

**842-856 Richmond Street West - Zoning Amendment
Application – Final Report**

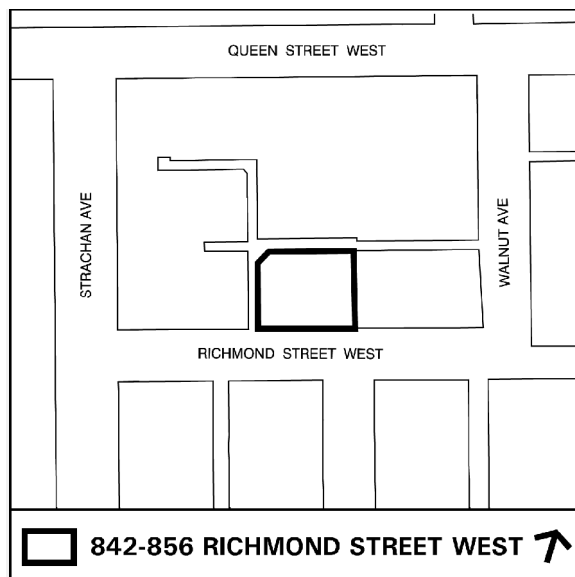
Date:	May 24, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	11 240835 STE 19 OZ

SUMMARY

This Zoning By-law amendment application proposes the construction of a 20 unit, 4-storey, (16.4 metres), residential building with a gross floor area of 3,260 sq m. The proposed building consists of 4 units accessed directly from Richmond Street West, 8, 2-storey units above, and 8 additional 3-storey back to back units at the rear of the site. All parking spaces are accessed from the existing laneway to the north, and private rooftop terraces are also proposed.

The proposed redevelopment adequately addresses the applicable "*Neighbourhoods*" policies in the Official Plan. The applicant proposes a built form, density and scale of development suitable for the site and acceptable for this neighbourhood. The new residential land use proposed is considered appropriate.

This report reviews and recommends approval of the application to amend the Zoning By-law 438-86.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 842-856 Richmond Street West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report dated May 24, 2012 from the Director, Community Planning, Toronto East York District.
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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous applications or decisions related to the subject property.

ISSUE BACKGROUND

Proposal

Original Proposal

The applicant initially proposed the construction of a new 18 unit townhouse redevelopment at the subject site. The townhouse development was to be divided into 'blocks' with Block 'A' consisting of 8 units fronting Richmond Street West while Block 'B', along the rear laneway, had 10 units situated back-to-back. The two blocks were proposed to be 3 storeys each with Block 'A' having a height of 10.7 metres and Block 'B' having a taller height of 13.5 metres. A landscaped pedestrian corridor ran through the interior of the site separating Blocks A and B. A total of 3,260 square metres of gross floor area was proposed.

The original scheme contemplated the provision of 18 resident parking spaces in one level of underground parking accessed via the existing rear laneway. No visitor parking spaces were provided.

Revised Proposal

In response to concerns from Planning staff, the applicant revised their proposal and presented the revised scheme at a community consultation meeting on November 22, 2011. The applicant's redesign consists of a residential building with all the townhouse-apartment style units contained within one building. The revised scheme proposes a total of 3,260 m² of gross floor area and a building height of 16.4 metres. Every unit, with the exception of the units accessed directly off Richmond St West, will have access to private rooftop terraces that will add an additional 2 metres of height. Vehicular access to two levels of underground parking is provided off of the rear laneway and a total of 19 resident parking spaces, (plus an additional 'small car' space), along with 1 visitor parking space is proposed. Of the total resident parking spaces 4 are provided at-grade.

(Please refer to the Attachment 4: Application Data Sheet, for further statistical information)

Site and Surrounding Area

The development site, which is comprised of properties municipally referred to as 842, 844, 846, 850 and 856 Richmond Street West, is located on the north side of Richmond Street West just east of Strachan Avenue. The rectangular shaped lot has an area of 1,030 square metres, a frontage of approximately 37 metres and a depth of approximately 31 metres. The lands currently contain one 1-storey semi-detached dwelling and a 1-storey automotive garage/repair shop, which has been converted into a temporary sales centre.

Land uses surrounding the site are as follows:

- North: a 7-storey condominium and a mix of 2 and 3-storey mixed-use commercial buildings fronting Queen Street West with Trinity-Bellwoods Park further north;
- South: a 3-storey townhouse development and to the southeast a 4 storey walk up apartment;
- East: a 1-storey semi-detached dwelling, 2-storey office building and another 4-storey office building;
- West: a 3-storey office building, 1-storey City of Toronto EMS facility and 2 and 3-storey semi-detached dwellings further west along Strachan 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 City of Toronto Official Plan designates the property as *Neighbourhoods*, which are considered physically stable areas made up of residential uses in lower scale buildings.

The stability of our *Neighbourhoods*' physical character is one of the keys to Toronto's success. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. To ensure development in established *Neighbourhoods* will respect and reinforce the existing physical character, policy 4.1.5 of the Plan states that any proposal shall have regard for:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);

- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

Neighbourhoods policy 4.1.8 states that zoning by-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*.

Zoning

Under former City of Toronto Zoning By-law 438-86 the subject property has both an Industrial (I) and Residential (R) designation. The west portion of the site, 846-856 Richmond Street West, is zoned I1 D3, while the east portion, 842-844 Richmond Street West, is zoned R3 Z1.0 (Attachment 3). The I1 zoning classification permits a mix of industrial uses up to a total density of 3.0 times the area of the lot. The R3 zoning classification permits a wide range of residential uses up to a total density of 1.0 times the area of the lot. The maximum permitted height for the site (both the residential and industrial designations) is 18.0 metres.

Site Plan Control

An application for Site Plan Control (11 240844 STE 19 SA) has been submitted and is currently under review by City Staff.

Reasons for Application

An amendment to the Zoning By-law is required as the Industrial (I1) zoning designation on part of the site does not permit residential uses and the residential portion of the site does not permit the density of residential development requested.

Other minor zoning deficiencies respecting, but not limited to, amenity space and parking are also to be addressed.

Community Consultation

A community consultation meeting was held on November 22, 2011 in consultation with the Ward Councillor at Trinity Recreation Centre, 155 Crawford Street. There were 23 members of the public in attendance. There were a number of issues raised including concerns regarding the number of units, height, setbacks and landscaping. Planning Staff received written correspondence which cited concerns about restricted access and parking during construction, and concerns regarding liability for any potential damage caused by construction activities, adequacy of visitors parking and how waste would be managed generally including but not limited to storage and collection.

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 appropriate by-law standards.

COMMENTS

Land Use

The Official Plan designation applying to the subject site is *Neighbourhoods*. These areas are envisioned to be made up of residential uses in lower scale buildings. The proposed zoning amendment application for the subject residential redevelopment would bring the site into conformity with the Official Plan and introduces a land use that is compatible and consistent with the surrounding land uses.

Density, Height, Built Form

The applicant proposes a height limit of 18 metres which is reflected in the by-law law attached to this report. (See Attachment 5: Draft Zoning By-law Amendment). The plans show the building at 16.4 metres. The as of right zoning height limit would allow a building height of 18 metres for both the portions classified as Industrial and Residential. The height limit for all the properties east to Niagara Street and west to Strachan Avenue is 18 metres. The applicant proposes to maintain the as of right height permissions and the proposal contemplates the widening of the existing rear laneway to 6.0 metres and the west lane to 5.0 metres which provides further physical separation between the subject site and sites that might be impacted by this building. There is a one storey residence immediately to the east and adjacent to the site and it is the only one storey residence along Richmond Street West from Strachan Avenue to Niagara Street. In consideration of the planned and existing context, staff anticipate that this site will be redeveloped at some time in the future with a taller building. Staff are of the opinion that the height proposed is appropriate for the site.

The proposal contemplates 3,260 m² in total gross floor area, (gfa), and a total density of 3.16 times the area of the site. There are a number of sites in the surrounding area with comparable densities. In consideration of the density permissions in this area for residential uses, the proposed density is suitable for the site.

The townhouses fronting onto Richmond Street West will have no front yard setback which is consistent with the townhouse development approved by Council in July 2007, (By-law No. 776-2007), across the street and the properties along the north side of Richmond Street from Walnut Avenue to Strachan Avenue. The walkways along the east and west side of the building leading to main doors create an adequate physical separation distance from the property line creating a suitable relationship for future development to the east of the site. All the proposed setbacks are acceptable.

The development will locate the main building entrances to allow direct access from the sidewalk, it will share vehicular access via the public lane in the rear and will appropriately eliminate surface parking in the front yard by locating the building right up to the street.

City Planning staff are satisfied that the height, density and built form is appropriate for the site.

Traffic Impact, Access, Parking

The vehicular access is proposed off an east west laneway at the rear (north end), of the site. The existing laneways to the north and west of the site are proposed to be widened for improved access as a part of the redevelopment. The widening will be conveyed as a part of the concurrent site plan application under review. City staff have no outstanding zoning amendment issues pertaining to access.

Any remaining concerns related to vehicular access will be addressed as a part of the site plan application. The pedestrian access to the four (4) grade related units fronting Richmond St West is provided directly off the sidewalk and to the eight (8) rear units via the sidewalk which leads to a walkway platform running the depth of the site at the east and west ends of the site. (See Attachment 1: Site Plan). The access to the remaining eight (8) two storey apartment style units will be provided through a main entrance leading to an elevator that accesses a common corridor. The pedestrian access proposed promotes convenient and easy access to each unit. All pedestrian accesses are in highly visible locations which promotes safe use.

The applicant provided a parking analysis (letter dated May 4, 2012 Lea Consulting Ltd) for staff review in support of the application. The proposal contemplates the provision of 19 resident parking spaces and 1 visitor parking space meeting the required dimensions. One additional small car space with slightly reduced dimensions, (at 4.9 x 5.6), is proposed for a total parking supply total of 20 resident parking spaces. The provided parking locates 4 parking spaces at-grade and another 16 in the underground parking garage. The parking supply is being provided at a rate of 0.95 spaces per unit, 0.05 spaces less than the standard parking rate which staff accept as adequate. The proposal includes the reinstatement of the curb in front of the property which will allow for the provision of 2-3 new on-street visitor parking spaces. The applicant also proposes the location of a bike room in the underground parking garage for the provision of 15 bicycle parking spaces. The applicant has been advised that the details regarding the design and management of on-site bicycle parking spaces will be finalized as a part of the site plan application which is under review.

Open Space/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 lands which are the subject of this application are in an area that is in the third highest quintile of parkland provided.

The applicant proposes 20 residential units on a site of 0.10 ha. At the alternative rate 0.4 ha per 300 units specified in By-law 1020-2010, the parkland dedication would be 0.024 ha or 23.9% of the site area. The proposal is subject to a cash-in-lieu cap of 10% of the value of the site or 0.01 ha.

The applicant proposes to satisfy the parkland dedication requirement by cash in lieu and this is appropriate as it would prove difficult to find a parcel of land that would meet the City requirements for land conveyance because of the size and shape of the site and the on-site underground infrastructure.

The determination of the actual amount to be paid through cash-in-lieu will be finalized at the time of issuance of the building permit.

Tenure

The intended tenure of the project development is condominium.

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

Development Charges

It is estimated that the development charges for this project will be \$216, 820.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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SIGNATURE

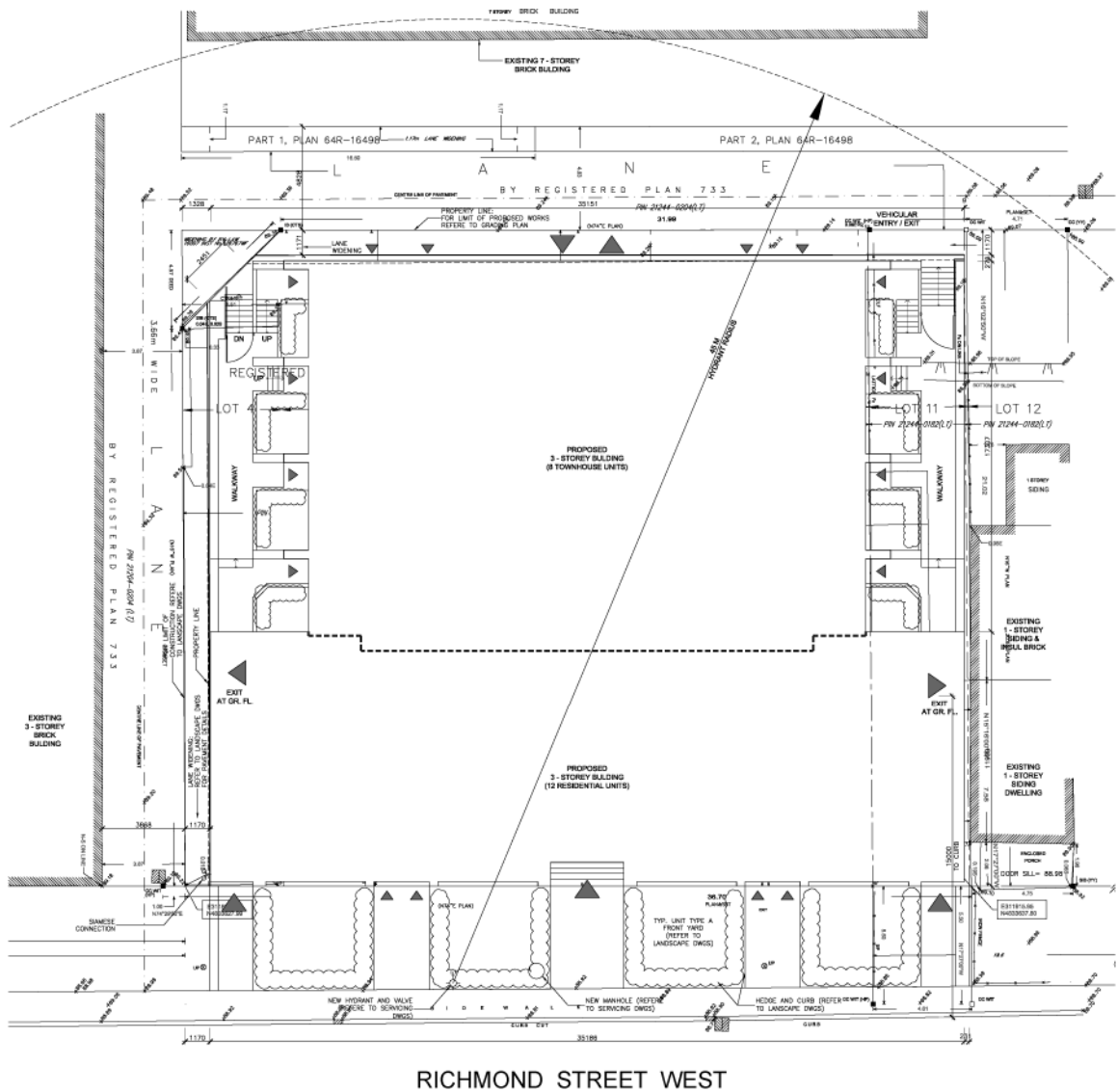
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations (a), (b), (c), (d)
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

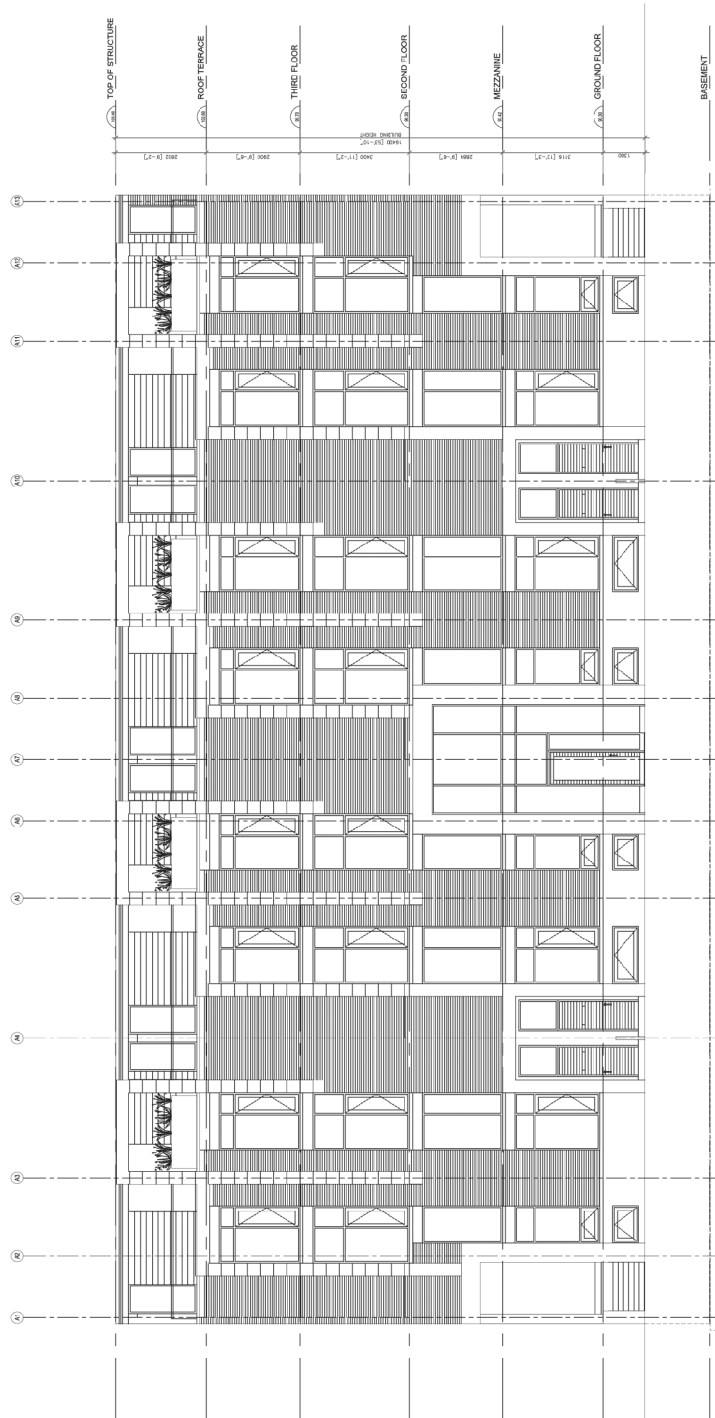
842-856 Richmond Street West

Applicant's Submitted Drawing

Not to Scale 
05/10/2012

File # 11 240835 0Z

Attachment 2: Elevations (a)



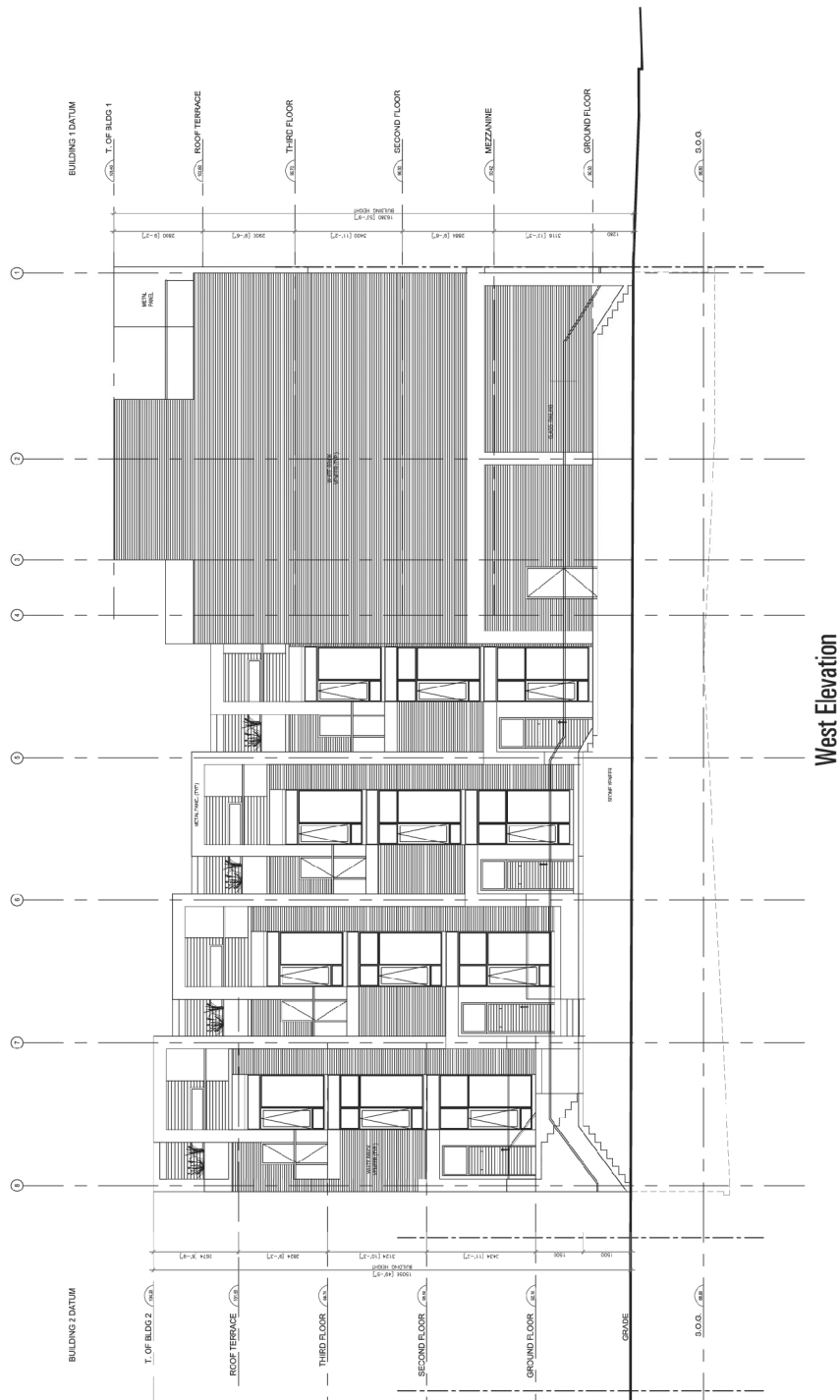
South Elevation

842-856 Richmond Street West

Elevations
Applicant's Submitted Drawing
Not to Scale
05/10/2012

File # 11 240835 02

Attachment 2: Elevations (b)



West Elevation

842-856 Richmond Street West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 05/10/2012

File # 11 240835 02

Attachment 2: Elevations (c)



East Elevation

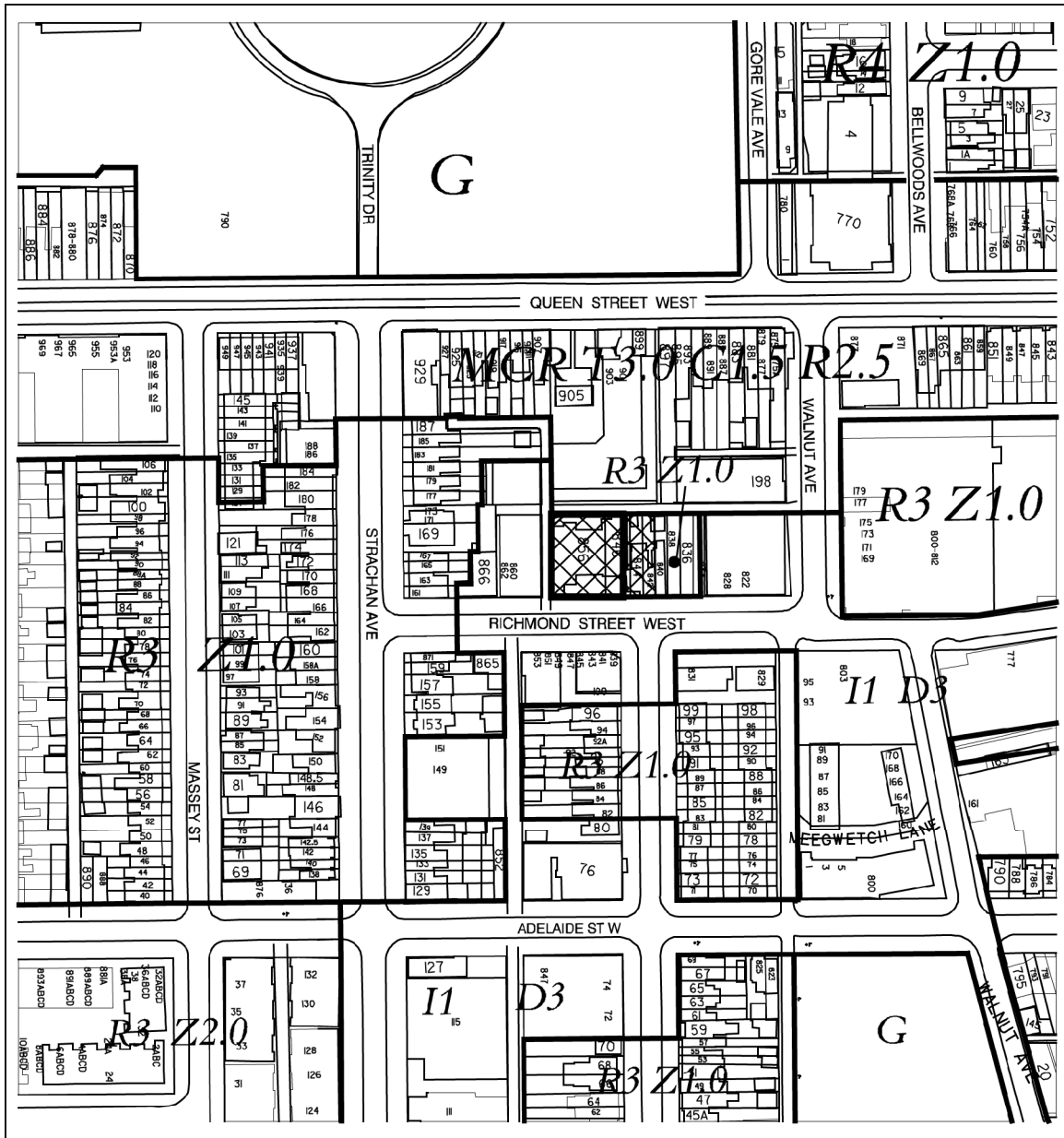
842-856 Richmond Street West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 05/10/2012

File # 11 240835 02

Attachment 3: Zoning



842-856 Richmond Street West

File # 11_240835_OZ

G	Parks District	MCR	Mixed-Use District
R3	Residential District	I1	Industrial District
R4	Residential District		



Not to Scale
Zoning By-law 438-86 as amended
Extracted 09/07/11

Attachment 5: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of
Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend ~ Zoning By-law No. ~, as amended,
With respect to the lands municipally known as,
842-856 Richmond St W**

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; and

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*;

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

1. By-law No. 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to building 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, is further amended by amending District Map 49G-323 contained in Appendix A, as shown on Map 1 attached to this By-law for the lands subject to this By-law, to rezone the subject lands R3 for the purposes of a residential building exclusively used as dwelling units
2. None of the provisions of Section 2(1) with respect to “*grade*”, “*height*”, and “*lot*”, and Sections 4(2), 4(4)(b), 4(12), 6(3) Part I 1, 6(3) Part II 1-8 inclusive, 6(3) Part III 1-4 inclusive, and 6(3) Part VII 1, of By-law No. 438-86 of the former City of Toronto, as amended, shall apply to prevent the erection and use of a *residential building* on the *lot*, provided that:
 - (a) The *lot* consists of at least the lands outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) the *residential gross floor area* on the *lot* shall not exceed 3,260 m²;
 - (c) no portion of any building or structure erected and used above *grade* is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law;

- (d) Despite Section 2(c) above, the following projection is permitted in *Area A* and *Area B* identified on Map 2;
 - i. Balconies which are setback 3.4 metres from any side lot line
 - ii. Eaves and ornaments which project 1.0 metre from a wall

- (e) Within the areas identified *Area A* and *Area B* the following provisions shall apply;
 - i. The height of a fence or safety railing shall not exceed 2.0 metres in height from the platform
 - ii. Stairs are permitted to a height of 3.5 metres above grade.

- (e) *height* of the building or structure shall not exceed those heights, in metres above *grade*, following the symbol “H” shown on Map 2 except:
 - i. a stair tower, elevator shaft, chimney stack or other heating or cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided the maximum *height* of the top of such elements including the area contained within an enclosure is no higher than the sum of 2.0 metres and the *height* otherwise permitted herein and;
 - ii. privacy screens or dividers between terraces, provided the maximum height of such dividers is no higher than 2.0 metres;

- (f) Parking spaces shall comply with the standards in Section 4(17) with the exception of one undersized parking space provided at 4.9 m X 5.6 m
 - a. *parking spaces* are provided on the *lot* in accordance with the following minimum standards:
 - i. 0.3 *parking spaces* for each *bachelor dwelling unit*;
 - ii. 0.7 *parking spaces* for each one-bedroom *dwelling unit*;
 - iii. 0.95 *parking spaces* for each *dwelling unit* having two or more bedrooms;
 - iv. 0.06 *parking spaces* for each *dwelling unit* for the exclusive use of visitors of the *dwelling units*;

3. Despite any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole of the lands identified on Map 1, as if no severance, partition or division occurred.
4. For the purposes of this By-law:
 - (a) “*grade*” shall mean 89.52 metres Canadian Geodetic Datum;
 - (b) “*height*” shall mean the vertical distance between *grade* and the highest point of the roof;
 - (c) “*lot*” shall mean the lands outlined in a heavy lines as shown on Map 1 attached to and forming part of this By-law; and
 - (d) each other word or expression which is italicized in this By-law has the same meaning as that word or expression contained in By-law No. 438-86 of the former City of Toronto, as amended.
5. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.
6. Within the lands shown on "Map 1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

