

**306–322 Richmond Street West
Rezoning Application
Preliminary Report**

Date:	June 3, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward No.20 – Trinity-Spadina
Reference Number:	File No. 07-238270 STE 20 OZ

SUMMARY

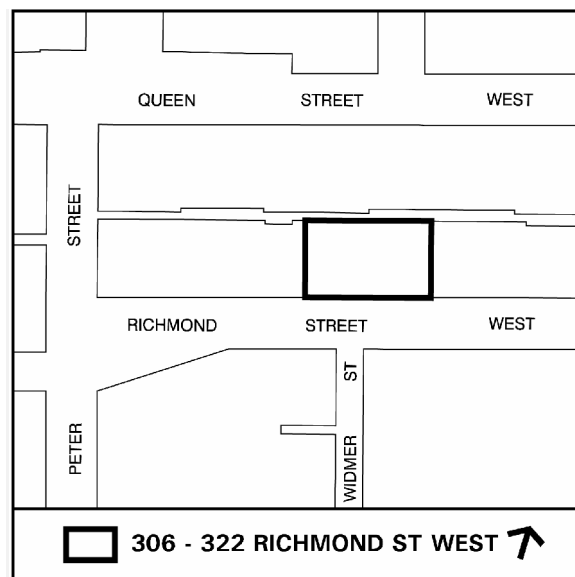
This application was submitted on July 3, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application originally proposed to redevelop the lands at 306-322 Richmond Street West, with a 19-storey (64 metre) mixed-use building. A Preliminary Report regarding this proposal was considered by Community Council in August 2007, and a Community Consultation meeting was held on June 19, 2007.

On April 1, 2008, a revised development was submitted, which proposes a 35 storey (121.7m) mixed-use building.

This report provides preliminary information on the revised application and seeks Community Council's direction 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 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 finalized and assessed 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 revised application proposes a 35 storey (121.7m – 399.3 ft.) mixed-use building. The gross floor area is comprised of 9,650 square metres (103,875 square feet) of hotel use, 3,070 square metres (33,046 square feet) of retail use, and 15, 809 square metres (170,172 square feet) of residential use. The unit mix consists of 150 hotel suite units, 24 one bedroom units, 33 one bedroom plus den units, 32 two bedroom units, 38 two bedroom plus den units, and 28 three bedroom units.

Site and Surrounding Area

The site is located on the north side of Richmond Street West between Peter Street and John Street, within the East Precinct of the King-Spadina Secondary Plan Area. The site is surrounded by the following uses:

North: An east-west public lane runs the length of the block, beyond which is Queen Street West. A lane widening conveyance will be required. The area of Queen Street West to the north of the site is a mixed-use zone. This section of Queen Street West is also a designated Heritage Conservation District.

South: The site fronts onto the north side of Richmond Street West which is a one-way westbound street with a right-of-way width of approximately 20 metres. On the south side of Richmond Street West, there are a variety of mixed-use buildings from two storey historic buildings to the Scotiabank Theatre Toronto.

East: Immediately east of the site are three-storey buildings beyond which is the National Film Board office at the northwest corner of Richmond and John Streets. The National Film Board office is approximately 45 metres (148 feet) in height.

West: Buildings ranging between two and three-storeys in height to the Peter Street intersection.

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. As part of the RA zoning controls, density standards were replaced by a built form envelope 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 permitted for the site as set out in Zoning By-law 438-86, as amended, by 91.7m, resulting in a proposed 121.7m 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, set 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 mid-rise buildings that reinforce 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

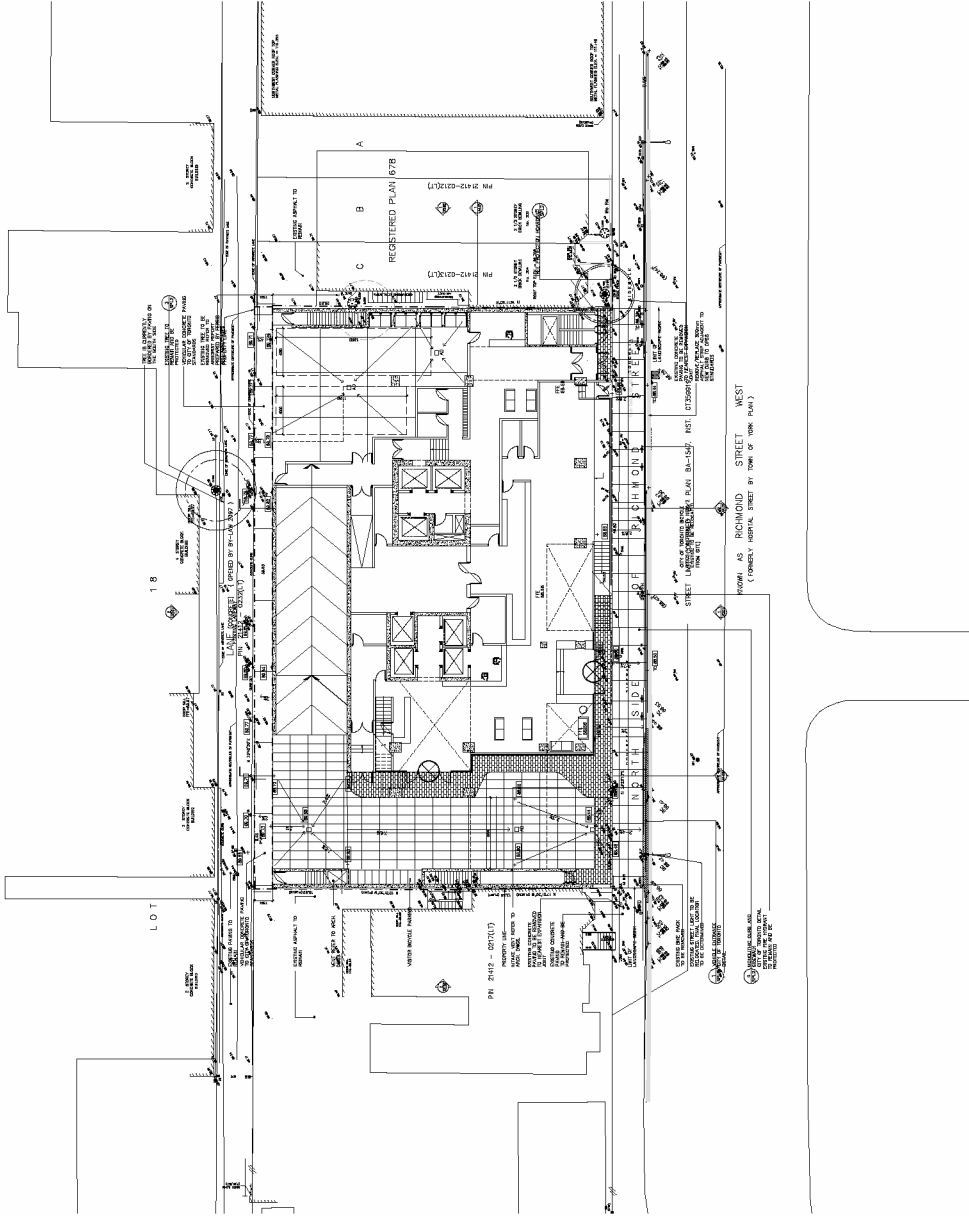
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



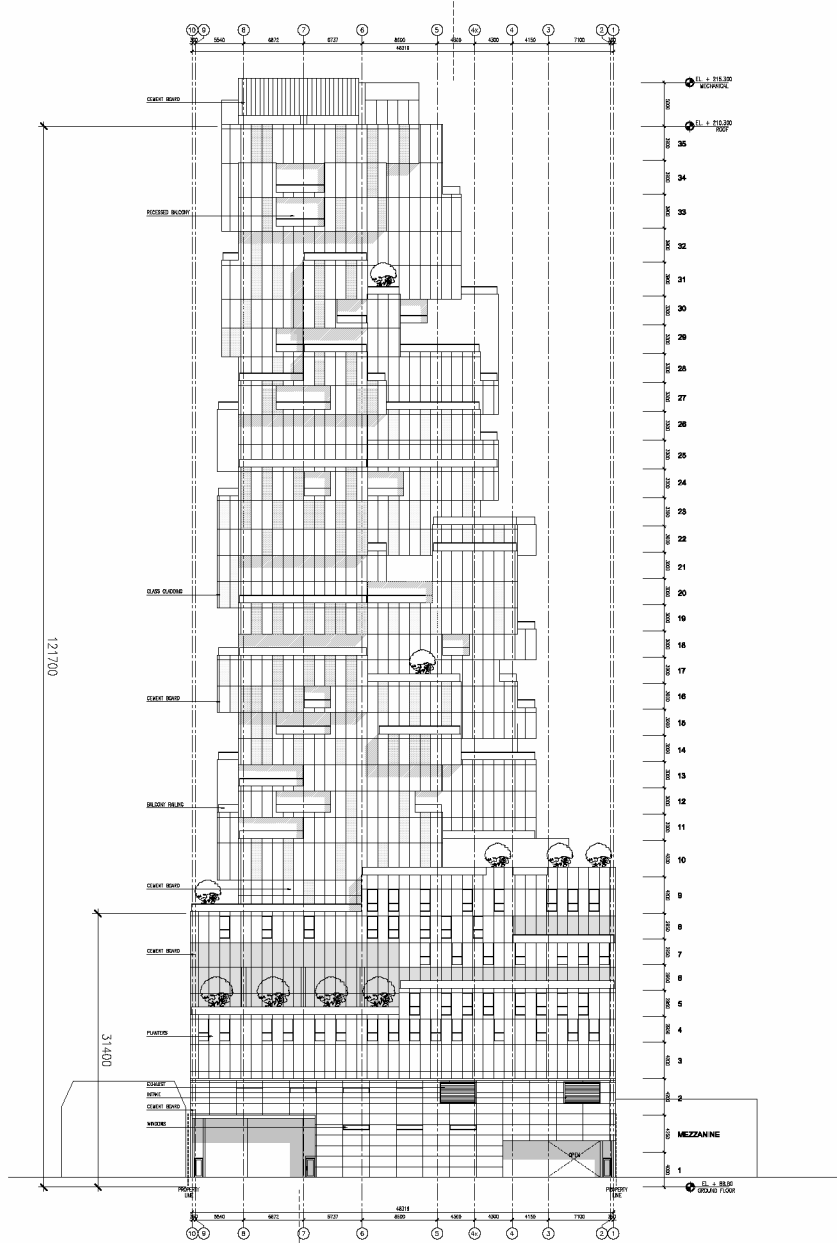
Site Plan

Applicant's Submitted Drawing

Not to Scale
05/26/08

File # 07_238270

Attachment 2: Elevations



North Elevation

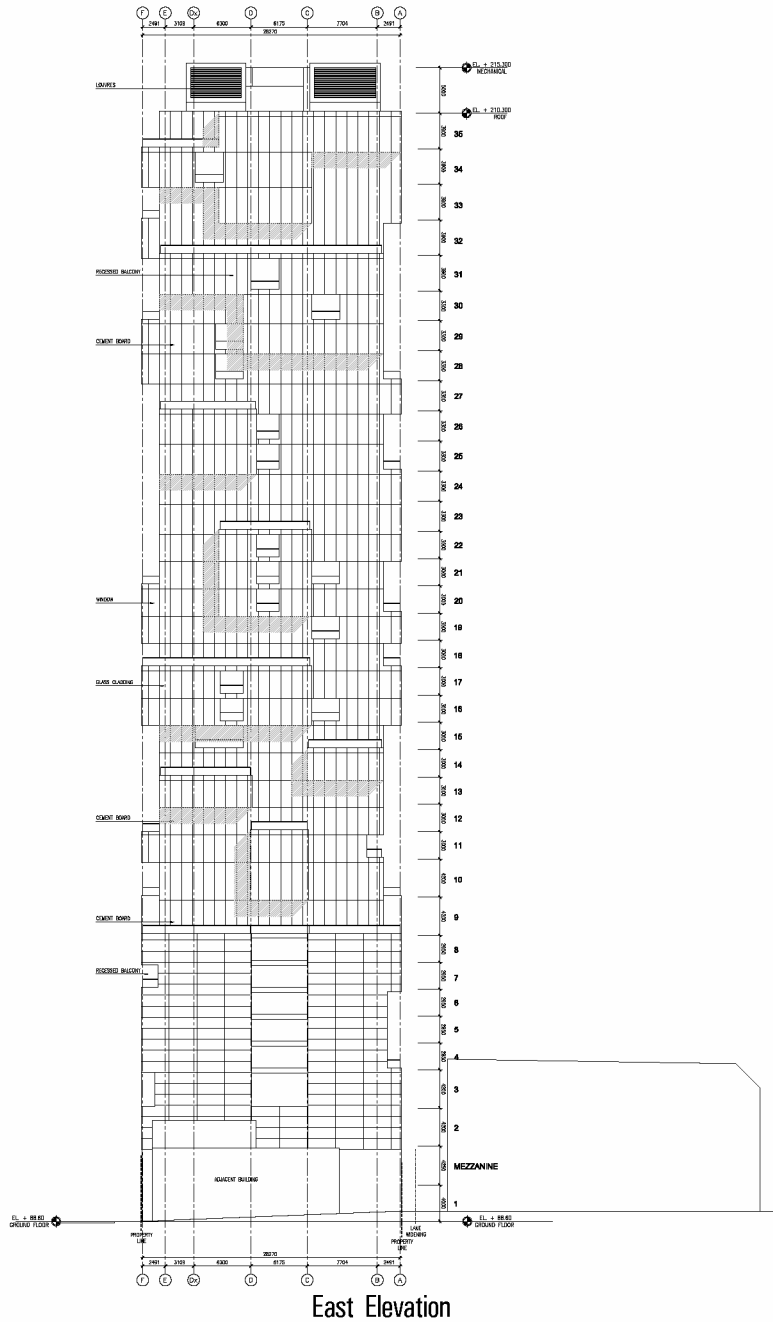
Elevations

306 - 322 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
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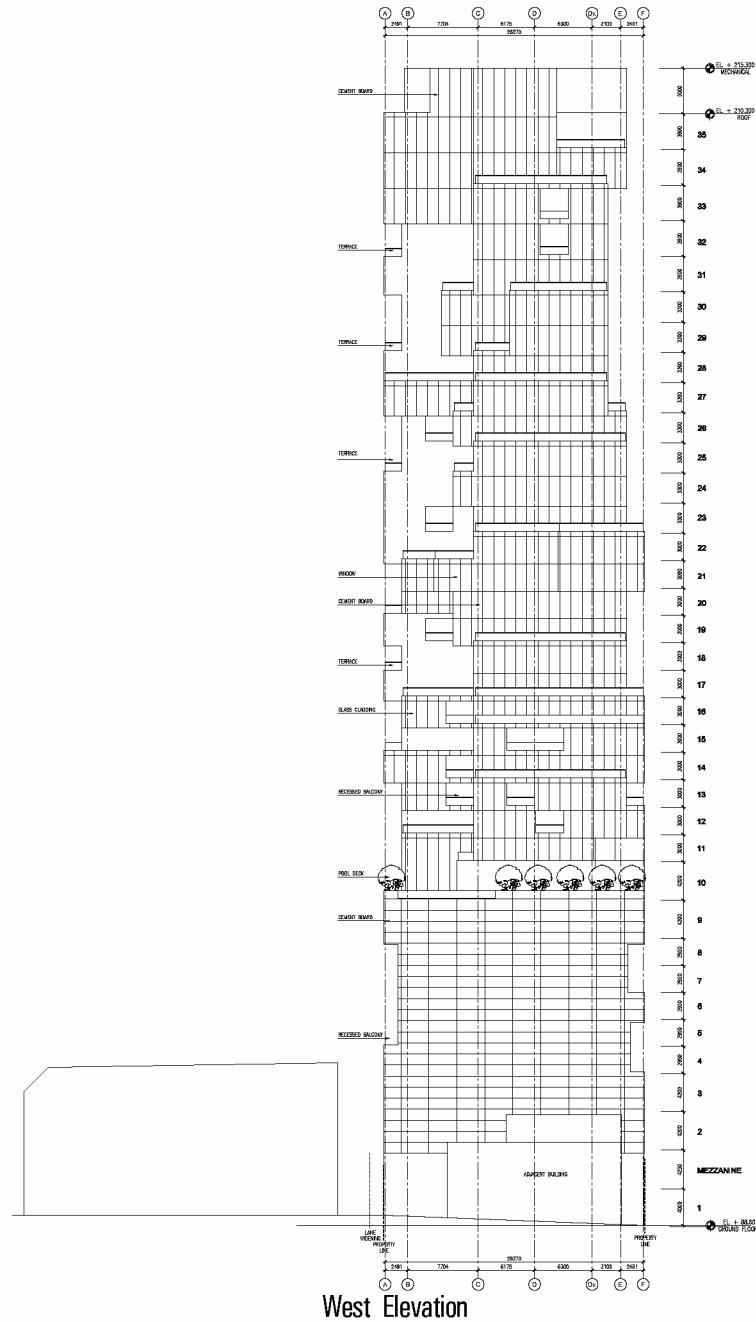
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Elevations

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Attachment - 4 APPLICATION DATA SHEET

Application Type	Rezoning and Site Plan	Application Number:	07 238270 STE 20 OZ
Details	Rezoning, Standard	Application Date:	June 29, 2007
Municipal Address:	306 - 322 RICHMOND ST W		
Location Description:	TOWN YORK PT LT18 **GRID S2013		
Project Description:	Proposed mixed-use building 35 stories in height inclusive of a 9 storey podium. The proposal includes a hotel component on floors 3-9 and 11. The gross floor area is comprised of 9,650 square metres of hotel use, 3,070 square metres of retail use, and 15, 809 square metres of residential use. The unit mix consists of 150 hotel suite units, 24 one bedroom units, 33 one bedroom plus den units, 32 two bedroom units, 38 two bedroom plus den units, and 28 three bedroom units.		

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN DRYER KAROL		Teepie	318 RSW DEVELOPMENT INC

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	1471.6	Height:	Storeys:	35
Frontage (m):	48.8		Metres:	121.7
Depth (m):	29.91			
Total Ground Floor Area (sq. m):			Total	
Total Residential GFA (sq. m):	15,809.26		Parking Spaces:	166
Total Non-Residential GFA (sq. m):	12,718.98		Loading Docks	2
Total GFA (sq. m):	28,528.88			
Lot Coverage Ratio (%):	47			
Floor Space Index:	18			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo	Above Grade	Below Grade
Rooms:		Residential GFA (sq. m):	15,809.26
Hotel Suites:	150	Retail GFA (sq. m):	3,069.91
1 Bedroom:	24	Office GFA (sq. m):	0
2 Bedroom:	65	Industrial GFA (sq. m):	0
3 + Bedroom:	66	Institutional/Other GFA (sq. m):	9,649.07 (hotel)
Total Units:	305		0

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