

47 Ranleigh Avenue – Zoning Amendment Application – Decision Report – Approval

Date: April 9, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 15 - Don Valley West

Planning Application Number: 21 176276 NNY 15 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit a new four-storey (12.95 metres) residential apartment building with 16 rental dwelling units and a total gross floor area of approximately 1,148 square metres. The existing two-storey building with three rental dwelling units and a rear ancillary garage would be demolished.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed building represents an appropriate level of intensification on the site given its neighbouring context, and provides for additional housing types in the existing neighbourhood that is in proximity to a subway station, local commercial amenities and services, and park space.

RECOMMENDATIONS

City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 47 Ranleigh Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
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. City Council require the owner to provide and implement an acceptable Tenant Relocation and Assistance Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, for Eligible Tenants of the existing 3 rental dwelling units proposed to be demolished, addressing financial compensation and other assistance to lessen hardship, including the provision of rent gap payments; the Plan shall be developed in consultation with, and to the satisfaction of, the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. Prior to introducing the necessary Bills to City Council for enactment, City Council require the owner to:

(a) provide a legal undertaking to the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Relocation and Assistance Plan required by Recommendation No.3. above;

(b) submit a revised Functional Servicing Report, Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water; and,

(c) has secured the design and provision of financial securities for any upgrades or required improvements to the existing watermain infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, as well as the General Manager of Toronto Water.

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.

DECISION HISTORY

At its meeting on October 13, 2021, North York Community Council adopted the Preliminary Report directing City Planning staff to conduct a community consultation meeting. The Preliminary Report and Council's direction is available online:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.NY27.9>

THE SITE

Site Description: The site is located on the south side of Ranleigh Avenue, west of Yonge Street with a lot frontage of approximately 10.3 metres, lot depth between 55.4 and 58.2 metres, and a lot area of approximately 593.8 square metres.

Existing Uses: The site includes 3 existing rental dwellings, which include 2 two-bedroom units and 1 three-bedroom, with all of the them occupied.

THE APPLICATION

Description: To demolish the existing two-storey building with three rental dwelling units and a rear ancillary garage and construct a new four-storey residential apartment building with 16 dwelling units.

Height: The proposed building is 4-storeys, 12.95 metres not including the elevator and stair enclosures on the roof.

Density: 1.93 times the area of the lot, above and below grade.

Dwelling Units: A total of 16 dwelling units with 11 one-bedroom units (69%); 3 two-bedroom units (19%); and 2 three-bedroom units (12%). Of the 16 dwelling units, 5 are proposed to be accessible, barrier-free units.

Amenity Space: 104 square metres of outdoor space on the rooftop.

Access, Parking and Loading: Pedestrian access to the new apartment building will be from a barrier-free entrance from Ranleigh Avenue. A total of 13 bicycle parking spaces (11 long-term and 2 short-term) will be provided. Zero vehicular parking and loading spaces will be provided for the new apartment building.

Additional Information

See Attachments 1 through 4 for the application data sheet, location map, and Official Plan and zoning maps. Attachment 5 is a draft of the proposed amendment to Zoning By-law 569-2013 to permit the development, with Attachments 6 through 8 showing the proposed site plan and elevations.

Reasons for Application

Amendments to Zoning By-law 569-2013 are required in order to permit the proposed building type, building height, density, among adjusting other performance standards.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report
- Construction Management Plan
- Geotechnical Study
- Hydrogeological Report
- Planning Rationale
- Servicing Report
- Stormwater Management Report

- Transportation Impact Study

These reports/studies and all other materials submitted for the application are available on the Application Information Centre (AIC): www.toronto.ca/47RanleighAve

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Planning for Major Transit Station Areas

The Growth Plan (2020) 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, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

At its meeting on July 19, 2022, City Council adopted Official Plan Amendment 570 that delineates the 115 Proposed Major Transit Station Areas/Protected Major Transit Station Areas. This subject site is located within the Site and Area Specific Policy 724 of Official Plan Amendment 570 which delineates the Lawrence Station PMTSA.

This item outlines the draft MTSA and PMTSA boundaries, and is available online:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

These boundaries have not yet been approved by the Province.

Official Plan

The land use designation for the site is *Neighbourhoods*, which are considered physically stable areas made up of lower scale residential buildings such as detached and semi-detached houses, multiplexes (duplexes, triplexes and fourplexes), laneway and garden suites, townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. See Attachment 3 of this report for the Land Use Map.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The subject site is zoned Residential (f7.5; d0.6) (x933) under Zoning By-law 569-2013. The Residential zoning category permits a range of residential building types including detached and semi-detached houses, townhouses, multiplexes, garden and laneway suites, and apartment buildings. The permitted maximum height is 10 metres. Despite the zone permitting apartment buildings, Site Specific Exception 933 prohibits apartment buildings from being located on this site and within this neighbourhood. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following Design Guidelines have been used in the evaluation of this application:

- Townhouse and Low-rise Apartment Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-unit Buildings.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

The TGS can be found here:

<https://www.toronto.ca/citygovernment/planningdevelopment/official-plan-guidelines/toronto-green-standard/>

Site Plan Control

The proposal is subject to Site Plan Control. An application has been submitted ([application number 22 170570 NNY 15 SA](#)) and is currently under review by staff.

COMMUNITY CONSULTATION

City Planning staff hosted a virtual community consultation meeting on November 18, 2021. In accordance with the direction of North York Community Council. The public participated in the virtual meeting, together with the local Councillor's office, the applicant and their consultant team, City Planning staff, and staff from the Toronto Lands Corporation. City Planning staff presented the planning policy framework and development review process, while the applicant team presented their proposal.

Comments raised at the meeting included topics related to:

- Increased traffic congestion and vehicles speeding on the street;
- Safety of the students and children, as there is an elementary school located directly east of the site;
- The apartment building type specifically not being permitted by the Zoning By-law; and,
- Increased building height and density not being appropriate.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council *for this application, as these* submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Built Form

This application has been reviewed against the Official Plan policies in the Policy and Regulation Considerations Section of the Report. Given the specific location of the subject site and its immediate context, staff are of the opinion the proposed building type, together with its height, massing and density are appropriate and is a more efficient use of the land. Despite the Zoning By-law not permitting apartment buildings in this neighbourhood, they exist on Ranleigh Avenue and contribute to the character of the street. There is an existing apartment building located across the street from the subject site at 56 Ranleigh Avenue with an approximate height of 12 metres at four storeys. Further down Ranleigh Avenue, there is an existing apartment building with an approximate height of 12 metres at four storeys. To the west of the site, a five-storey apartment building with an approximate height of 15 metres that fronts onto Yonge Street, but directly backs onto the site, and has its vehicular access and surface parking area abutting the western property line of the subject site. Directly east is the surface

parking area for the Bedford Park Public Elementary School. Given these unique contextual adjacencies, staff are of the opinion this subject site does differ from other similarly sized lots in this neighbourhood, and has the ability to support additional height and density without causing adverse impacts to the abutting neighbours. Additionally, the subject site is located approximately 100 metres from the northern entrance of the Lawrence Avenue East MTSA subway station entrance.

The rear of the proposed building incorporates stepbacks on the third and fourth floors to allow for some transition down to the abutting detached residential homes to the south.

Dwelling Units

A total of 16 dwelling units are proposed with the following unit breakdown:

- 11 (69%) one-bedroom units, of which two are barrier-free;
- 3 (19%) two-bedroom units, of which two are barrier-free; and,
- 2 (12%) three-bedroom units, of which one will be barrier-free.

While the *Growing Up: Planning for Children in New Vertical Communities* guidelines are not applicable for this scale of an application, the proposal does meet the guidelines for providing a minimum of 15% two-bedroom and 10% three-bedroom units. The unit mix is appropriate and these would be secured in the site-specific zoning by-law.

Amenity Space

The scale of the proposed building does not require amenity space to be provided, however, the applicant has proposed approximately 104 square metres of outdoor amenity space, that includes a pet relief and play area, on the roof of the proposed apartment building. The proposed amount of amenity space is appropriate for the proposal and would be secured as part of the site-specific zoning by-law.

Landscaping and Public Realm

As landscaping and soft landscaping are key characteristics of residential lots within *Neighbourhoods*, staff have worked with the applicant to improve upon the existing conditions by introducing more landscaping and soft landscaping to the site. The existing asphalt driveway is proposed to be converted into a permeable walkway as well as most of the side and rear yards converted into soft landscaping. The curb cut along the front yard would be removed and the front yard will have additional soft landscaping and an new accessible walkway for the future residents and visitors to the building. The rear yard will also introduce new soft landscaping to the site, which will be an improvement that will replace the existing hardscaping and ancillary garage currently located at the rear.

Due to its adjacency to the Bedford Park Elementary School, the proposed eastern wall of the apartment building only has four windows (for the hallways) to limit any potential privacy and overlook issues between the residential building and school. To treat this future blank wall that would face the school, the applicant is proposing an art mural to be painted on this eastern wall. Staff will continue to work on the details of this mural with the applicant and the Toronto Lands Corporation during the Site Plan Control application review.

Tree Preservation

The site 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). A total of 15 trees are located on or within proximity to the site with three trees proposed to be removed. The three trees are below the 30-centimetre diameter threshold and are not protected under the Private Tree By-law.

Access and Parking

Pedestrian access to the proposed apartment building will continue to be from Ranleigh Avenue with a new accessible front entrance. A total of 13 bicycle parking spaces are proposed to be provided, of which two short-term spaces will be located in the front yard for visitors to the building with the remaining 11 long-term spaces located in the basement for the residents.

With recent changes to parking rates through By-law 89-2022 and the Lawrence subway station entrance located approximately 100 metres (approximately a one minute walk) to the west of the subject site at the corner of Yonge Street and Ranleigh Avenue, zero vehicular parking spaces are being provided for this development. Staff are of the opinion that the proposed scale of the development will cause minimal vehicular impacts to the surrounding area. Directly across the street on the north side of Ranleigh Avenue, there is the ability for visitors to park on the street during certain days and times. Transportation Services advise that future residents of this new building would not be able to apply for an on-street parking permit and such a warning clause would be provided for as part of a site plan post approval condition. Furthermore, the area also includes three nearby Green P and private paid parking lots within a five-minute walk from the site.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report dated July 2023. An updated report is required to demonstrate sufficient watermain capacity is available to support the development to the satisfaction of Engineering and Construction Services. Staff recommend the bills be withheld pending confirmation through submission of a revised Functional Servicing and Stormwater Management Report that there is sufficient water, sanitary and stormwater capacity in the area.

In the event that improvements or upgrades and/or new infrastructure are required to support the development, the owner will be required to enter into agreement(s) for the construction of any such improvements to such services, as required, at no cost to the City.

Tenant Relocation and Assistance Plan

The proposed development requires the demolition of three existing rental dwelling units. The Tenant Relocation and Assistance Plan is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood. All tenants who reside in the rental dwelling units at the time this application was submitted are eligible for the Tenant Relocation and Assistance Plan. The plan would assist eligible tenants in finding and securing alternative accommodation and would require the following:

- At least six months' notice before having to vacate their existing dwelling unit;
- Financial compensation equal to one months' rent or an alternative unit acceptable to the tenant, as required under the Residential Tenancies Act, 2006 when a tenant receives a notice of termination to terminate their tenancy for the purposes of demolition;
- Additional financial compensation, above and beyond the requirements of the Residential Tenancies Act, 2006, in the form of a rent gap payment to assist tenants in transitioning to market rents;
- A moving allowance to cover expenses for moving into alternative accommodation;
- Special needs compensation for applicable tenants; and,
- Upon request, make a rental leasing agent available to provide tenants with a list of rental vacancies in the neighbourhood, co-ordinate referrals and references from the current landlord, and provide similar assistance commensurate with tenant needs.

The applicant and staff will continue to work together to finalize the details of the Tenant Relocation & Assistance Plan. Staff recommend that the bills be withheld until the owner has provided a legal undertaking that secures the implementation of the Tenant Relocation & Assistance Plan.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Site Plan Control applications are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2, 3 and 4 are voluntary with higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms with the Official Plan as it provides low-rise development in Neighbourhoods and in proximity to a major transit station area, as well as providing a range of housing option both in form and tenure. The proposal would optimize a uniquely situated neighborhood lot by providing new accessible rental dwelling units ranging in sizes in a low-rise form located within a neighbourhood that is walking distance from a subway station, local commercial retailers, and park space. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: North (Front) Elevation
- Attachment 8: South (Rear) Elevation
- Attachment 9: East (Side) Elevation
- Attachment 10: West (Side) Elevation
- Attachment 11: 3D Rendering Looking Southeast
- Attachment 12: 3D Rendering Looking Northwest

Attachment 1: Application Data Sheet

Municipal Address: 47 RANLEIGH AVE **Date Received:** June 26, 2021

Application Number: 21 176276 NNY 15 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment application to demolish the existing two-storey residential building with three dwelling units and construct a new four-storey apartment building with a height of 12.95 metres and 16 dwelling units.

Applicant	Agent	Architect	Owner
WESTON CONSULTING	JENNA THIBAUT	Z SQUARE CONSULTING INC.	WENHUA ZHANG

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N/A
Zoning:	R (f7.5; d0.6) (x933)	Heritage Designation:	N
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	594	Frontage (m):	10	Depth (m):	58
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	136	-	283	283
Residential GFA (sq m):	410	-	958	958
Non-Residential GFA (sq m):		-	-	-
Total GFA (sq m):	410	-	1,148	1,1148
Height - Storeys:	2	-	4	4
Height - Metres:	10	-	13	13

Lot Coverage Ratio (%)	47.73	Floor Space Index:	1.93
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	958	190

Retail GFA:	-	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3	-	16	16
Freehold:	-	-	-	-
Condominium:	-	-	-	-
Other:	-	-	-	-
Total Units:	3	-	16	16

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	-	11	3	2
Total Units:	-	-	11	3	2

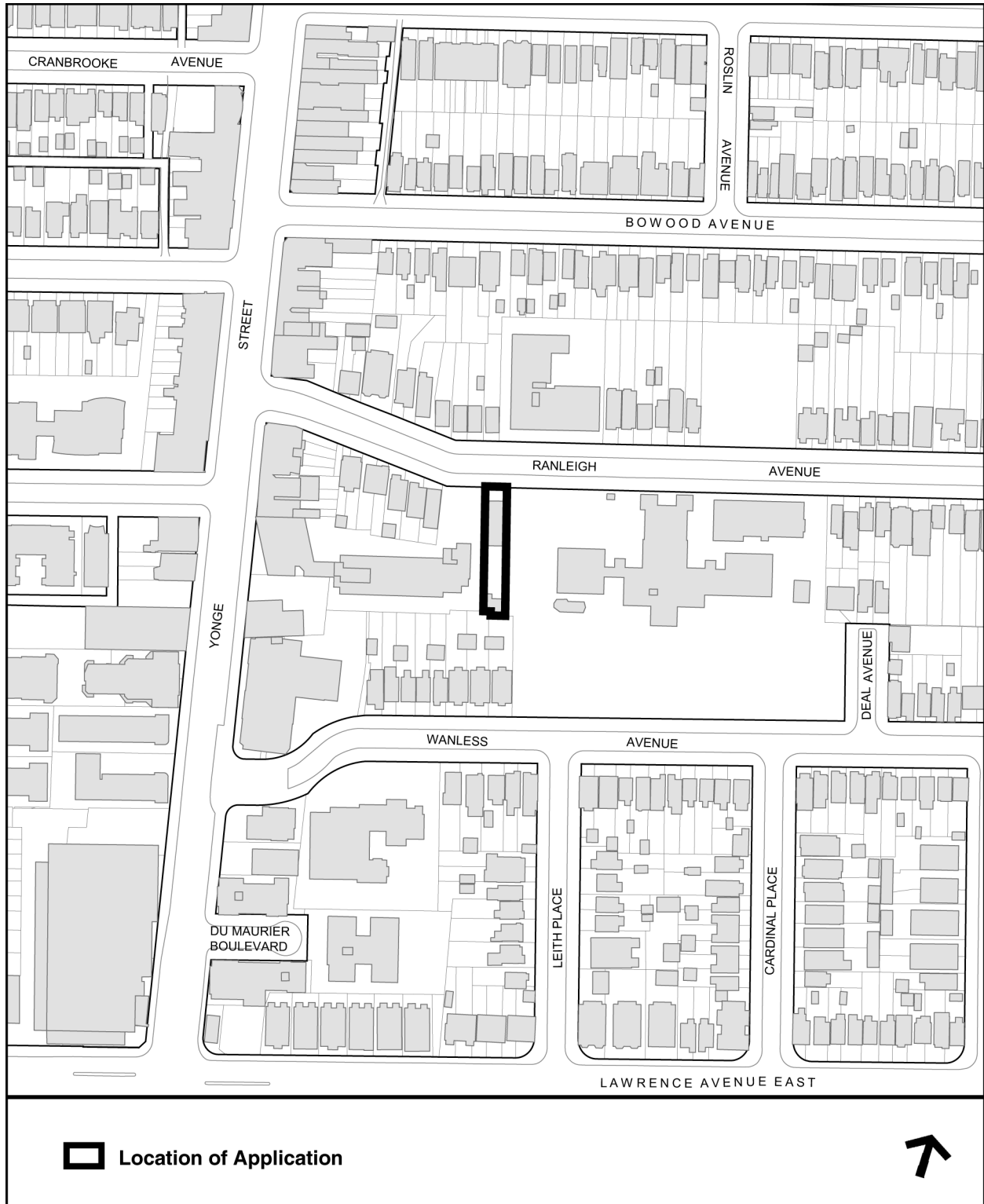
Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	13	Loading Docks:	0
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CONTACT:

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Aileen.Keng@toronto.ca

Attachment 2: Location Map

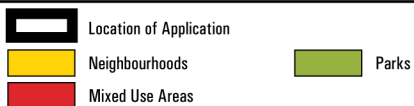


Attachment 3: Official Plan Land Use Map



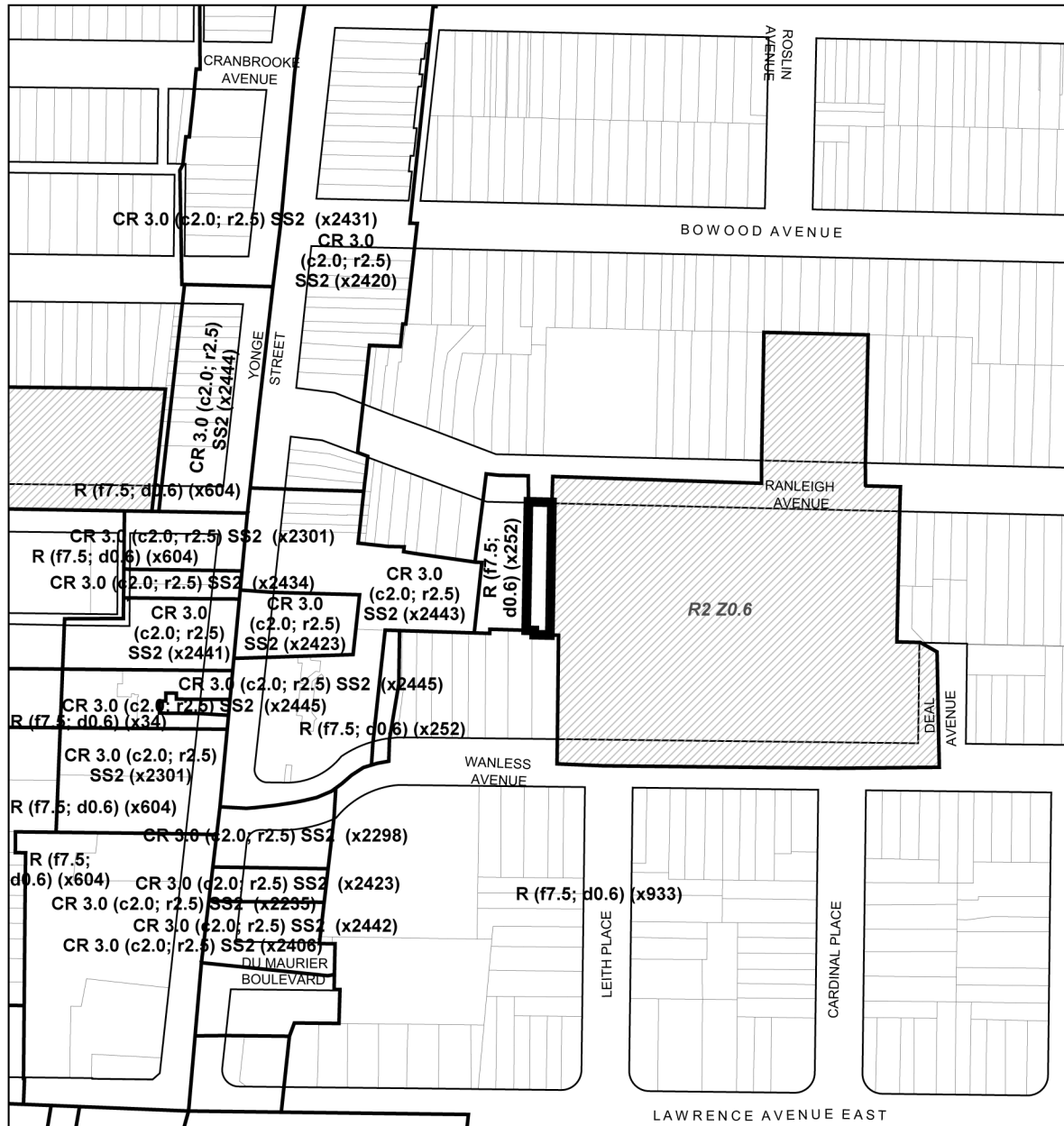
Official Plan Land Use Map #17

47 Ranleigh Avenue
File # 21 176276 NNY 15 0Z



Not to Scale
Extracted: 06/28/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

47 Ranleigh Avenue

File # 21 176276 NNY 15 0Z



Location of Application

R
RD
CR
O
OR

Residential
Residential Detached
Commercial Residential
Open Space
Open Space Recreation



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

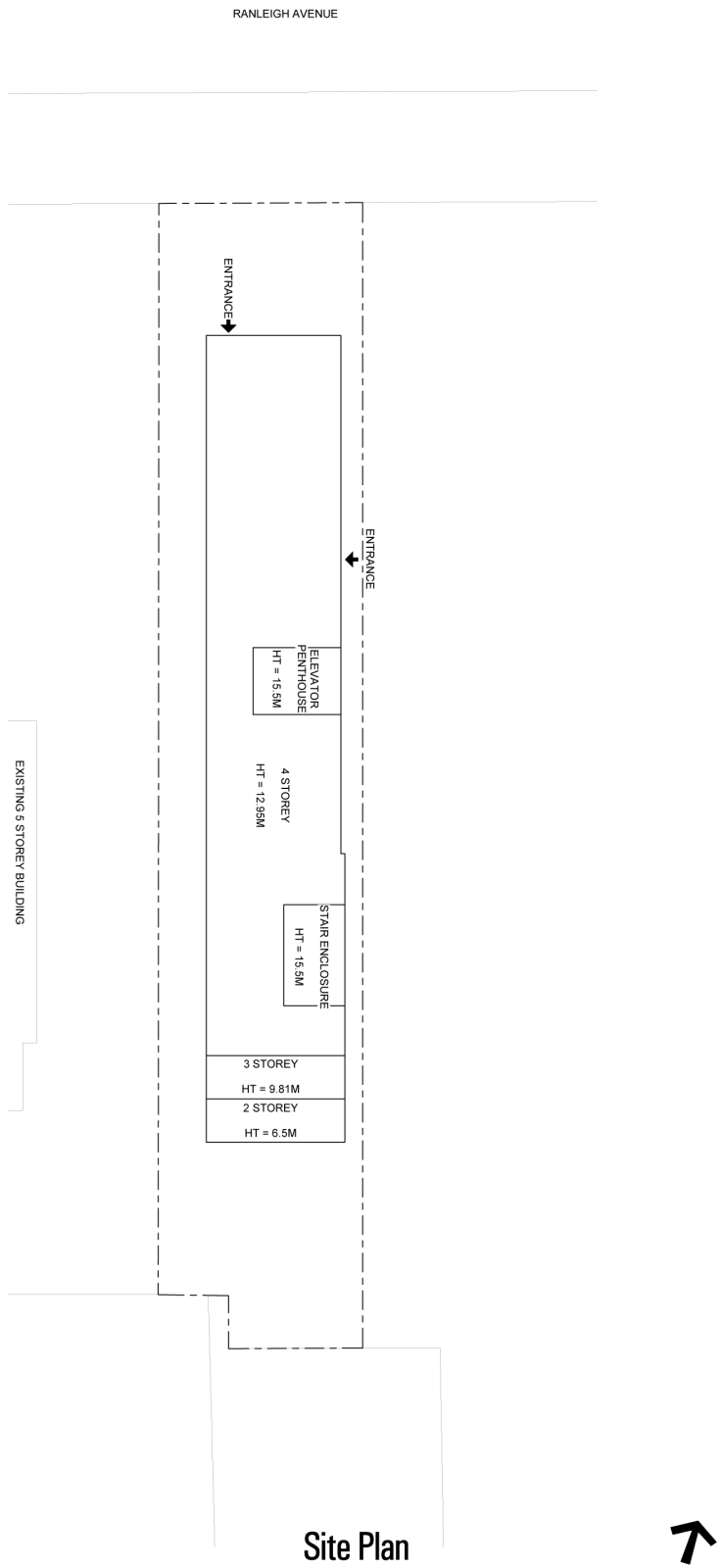
R2 Residential District
MCR Mixed-Use District



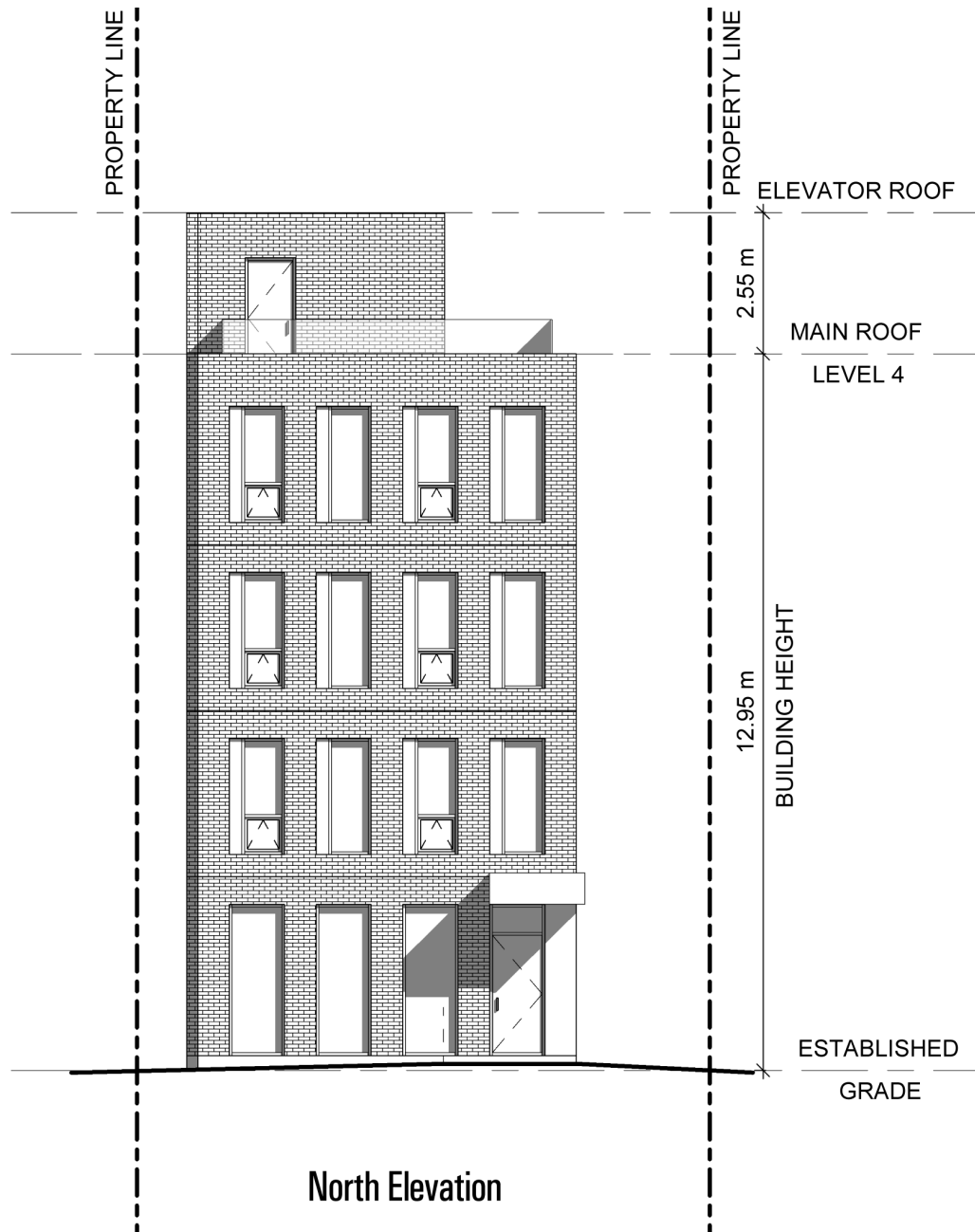
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Extracted: 06/28/2021

Attachment 5: Draft Zoning By-law Amendment

Attachment 6: Site Plan



Attachment 7: North (Front) Elevation

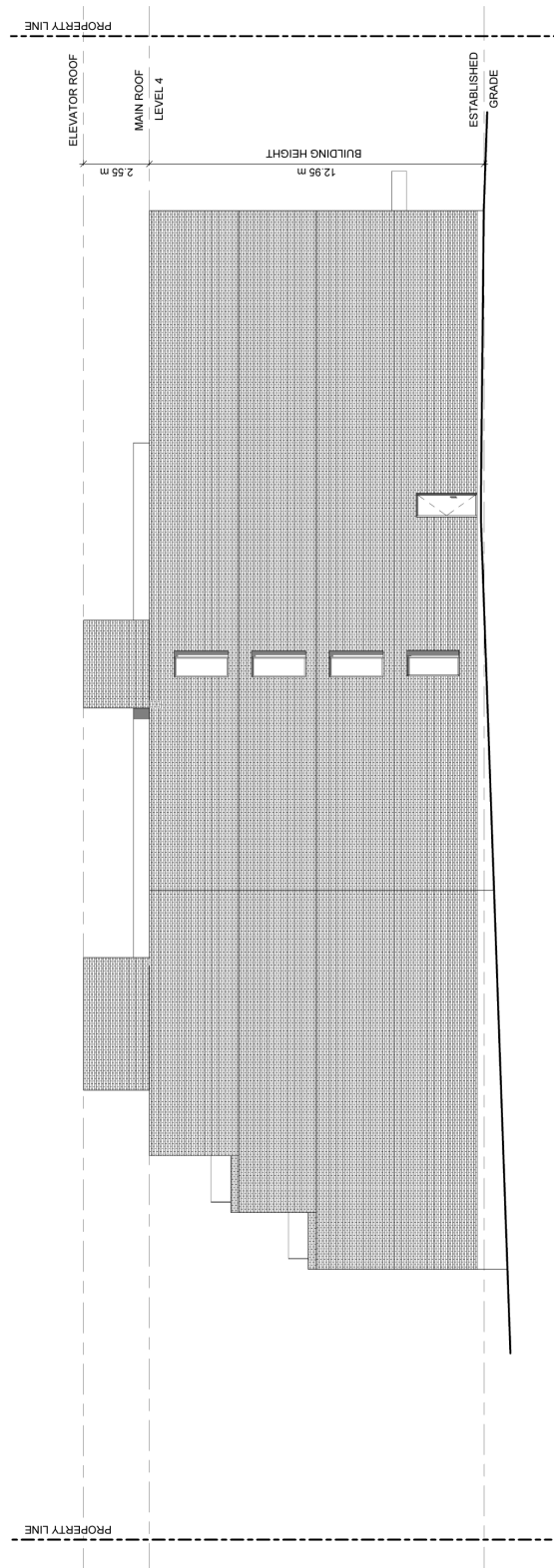


Attachment 8: South (Rear) Elevation



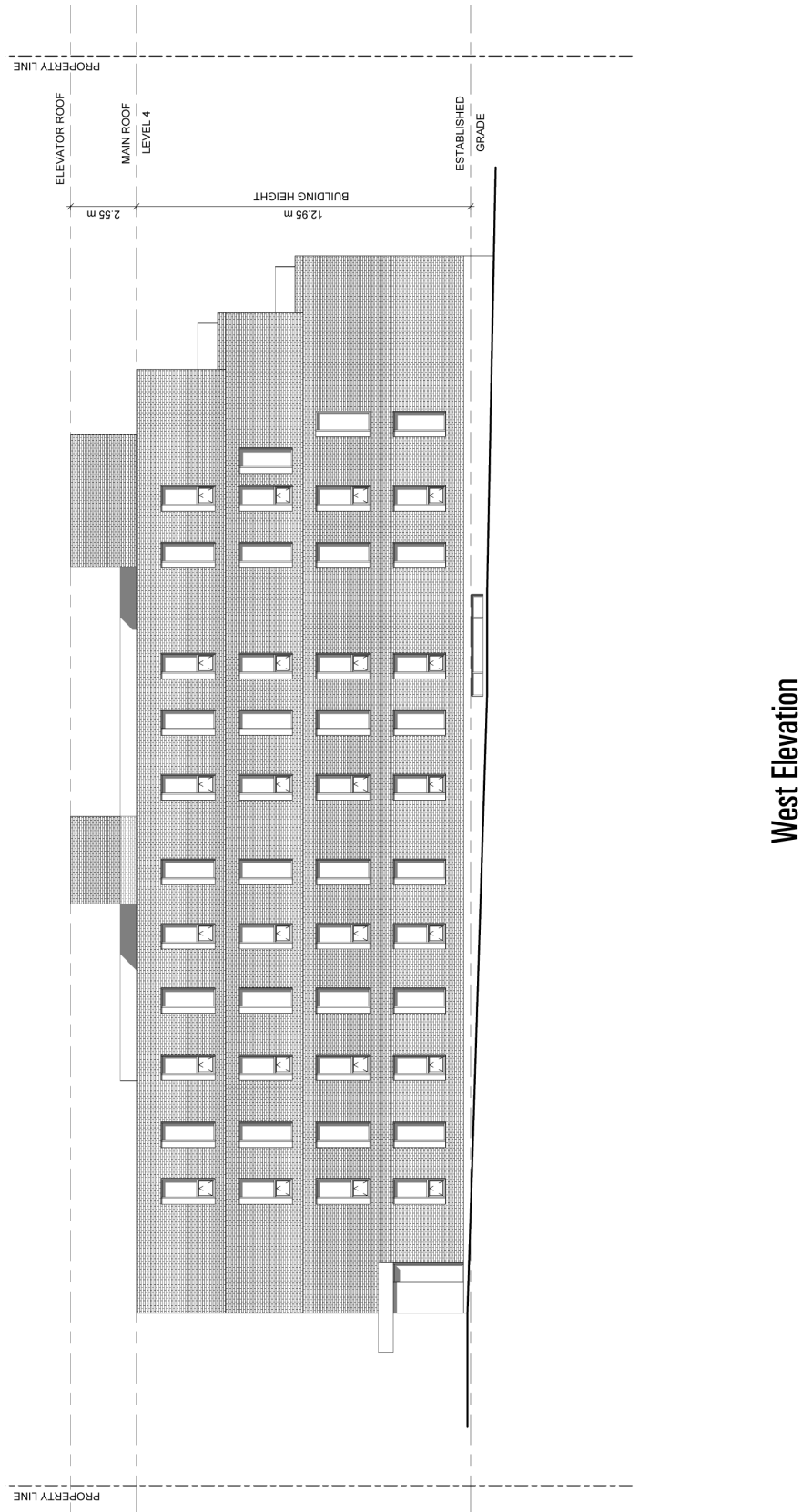
South Elevation

Attachment 9: East (Side) Elevation

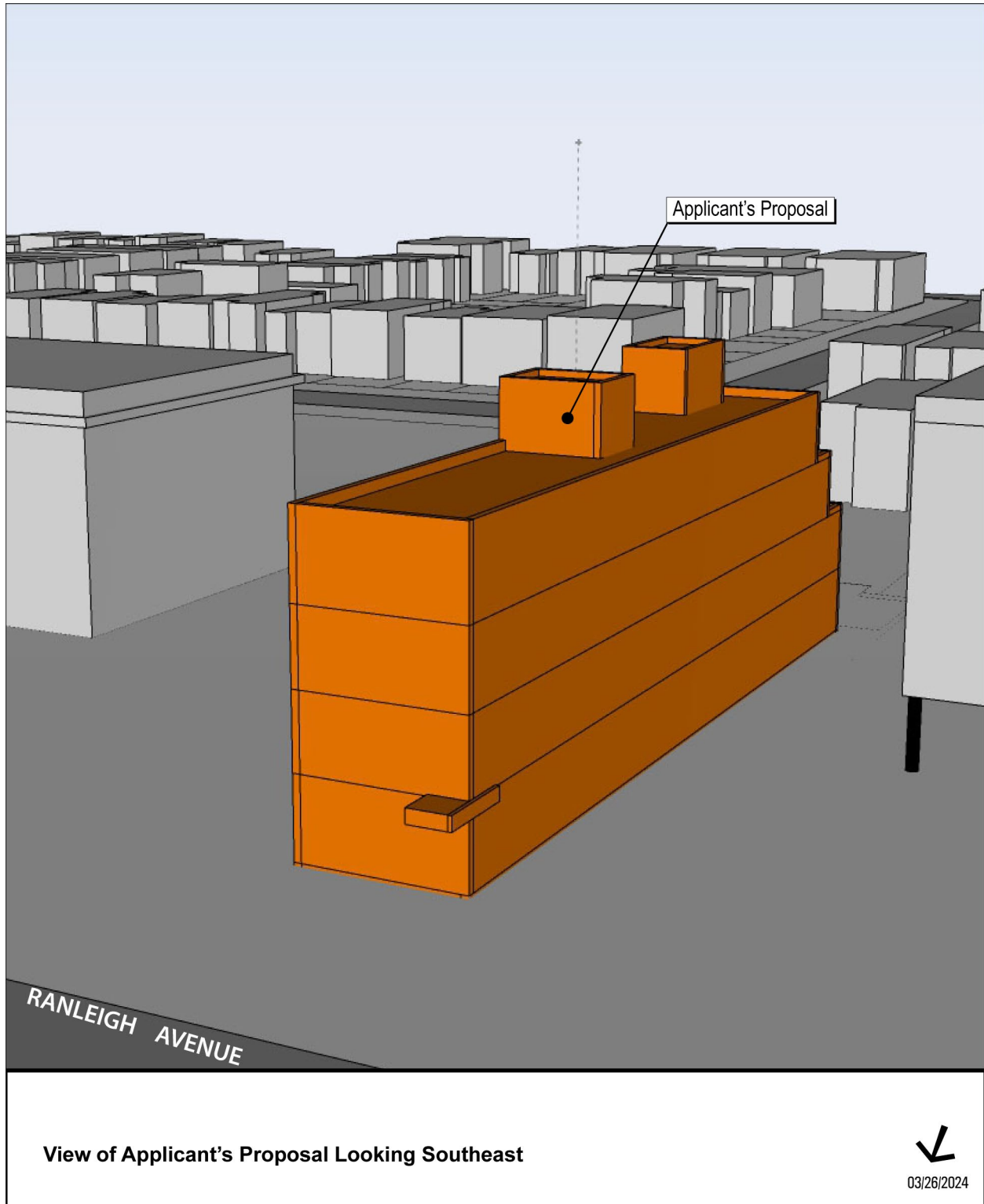


East Elevation

Attachment 10: West (Side) Elevation



Attachment 11: 3D Rendering Looing Southeast



Attachment 12: 3D Rendering Looking Northwest

