

**181, 199, 203 Richmond Street West; 10 Nelson Street
and a portion of an abutting Public Lane – Rezoning
Application - Preliminary Report**

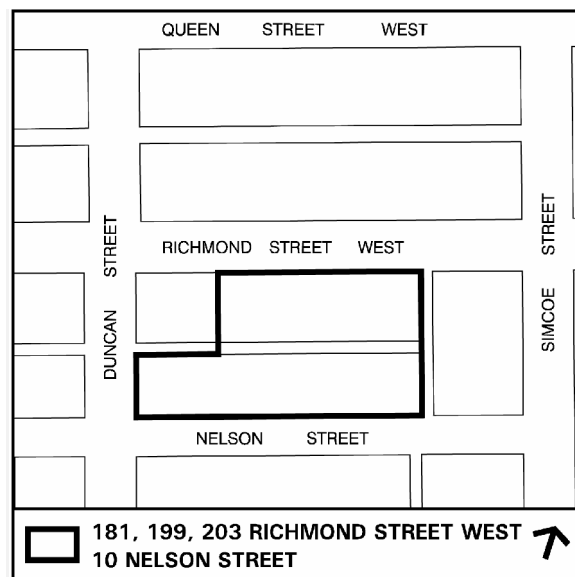
Date:	May 14, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	08 146250 STE 20 OZ

SUMMARY

This application proposes two residential towers having heights of 39 storeys and 18 storeys, connected by a two storey podium, at 181, 199, 203 Richmond Street West, and 10 Nelson Street. A public lane, that is oriented in an east-west direction, connects Duncan Street to Simcoe Street, and forms part of the lands to be developed. The proposed development, as submitted, would accommodate 58, 754 square metres (632,443 square feet) of residential floor area (628 dwelling units) and 3, 164 square metres (34,058 square feet) of non-residential floor area, resulting in a density of 11.5 times the area of the lot.

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

The subject properties are located within the King-Spadina Secondary Plan, East Precinct area. This area has been the subject of a significant number of development applications that are well in excess of permitted building heights and do not meet the built form policies of the Secondary Plan. In April 2008 Toronto and East York Community Council, directed



planning staff to review the existing built form policies in the East Precinct, as noted in motion no. TE 14-70. The study will specifically address the following:

1. The public policy goals and objectives of the Official Plan;
2. The goals and objectives of the King-Spadina Secondary Plan;
3. The emerging “Living Downtown Study” principles;
4. The heritage character of the area including enhancements to the area’s heritage policy framework;
5. The maintaining and enhancing of employment opportunities in the area; and,
6. The impact on pedestrian safety and the public realm.

Coupled with this review, the newly established Entertainment District Business Improvement Association (“BIA”) has initiated a Master Plan exercise. The BIA study area includes the East Precinct, which will be reviewed by staff, in accordance with Community Council’s direction. The BIA process commenced on May 29, 2008.

Planning Staff have circulated this application, and other similar, recently received applications in the East Precinct, to be considered in parallel with the broader studies.

Community Consultation meetings are recommended throughout the balance of this process, in consultation with the Ward Councillor. Community Consultations for all individual applications and the Built Form Review were held in June of this year, in accordance with the regulations of the Planning Act.

This development proposal challenges many aspects of the existing policy framework for King Spadina, and will be reviewed in the context of the City’s built form review and the BIA Master Plan study. Likewise, comments received on individual applications will help to inform our area review and will be considered in the public consultation process.

It is staff’s goal to have all the studies completed prior to reporting back to Council on any individual application. It is anticipated that a final report for the subject application will be submitted in the first to second quarter of 2009.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to continue to process this application in the East Precinct of the King-Spadina Secondary Plan Area, in light of the City’s and BIA’s built form and Master Plan reviews for the area.

2. Staff be directed not to submit Final Reports on development applications in the King-Spadina, East Precinct until such a time as the built form review has been considered by Council.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2005, a review of the King-Spadina Secondary Plan was initiated by Council to evaluate specific matters related to entertainment uses in the area, community infrastructure, built form policies and the policies related to the public realm. The study was completed in 2006 and resulted in Official Plan Amendment 921-2006 and Zoning By-law Amendment 922-2006 being approved by City Council which introduced limited changes to the planning framework for the area. These amendments were enacted by City Council in September 2006 and are currently under appeal to the Ontario Municipal Board by area owners and developers. There have been a series of pre-hearing conferences resulting in many appeals being withdrawn or settled. A hearing is now scheduled for November 2008.

ISSUE BACKGROUND

Proposal

The proposed development consists of a 2 storey podium, with towers on top. A tower rising to 39 storeys (119.1 metres – 391 ft.) plus the mechanical penthouse, is proposed to be located at the north east corner of Nelson Street and Duncan Street. The lower 18 storey, “S” shaped building (57.2 metres -187.7 ft.) plus mechanical penthouse, runs between Richmond and Nelson Streets.

The total number of proposed residential units in the development is 628. The total residential floor area is 58,754 square metres (632,443 square feet). A total of 3,164 square metres (34,058 square feet) of office/retail/indoor amenity space is proposed. The resulting floor space index is 11.5 times the area of the lot.

The total of 560 parking spaces, as well as, 200 bicycle storage spaces are proposed.

Site and Surrounding Area

The subject lands are 4,911 square metres (52,863 square feet) in area, with a portion of a public lane proposed to be acquired from the City having an area of 364 square metres (3,918 square feet). The lands are comprised of two parcels that are bisected by a public lane (See attachment 1 – Site Plan).

The lands are currently developed with surface commercial parking lots and two non-residential buildings. The first building is a four storey commercial office building,

municipally known as 199 Richmond Street West. The second building is a two storey commercial building, municipally known as 203 Richmond Street West. Both buildings are currently vacant, with demolition permits issued for both in February, 2008. An historic nine storey office building is located at 205 Richmond Street West.

The subject lands are surrounded by the following land uses:

West: Duncan Street. Along the west side of Duncan Street are two office buildings of between five and eight storeys in height, with some commercial uses at grade. Further west is a surface parking lot and a variety of two and three storey buildings along John Street occupied by entertainment, office and restaurant uses.

North: The northern boundary of the site is Richmond Street West. A variety of office and residential apartment buildings are located on the north side of Richmond Street West. The heights of these buildings range from 6 to 14 storeys along Richmond Street West. Queen Street West is a Heritage Conservation District, located one block north of the subject lands and is the location of a variety of retail and restaurant uses generally within two to four storey buildings.

East: Directly east of the subject lands, across the north-south oriented public lane, is the 17-storey "University Plaza" condominium apartment building. The east side of Simcoe Street is designated the Financial District.

South: Nelson Street is the southern boundary of the subject lands. To the south of Nelson Street are "Boutique I & II" residential condominiums having approved heights of 15 and 35 storeys respectively.

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 Regeneration Area in the City of Toronto Official Plan which permits the proposed residential and commercial uses. Chapter 6.16 of the new Official Plan contains the King-Spadina Secondary Plan. The King-Spadina Secondary Plan emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. In particular, Section 3 – Urban Structure and Built Form, subsection (e) specifies that new buildings will achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression. Further, Section 4 – Heritage subsection 4.3, cites that ‘New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line, and profile and architectural character and expression.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 3- Zoning Map). As part of the RA zoning controls, density standards were replaced by built form objectives expressed through height limits and setbacks.

The Zoning By-law permits a maximum building height of 30 metres for this site. An additional 5 metres is permitted for rooftop mechanical elements. A 3-metre stepback above 20 metres on all street frontages is also required

Site Plan Control

The proposed development is subject to site plan approval. No site plan submission has been made.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application for a building that exceeds the permitted maximum building height of 30m for the site as set out in Zoning By-law 438-86, as amended, by 97.1m (318.6 ft.), resulting in a proposed 127.1m (417 ft.) building height. In addition, the building does not comply with the required 7.5 metre setbacks from the side and rear lot lines as set out in Zoning By-law.

The built form policies of the King-Spadina Secondary Plan, sets out a policy framework that results in a built form and massing, which is complementary to the historic physical fabric in the area. This built form generally results in a mid-rise building that reinforces the area's warehouse character. Provided the proposed development is found to be in compliance with the development criteria for the Regeneration Areas and the policies of the King-Spadina Secondary Plan, an Official Plan amendment will not be required.

COMMENTS

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

1. Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan;
2. Compliance with the Tall Building Design guidelines;
3. Height and massing relationships with the immediate area and with abutting properties;
4. Relationship to abutting heritage buildings, the Queen Street West Heritage Conservation District, and the physical heritage character of the area;
5. Traffic, site servicing, and impacts on the pedestrian realm;
6. Shadow impacts on the public realm including Queen Street West that result from the height and massing, as well as light, view and privacy issues related to abutting properties.
7. Impacts on the future development of the King-Spadina area.
8. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.
9. Identification and securing of community benefits under Section 37 of the Planning Act should the proposed development, or some version thereof advance, will be assessed, in accordance with Sections 5.1 and 7.2 of the King-Spadina Secondary Plan.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

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

CONTACT

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SIGNATURE

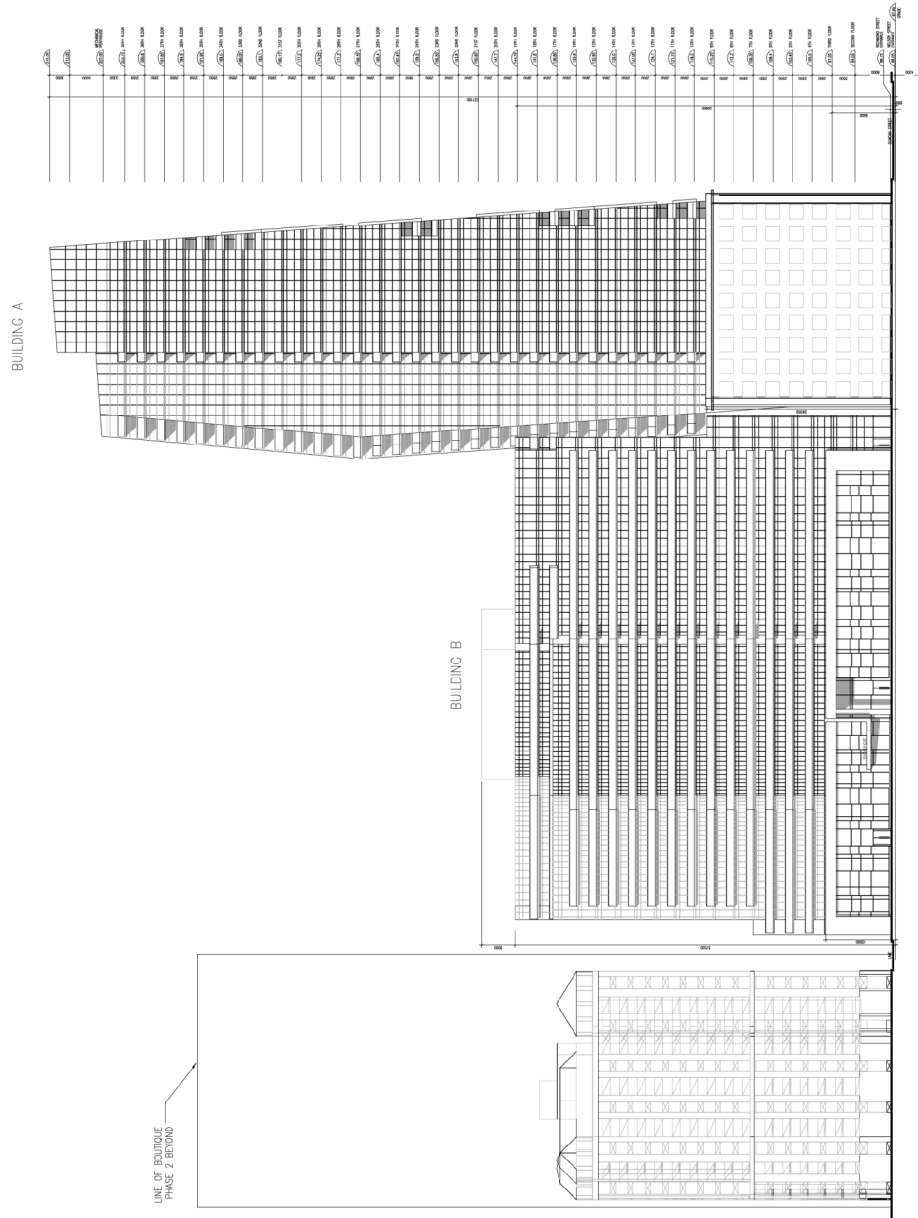
Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 2: Elevations



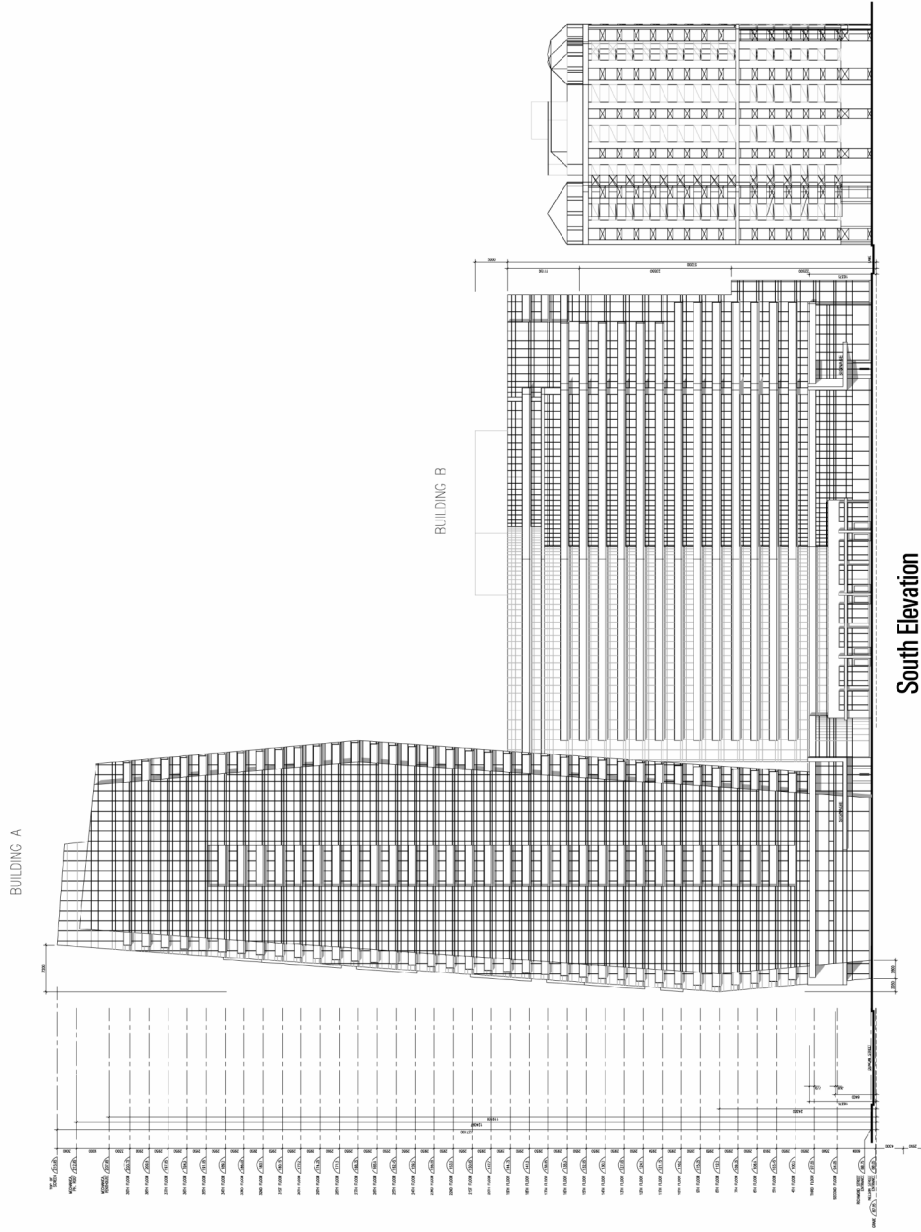
North Elevation

Applicant's Submitted Drawing

Not to Scale
05/26/08

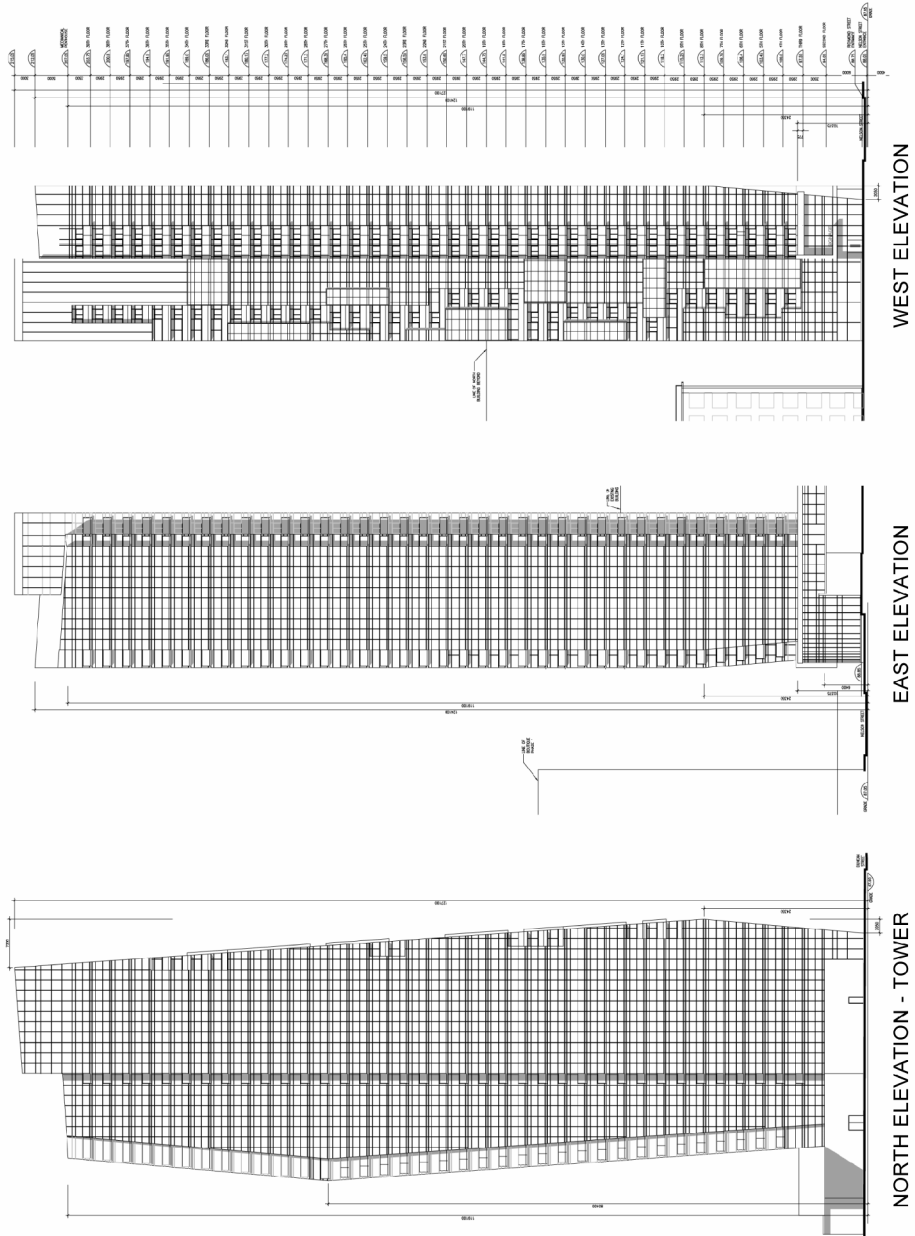
181, 199, 203 Richmond Street West
10 Nelson Street

File # 08_146250



South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 05/26/08

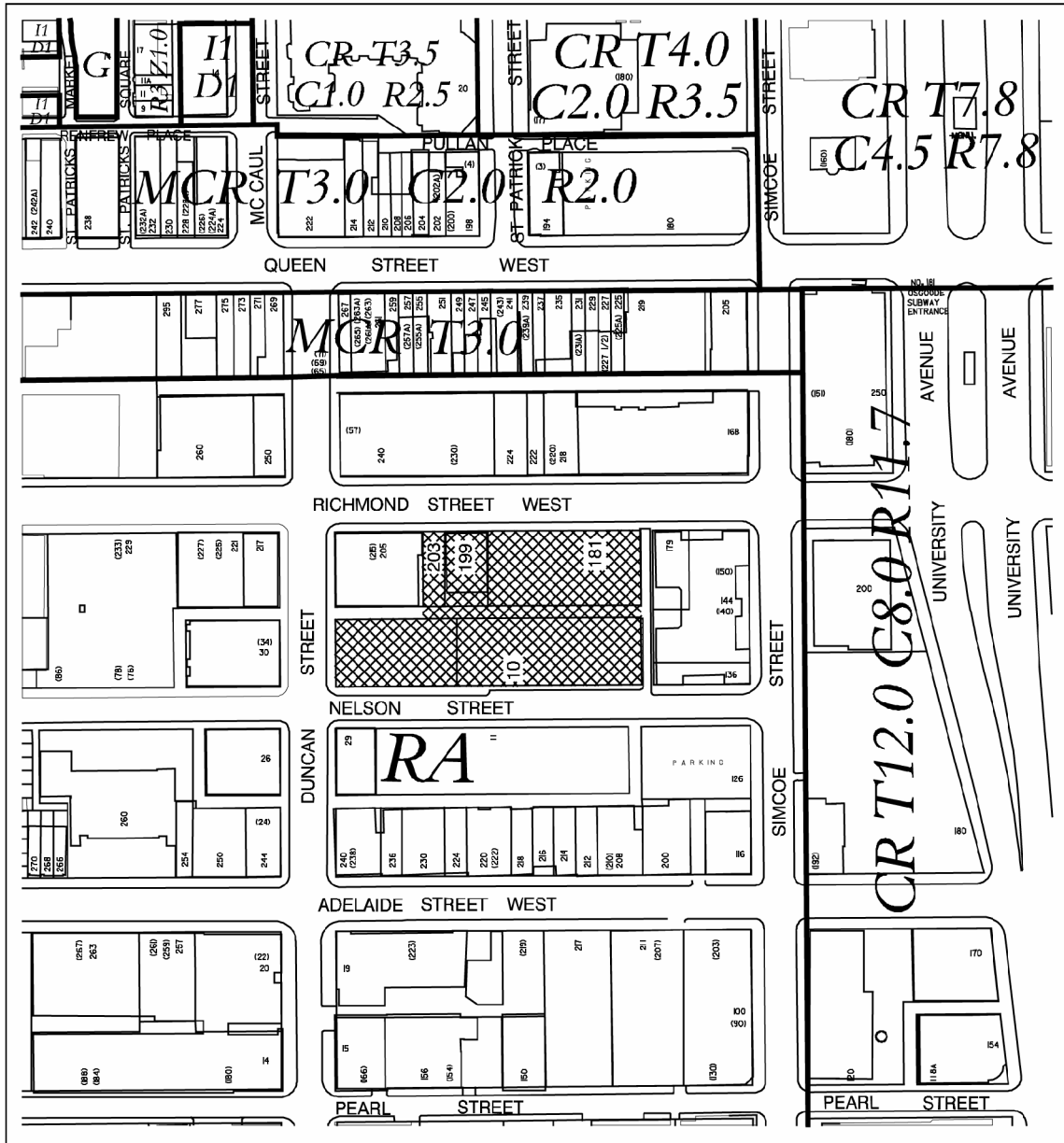
South Elevation
 181, 199, 203 Richmond Street West
 10 Nelson Street
 File # 08_146250



Elevations
 Applicant's Submitted Drawing
 Not to Scale
 05/26/08

181, 199, 203 Richmond Street West
10 Nelson Street
 File # 08_146250

Attachment 3: Zoning



181, 199, 203 Richmond Street West
 10 Nelson Road
 File # 08_146250

- | | | | |
|-----|--------------------|----|----------------------|
| CR | Mixed-Use District | R3 | Residential District |
| MCR | Mixed-Use District | I1 | Industrial District |
| RA | Mixed-Use District | G | Parks District |

↑
 Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 05/26/08 - AA

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 146250 STE 20 OZ
Details	Rezoning, Standard	Application Date:	April 11, 2008

Municipal Address: 181 RICHMOND ST W
 Location Description: PL 17 LT1 TO 4 PT LT5 **GRID S2013
 Project Description: rezoning application for re-development of the site for a mixed use building containing 628 dwelling units (58754m2 of residential gfa) and 1,908m2 of non residential gross floor area in a 39 and 18 storey tower connected by a two storey podium.

Applicant:	Agent:	Architect:	Owner:
N. BARRY LYON CONSULTANTS LIMITED		Quadrangle	ASPEN RIDGE HOMES RICHMOND LTD

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: RA	Historical Status:
Height Limit (m): 30	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	5275	Height:	Storeys:	39
Frontage (m):	111.7		Metres:	127.1
Depth (m):	0			
Total Ground Floor Area (sq. m):	2434			Total
Total Residential GFA (sq. m):	58754		Parking Spaces:	574
Total Non-Residential GFA (sq. m):	1908		Loading Docks	1
Total GFA (sq. m):	60662			
Lot Coverage Ratio (%):	40.6			
Floor Space Index:	11.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	58754
Bachelor:	0	Retail GFA (sq. m):	603
1 Bedroom:	349	Office GFA (sq. m):	1305
2 Bedroom:	279	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	628		

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