

100 Ranleigh Avenue - OPA & Rezoning Application - Preliminary Report

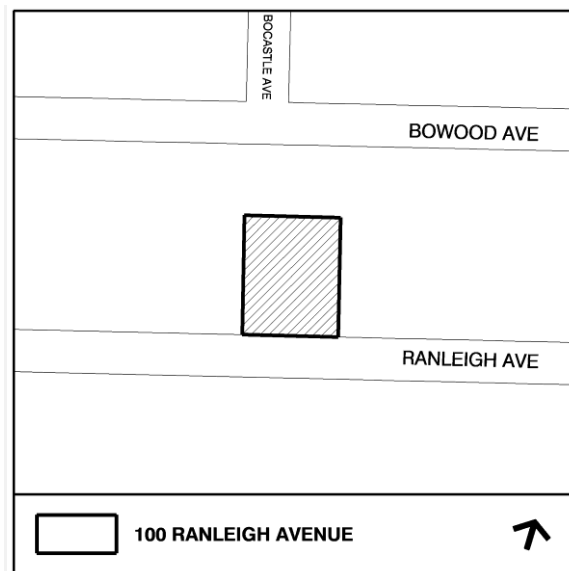
Date:	December 9, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	10 249601 NNY 25 OZ Associated Site Plan Application 10 249603 NNY 25 SA

SUMMARY

This application proposes to amend the Official Plan and the former City of Toronto Zoning By-law 438-86 to replace the existing Bedford Park United Church building at 100 Ranleigh Avenue with a new 5-storey, multi-use building consisting of a multi-purpose place of worship, community/programme space on the ground floor and 57 residential units for seniors on the upper four floors.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider the applications is targeted for the Fall of 2011, provided that any required information is submitted in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 100 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 site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was not requested by the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to amend the Official Plan and the former City of Toronto Zoning By-law 438-86 to permit a 6044 square metre, five-storey (15.40 m not including mechanical) building with a church and community space on the ground floor and 57 self-contained apartment dwelling units for seniors on the upper floors, resulting in 1,222 sq.m. for non-residential uses and 4,822 sq.m. for residential uses, and a Floor Space Index of 2.33.

A total of 47 basement parking spaces are proposed with a loading space in the west side yard. Building setbacks range from 6.16 metres to 9.30 metres for the front yard, 5.5 metres for the west and east side yards and 7.5 metres for the rear yard. The fifth floor has been recessed back 1.50 metres on all sides.

The applicant has indicated in their submission that the dwelling units are proposed to be sold under a “life lease” arrangement, and that 10 bachelors units and 1 one-bedroom unit 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) will offer services to support seniors living in the building, including assistance with household chores, personal care and transportation. The remaining units are to consist of a mix of one, two and three bedroom seniors dwelling units.

Site and Surrounding Area

The site currently supports the Bedford Park United Church, which was established in 1921. The site, which is rectangular in shape, is approximately 2,595 square metres in area with a frontage of 45.72 metres on Ranleigh Avenue. No parking spaces are currently located on the site.

The surrounding area primarily consists of detached dwellings, with a couple of low rise apartment buildings as well as local places of worship and schools. The Bedford Park Junior Elementary School is located directly across from the site on the south side of Ranleigh Avenue.

The site is relatively flat and the existing building is setback from the street to the back of the deep property providing an open space area with some mature trees along the Ranleigh Avenue frontage. The immediately adjacent properties consist of detached dwellings 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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated "*Neighbourhoods*" 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*.

Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established Neighbourhoods, such as the subject site, 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.

Zoning

Since the site is an existing place of worship, it has been excluded by the new comprehensive Zoning By-law 1156-2010 and continues to be covered by the former City of Toronto Zoning By-law 438-86, as amended.

Under By-law 438-86, the site 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. Day Nurseries are also permitted subject to certain qualifications.

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

Site Plan Control

A Site Plan Control Approval application has also been submitted and will be processed concurrently with the Official Plan Amendment and Zoning By-law Amendment application. Attached to this report are the proposed site plan, elevations, ground floor and basement level plan and landscape plan, as submitted by the applicant.

Tree Preservation

Urban Forestry staff is reviewing the development plans to determine the impact on any existing mature trees. The owner will be required to obtain the necessary permits prior to removing any trees.

Reasons for the Application

The applicant has proposed site specific amendments to the Official Plan and Zoning By-law 438-86, as amended.

The Official Plan Amendment request is to permit a mixed use institutional and senior citizen's apartment building with a maximum height of 5-storeys (excluding mechanical), whereas the Official Plan limits height to a maximum of 4-storeys in "*Neighbourhoods*".

The Zoning By-law Amendment request is to establish the permitted uses and development standards for the proposed development.

The proposed permitted uses include a mixed use building, including a place of worship, multi-purpose space, community facilities, nursery, administrative offices and dwelling units for seniors and uses accessory, including an underground parking garage.

The proposed development standards relate to, among other details, permitted residential and non-residential gross floor area, building envelope, maximum height, number of parking spaces and loading spaces and amenity space.

COMMENTS

Application Submission

The following plans, reports/studies were submitted with the application:

- Topographic Plan of Survey
- Architectural Plans, including site plan, elevations and floor plans
- Landscape Plans
- Sun/Shadow drawings
- Planning Assessment and Rationale Report
- Stormwater Management Report
- Traffic Impact Study
- Tree Inventory and Assessment Report
- Toronto Green Standards Checklist and Statistics Template
- Accessibility Checklist

A Notification of Complete Application was issued on September 29, 2010.

Issues to be Resolved

On a preliminary basis, the following issues must be addressed:

- Conformity with Official Plan policies, including the Neighbourhood policies for infill development;
- Building massing and height to ensure appropriate fit to the context;
- Building location and articulation to ensure appropriate transition in scale and overlook;
- Transportation Impacts and Parking, such as location of servicing, parking and ramps;
- Impacts from the proposed mix and intensity of uses on the site;
- Landscaping, Tree Preservation and on site amenity;
- Consistency with the Provincial Policy Statement and conformity with the Growth Plan for the Greater Golden Horseshoe.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the performance measures, as applicable.

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

CONTACT

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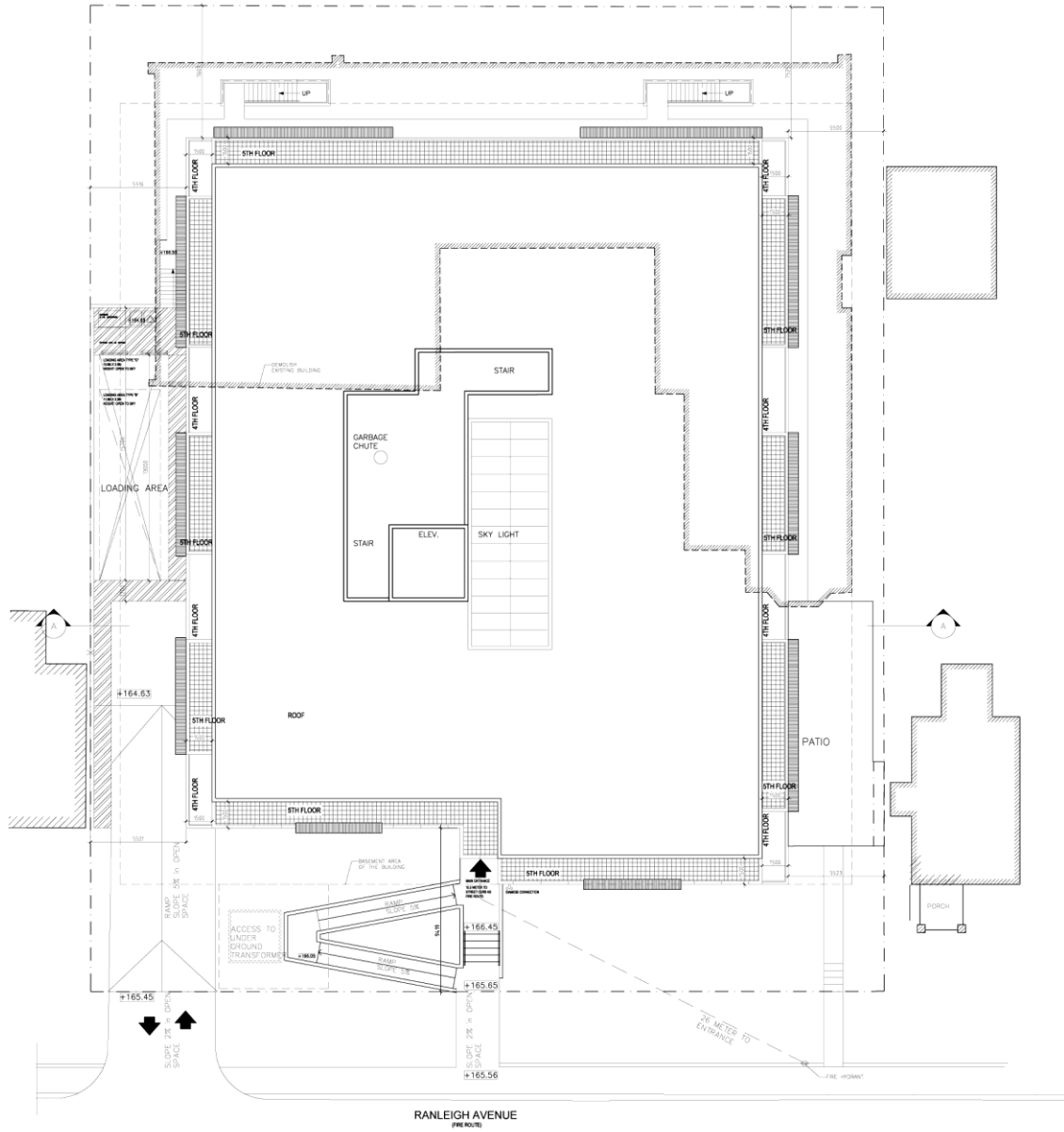
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan [as provided by applicant]
Attachment 2: South and North Elevations [as provided by applicant]
Attachment 3: West and East Elevation [as provided by applicant]
Attachment 4: Ground Floor Plan [as provided by applicant]
Attachment 5: Basement Floor Plan [as provided by applicant]
Attachment 6: Landscape Plan [as provided by applicant]
Attachment 7: Zoning – By-law 438-86
Attachment 8: Zoning – By-law 1156-2010
Attachment 9: Official Plan
Attachment 10 Application Data Sheet

Attachment 1: Site Plan [as provided by applicant]



Site Plan

100 Ranleigh Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 10 249601 NNY 25 0Z

Attachment 2: South and North Elevations [as provided by applicant]



Elevations

Applicant's Submitted Drawing

Not to Scale
10/12/2010

100 Ranleigh Avenue

File # 10 249601 NNY 25 0Z

Attachment 3: West and East Elevation [as provided by applicant]



Elevations

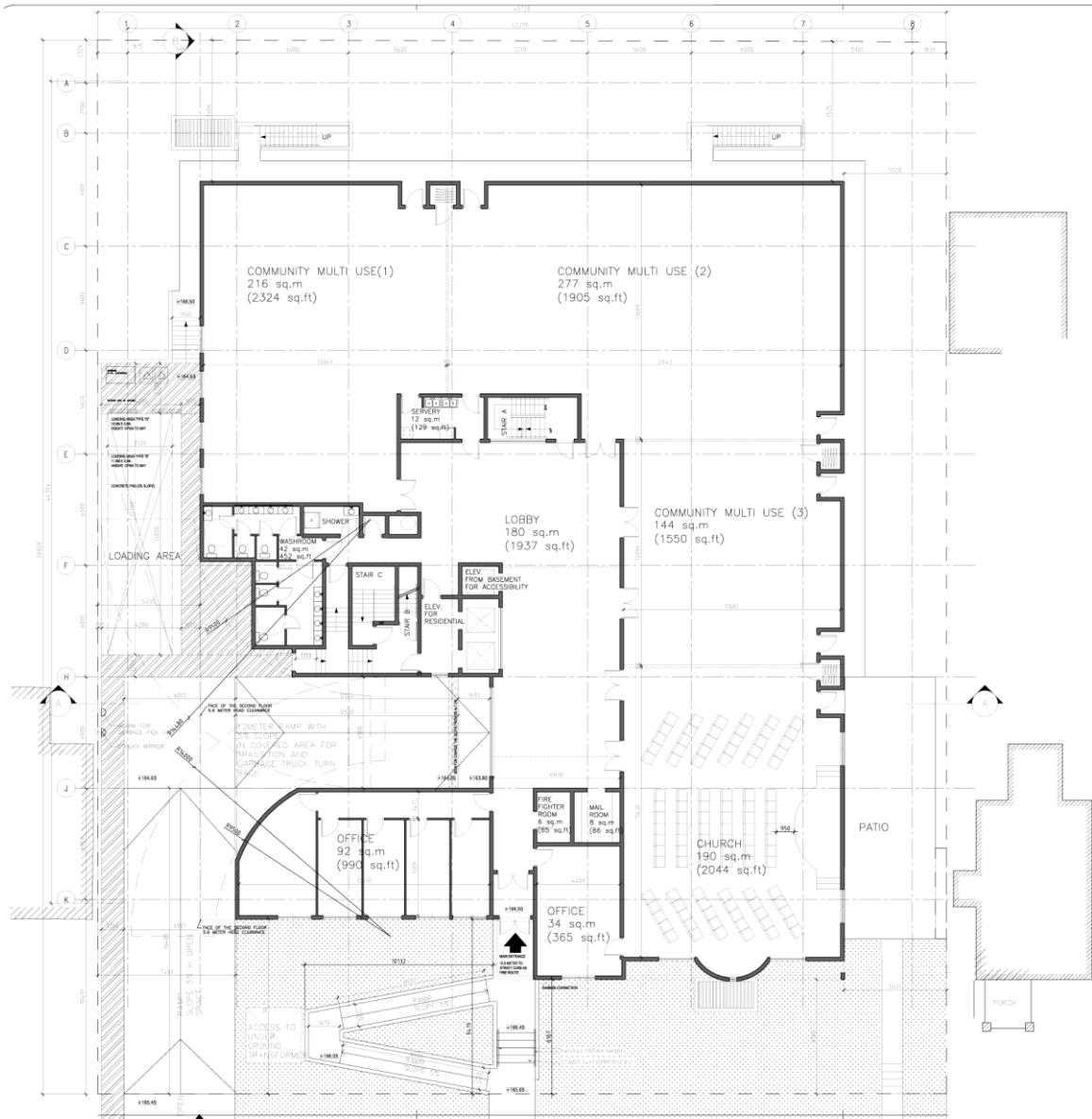
Applicant's Submitted Drawing

Not to Scale
10/12/2010

100 Ranleigh Avenue

File # 10 249601 NNY 25 0Z

Attachment 4: Ground Floor Plan [as provided by applicant]



Ground Floor Plan

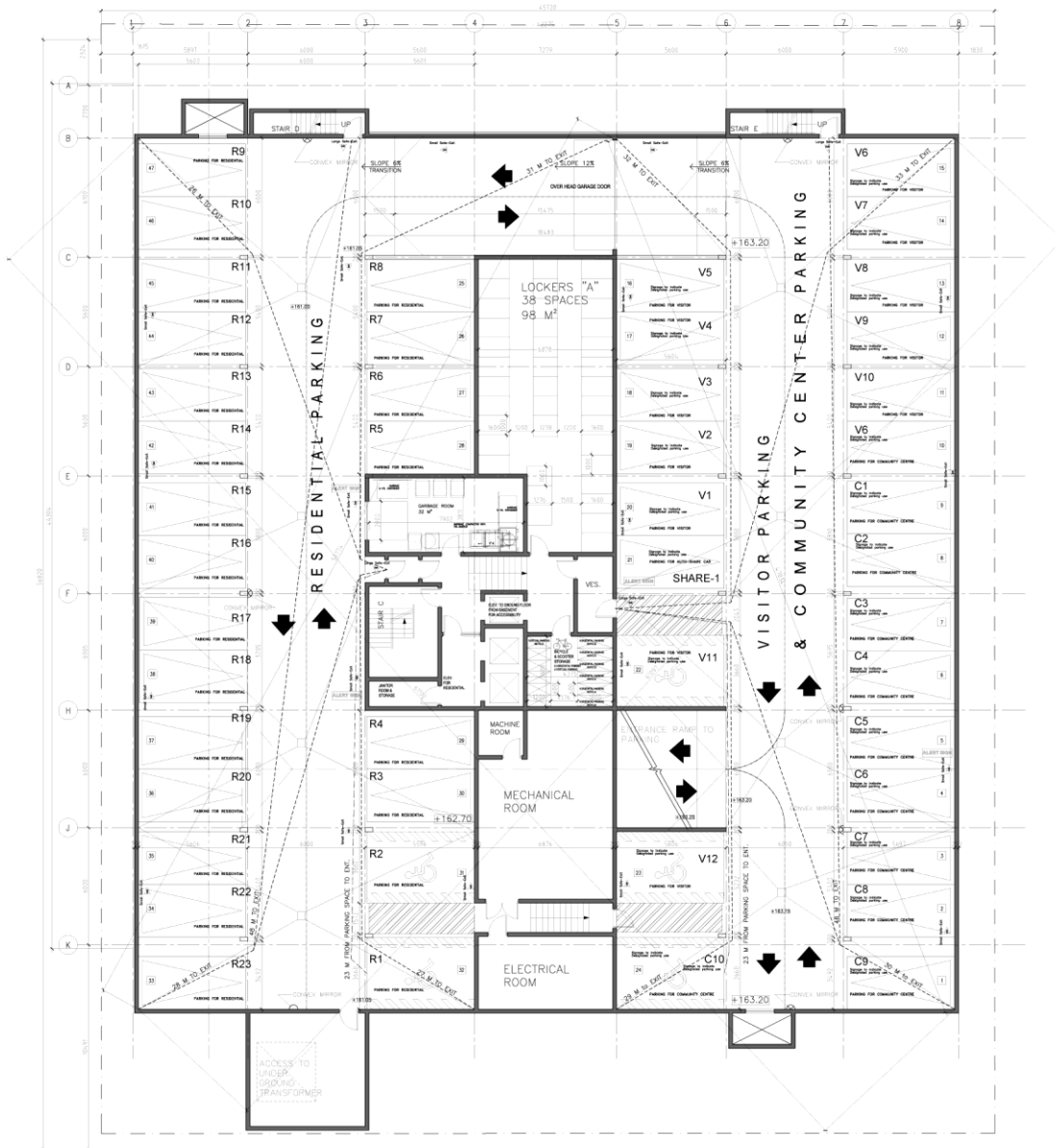
100 Ranleigh Avenue

Applicant's Submitted Drawing

Not to Scale 
11/10/2010

File # 10 249601 NNY 25 0Z

Attachment 5: Basement Floor Plan [as provided by applicant]



Basement Floor Plan

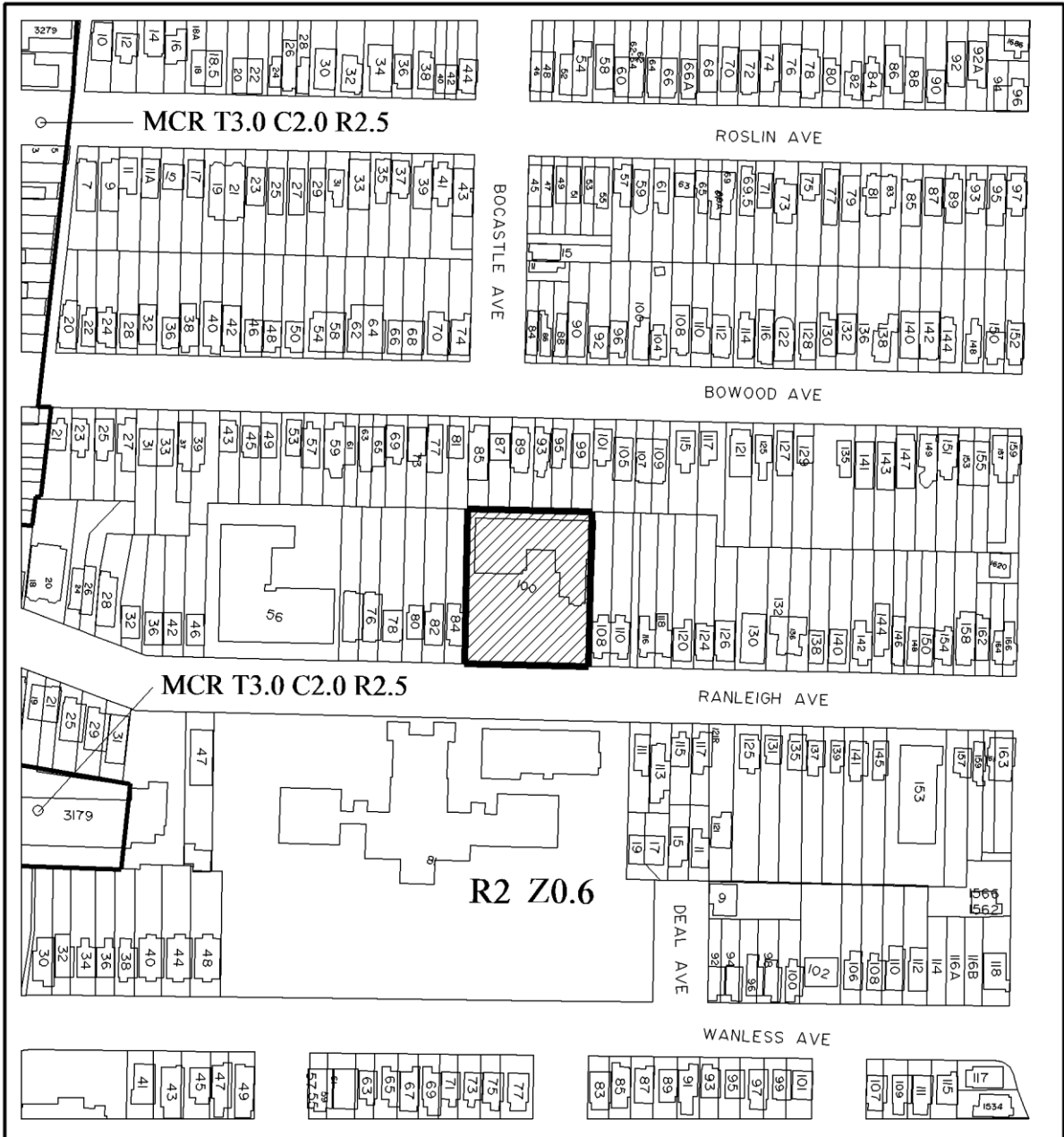
100 Ranleigh Avenue

Applicant's Submitted Drawing

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11/10/2010

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Attachment 7: Zoning – By-law 438-86



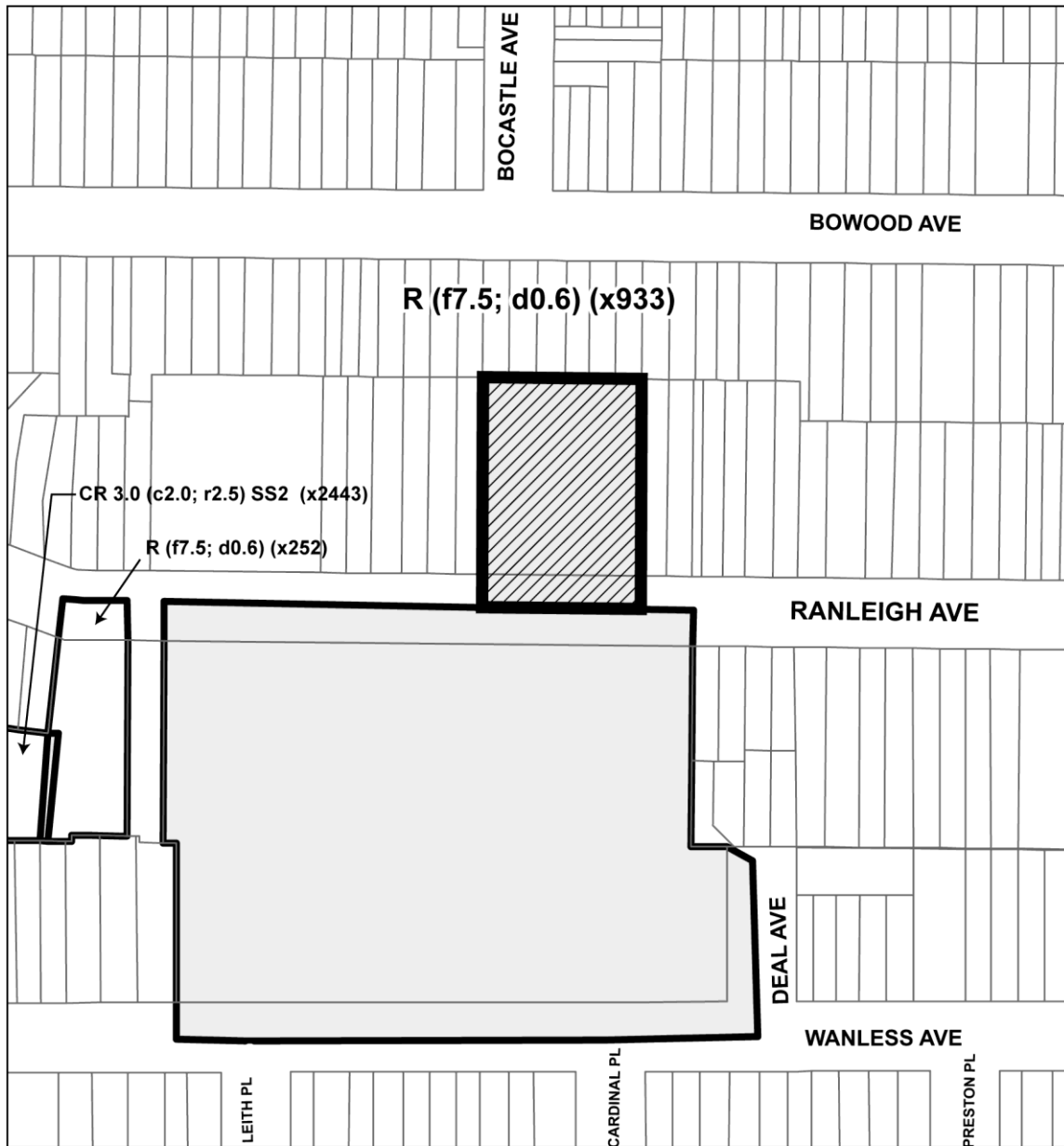
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R2 Residential District
MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 10/01/2010

Attachment 8: Zoning – By-law 1156-2010



Toronto City Planning
Zoning By-law 1156-2010

100 Ranleigh Avenue
 File # 10 249601 NNY 25 0Z

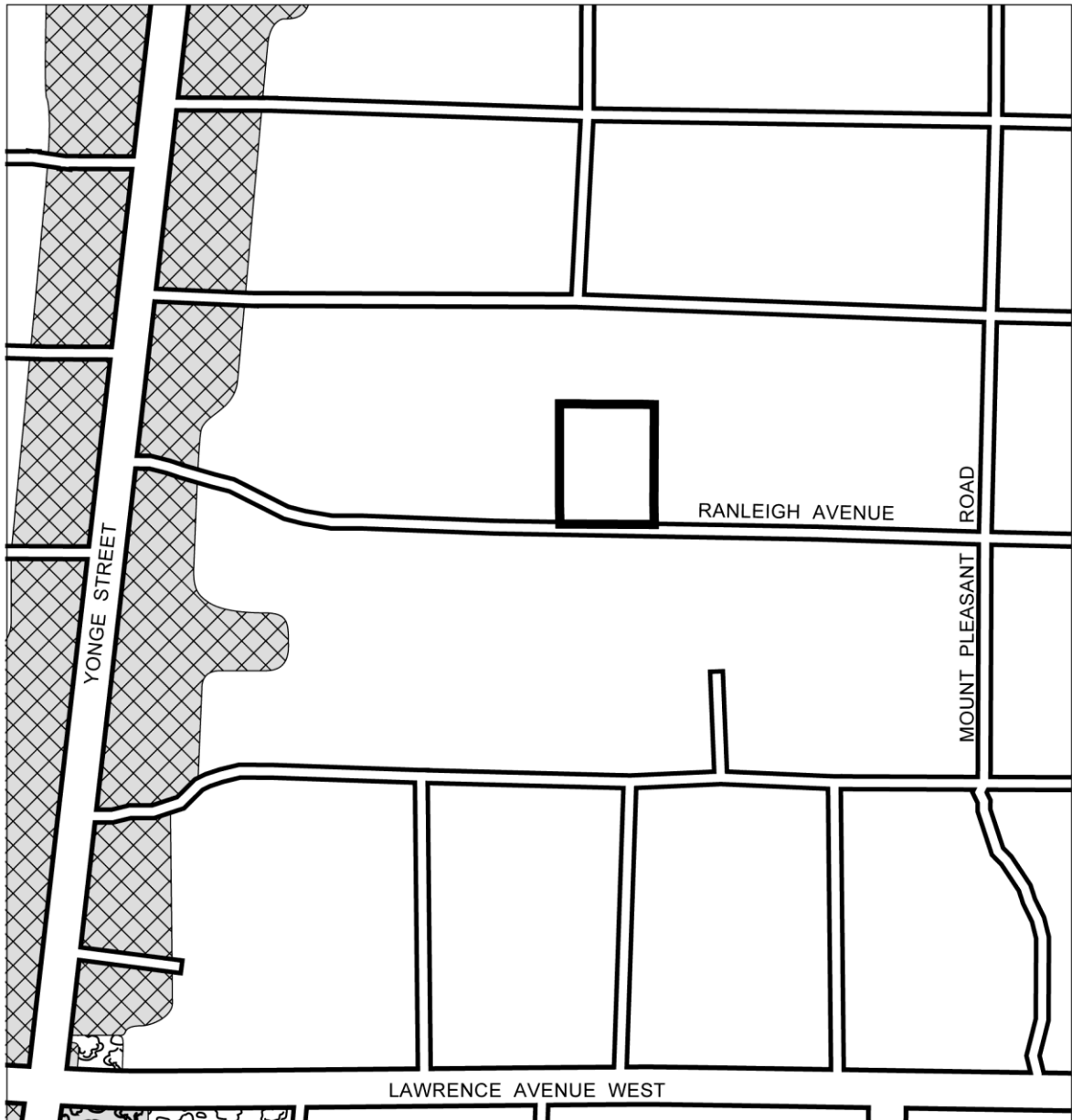
-  Subject Site
-  R Residential Zone
-  CR Commercial Residential Zone
-  Not Part of Zoning By-law 1156-20



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Extracted 12/08/2010

Attachment 9: Official Plan



TORONTO City Planning
Official Plan

100 Ranleigh Avenue

File # 10 249601 NNY 25 0Z

- | | |
|---|--|
|  Site Location | Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas |  Other Open Space Areas |


 Not to Scale
 10/01/2010

