

47 Ranleigh Ave – Zoning By-law Amendment Application – Preliminary Report

Date: September 17, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 21 176276 NNY 15 OZ

Current Use on Site: two-storey residential building with three dwelling units and a one-storey detached garage at the rear.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 47 Ranleigh Avenue. The Zoning By-law Amendment application proposes to alter the existing two-storey residential building with three dwelling units by constructing additions and converting it into a four-storey apartment building with 16 dwelling units and five vehicular parking spaces at the rear.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 47 Ranleigh Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

Located northeast of Yonge Street and Lawrence Avenue East, the site has a frontage of 10.7 metres on Ranleigh Avenue and a lot area of 593.88 m². The site is currently occupied by a two-storey residential building with three rental dwelling units and a one-storey detached garage at the rear with access from a driveway off Ranleigh Avenue. Surrounding the site is a mix of building types that include detached houses, semi-detached houses, and apartment buildings. Directly east of the site is Bedford Park Public Elementary School, while directly west is the rear of a five-storey apartment building that fronts onto Yonge Street.

This application proposes to amend the City of Toronto Zoning By-law No. 569-2013 and the former City of Toronto Zoning By-law No. 438-86 to permit a four-storey apartment building. Details of the application are outlined in Table 1 below.

Table 1: 47 Ranleigh Avenue Existing Site & Project Statistics

	Existing	Proposed
Building Type	Triplex	Apartment Building
Building Height	2 storeys (10 m)	4 storeys (14.375 m + 3.04 m for mechanical penthouse)
Building Depth	19.2 m	41.31 m
Floor Space Index (FSI)	0.69x	2.02x
Gross Floor Area (GFA)	409.86 m ²	1,197.97 m ²
Number of Residential Units	3	16 (10 one-bedroom; 6 two-bedroom)
Number of Vehicle Parking Spaces	3	5

	Existing	Proposed
Number of Bicycle Parking Spaces	-	13 (2 short-term; 11 long-term)

Detailed project information and documents related to this application can be found on the City's Application Information Centre:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1a and 1b of this report for a three-dimensional representation of the project in context.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;

- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan (2020), as amended, contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800-metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

There is an entrance to the Lawrence Subway Station located at the southeast corner of Yonge Street and Ranleigh Avenue, approximately 100 metres from the site.

Toronto Official Plan Policies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

The site is designated as *Neighbourhoods*, as shown on Map 17 of the Official Plan. See Attachment 8 for an excerpt of Map 17. *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.

The City's Official Plan policies are available online: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning By-laws

The site is zoned *Residential R (f7.5; d0.6) (x933)* under the City of Toronto Zoning By-law No. 569-2013 (Attachment 9). The minimum required frontage for lots located within this zone is 7.5 metres; the maximum permitted FSI is 0.6 times the area of the lot; the maximum permitted building height is 10 metres. The permitted residential building types in this zone are detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes, and apartment buildings. However, the site is also subject to Site-specific Exception 966, which excludes apartment buildings as a permitted building type. Apartment Building is defined to be a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area.

The City's Zoning By-law No. 569-2013 is available online: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

The site is also subject to the former City of Toronto Zoning By-law No. 438-86 and is zoned *Residential R2 Z0.6* (Attachment 10). The zoning by-law performance standards and permissions are similar to Zoning By-law No. 569-2013.

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Townhouse & Low-rise Apartment Guidelines
- Bird-friendly Guidelines
- Accessible Design

The City's Design Guidelines are available online: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

Amendments are required to City of Toronto Zoning By-law No. 569-2013 and the former City of Toronto Zoning By-law No. 438-86 in order to permit an apartment building type, as well as amend performance standards such as building height, building

depth, FSI, building setbacks, landscaping, and on-site vehicular and bicycle parking requirements.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

City staff will continue to evaluate this application to establish its consistency and conformity with PPS (2020) and Growth Plan (2020).

Official Plan Conformity

As the site is designated *Neighbourhoods*, these areas 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. Staff will evaluate the appropriateness of the apartment building typology and the application against the *Neighbourhoods* development criteria together with the Official Plan's housing and built form policies to determine whether the proposal conforms with the Official Plan.

Built Form, Planned and Built Context

Staff have concerns related to the proposed massing and scale of the building, particularly considering the immediate adjacency to an elementary school and open space. The lack of on-site soft landscaping, indoor/outdoor amenity space for the residents that does not cause adverse overlook impacts on the elementary school, and the proposed stacked parking at the rear also requires greater review. Staff will also review the proposed height and setbacks to ensure that they are appropriate for the proposed apartment building built form within the surrounding context.

Staff will continue to evaluate the appropriateness of the proposed built form against the planning framework that includes provincial policies and plans, the Official Plan, applicable zoning by-laws, and design guidelines.

Townhouse and Low-Rise Apartment Guidelines

Townhouse and low-rise apartment buildings provide additional housing options for areas designated *Neighbourhoods* in a more intensive form than detached and semi-detached houses while maintaining a low-rise built form by being no more than four storeys in height. In addition to providing a range of housing options, these low-rise buildings help to define and support streets, parks, and open spaces. They can be designed to be compatible with and provide transition to existing streetscapes of lower scaled areas.

The Townhouse and Low-Rise Apartment Guidelines apply to the design and review of new low-rise, multi-unit building developments that are four storeys or less. The Guidelines assist with implementing and evaluating proposals in relation to the intent of the Official Plan by detailing how new development should be organized and structured.

In addition to the Official Plan's built form policies, Staff will also evaluate the proposal against the Townhouse and Low-Rise Apartment Guidelines to ensure a well-designed building that provides access to safe and high-quality housing to this growing neighbourhood.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and Tree Protection Plan that is being reviewed by City staff. The report and plan indicate a total of fifteen (15) trees are located on or abutting the site, of which one (1) City-owned tree is proposed to be removed and four (4) private trees that are partially or fully located on adjacent privately-owned lands are proposed to be injured.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing and Stormwater Report, that is being reviewed by City staff. The Functional Servicing and Stormwater Report is intended to evaluate the effects of development on the City's municipal servicing infrastructure and watercourses and identify whether any new infrastructure and/or upgrades to existing infrastructure would be necessary to provide adequate servicing for the proposed development. Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all the proposed development applications in the area of the subject site.

A Transportation Impact Study has also been submitted and is being reviewed by Staff. The purpose of a Transportation Impact Study is to evaluate the effects of the proposed development on the transportation system and to suggest any transportation improvements that may be necessary to accommodate the increased travel demands generated by the proposed development.

School Boards

The application has been circulated to both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB). The TCDSB and TDSB evaluate the proposed development within the context of local development activity and local area school capacity, including whether existing school capacity would be able to accommodate the increased demand that may be generated by the proposed development.

The site is located adjacent to Bedford Park Public Elementary School. TDSB has commented on the proposed building's east façade and the visual impact of the large blank monotonous brick wall which would face the school and its open space. Safety and overlook concerns have also been expressed regarding the location of the rooftop amenity space located at the rear portion of the roof and its proximity to the school's playing field. TDSB has also requested the applicant to submit construction management, hazard/risk assessments and mitigation plans.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

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SIGNATURE

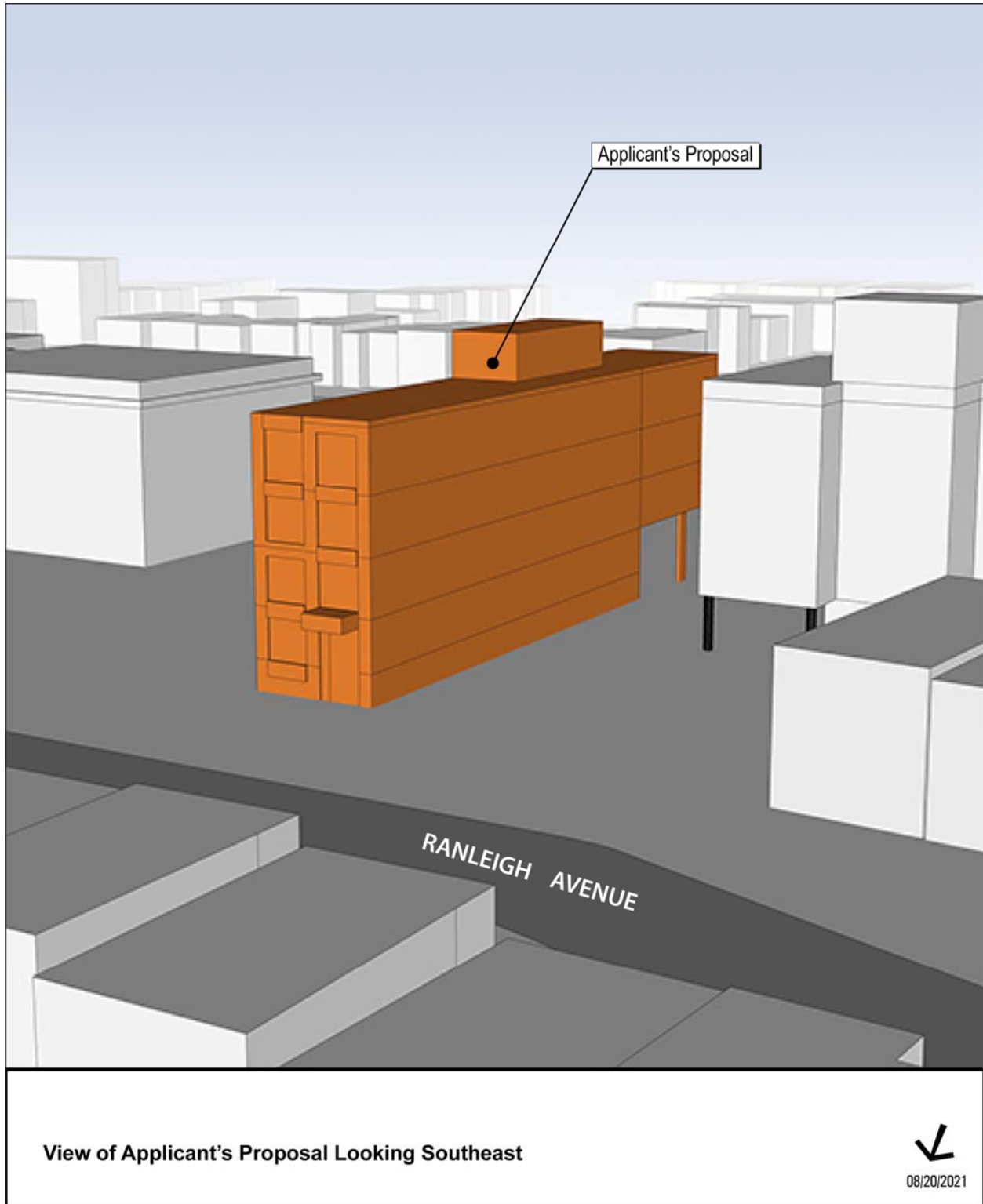
John Andreevski, Acting Director
Community Planning, North York District

ATTACHMENTS

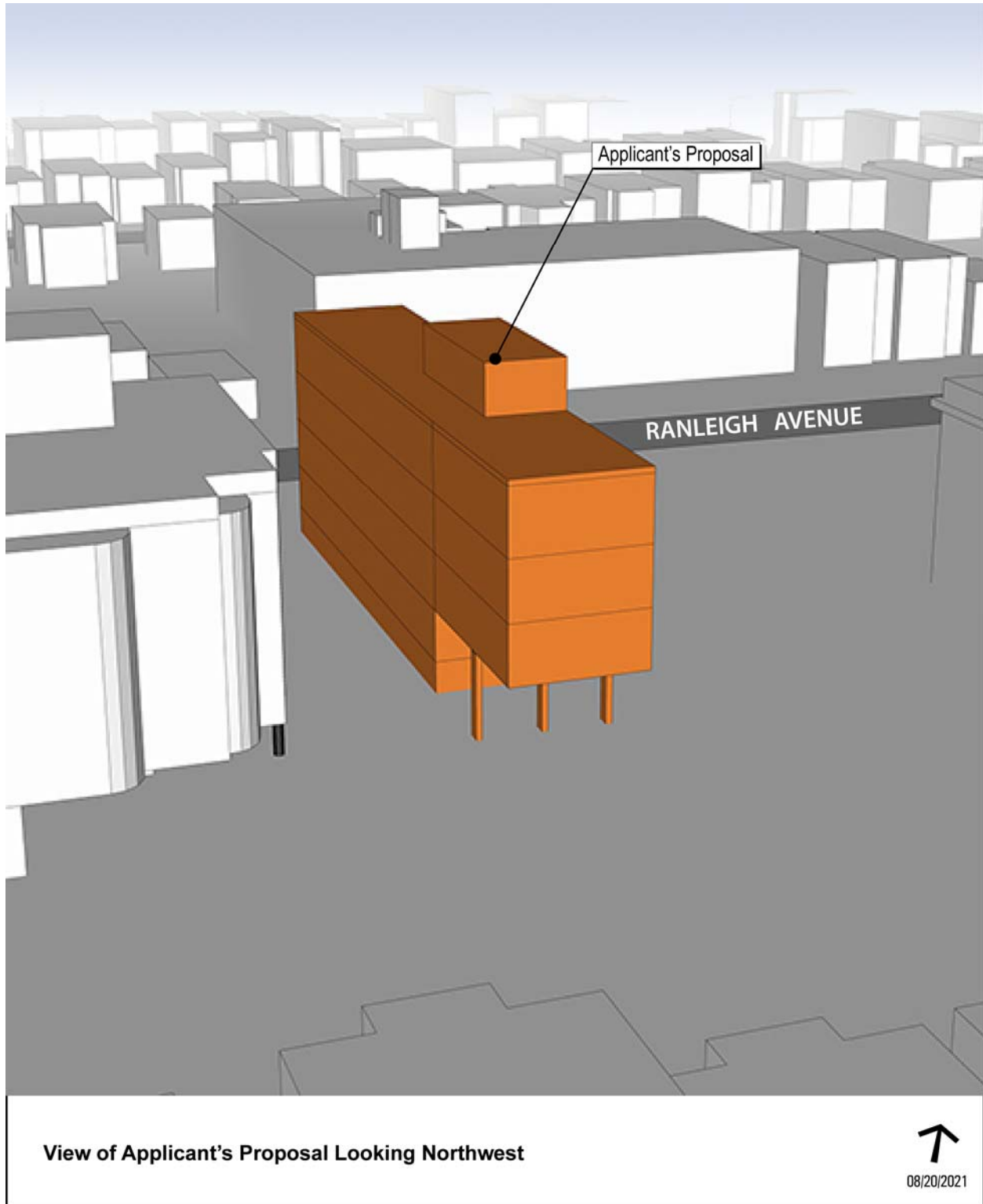
Attachment 1a: 3D Model of Proposal in Context - looking Southeast
Attachment 1b: 3D Model of Proposal in Context - looking Northeast
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Front (North) Elevation

Attachment 5: Side (East) Elevation
Attachment 6: Side (West) Elevation
Attachment 7: Rear (South) Elevation
Attachment 8: Official Plan Map
Attachment 9: City of Toronto Zoning By-law No. 569-2013 Map
Attachment 10: Former City of Toronto Zoning By-law No. 438-86 Map

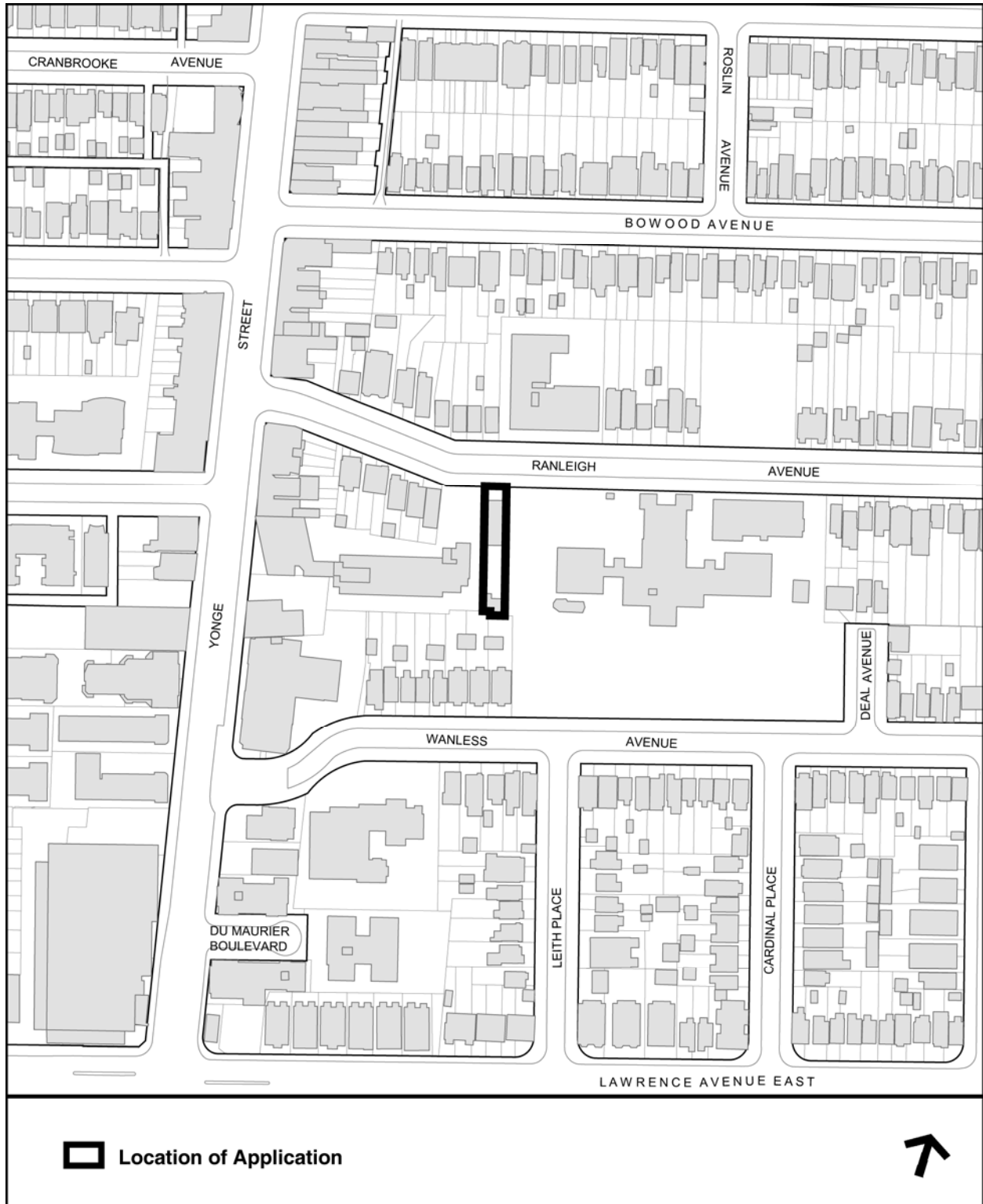
Attachment 1a: 3D Model of Proposal in Context - Looking Southeast



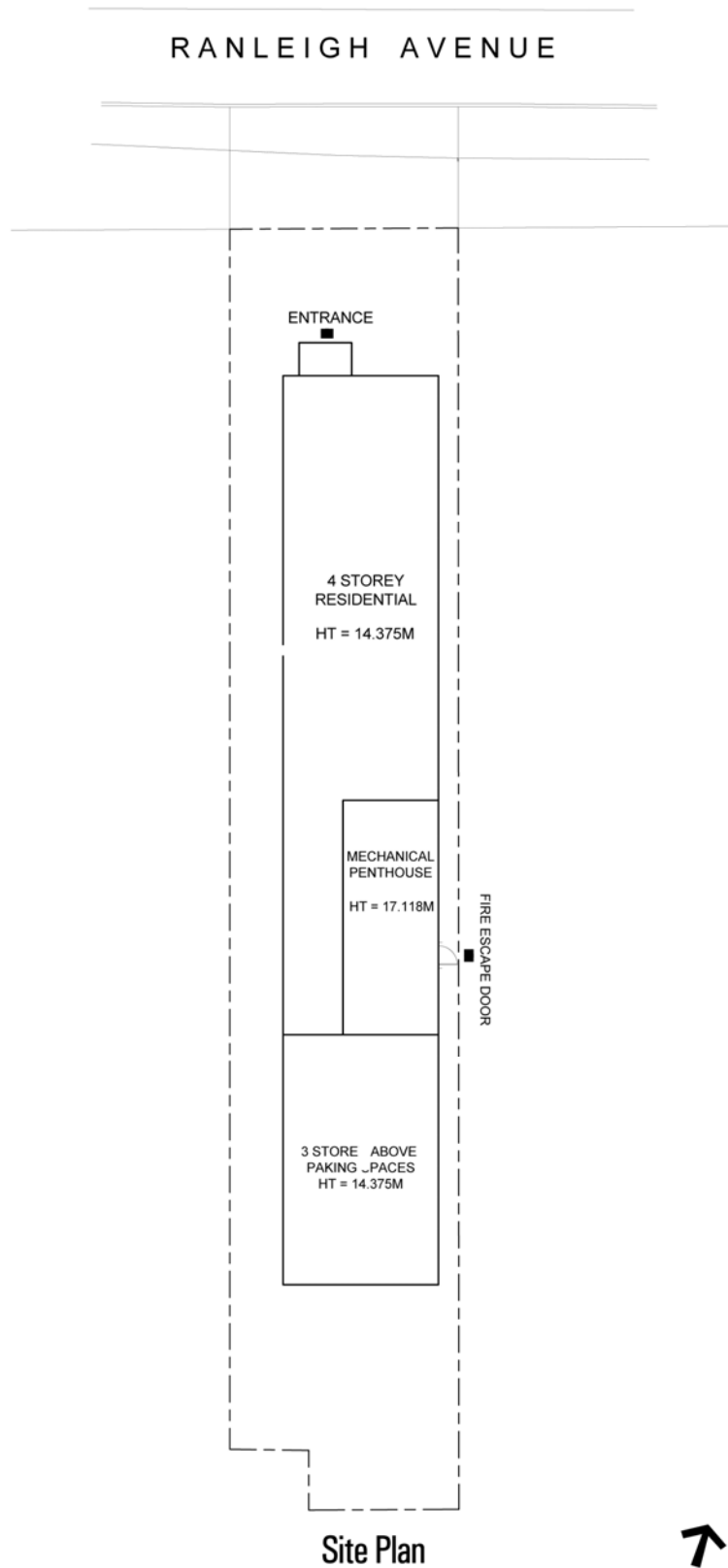
Attachment 1b: 3D Model of Proposal in Context - Looking Northeast



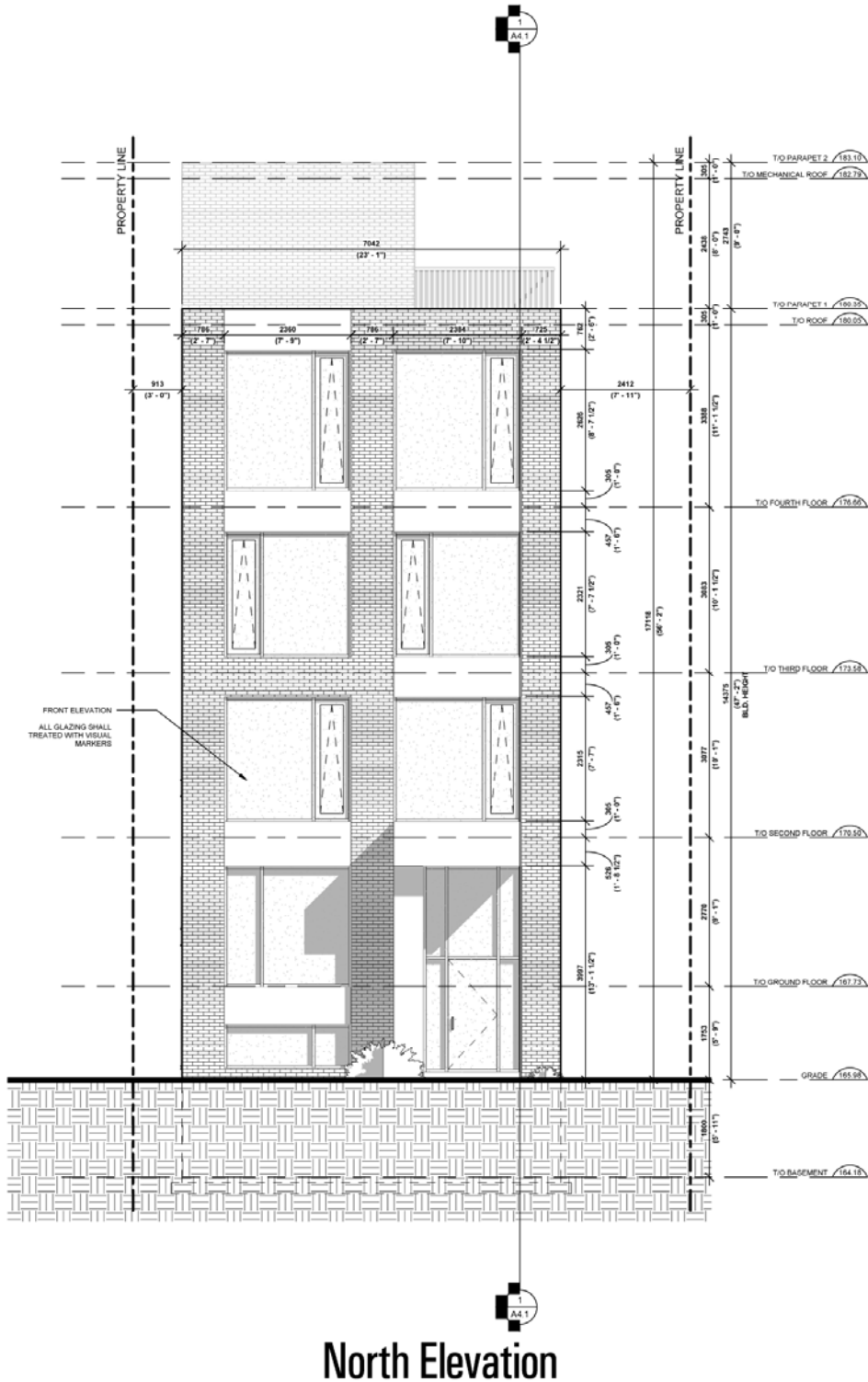
Attachment 2: Location Map



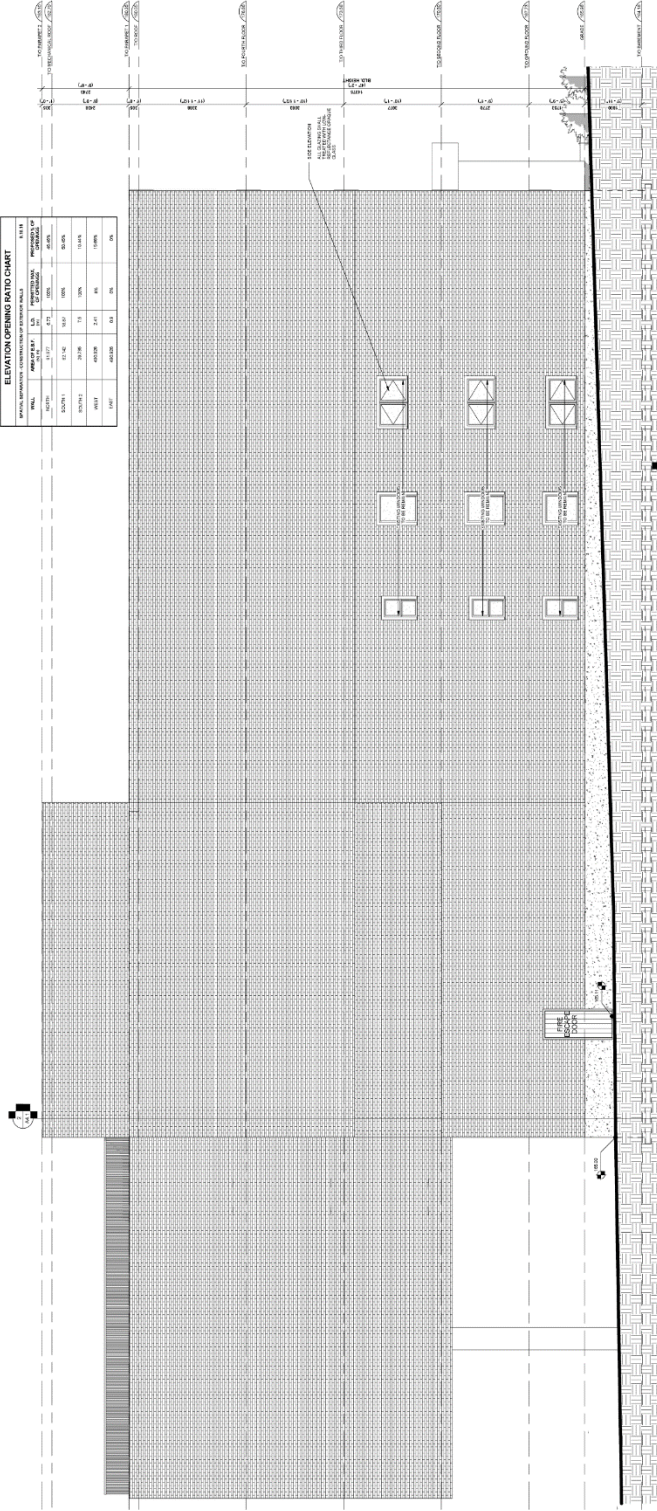
Attachment 3: Site Plan



Attachment 4: Front (North) Elevation

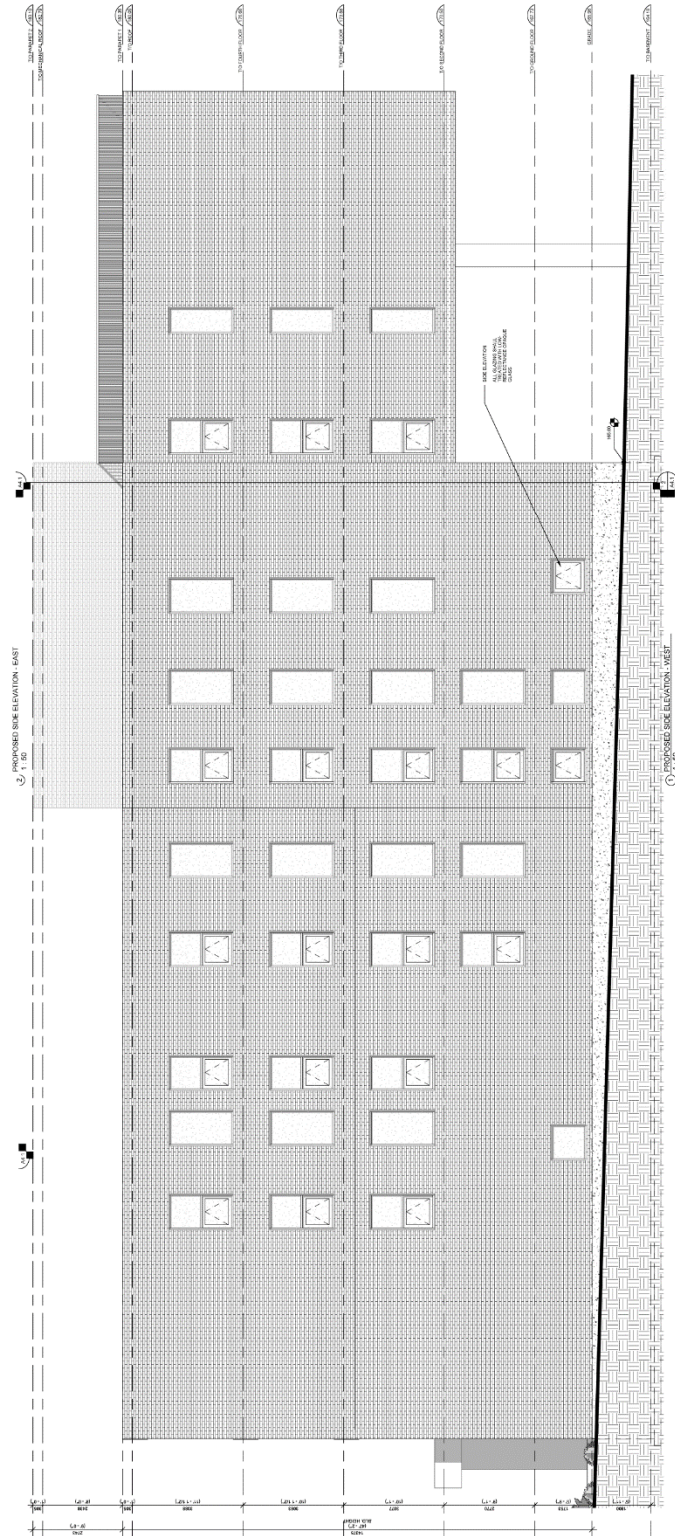


Attachment 5: Side (East) Elevation



East Elevation

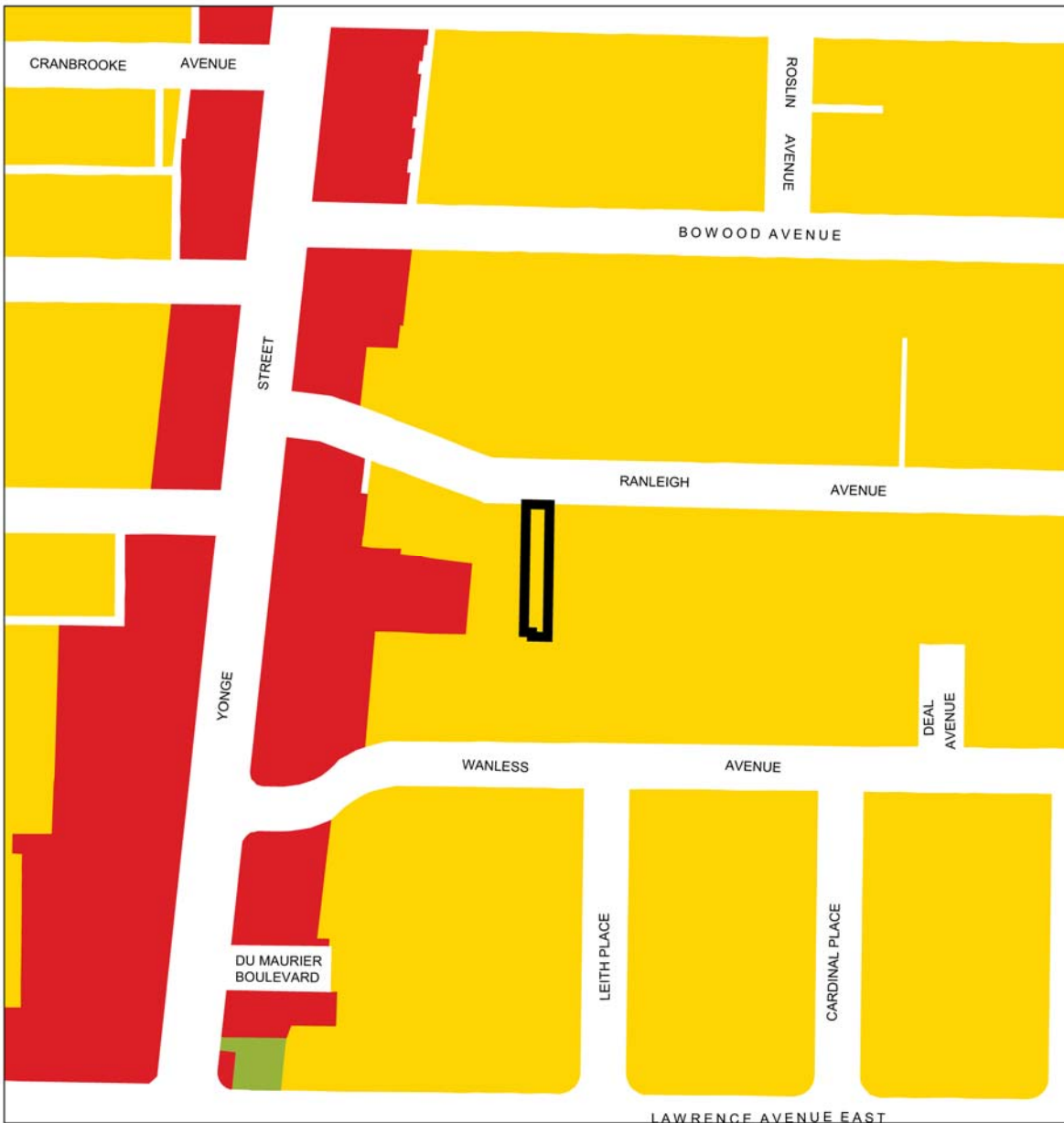
Attachment 6: Side (West) Elevation



West Elevation

[illegible]

Attachment 8: Official Plan Map



Official Plan Land Use Map #17

47 Ranleigh Avenue
File # 21 176276 NNY 15 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

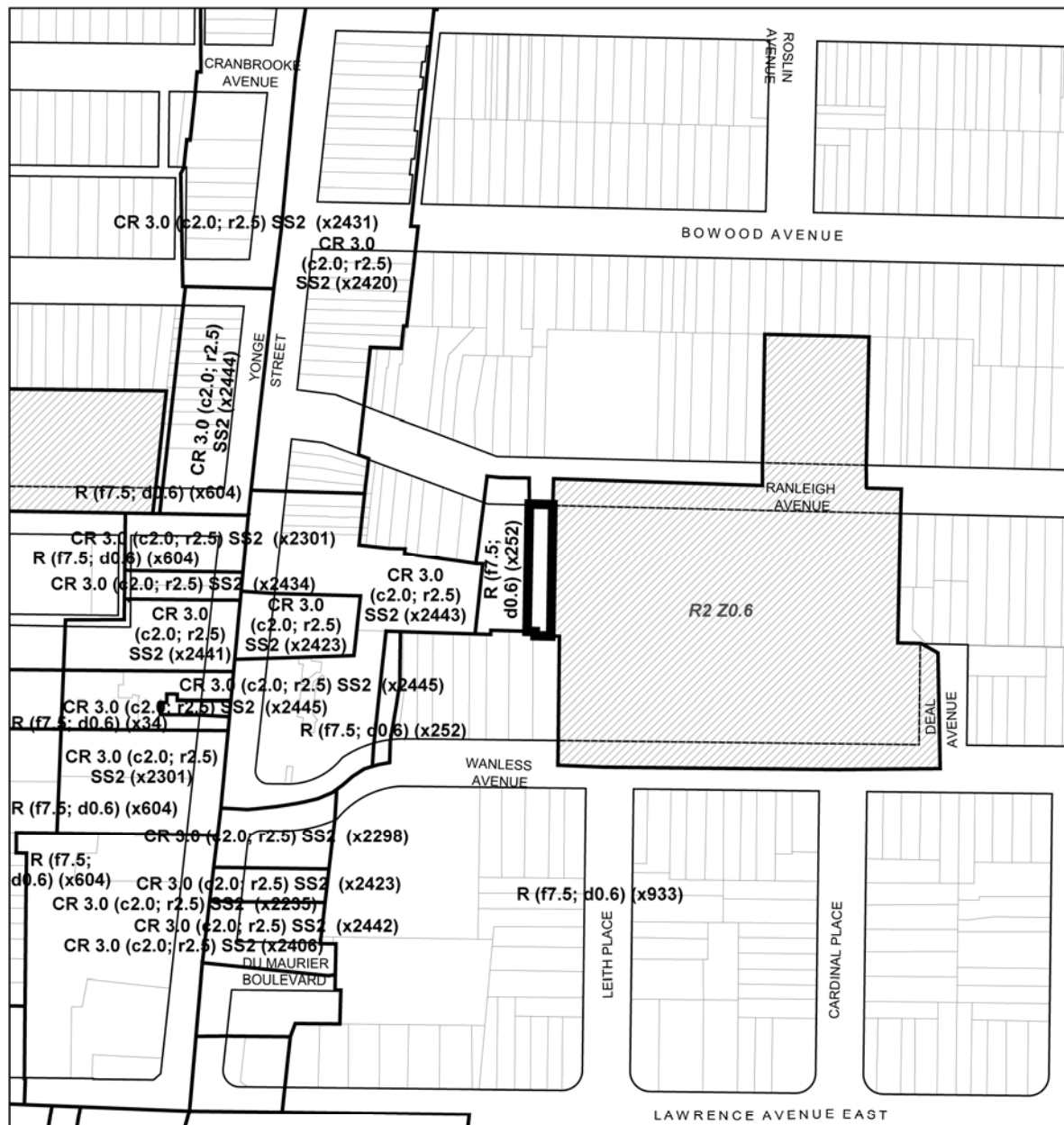


Parks



Not to Scale
Extracted: 06/28/2021

Attachment 9: City of Toronto Zoning By-law No. 569-2013 Map



Zoning By-law 569-2013

47 Ranleigh Avenue

File # 21 176276 NNY 15 0Z



Location of Application

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



See Former City of Toronto By-law No. 438-86

R2 Residential District
MCR Mixed-Use District



Not to Scale
Extracted: 06/28/2021

Attachment 10: Former City of Toronto Zoning By-law No. 438-86 Map



Zoning By-law 438-86

47 Ranleigh Avenue

File # 21 176276 NNY 15 0Z



Location of Application

See Former City of Toronto By-law No. 438-86

R1 Residential District

MCR Mixed-Use District



Not to Scale
Extracted: 06/28/2021