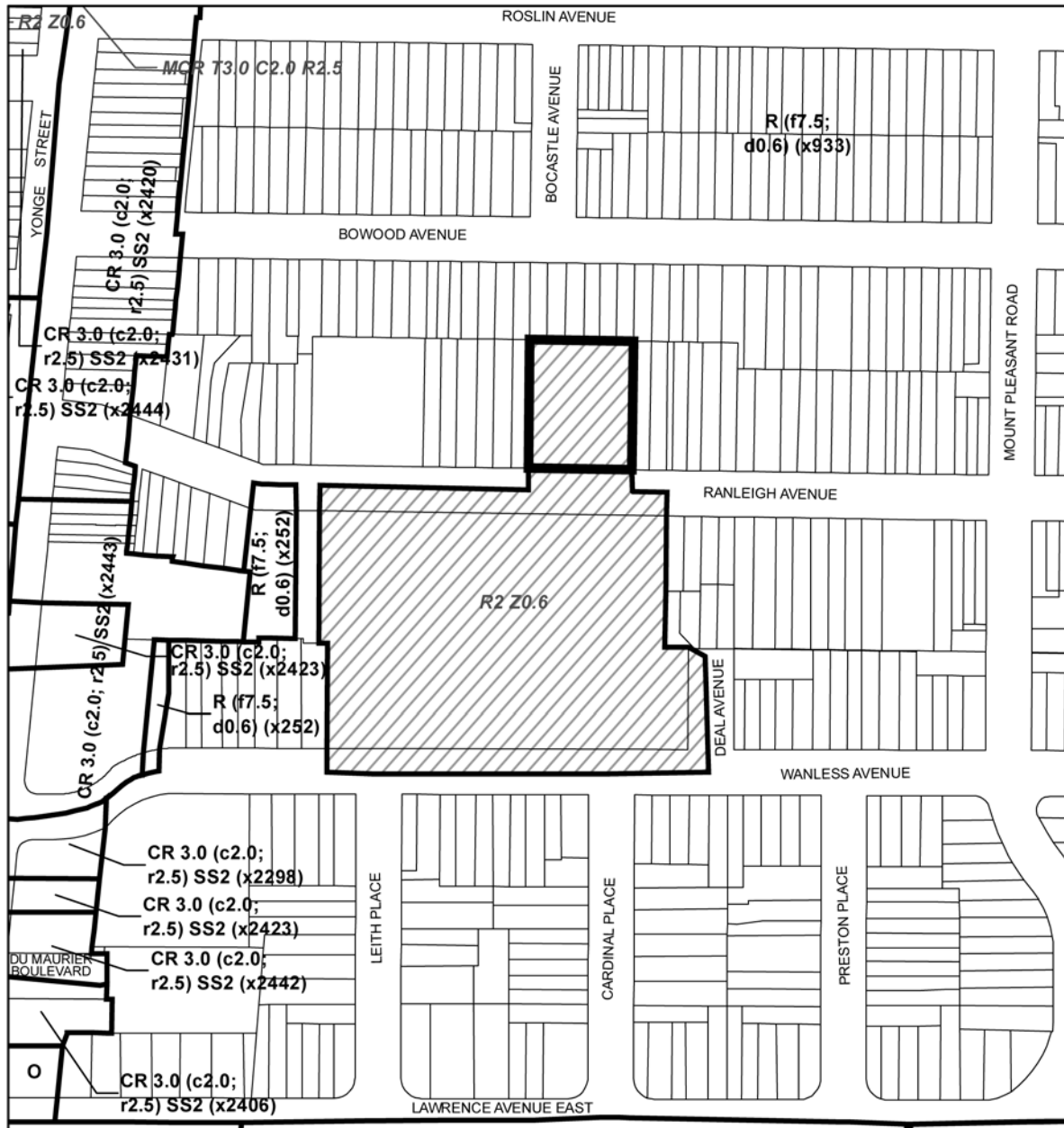
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West Elevation

Applicant's Submitted Drawing

Not to Scale
05/22/2015

Attachment 6: Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

100 Ranleigh Avenue

File # 15 151991 NNY 25 02



Location of Application



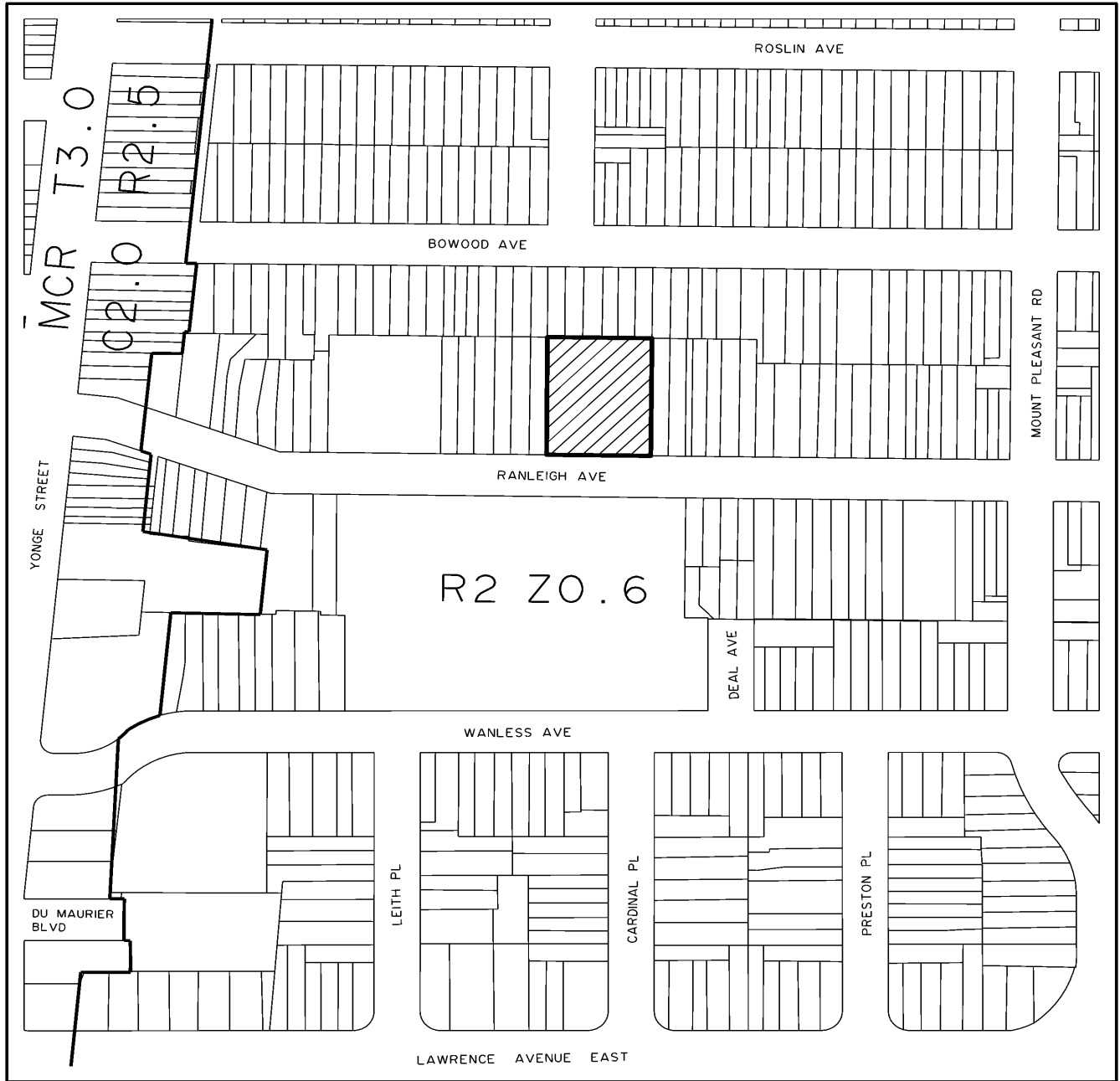
See Former City of Toronto By-Law No. 438-86
R2 Residential District

- | | |
|-------------------------|---------------------------|
| R Residential | CR Commercial Residential |
| RD Residential Detached | O Open Space |
| | OR Open Space Recreation |



Not to Scale
Extracted: 05/22/2015

Attachment 7: Zoning By-law No. 438-86



Zoning By-Law No. 438-86

100 Ranleigh Avenue

File # 15 151991 NNY 25 0Z

 Location of Application

MCR Mixed-Use District

R2 Residential District



Not to Scale
Extracted: 05/26/2015

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	15 151991 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	May 5, 2015

Municipal Address: 100 RANLEIGH AVE
 Location Description: PLAN 1159 PT BLK A **GRID N2506
 Project Description: Four storey residential apartment building containing 43 dwelling units, and one level of underground parking.

Applicant:	Agent:	Architect:	Owner:
R E MILLWARD & ASSOCIATES LTD 1235 Bay Street, Suite 400 Toronto, ON M5R 3K4			100 RANLEIGH INC. 92A Scollard Street, Floor 2 Toronto, ON M5R 1G2

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R2 Z.06	Historical Status:	N
Height Limit (m):	15.8 m incl mech penthouse	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2592	Height:	Storeys:	4
Frontage (m):	45.72		Metres:	15.8 m including mechanical penthouse
Depth (m):	56.75			
Total Ground Floor Area (sq. m):	1098			Total
Total Residential GFA (sq. m):	4704		Parking Spaces:	47
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	4704			
Lot Coverage Ratio (%):	42.36			
Floor Space Index:	1.81			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4704	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	24	Office GFA (sq. m):	0	0
2 Bedroom:	15	Industrial GFA (sq. m):	0	0
3 + Bedroom:	4	Institutional/Other GFA (sq. m):	0	0
Total Units:	43			

CONTACT: **PLANNER NAME:** **John Lyon, Senior Planner**
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