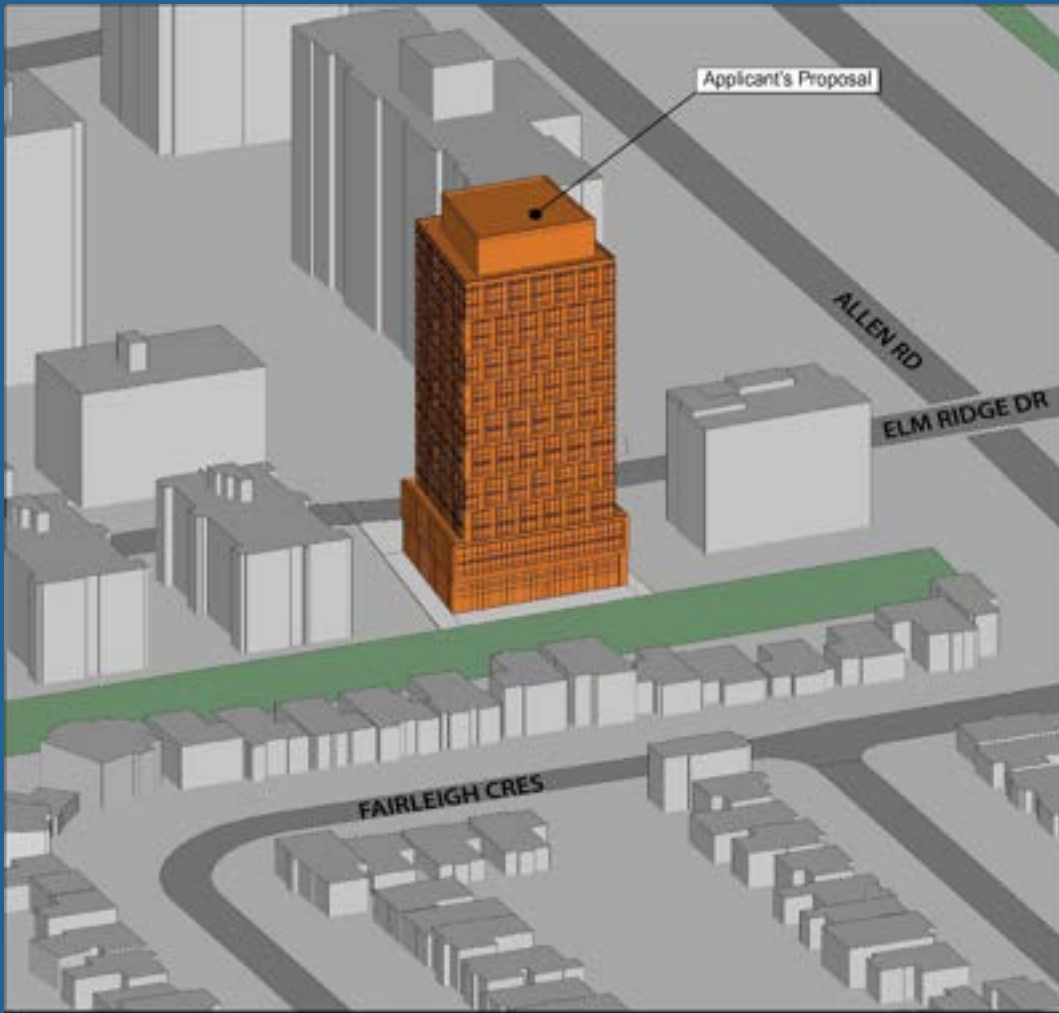


155 and 165 Elm Ridge Drive

Virtual Community Consultation Meeting



View of Applicant's Proposal Looking Northeast



011120822



Ben DiRaimo, Senior Planner
City Planning, North York District
February 28, 2022



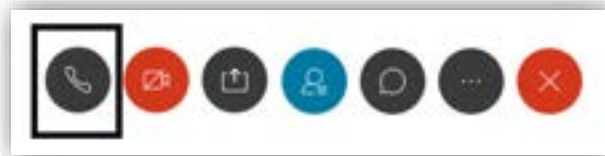
Troubleshooting Tips

Can't hear the Host/Presenter?

Option 1 - *Disconnect the headset & use the PC/laptop speakers*

Option 2 - *Connect to the Audio Conference with landline/mobile*

Step 1. – Click **Audio** button by hovering at the bottom of the screen



Step 2. – Select the “**Call me at**” feature

Step 3. – Enter the 10 digit telephone number you want to use to connect

Step 4. – Click “**Connect Audio**” button next to the phone number

Step 5. – Answer the phone and follow the prompts to join the Audio Conference



Troubleshooting Tips

Having issues with the audio?

Dial: 416-915-6530

When prompted for a meeting number enter: **2456 460 4229**

For Tech Support:

Email: Rossana.Tudo@Toronto.ca

Virtual Consultation Tips

- Be direct and frame your questions to specific speakers.
- Be brief and limit yourself to one question or comment, there will be other opportunities to engage.
- Be a good listener and keep an open mind.
- Raise hand to ask questions.
- Be respectful. The City of Toronto is an inclusive public organization. Racist, discriminatory, prejudicial, or hateful comments or questions not tolerated.



This meeting is being recorded

Land Acknowledgment

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



Agenda



Introductions

Councillor Colle, Ward 8, Eglinton-Lawrence



Planning Staff Presentation

Ben DiRaimo, Senior Planner (City Planning)

Applicant Team Presentation

Bryan Keshen – REENA Foundation; Lindsay Dale-Harris – Bousfields Inc.; Sal Vitiello, Richmond Architects Ltd.



Questions and Comments



Closing Remarks

Purpose of Tonight's Meeting

- For City Planning staff to outline the policy framework within which recommendations are made and for the applicant to present the current proposal for the site
- To obtain community response and input on the proposed development
- No decisions have been made and no decisions are being made tonight
- Notes will be taken and the issues raised will be summarized and included in staff's final report on the proposed development

Site Context



Site Context

Site Area:

1,207 square metres

Frontage:

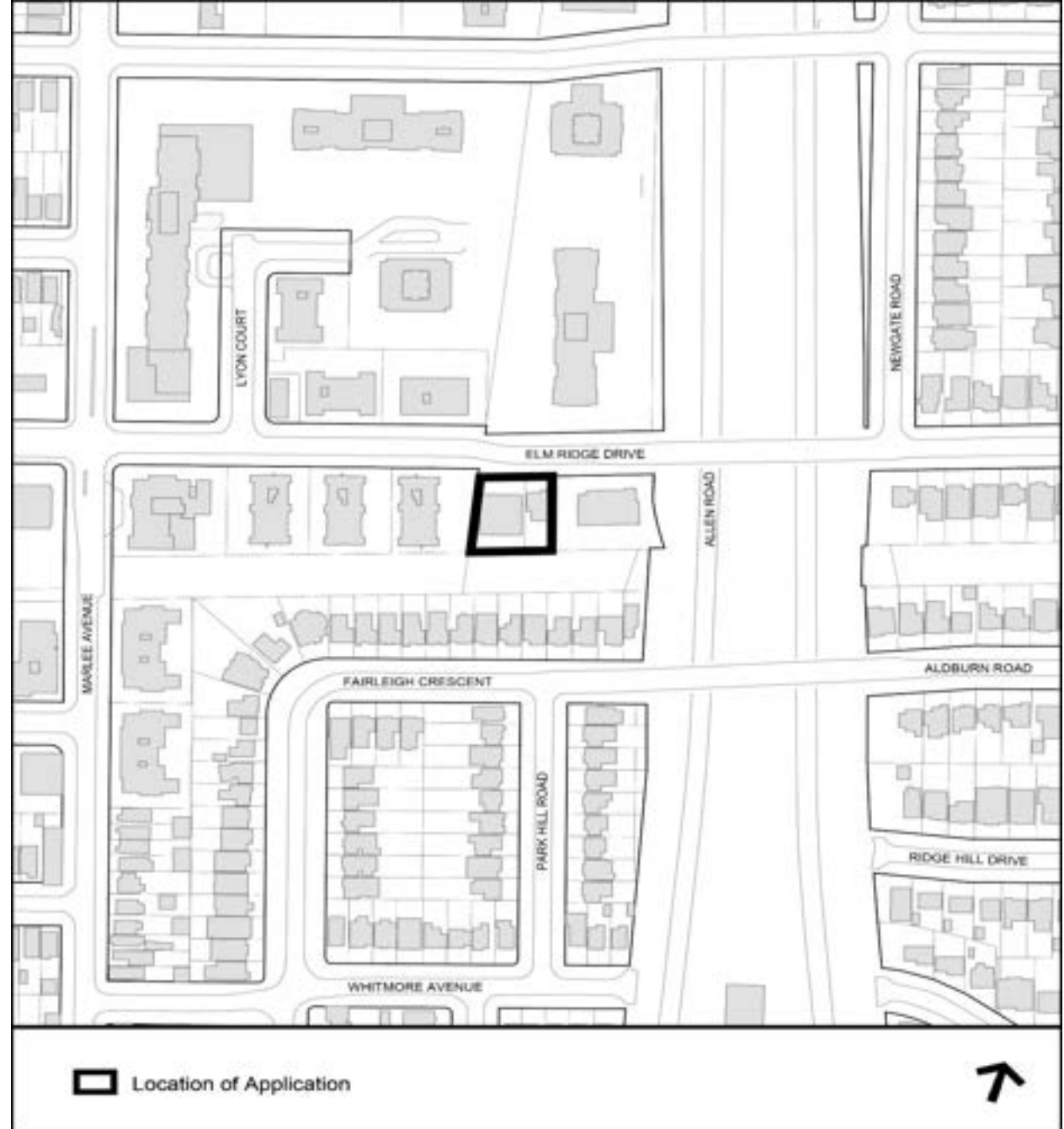
Elm Ridge Drive: 31 metres

Depth:

36 metres. Backs onto the Belt Line linear trail.

Current use:

A one storey and a two storey residential building



Planning Policies



Planning Toolbox



Less Specific

More Specific

PROVINCIAL STATUTES

Legislation that Sets Out the Ground Rules for Planning in Ontario

PROVINCIAL POLICY AND PLANS

Province-wide or Geographic Specific Direction for Managing Growth

TORONTO OFFICIAL PLAN

Long-Term Vision and Policy Direction for the City

SECONDARY PLANS

More Detailed Local Area Plans

STRATEGIES / ASSESSMENTS

Context specific strategies to guide development or public works

GUIDELINES

Ensures desirable design of buildings, streetscapes and more

PRECINCT OR CONTEXT / BLOCK PLANNING

Finer-grained, detailed planning for sub areas

ZONING BY-LAWS

The Precision - Controls Use and Type of Development

PLANS OF SUBDIVISION / SEVERANCES

Orderly servicing and development of large parcels

SITE PLANS

The detailed design and technical aspects of a proposed development, including sustainability elements.

BUILDING PERMITS

Formal permission to begin the demolition, construction, addition or renovation of a building

Official Plan Land Use Map

Apartment Neighbourhoods are made up of apartment buildings, parks, local institutions, cultural and recreational facilities, and small scale retail, service and office uses serving local residents.



TORONTO

Official Plan Land Use Map #17

155 & 165 Elm Ridge Drive

File # 21 226962 NNY 08 02

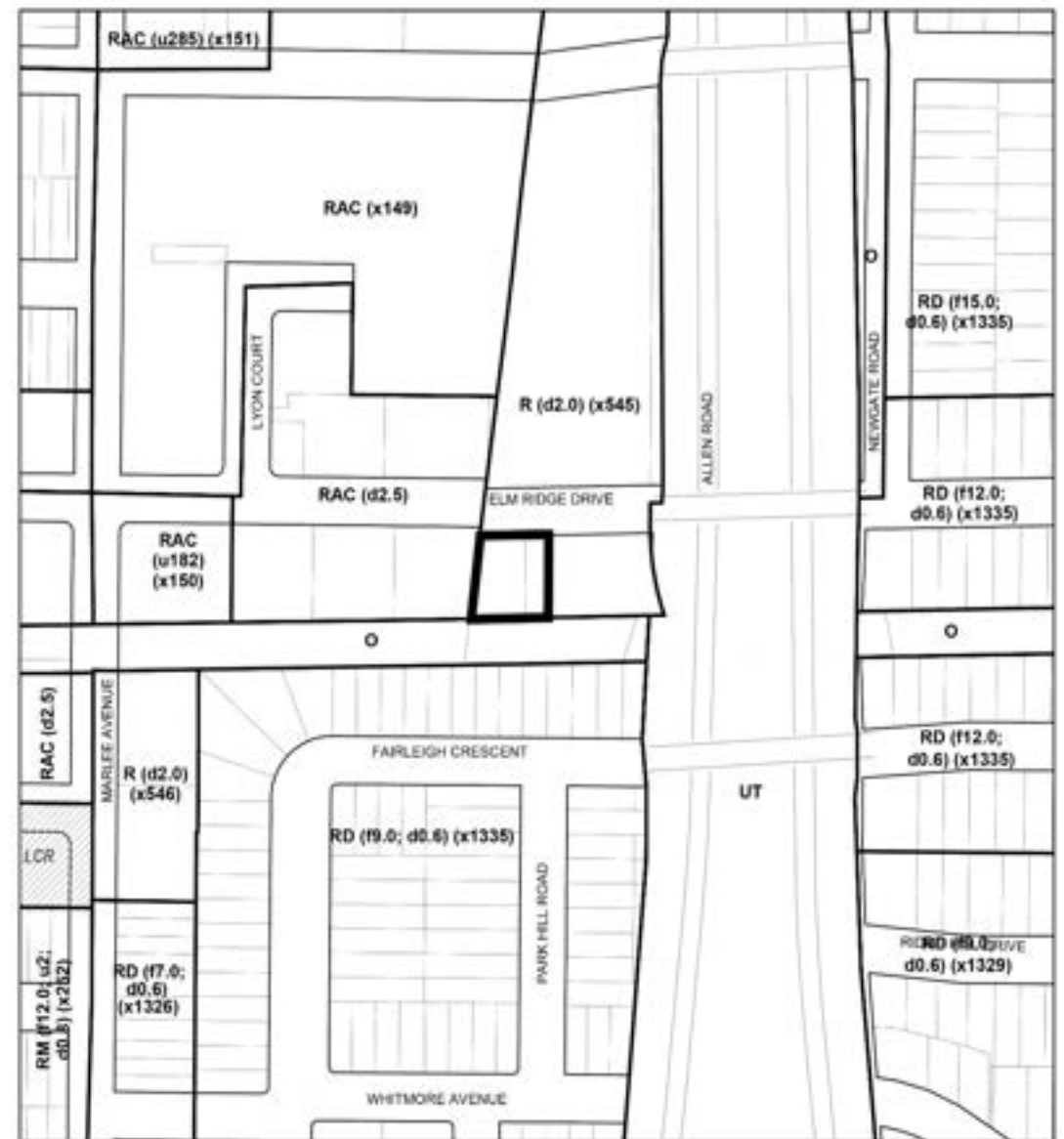


↑
Not to Scale
Extracted: 10/29/2021

Zoning By-laws 569-2013 & 438-86

Under City of Toronto Zoning By-law No. 569-2013, the site is zoned **Residential Apartment (R) (d2.0) (x545)** with a height limit of 37 metres.

Under the former City of Toronto Zoning By-law No. 438-86 the site is zoned **Residential Second Density (R2 Z2.0)** with a maximum height of 37 metres.



Toronto 155 & 165 Elm Ridge Drive
Zoning By-law 569-2013 File # 21 226962 NNY 08 02

Location of Application	See Former City of York By-law No. 1-83 LCR Local Commercial Residential
R Residential	UT Utility and Transportation
RD Residential Detached	
RM Residential Multiple	
RAC Residential Apartment Commercial	
CR Commercial Residential	
O Open Space	

Not to Scale
Enacted, 10/21/2011



Applicant's Proposal



Proposal

Massing and Height

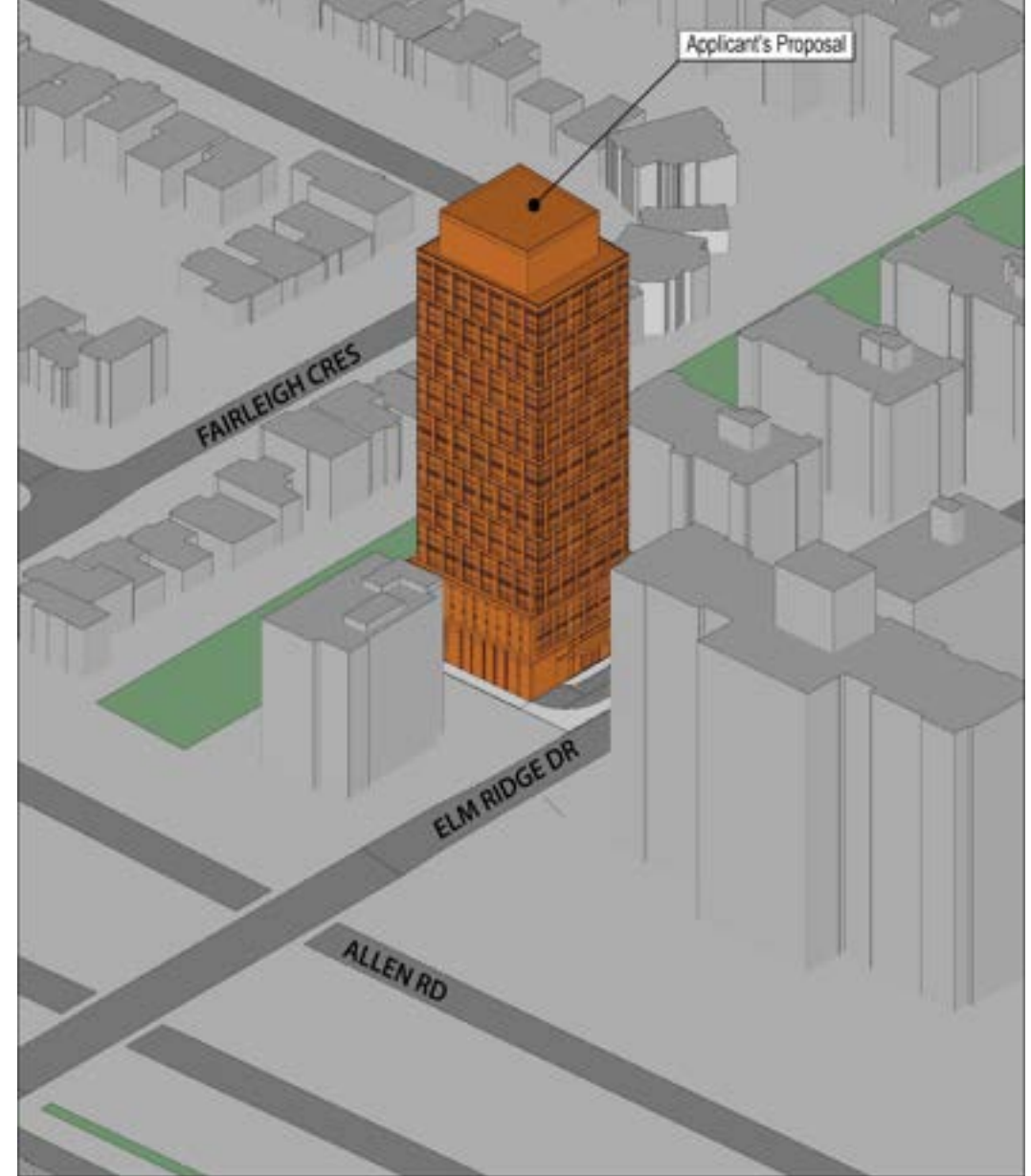
- 19-storey (62 metres) residential building
- Density of 9.03 times the area of the lot

Uses

- 106 residential affordable dwelling units

Parking

- Three levels of underground parking
- 50 bicycle and 37 vehicular parking spaces
- Drop off and pick up area from Elm Ridge Drive



Reasons For The Application



The application to amend the Zoning By-law is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-laws as amended



New development standards will also need to be established for amenity space, setbacks, and other By-law performance standards



Reena

- Reena promotes dignity, individuality, independence, personal growth and community inclusion for people with diverse abilities within a framework of Jewish culture and values.

The Three Abilities Needed for Supportive Housing

1. **Afford-ability** – How do we get to under \$500 a month rent?
2. **Support –ability** – How do we get just the right supports?
3. **Acces-ability** – What are the unique and common access needs?

Intentional Community Principles



**Person-
Centred
Approach**



**Safe &
Welcoming
Environment**



**Inclusion &
Diversity**



**Strong &
Respectful
Collaboration**



**Living &
Sharing Life
Together**

Location



Location



A-View Looking South-East

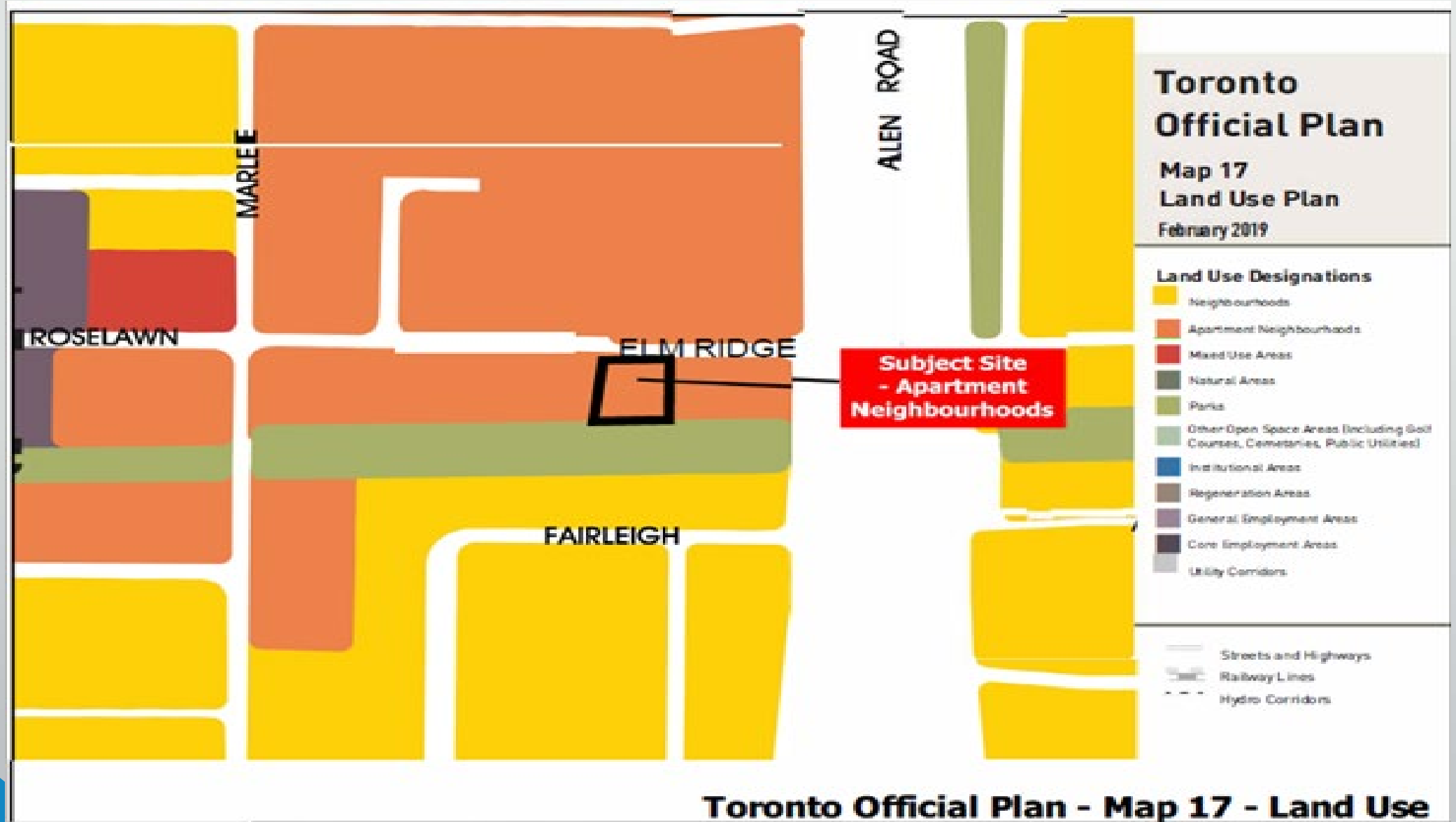


B-View Looking East



C-View Looking North-East

Land Use Map



Toronto Official Plan - Map 17 - Land Use


Height Map



Building Information







Proposal Highlights

Height  19 Storeys + Intermediate level (62.7m Plus 6.5m PH)

Site Area  1,207 m²

Gross Floor Area  10,905.5 m²

Density  9.03 FSI (Floor Space Index)

Residential Units  **106 Units**
 **25 studios (23%)**
 **41 1-bedroom (39%)**
 **23 2-bedroom (22%)**
 **14 3-bedroom (13%)**
 **3 4-bedroom (3%)**

Indoor Amenity Space  426 m²

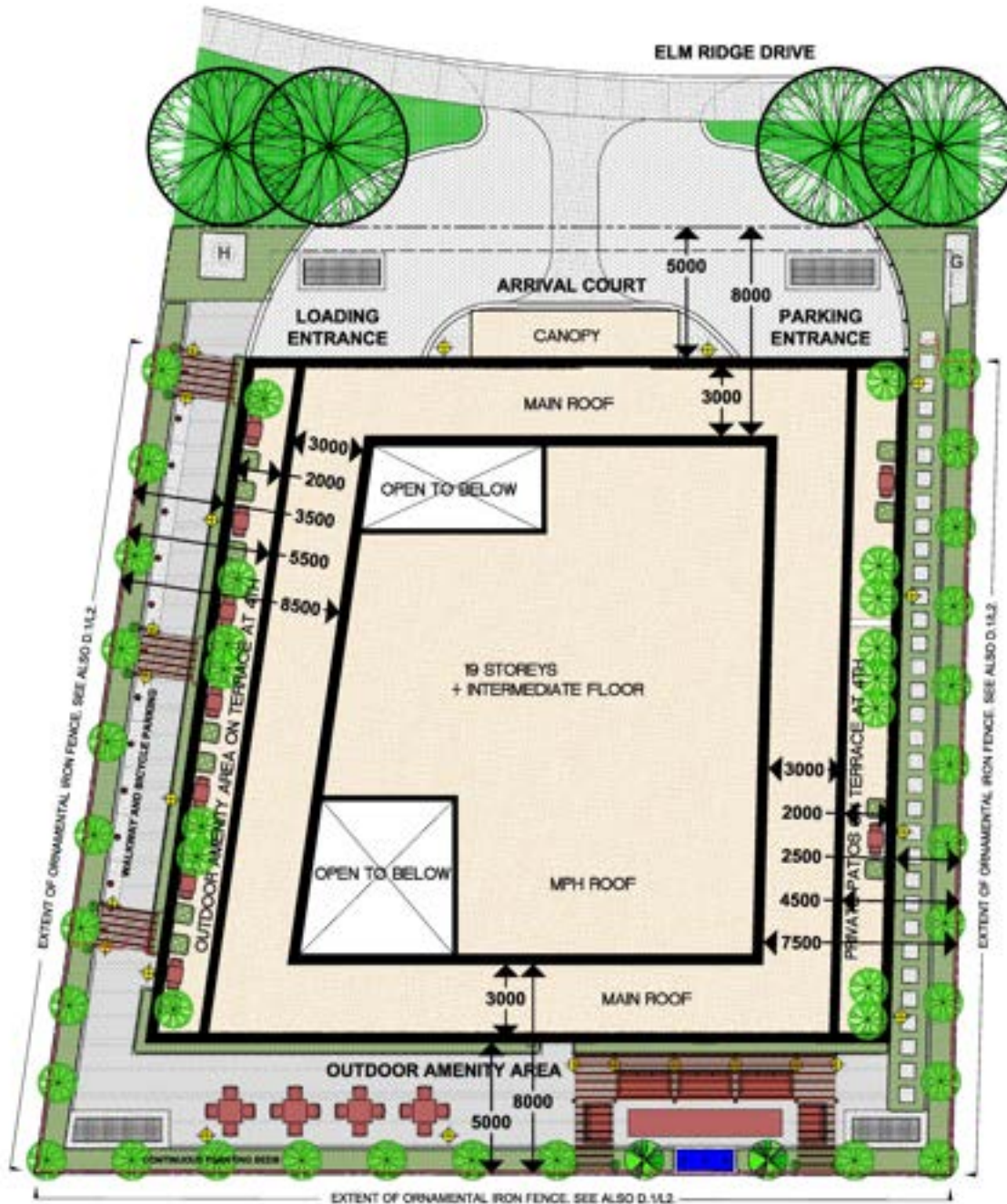
Outdoor Amenity Space  212 m²

Bicycle Parking  **50 Spaces**
12 Short-term spaces
38 long term Spaces

Vehicular Parking  **37 Spaces**

Building



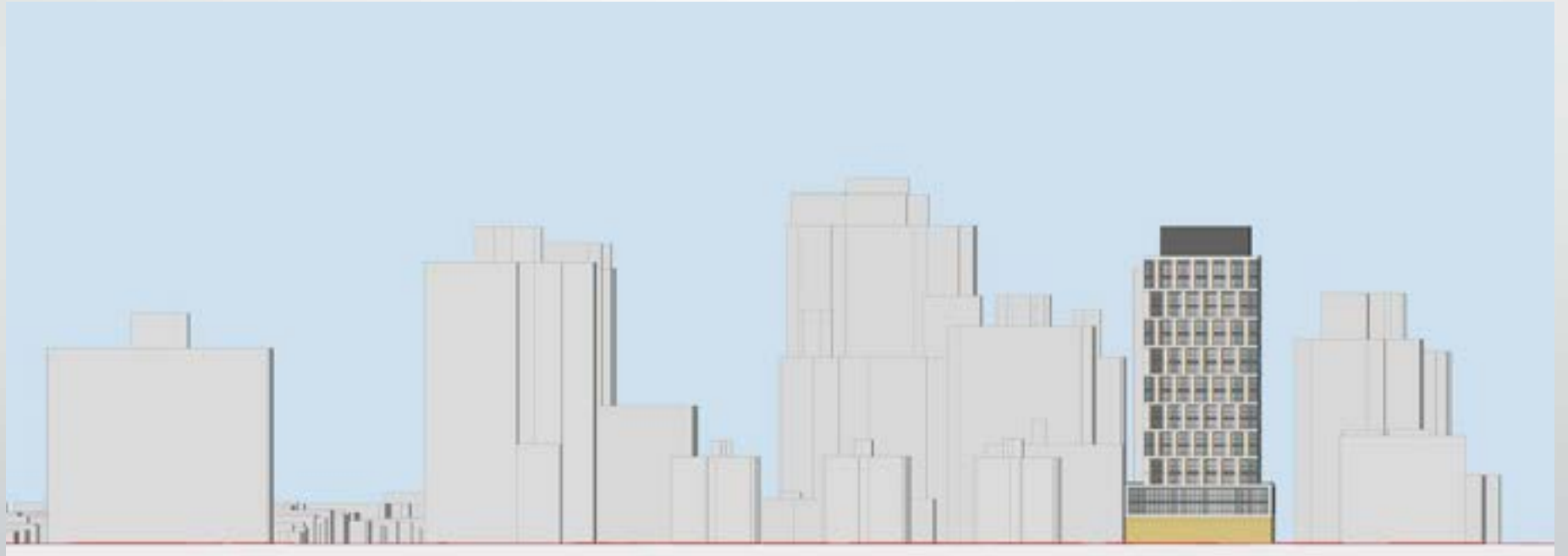


Site Plan



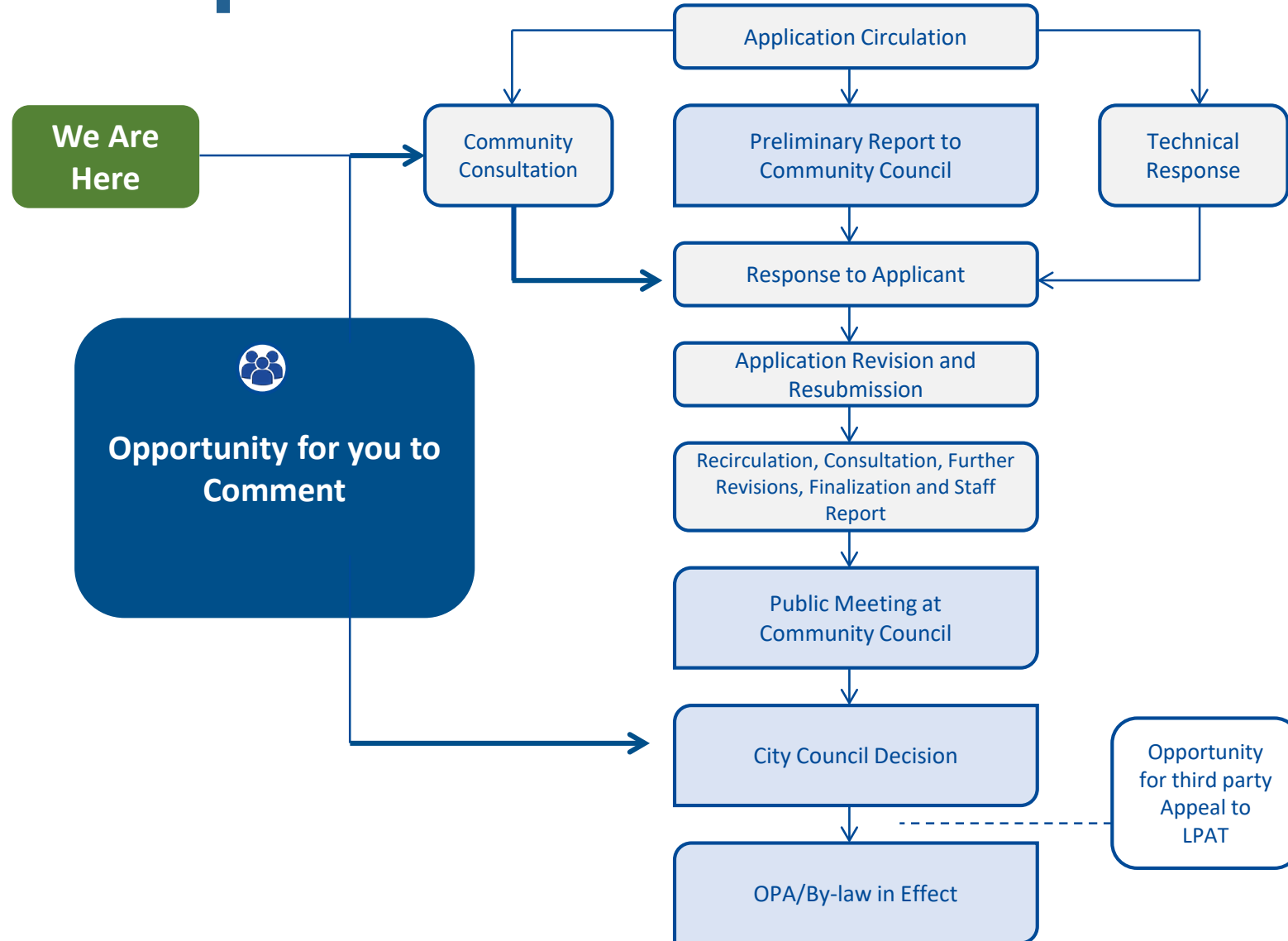
Ground Floor Plan

Elevation



South Elevation

Next Steps



Facilitated Discussion



Raised Hand:

Raised Hand is found in the bottom right hand corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio. Participants Calling-in can dial *3 to raise hand.

Q&A:

Q & A is found as an option when you click on the circle with dots. Address your question to all the panelists, using the drop down menu, on the top.



Contact Us



E-mail to:
Ben.DiRaimo@toronto.ca



416-395-7119



@ CityPlanTO

Thank you for attending!

