

**100 Ranleigh Avenue – Zoning By-law Amendment
Application – Final Report**

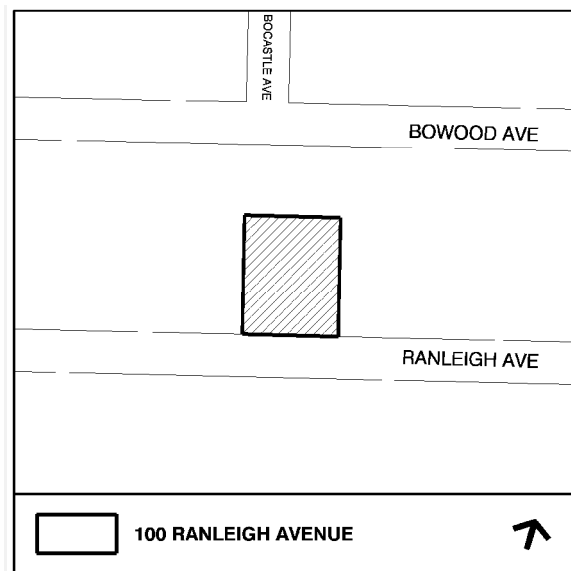
Date:	September 20, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	10 249601 NNY 25 OZ

SUMMARY

The Zoning By-law Amendment application by Bedford Park United Church proposes to amend the former City of Toronto Zoning By-law No. 438-86, to permit a four storey apartment building at 100 Ranleigh Avenue, with 60 dwelling units for seniors and ground floor multi-purpose space, for place of worship and community program purposes and accessory office space. A total of 46 parking spaces are to be provided on site in an underground parking garage.

The subject site is an existing large lot in a designated *Neighbourhoods* area in the Official Plan. The original Bedford Park United Church building on the site has been demolished and the property is currently vacant. Bedford Park United Church congregation would return to the site in the new building.

This report reviews and recommends approval of the Zoning By-law Amendment application.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 438-86, for the lands at 100 Ranleigh Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 .
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 Bill for the Zoning By-law Amendment to City Council for enactment, the owner shall address the comments in the July 9, 2012 memorandum from Technical Services to the satisfaction of the Executive Director of Technical Services.
4. Before introducing the necessary Bill for the Zoning By-law Amendment to City Council for enactment require that Notice of Site Plan Approval Conditions be issued by the Director, Community Planning, North York District.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The application is to permit an apartment building on an existing large site in a designated *Neighbourhood* area in the Official Plan and on a street with existing apartment buildings.

The original application submitted on August 30, 2010 requested to amend the Official Plan and the Zoning By-law to permit a five storey apartment building consisting of a multi-purpose place of worship, community/programme space, and a day care centre on the ground floor with 57 residential units for seniors on the upper four floors.

The application was resubmitted on two occasions and the current application is a request to amend the former City of Toronto Zoning By-law No. 438-86 to permit a four storey apartment building, with 60 dwelling units for seniors and ground floor multi-purpose space for place of worship and community program purposes, and accessory office space. An Official Plan Amendment to increase the height above four storeys for a walk up apartment is no longer being requested.

The applicant has indicated in their submission that the 60 dwelling units for seniors are proposed to be sold under a “life lease” arrangement, and 12 bachelors units located at the rear wing of the second floor will be efficiency units and operated as the Abbeyfield

Model, which generally provides separate dwelling units with residents sharing a living room, dining room and other common spaces. SPRINT (Seniors Persons Resource in North Toronto) may offer services to support seniors living in the building, including assistance with household chores, personal care and transportation. The remaining 48 units are to consist of a mix of one and two bedroom dwelling units, with a three-bedroom unit to be located on the ground floor.

The proposed building would have a gross floor area of 5100 square metres (1.97 Floor Space Index), with a maximum height of 13 metres, measured from the vertical distance between the 166.17 average elevation of the natural level of the ground along the side lot line to the top of the parapet on the main building roof, consistent with the calculation of height in Zoning By-law No. 438-86. The height to the top of the parapet on the roof of the mechanical penthouse located towards the center of the building roof would be a maximum 16.1 metres in height, as shown on Attachments 2 and 3. There may be an additional 2 metre component for portions of the mechanical penthouse to accommodate certain necessary building elements.

Setbacks from the main wall of the building at the ground floor level would range from 6.1 metres to 9.3 metres for the front (south) yard, 4.5 to 5.5 metres for the east side yard, 1.5 to 4.3 metres for the west side yard and a minimum 7.5 metres for the rear (north) yard. Increased rear and side yard setbacks are proposed at the upper floor levels where the building has been stepped back.

A total of 46 parking spaces and a loading space would be provided on site in an internal parking garage with direct driveway access from Ranleigh Avenue. A total of 21 spaces are for residents, with 25 spaces to be shared visitor and non-residential spaces, as shown on Attachment 6.

The table shown on Attachment 10 lists the current development standards for a R2 Z0.6, Residential District R2, Density 0.6 zone and proposed development standards for this project.

Site and Surrounding Area

The subject site is a mid-block property on the north side of Ranleigh Avenue, east of Yonge Street. The neighbourhood primarily consists of single detached dwellings however there are two low-rise apartment buildings on Ranleigh Avenue not far from the subject site. Immediately across from the site on the south side of Ranleigh Avenue is the Bedford Park Junior Elementary School and Bedford Park Community Centre.

The general area also includes local places of worship, day nursery's and park space. Immediately adjacent to the subject site is a semi-detached dwelling to the east and single detached dwellings to the west and north of the site with frontage on either Ranleigh Avenue or Bowood Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. 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 by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Chapter Four - 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. New development is to respect and reinforce the general physical patterns in *Neighbourhoods*.

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, institution, 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, be maintained to meet the current and future needs of residents.

Zoning

The site is subject to Zoning By-law 438-86, as amended, and is zoned R2 Z0.6 (Residential District R2, Density 0.6), with a maximum permitted height of 10 metres.

The current permitted uses include residential uses, such as detached houses and duplexes, row houses and semi-detached dwellings. Although apartment buildings and semi-detached triplexes are typically permitted in an R2 zone, By-law Exception 12 (2) 8 removes this permission for the area north of Lawrence Avenue, excluding lots that front on Lawrence Avenue.

Permitted non-residential uses include public parks and playgrounds, certain community services, cultural and arts facilities, subject to certain criteria. The R2 Zone permits places of worship with a qualification that the use is located in a building that is or was originally constructed for such purpose.

General zoning by-law provisions, related to parking, landscaping, building setbacks, among other items, would also apply, as previously summarized.

Reasons for Application

The applicant has proposed site specific amendments to Zoning By-law No. 438-86, as amended, that would establish the permitted uses and development standards for the proposed development. A zoning amendment is required as apartment buildings and places of worship are currently not permitted, and the proposed building will exceed the current maximum 10 metre height permission and maximum 0.6 FSI density permission for the area. Relief is also being requested for certain requirements such as maximum building depth and minimum landscape open space.

Community Consultation

There has been extensive community consultation on this application.

On November 17, 2011, City Planning staff met with the previous local Councillor and residents from Ranleigh Avenue regarding the details of the application and the planning process in general.

The formal Community Consultation Meeting was held on February 15, 2011. The meeting was organized in consultation with the local Councillor and was attended by City Planning and Transportation Services staff. Bedford Park United Church representatives and their consulting team were in also attendance. Approximately 120 members of the public attended the meeting. Comments provided generally related to the following:

- height, scale and massing of the proposed 5-storey building
- concerns with an apartment building being permitted, when not permitted by the zoning by-law for this area;
- traffic congestion on Ranleigh Avenue – concerns were raised that the additional residential units and the proposed day nursery would add to the existing traffic congestion on the street caused by the Bedford Park Junior Elementary School on the south side of Ranleigh Avenue; and
- tree protection.

At the conclusion of the meeting the local Councillor recommended a working group process to facilitate discussion on the application and invited interested residents in attendance to sign up.

The purpose of the working group process was to assemble area stakeholders to facilitate community input on the application. A working group was formed made up of residents from the area and Bedford Park United Church representatives. The working group met on May 30, 2011 and on June 20, 2011.

At the May 30, 2011 session four working group tables were set up with staff from City Planning at each table in the role of facilitators. Each working group table was given the opportunity to review and comment on drawings of the proposal, which at the time was the original application for a five storey apartment building with place of worship, day care centre and community space on the ground floor. Discussions were focused on the proposed height and massing of the five storey building and the relationship to the adjacent properties and street and the appropriate amount of landscape open space and outdoor amenity space given the proposed uses inside the building.

The proposed height and massing of the 5-storey building and the relationship to the adjacent properties and street generated the most discussion. Each table provided a list of suggestions to address concerns with the height and massing. These suggestions included, among others, reducing the height of the building to four storeys or less and stepping of the building to reduce the massing and limit shadow and overlook to the abutting residential properties. Comments related to landscape generally focused on tree protection around the perimeter of the property and additional landscaping and side and rear yards to provide screening for the abutting residential properties. Roof top amenity space was discouraged by the working group.

There were residents in attendance that did not support the proposed apartment building use and were reluctant to participate in the working group discussions.

At the June 20, 2011 session the applicant responded to the some of the comments and suggestions from the working group and presented preliminary revised plans to the group for discussion purposes. Traffic Management from the site was also discussed and Transportation Services staff went over the details and status of their review of the subject application.

In January 2011, the local Councillor invited City Planning and Urban Design staff to a community meeting with the area residents on Ranleigh Avenue to discuss the revised plans submitted by the applicant in November 2011. The revised proposal was for a 4-storey apartment building with place of worship and community space but no day care centre component. The loading area was also moved inside the building.

In addition to the community meetings, Planning staff met individually with the adjacent property owners who had requested to meet. Various details of the proposal were discussed and Planning staff discussed many of the comments with the applicant. This included tree preservation, landscape and fence details, screening of the loading area at the rear, shadow and overlook, height of the parapet, east side yard setback of the underground parking garage, possible elimination of the balconies in certain locations, among other items. The applicant has worked to respond to many of the comments received, including comments from adjacent property owners.

City Planning staff also received numerous written comments on the application. There were many letters of support and the possibility to introduce dwelling units for seniors in the neighbourhood. There were also letters of concern related to the apartment use, height of the building, traffic, building setbacks, amount of open space, shadow and overlook, and the precedent the development would set for the area. Federation of North Toronto Residents Associations (FONTRA) submitted a letter of concern with a proposed apartment building in a designated *Neighbourhoods* area in the Official Plan and general compliance with other policies of the Official Plan.

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 recommendations.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2005) (PPS) includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be “consistent with” the PPS. The PPS requires that a range of housing types and densities are provided to meet the social, health and well-being of residents.

This includes ensuring that a range of land uses are provided and that intensification and redevelopment opportunities are identified and promoted. The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS.

The proposal also conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. City Council's decisions on development applications are required by the *Planning Act* to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow and the provision of infrastructure to support growth.

Land Use

The application has been made to amend the Zoning By-law which contains a restriction that apartment buildings not be permitted in the general area north of Lawrence Avenue.

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 approximately 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.

Section 4.1.9 of the Official Plan includes development criteria for infill development on properties that vary from the local pattern in terms of lot size such as the subject parcel. The subject development proposal has been evaluated in context of the criteria, as provided below:

- 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.

The Official Plan recognizes that *Neighbourhood* areas may include walk-up apartment buildings no higher than four storeys. Ranleigh Avenue is such a *Neighbourhood* area with existing low rise apartment buildings. The proposed apartment building use and built form is not new to the neighbourhood, as there are low rise apartment buildings

located at 56 Ranleigh Avenue and 153 Ranleigh Avenue. The policies in the Official Plan have been used to evaluate the subject zoning by-law amendment request to permit an infill development on an existing large lot in a *Neighbourhood*.

With the changes to the proposal from the original submission for a five storey building and with the last set of refinements, the proposal now satisfactorily meets the development criteria set out in Policy 4.1.9 of the Official Plan. The proposed four storey building has a height, massing and scale appropriate for the site and is considered to be compatible with that permitted by the zoning for adjacent and nearby residential properties. By stepping back the building, incorporating planter boxes at the edge of balconies, adding fritted glass to the balcony railings, tree preservation and the development of a comprehensive landscape plan that introduces new trees and fencing adequate privacy, sunlight and sky views is achieved for the adjacent residents and new residents of the building. The service and garbage area has been internalized to minimize the impact on existing residences and the loading area at the back has also been screened for the residents at the rear of the site.

The proposal was also reviewed in context of the Built Form policies of the Official Plan, and has been located and organized to fit with its existing context. The vehicle parking, vehicular access, service areas and utilities have been internalized and screened to minimize their impact on the property and on surrounding properties. The front of the building has been articulated and has an exterior façade that complements the school building on the south side of Ranleigh Avenue and defines the edge of the street at good proportion. Appropriate amount of indoor and outdoor amenity space for the new residents, including access to outdoor amenity spaces such as courtyards has also been provided.

The proposed apartment building with life-lease housing for seniors will also 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 for seniors will also assist in stabilizing the neighbourhood by establishing a residential use in a built form already present in the community. It will also re-establish the place of worship and community program space previously located on the site and envisioned in the Official Plan for designated *Neighbourhood* areas.

Density, Height, Massing

The height of the proposed apartment building has been reduced to four storeys, from its original five storey height to address concerns raised by Planning staff and the community, related to height and massing. The height at 13 metres to the top of the parapet on the main roof of the building is considered appropriate given the apartment built form and the fact that ground floor multi-purpose space is provided which typically requires increased floor to ceiling heights. As well, an underground parking garage has been incorporated within the development to internalize the servicing and parking areas in order to mitigate impacts on the abutting residential properties. The height of the mechanical penthouse is also acceptable. Efforts have been made to drop the grade

around the building to reduce the overall height of the building and to have a grade related entrance. The building has been stepped back along the sides and at the top of the fourth floor at the rear to reduce the impact of the massing and scale of the building in relation to the adjacent residential properties. The proposed 1.97 density is considered appropriate as it is only achieved after all the required building modifications related to height and massing, among other items, were made to the proposed building.

Sun/Shadow Analysis

A sun/shadow analysis has been prepared which illustrates the shadow generated from previous existing church building (now demolished) and the proposed apartment building. Staff requested significant modifications to the building to minimize shadow impacts on adjacent properties. This included reducing the height of the building by a floor, notching out a portion of the building along the east side at the upper floors, and stepping back the building at the fourth floor at the rear. These changes have resulted in minimal shadow impacts on the adjacent properties between the hours of 10:00 am and 3:00 pm, on March 21 and September 21. The shadow impacts of the proposal are acceptable.

Landscaping/ Open Space

A detailed Landscape strategy was submitted with the application that illustrates the proposed landscape treatment as well as the balcony planter boxes. Landscaping, planting and fencing has been used to enhance privacy.

A 1.8 metre high privacy wood fence is proposed to be constructed along the rear lot line and majority of the side lot lines to replace the existing chain link fences. The existing gates along the east property line are to be preserved in order to provide access for the occupant of 108 Ranleigh Avenue to the easement area over the subject site.

A total of 8 new trees are proposed to be planted on site. Two Bloodgood London Planetree street trees at the east end of the site. Four private trees along the rear property line, consisting of two Basswood trees near the east limits of the site and two Blue Beech trees near the west limits of the site. Two Firefall Maple trees to be planted in the west side yard.

Unit concrete paving and a wood pergola are proposed for the patio area in the front yard.

A walkway is proposed around the building along with a seating area at the back of the site for seniors living in the building. Shrubs and plantings are proposed throughout the site, including a mix of deciduous and coniferous shrubs, broadleaf evergreen shrubs, perennials and groundcovers, grasses and vines.

The balcony planter boxes are to consist of deciduous and coniferous shrubs such as Rockspray Cotoneasters, Bar Harbour Junipers and dense yew to provide year round

screening and discourage any overlook into the adjacent rear yards. Details of the landscaping will be secured as part of the site plan approval for the development.

Urban Forestry/ Tree Preservation

Urban Forestry staff have reviewed the Tree Preservation Plan that identifies 6 private trees on the subject site that are 30 cm or greater in diameter that will be directly impacted by the proposed development.

Urban Forestry staff is in agreement to injure but not remove a healthy 90 cm sugar maple tree located at the southwest corner of the site. The arborist is required to confirm how the tree is to be protected during construction.

The Tree Preservation Plan identifies a mutually owned 45 cm diameter sugar maple tree in poor condition located along the property line of 84 and 100 Ranleigh Avenue. Urban Forestry will require a letter of consent from the owner of 84 Ranleigh Avenue agreeing to removal of the tree.

The east wall of the basement parking garage will have a minimum setback of 1.8 metres from the property line approximately where the original location of the Church's foundation was in order to not compromise the existing tree roots for the Sugar Maple, and two White Ash trees located on the adjacent property to the east. A setback of 4.3 metres will be provided from the west wall of the garage. Urban Forestry finds the two Bloodgood London Plane street trees to be an acceptable species.

Traffic Impact, Access, Parking

A Traffic Impact Study prepared by LEA Consultants has been reviewed by Transportation Services staff, including an Addendum with the additional information requested by staff and an analysis based on the revised proposal. It was concluded that the proposed development would have a minimal traffic impact to the surrounding area during the a.m. and p.m. peak hours.

The driveway access proposed to be located near the west side of the site and to provide access to the underground garage and loading space was found to be acceptable and it was determined that an on-site pick-up / drop-off loop would no longer be required, as a day nursery was no longer being proposed.

A total parking supply of 46 spaces are proposed of which 21 spaces would be dedicated to the senior's residence and 25 spaces will be shared between the place of worship, community space, accessory office and senior residence visitors. It was found that the 25 shared parking spaces are expected to meet the demand of the place of worship, community space, office and senior residence visitors. The peak parking generation for each use occur at different times. The peak parking demand is expected to occur on Sunday mornings when the church has their worship services.

A required Type 'G' loading space is proposed and it was found that the driveway access and loading facilities would accommodate the turning path of the type of heavy truck expected to access the property on a regular basis.

Servicing

Technical Services has reviewed the Functional Servicing and Stormwater Management Report by LGI Consulting Engineers Inc. dated March 2012, and related plans and materials and provided comments on July 9, 2012. It has been requested that certain conditions be addressed to the satisfaction of the Executive Director of Technical Services prior to the enactment of a Zoning By-law to permit the proposed development.

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 area has a provision of 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 Alternative Parkland Dedication By-law 1420-2007.

The application proposes 60 residential units on a site of 0.2595 ha (2595 m²). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.08 ha (800 m²), which equals 30.83% of the site. However, a cap of 10% applies and hence the parkland dedication would be 0.0241 ha (241 m²).

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu and this is appropriate as the parkland requirement is too small to be of a useable size.

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 related to, among other items, Automobile Infrastructure.

Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Site Plan Control

A site plan application has been submitted and building details, landscaping, servicing, among other items, will be secured as part of the site plan approval. This will include many of the latest refinements to the proposal, related to adjustments to the fourth floor, balcony and window treatment, colour and pattern of the base and parapet, height of the parapet, placement of overhead garage door, screening of the loading and garbage pick-up area in the rear yard, additional landscaping and a new perimeter board fence along the east, north and west sides of the property to provide privacy on both sides of the property lines. The applicant is required to obtain site plan approval for this development. It is recommended that the Notice of Site Plan Approval Conditions be issued prior to the enactment by Council of the necessary Bill for the Zoning By-law Amendment.

Conclusion

The application to permit the proposed apartment building is recommended for approval. The subject site is an existing large lot in a designated *Neighbourhood* area with existing apartment buildings. The proposal meets the development criteria set out in the Official Plan for infill development on large lots. There has been extensive community consultation, including a working group and meetings with the immediate residents. Significant modifications have been made since the original submission and the proposal is supportable in its current form.

CONTACT

Mark Chlon, Senior Planner
City Planning, Community Planning
Tel. No. 416-397-1761
E-mail: mchlon@toronto.ca

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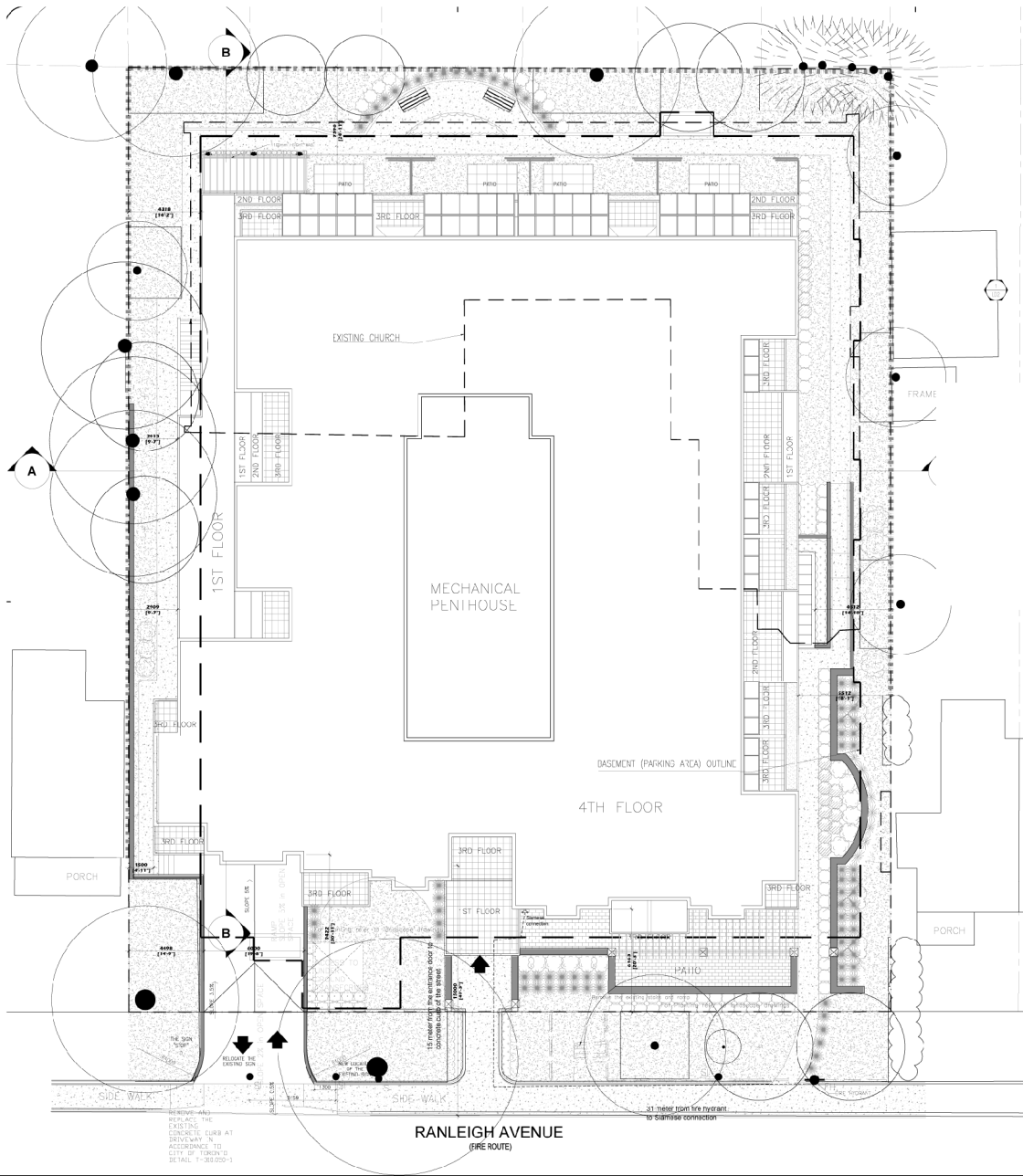
Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations – Main Entrance Elevation and North Elevation (rear)
Attachment 3: Elevations – East Elevation and West Elevation
Attachment 4: Ground Floor Plan
Attachment 5: Ground Floor Landscape Plan
Attachment 6: Basement Floor Plan
Attachment 7: Existing Zoning

Attachment 8: Application Data Sheet
Attachment 9: Draft Zoning By-law Amendment
Attachment 10: Development Standards Table

Attachment 1: Site Plan



Site Plan

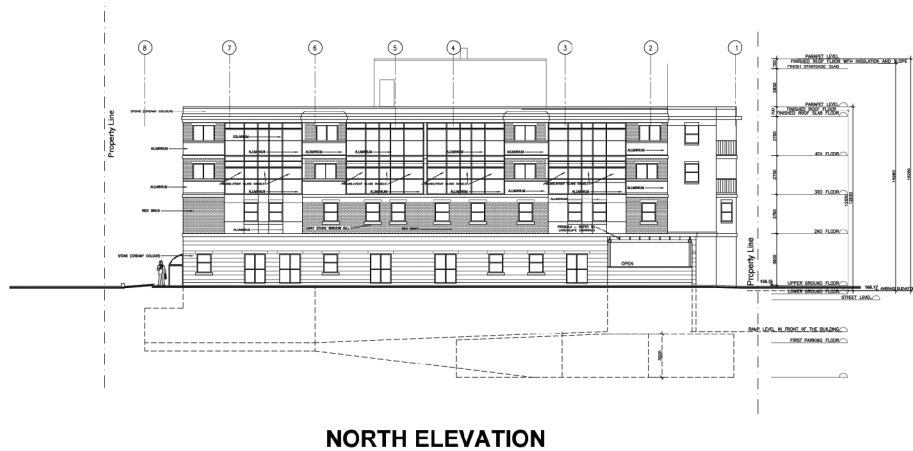
Applicant's Submitted Drawing

Not to Scale 
07/16/2012

100 Ranleigh Avenue

File # 10 249601 NNY 25 0Z

Attachment 2: Elevations – Main Entrance Elevation and North Elevation (rear)



Elevations

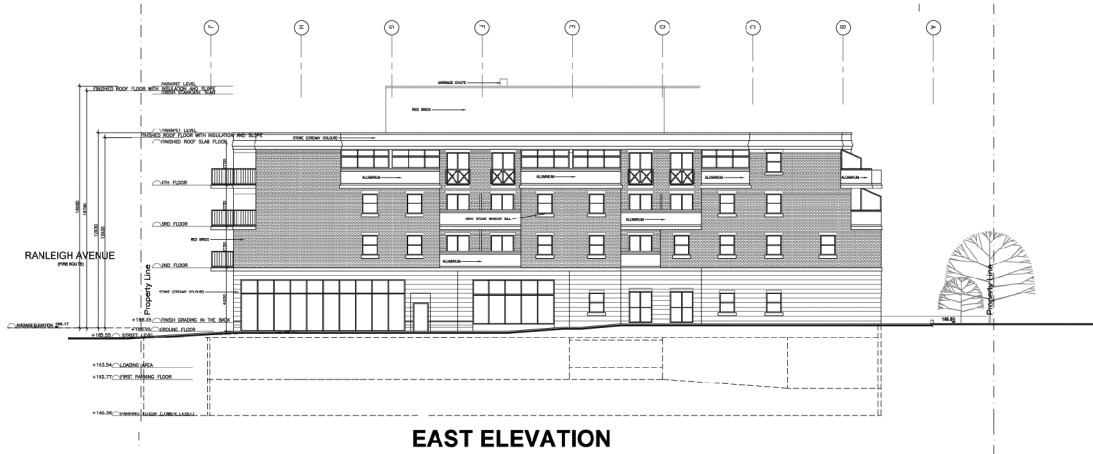
Applicant's Submitted Drawing

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100 Ranleigh Avenue

File # 10 249601 NNY 25 0Z

Attachment 3: Elevations – East Elevation and West Elevation



Elevations

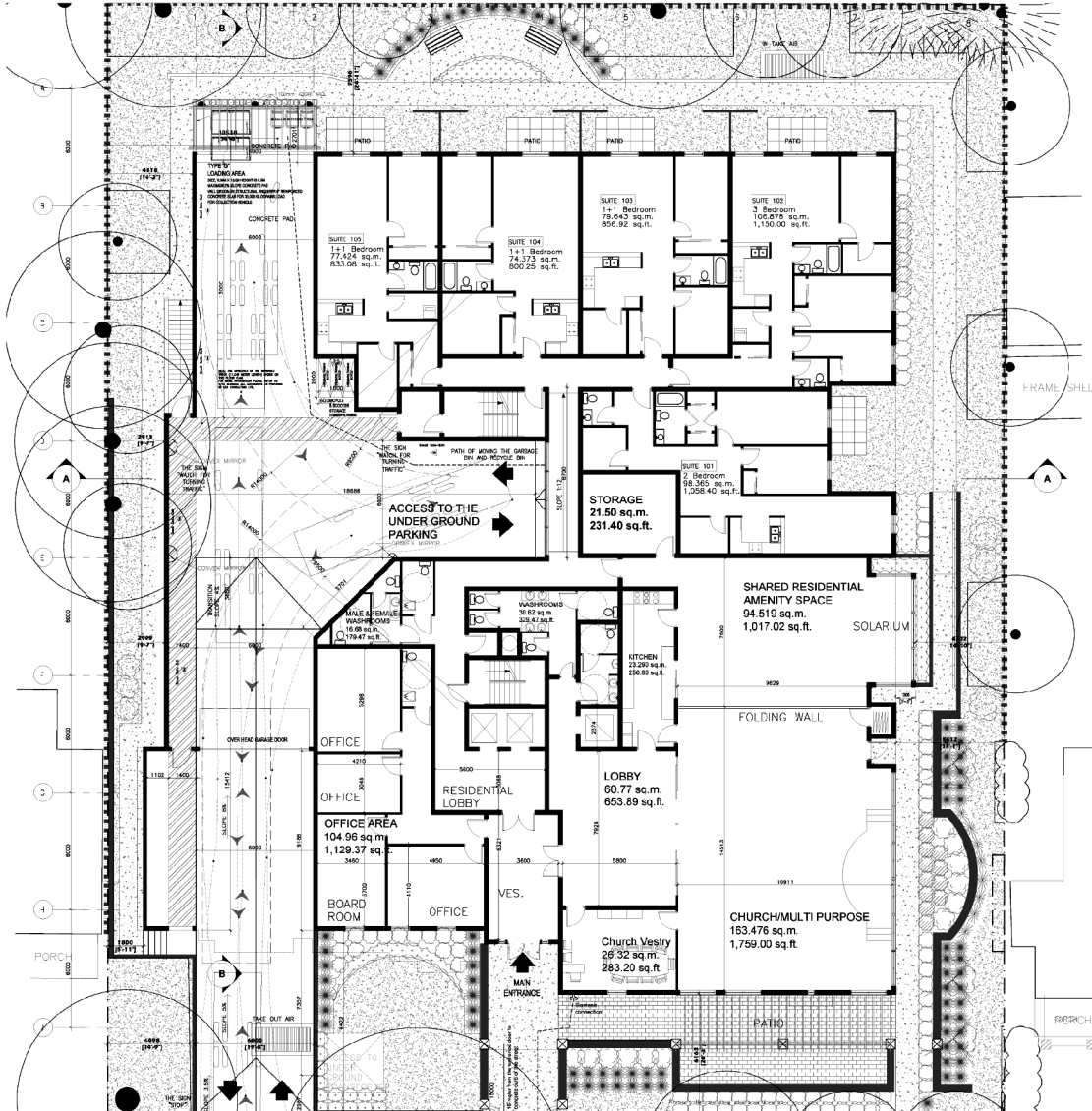
Applicant's Submitted Drawing

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09/13/2012

100 Ranleigh Avenue

File # 10 249601 NNY 25 0Z

Attachment 4: Ground Floor Plan



Ground Floor Plan

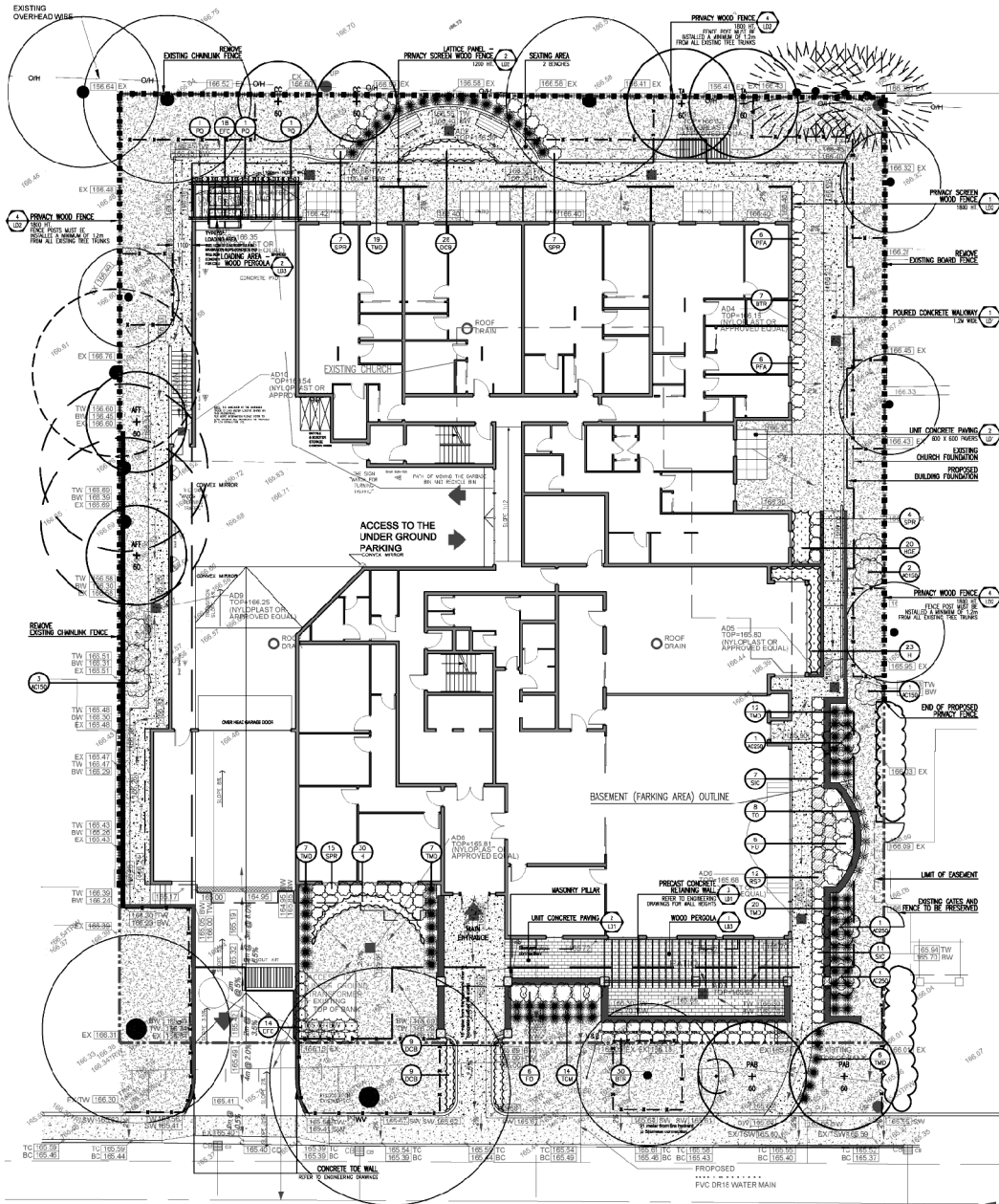
Applicant's Submitted Drawing

Not to Scale 07/16/2012

100 Ranleigh Avenue

File # 10 249601 NNY 25 0Z

Attachment 5: Ground Floor Landscape Plan



Ground Floor Landscape Plan

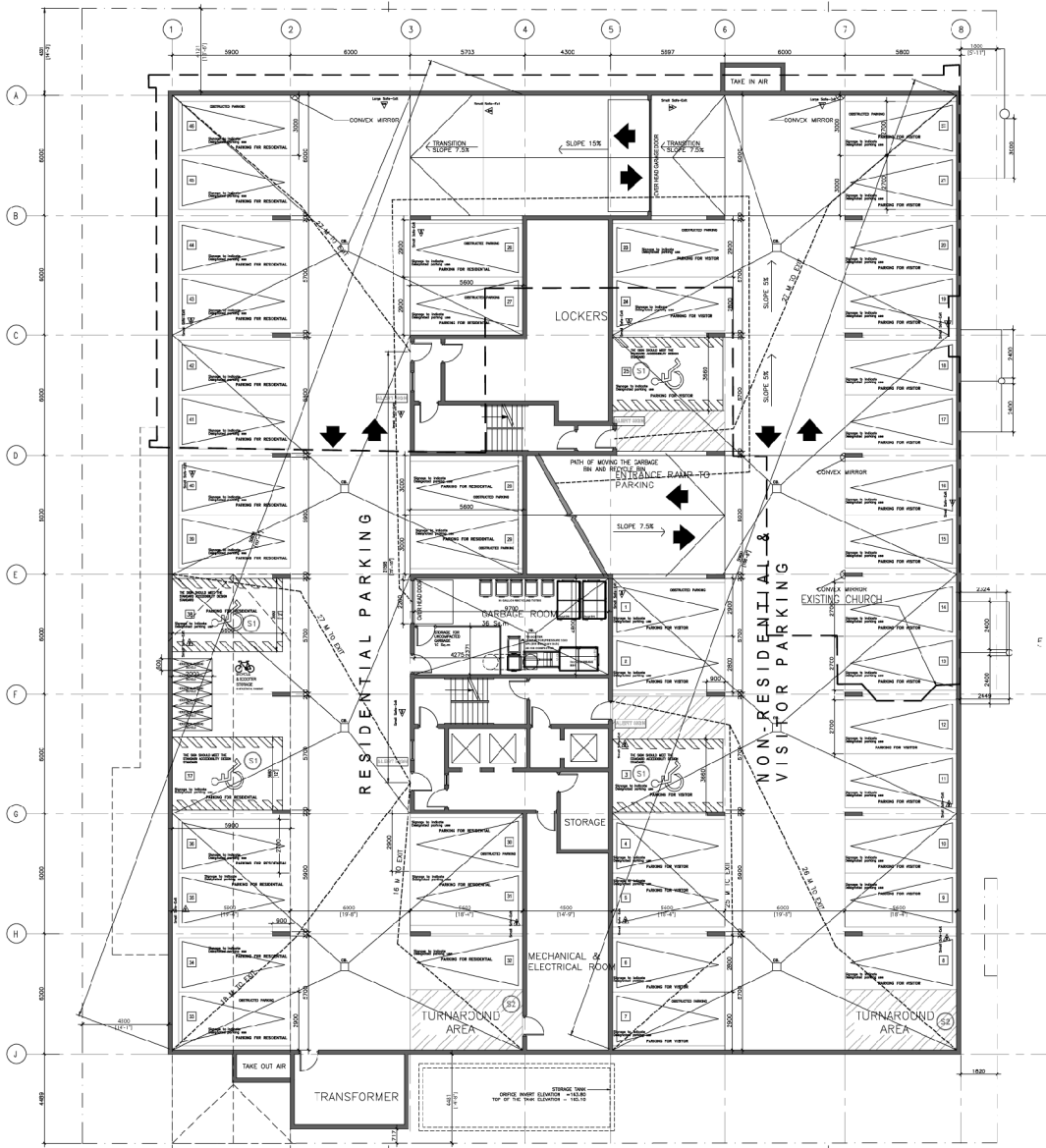
100 Ranleigh Avenue

Applicant's Submitted Drawing

Not to Scale 07/16/2012

File # 10 249601 NNY 25 0Z

Attachment 6: Basement Floor Plan



Basement Floor Plan

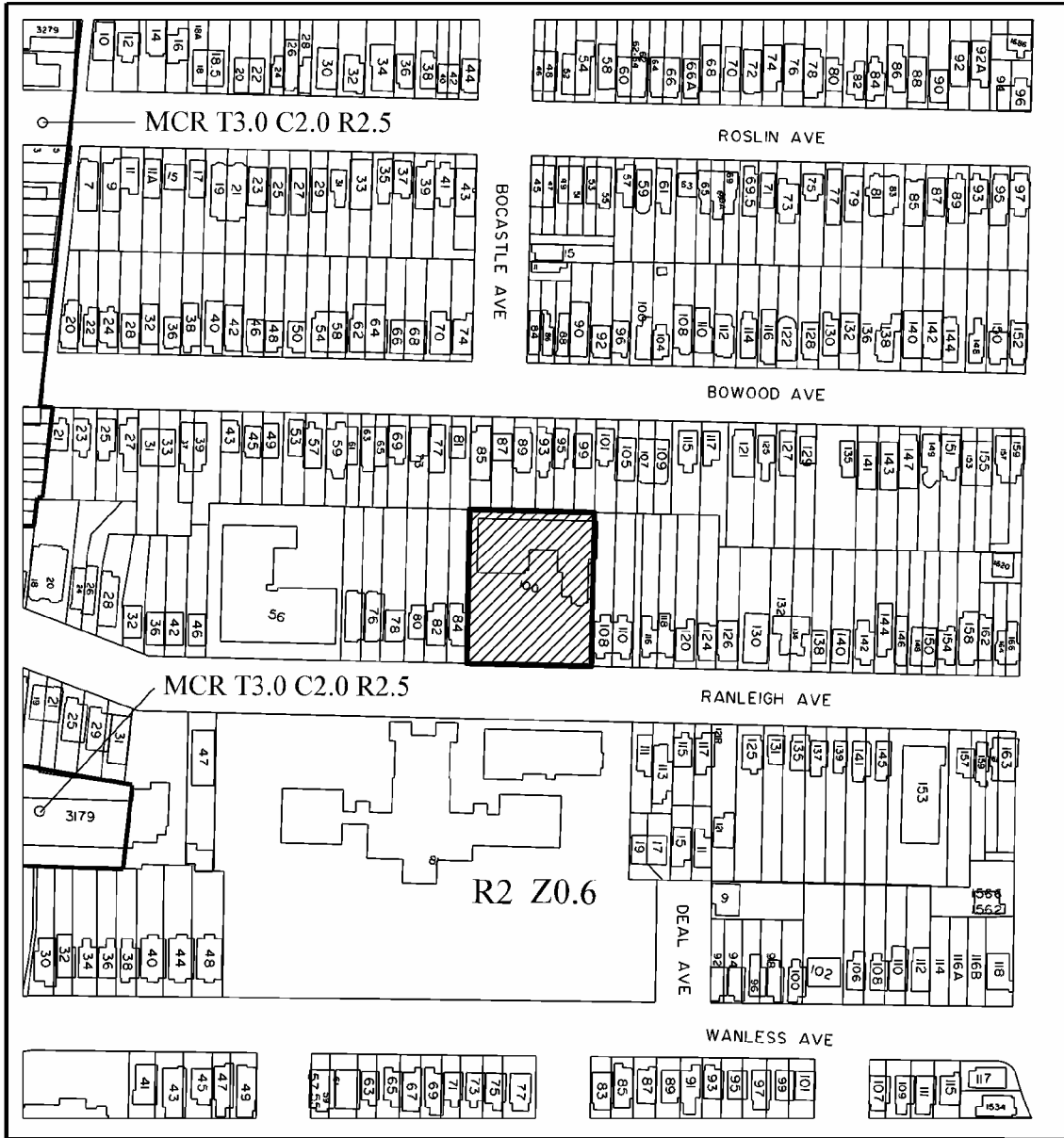
Applicant's Submitted Drawing

Not to Scale 09/13/2012

100 Ranleigh Avenue

File # 10 249601 NNY 25 0Z

Attachment 7: Existing Zoning



100 Ranleigh Avenue
File # 10 249601 NNY 25 0Z

R2 Residential District
MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 07/16/2012

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	10 249601 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	August 30, 2010

Municipal Address: 100 RANLEIGH AVE

Location Description: PLAN 1159 PT BLK A **GRID N2506

Project Description: A four storey apartment building, with 60 dwelling units for seniors, including 12 bachelors, and ground floor multi-purpose space, for place of worship and community program purposes, and accessory office space. A total of 46 parking spaces are to be provided on site in an underground parking garage.

Applicant:	Agent:	Architect:	Owner:
Bedford Park United Church	McCarthy Tetrault	Robert Reimers	Bedford Park Trustees

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R2 Z0.6	Historical Status:	N
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2595	Height:	Storeys:	4
Frontage (m):	45.72		Metres:	13 m - top of parapet on the main building roof
				16.1 m – top of parapet on the roof of the mechanical penthouse (+ 2m for certain building elements)
Depth (m):	56.69			
Total Residential GFA (sq. m):	4710		Parking Spaces:	46
Total Non-Residential GFA (sq. m):	390		Loading Space	1
Total GFA (sq. m):	5100 (not including 120 m for required indoor amenity space)			
Lot Coverage Ratio (%):	55			
Floor Space Index:	1.97			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Life Lease		
Rooms:		Residential GFA (sq. m):	4710 0
Bachelor:	12	Non-Residential GFA (sq.m.)	390 0
1 Bedroom:	41		
2 Bedroom:	6		
3 + Bedroom:	1		
Total Units:	60		

Attachment 9: Draft Zoning By-law Amendment

Authority: North York Community Council Item No. ● as adopted by City of Toronto Council on ●, 2012

Enacted by Council: ●, 2012

CITY OF TORONTO

Bill No. ●

BY-LAW No. ● – 2012

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 100 Ranleigh Avenue

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 Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands forming part of lands known municipally in the year 2010 as 100 Ranleigh Avenue; and

AND WHEREAS the Council of the City of Toronto, at its meeting on ~, 2012, determined to amend Zoning By-law No. 438-86, as amended, of the former City of Toronto.

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

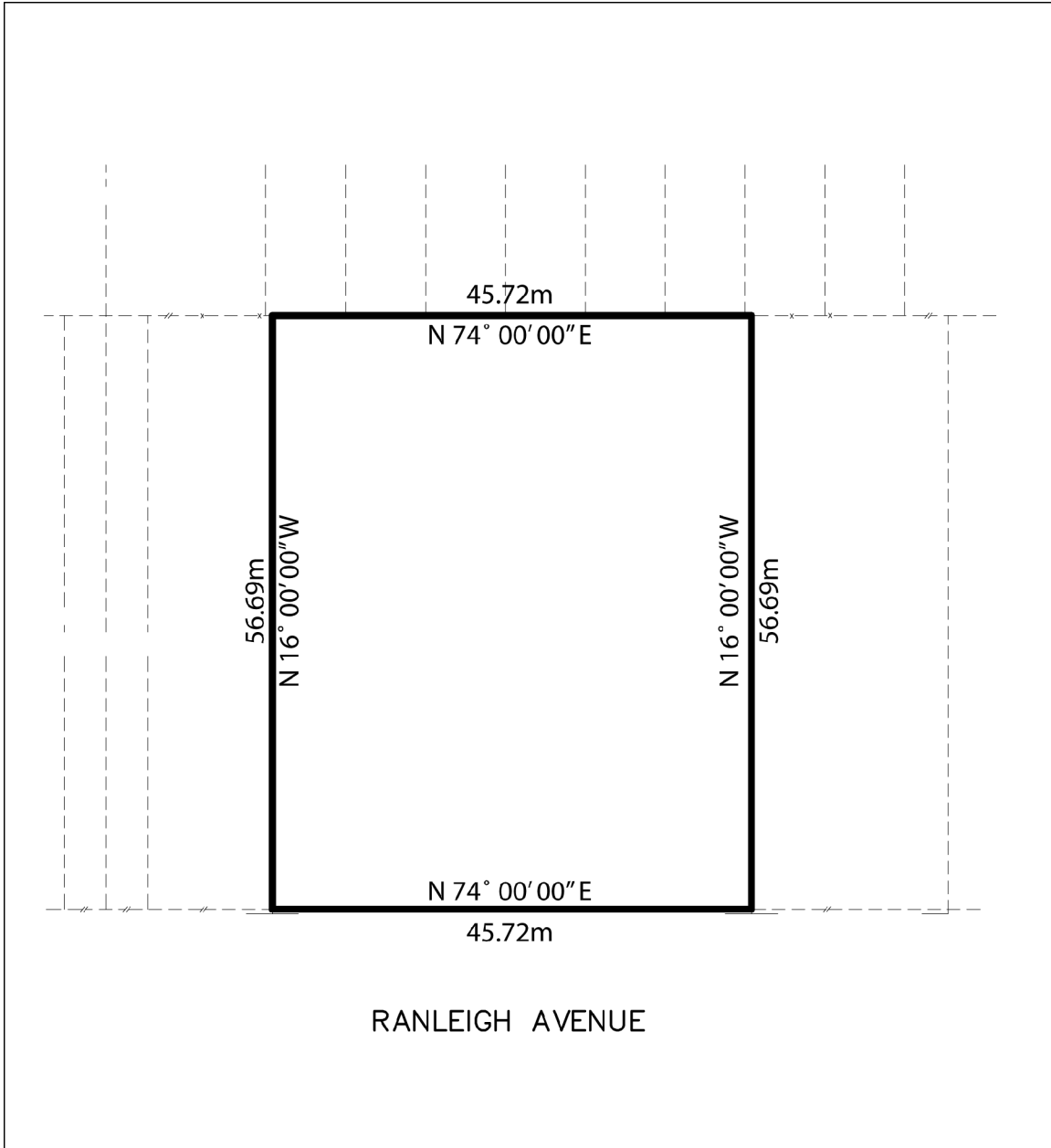
1. None of the provisions of Sections 2 with respect to *height*, and *grade*, 4(2)a(i) and (ii), 4(4), 4(6), 4(12), 4(13), 4(16), 6(3) PART I (1), 6(3) PART II (2), (3), and (5), 6(3) PART III (1) and 12(2)8 of By-law No. 438-86, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of an *apartment building* on the lands municipally known in the year 2012 as 100 Ranleigh Avenue (hereafter referred to as the “*lot*”), as more particularly identified on Map 1 of this By-law, provided:
 - (a) The *lot* is comprised of at least those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) The total combined *residential gross floor area* and *non-residential gross floor area* of the building does not exceed 5,100 square metres, of which:

- (i) the maximum *residential gross floor area* shall not exceed 4,710 square metres;
 - (ii) the maximum *non-residential gross floor area* shall not exceed 390 square metres.
- (c) The maximum number of *dwelling units* shall be sixty (60);
- (d) No portion of the building or structure erected or used above *grade*, is located otherwise than wholly within the areas delineated by heavy lines on Map 2 attached to and forming part of this By-law, with the exception of:
- (i) cornices, lighting fixtures, sills, window washing equipment, awnings, canopies, ornamental or architectural elements, parapets, trellises, balconies, eaves, lighting features, window sills, bay windows, guardrails, balustrades, railings, wind mitigation screens and features, monuments, balustrades, bollards, arbors, patios, decorative features, stairs, stair enclosures, retaining walls, wheel chair ramps, vents, underground garage ramps and their associated structures, underground garage stair enclosures, retaining walls, fences, privacy screens, hand and safety railings, and landscape and public art features which may extend beyond the heavy lines shown on the attached Map 2;
 - (ii) structures used for outside or open air recreation, safety or wind protection, provided the maximum height of the structure is not higher than the sum of two metres and the *height* limit applicable to the *lot*;
- (e) No person shall erect or use any building or structure on the *lot* or any portions thereof, have a greater *height* in metres than the heights in metres specified by the numbers following the symbol “H” shown on the attached Map 2, provided that:
- (i) *mechanical penthouse* uses shall only be permitted within the *height* area identified on Map 2 as H15.8, provided that this paragraph does not prevent the erection and use of:
 - A. a railing or railings located at each of the roof levels of the building provided the maximum vertical distance of any such railing does not exceed 1.1 metres;
 - B. a parapet at each of the roof levels of the building provided the maximum vertical dimension of any such parapet does not exceed 0.30 metres;

- C. chutes, vents, pipes, stacks and elevator overruns located on the roof level of the *mechanical penthouse* provided the maximum vertical dimension of such building elements do not exceed 2.0 metres;
 - (f) On-site parking shall be provided as follows:
 - (i) 0.3 parking spaces/dwelling unit – senior residential; and
 - (ii) 25 shared parking spaces for the non-residential uses and the senior residential visitors;
 - (g) One *loading space-type G* shall be provided and maintained on the *lot*;
 - (h) The *residential amenity space* requirements set out in Section 4(12) of By-law No. 438-86, as amended, shall continue to apply except that such rooms need not be contiguous provided there is one room or group of rooms that contains a kitchen and a washroom and need not be for the exclusive use of the residents in the building;
 - (i) A minimum 38 per cent of the area of the *lot* shall be *landscaped open space*.
 - (j) A minimum of 9 *bicycle parking spaces* shall be provided;
2. For the purposes of this By-law:
- (a) "*apartment building*" shall have the meaning set out in Section 2 of By-law No. 438-86, except that the *dwelling units* located therein shall only be occupied by seniors, and such *apartment building* may include a *place of worship*, multi-purpose space, community facilities, and uses *accessory* thereto, including offices and an underground *parking garage*;
 - (b) "*average elevation*" shall mean, for the purposes of measuring *height*, 166.17 metres above Canadian Geodetic Datum;
 - (c) "*By-law No. 438-86*" means By-law No. 438-86, as amended, of the former City of Toronto being, "A By-law to regulate the use of land and the erection, use, bulk, height, spacing and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto";
 - (d) "*grade*" shall mean 165.70 metres above Canadian Geodetic Datum;
 - (e) "*height*" shall mean the vertical distance between the *average elevation* and the highest point of the roof, building or structure shown on Map 2, except for those elements prescribed in section 1(d);
 - (f) "*lot*" means the lands outlined by heavy lines on Map 2 attached hereto; and

- (g) all terms appearing in italics shall have the same meaning as those terms have for the purpose of the aforesaid By-law No. 438-86, except as hereinbefore provided.
- 3. Notwithstanding any severance, partition, or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division had occurred.

MAP 1



Map 1

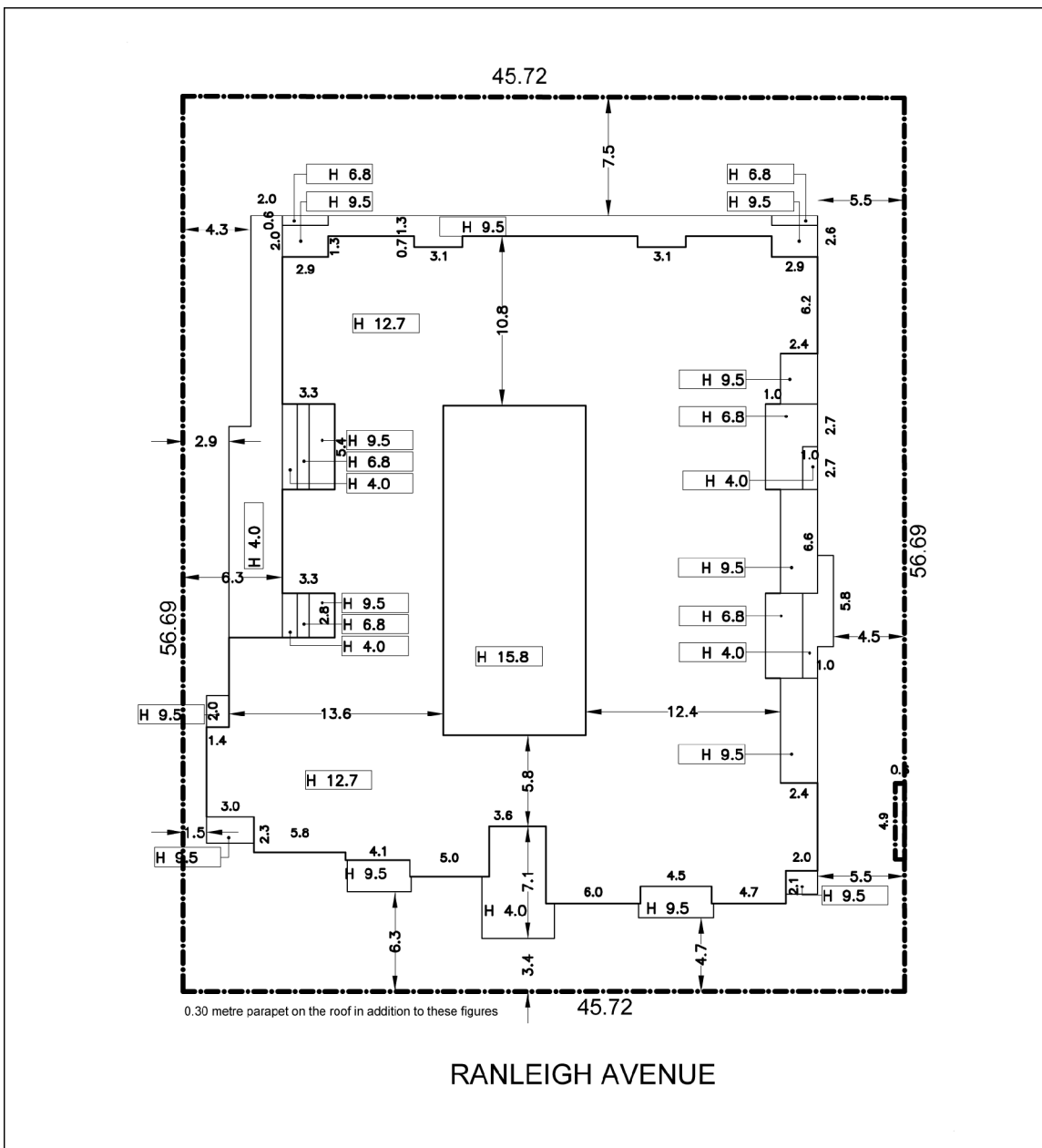
Plan of Part of Block A, Registered Plan 1159, City of Toronto.
Tham Shanmugarajah Surveying Ltd. January 10, 2007.
Date: 09/13/2012
Approved by: M.C.

File # 10 249601 NNY 25



Not to Scale

MAP 2



Map 2

From Applicant's Drawing

File # 10 249601 NNY 25

Date: 09/13/2012
 Approved by: M.C.



Attachment 10: Development Standards Table

Project Element	Zoning By-law 438-86 "R2 Z0.6"	Proposed Development
Site Area		2,595 sq.m.
Gross Floor Area Non-res GFA Residential GFA		386.80 sq.m. 4574.14 sq.m.
TOTAL GFA Site Density FAR	1,557 sq.m. 0.60	5,099.96 sq.m. 1.97
Total Senior's Dwelling Units		60
Height Excluding mechanical penthouse Including mechanical penthouse	10 m 15 m	13 m* 16.1 m* (+ 2m for certain building elements)
Setbacks Front (average) Side (east) with openings (for apartments) Side (west) with openings (for apartments) Rear (north)	7.65 m 1.2 m 1.2 m 7.50 m	6.1 m to 9.3 m 4.5 m to 5.5 m 1.5 to 4.3 m 7.5 m
Building Depth	14 metres	43 metres
Residential Amenity Area Indoor Outdoor	2 sq.m./unit = 120 sq.m. 2 sq.m./unit = 120 sq.m.	4.2 sq.m./unit = 256 sq.m. Front Porch = 33.47 sq.m. Walkway around building = 187.07 sq.m. Soft Landscape = 427.61 sq.m. Total = 648.15/10 sq.m/unit
Landscape Open Space Required/Provided (apartment)	1297.5 sq.m. 50%	944 sq.m. 38%

Notes:

*measured from vertical distance between the 166.17 average elevation of natural level of the ground along the side lot line to the top of the parapet, which is the highest point of the roof, consistent with the calculation of height in Zoning By-law No. 438-86.