

**555 Richmond Street West - Zoning Amendment
Application - Preliminary Report**

Date:	September 17, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	13-179881 STE 20 OZ

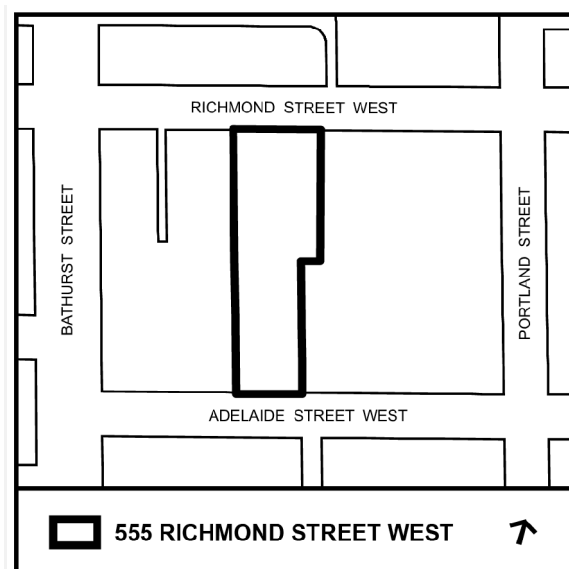
SUMMARY

This application proposes to repeal Site Specific By-law 195-85 and maintain the existing 12-storey office building at 555 Richmond Street West, subject to the general provisions of the RA zone under Zoning By-law 438-86 and the CRE zone under Zoning By-law 569-2013.

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.

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 555 Richmond Street West 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The site was originally part of a larger parcel of land, which included 543-553 Richmond Street West. This larger property was rezoned in 1985 by Site Specific By-law 195-85. In March, 2011, the Committee of Adjustment approved a consent application, severing 555 Richmond Street West from 543-553 Richmond Street West.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on March 7, 2013 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing to repeal Site Specific Zoning By-law 195-85 and maintain the 12-storey (49.9 metres including mechanical penthouse, 44.6 metres excluding mechanical penthouse) office building and surface parking lot which currently exist on the site. The existing building has a non-residential gross floor area of approximately 27,673 square metres, with 220 below grade parking spaces and 38 parking spaces at grade.

Pedestrian access is from Richmond Street West and vehicular access and loading areas are located in the rear of the building off Adelaide Street West. The existing building has 0 metre setbacks from the north and east property lines and a setback from the west property line ranging from 2.1 metres to 3 metres. The building is also setback 1.1 metres from the property line abutting the north side of the building at 530-540 Adelaide Street West.

No construction or development is proposed with the application. The intent of repealing By-law 195-85 is to bring the site under the general provisions of the CRE zone as part of Zoning By-law 569-2013 and the RA zone as part of Zoning By-law 438-86. The applicant wants to pursue this because the land use and density permissions set out in Site Specific By-law 195-85 are more restrictive than the RA and CRE zoning.

Site and Surrounding Area

The site is a through lot that fronts onto both Adelaide Street West and Richmond Street West, located just east of Bathurst Street. The site is slightly irregular in shape with flat topography and an area of approximately 4,638 square metres. The site has frontages of approximately 42 metres along Richmond Street West and 32 metres along Adelaide Street West with a depth of approximately 127 metres.

The site currently contains a 12-storey office building, located in the northern half of the site, which was built in approximately 1988. The remainder of the site is currently occupied by a surface parking lot with access from Adelaide Street West. The site contains 220 parking spaces located in two below grade levels and 38 parking spaces at grade.

Surrounding the site are:

South: Adelaide Street West, beyond which is a surface parking lot at 523-525 Adelaide Street West. This site has been approved for a 19-storey mixed-use building with retail at grade and residential above.

West: A 5-storey office building at 579 Richmond Street West and a 6-storey assisted housing building at 552 Adelaide Street West. A 2-storey office building at 141 Bathurst Street also abuts the site as it is setback significantly from Bathurst Street.

North: Richmond Street West, beyond which are several 2-storey row houses on the north side of Richmond Street West.

East: A 4-storey self storage building at 530-540 Adelaide Street West and a 3-storey office building at 543-553 Richmond Street West.

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 subject site *Regeneration Areas* and locates the site within the *Downtown and Central Waterfront*, as shown on Map 2, of the Official Plan's Urban Structure map.

Regeneration Areas permit a wide range of uses that include a variety of non-residential and residential uses. Policies encourage the restoration and retention of existing buildings that are economically adaptable, while making use of existing infrastructure and creating new jobs.

The site is also subject to the *King-Spadina Secondary Plan*, which emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The objectives of the *King-Spadina Secondary Plan* encourage a mix of uses and support commercial and retail activity, while attracting reinvestment to the area. The *King-Spadina Urban Design Guidelines* (2006) will also be referenced in reviewing this application.

The Official Plan is available on the City's website at:
(www.toronto.ca/planning/official_plan/introduction.htm).

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, with a maximum building height of 23 metres. The RA Zone permits a range of residential uses, as well as commercial, institutional and limited industrial uses.

The site is zoned Commercial Residential Employment (CRE) by Zoning By-law 569-2013, with a maximum height of 23 metres permitted for the site. The purpose of the CRE Zone is to provide a range of retail, service commercial, office, residential and limited industrial uses in single use buildings and mixed use buildings.

The site is subject to Site Specific Zoning By-law 195-85, which is a prevailing By-law that amended former comprehensive By-law 20623 as amended.

Site Plan Control

The proposal is not subject to site plan approval as there is no development associated with the application.

Reasons for the Application

The applicant has submitted a zoning amendment application in order to repeal Site Specific Zoning By-law 195-85, and bring the site under the general provisions of the RA and CRE zones under Zoning By-laws 438-86 and 569-2013 respectively.

Any areas of non-compliance with Zoning By-laws 438-86 and 569-2013 will be identified through the circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans
- Topographic Survey

A Notification of Complete Application was issued on August 28, 2013.

Issues to be Resolved

The following issues will need further review and will need to be addressed by the applicant:

- A Site Servicing Assessment will need to be submitted to confirm that the existing municipal infrastructure has sufficient capacities to continue to service the existing building and support any future development that may be proposed;
- The easement agreement between 555 Richmond Street West and 543-553 Richmond Street West will need to be submitted and analyzed to ensure that any easements will continue to function as a result of the proposed zoning amendment;
- As result of the proposed zoning amendment, impacts on any shared parking/loading arrangements between 555 Richmond Street West and 543-553 Richmond Street West will need to be analyzed;
- The permissions for the existing building as described in Site Specific By-law 195-85 will be reviewed against Zoning By-laws 438-86 and 569-2013. This analysis will ensure the existing building can remain while requiring any potential redevelopment of the site or conversion of the existing building to comply with Zoning By-laws 438-86 and 569-2013, especially with regard to residential performance standards.

The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 2 performance measures.

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

CONTACT

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SIGNATURE

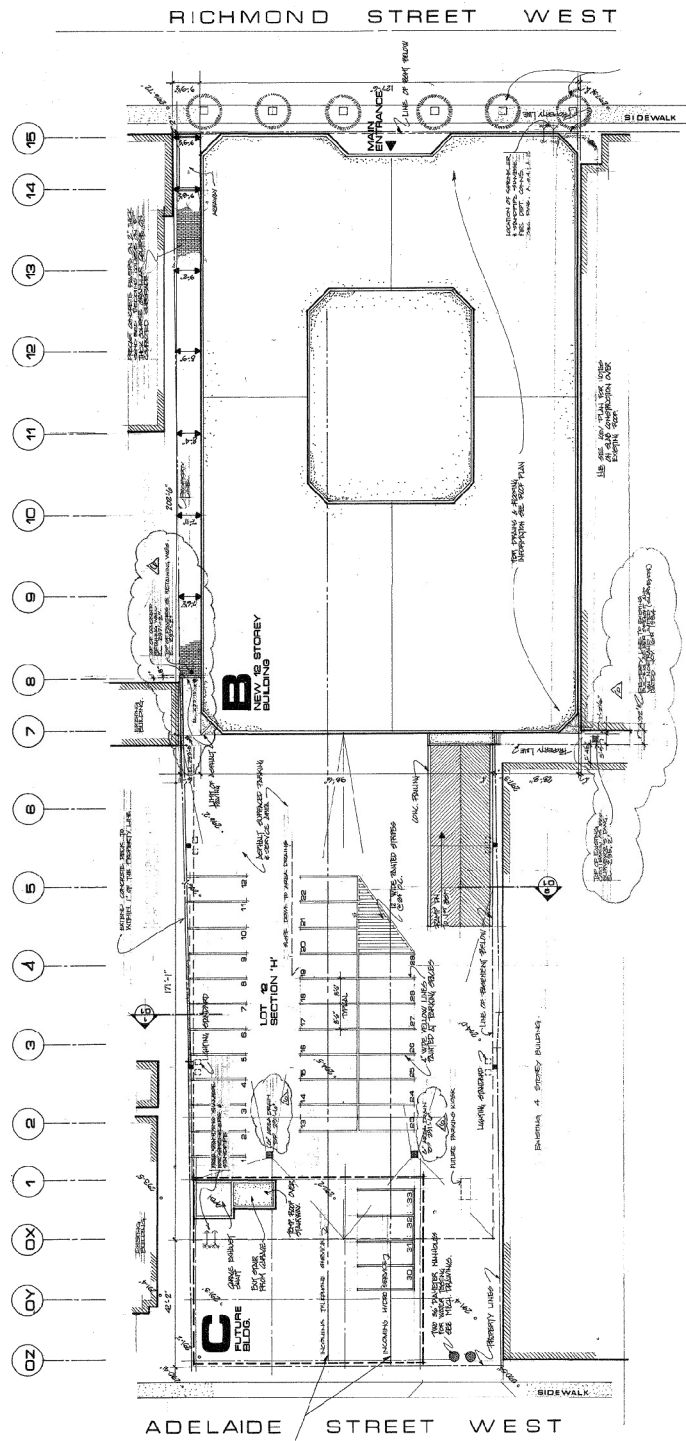
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2A: North and South Elevations
Attachment 2B: East Elevation
Attachment 2C: West Elevation
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



555 Richmond Street West

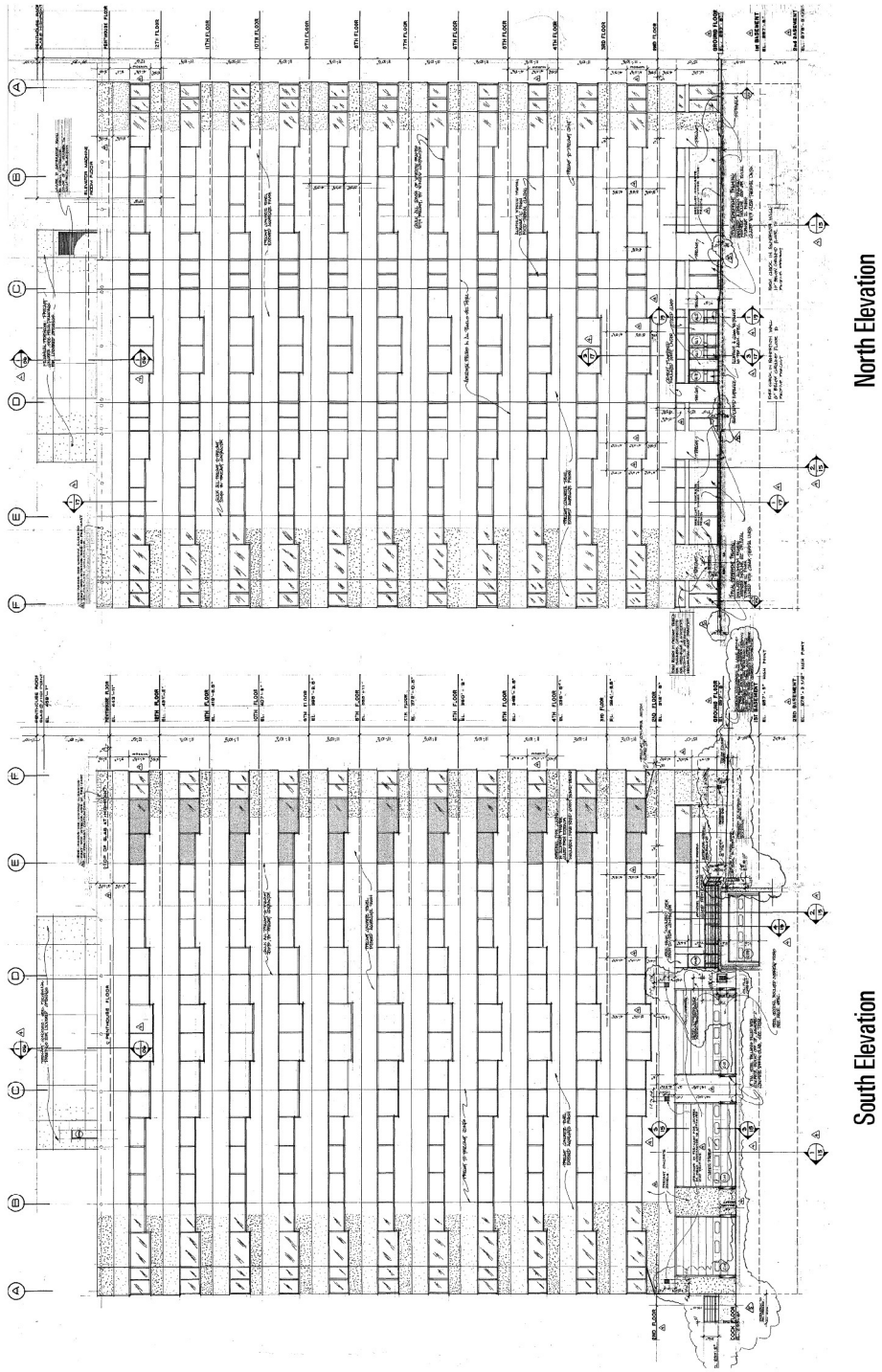
Site Plan

Applicant's Submitted Drawing

Not to Scale
09/03/2013

File # 13 179881 0Z

Attachment 2A: North and South Elevations

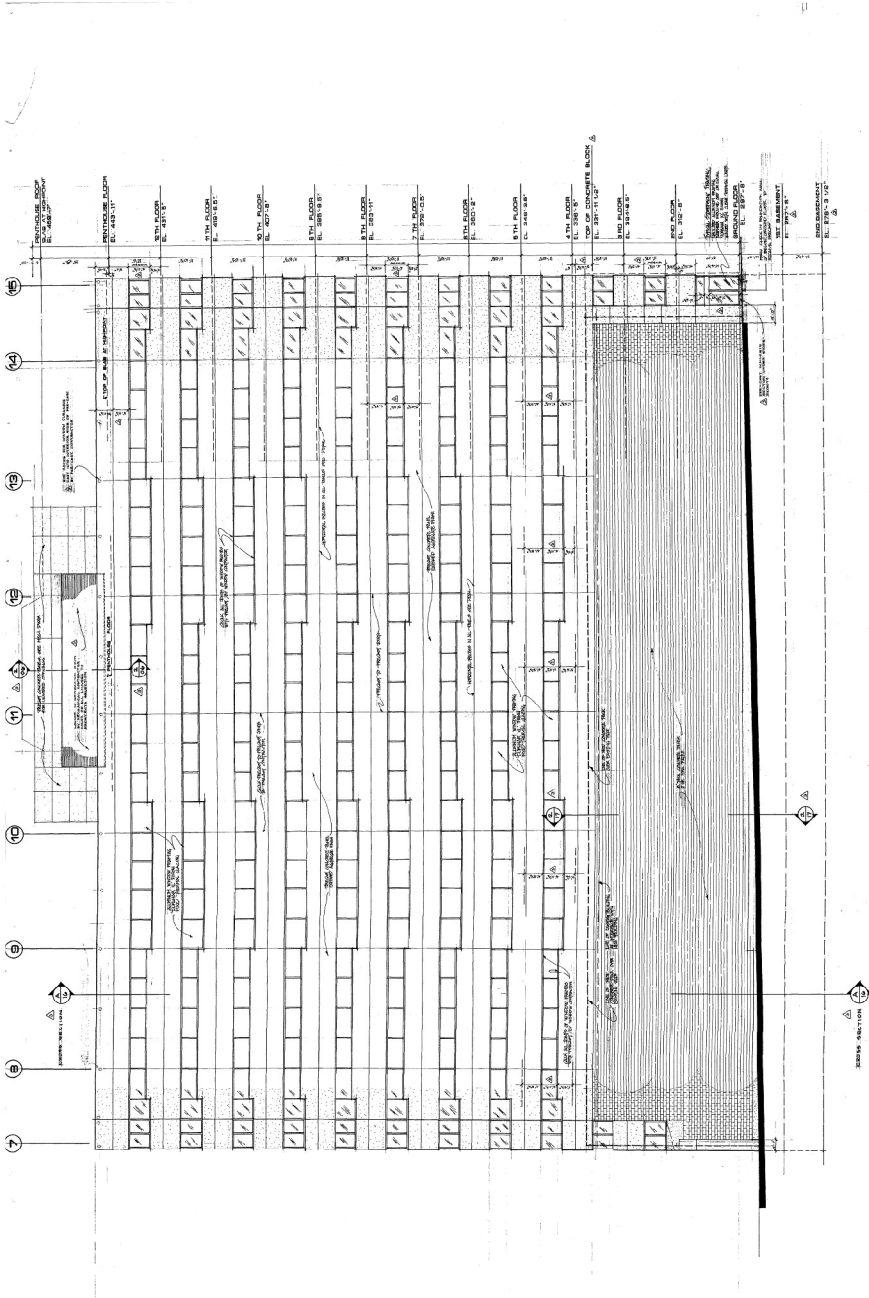


Elevations
Applicant's Submitted Drawing
Not to Scale
09/03/2013

555 Richmond Street West
North Elevation
South Elevation

File # 13 179881 0Z

Attachment 2B: East Elevation



East Elevation

Elevations

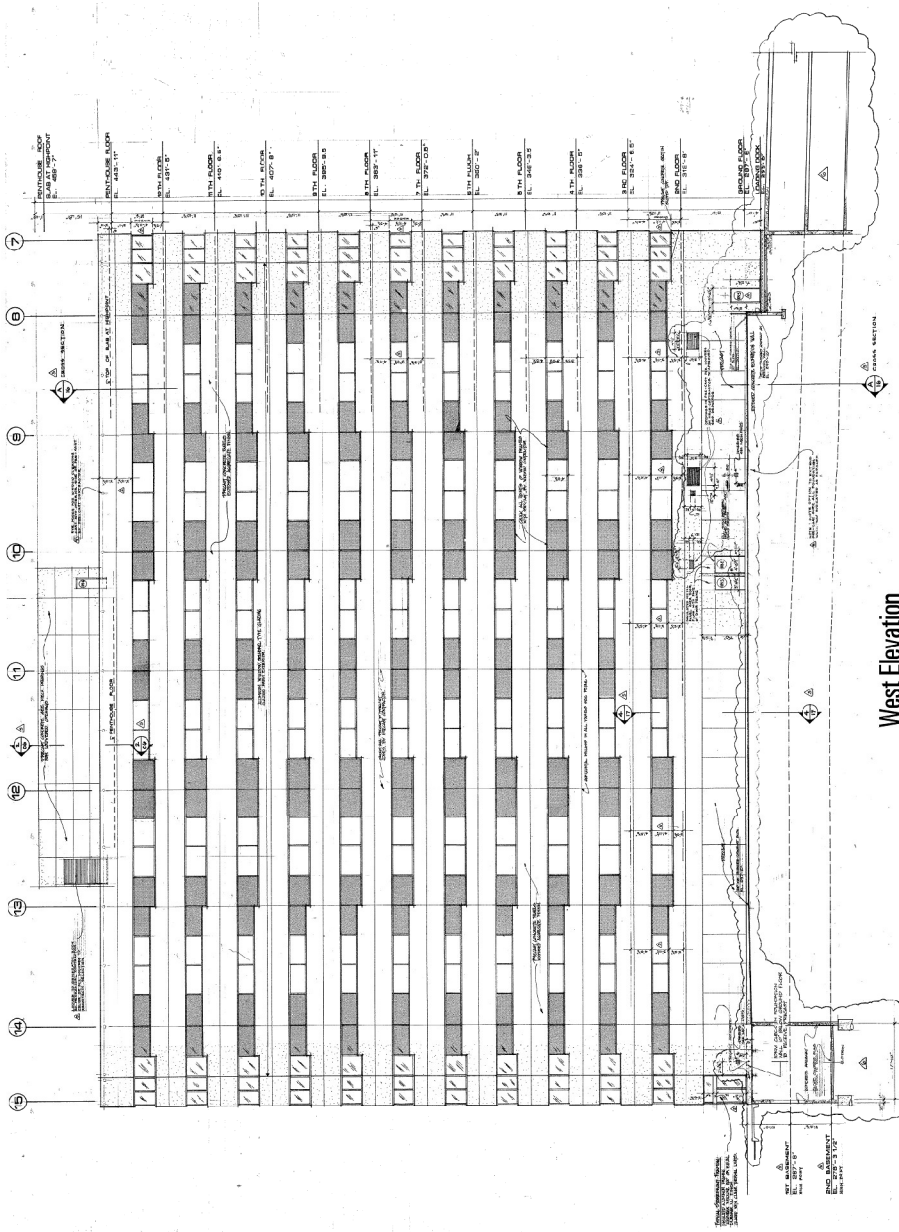
555 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
09/03/2013

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Attachment 2C: West Elevation



West Elevation

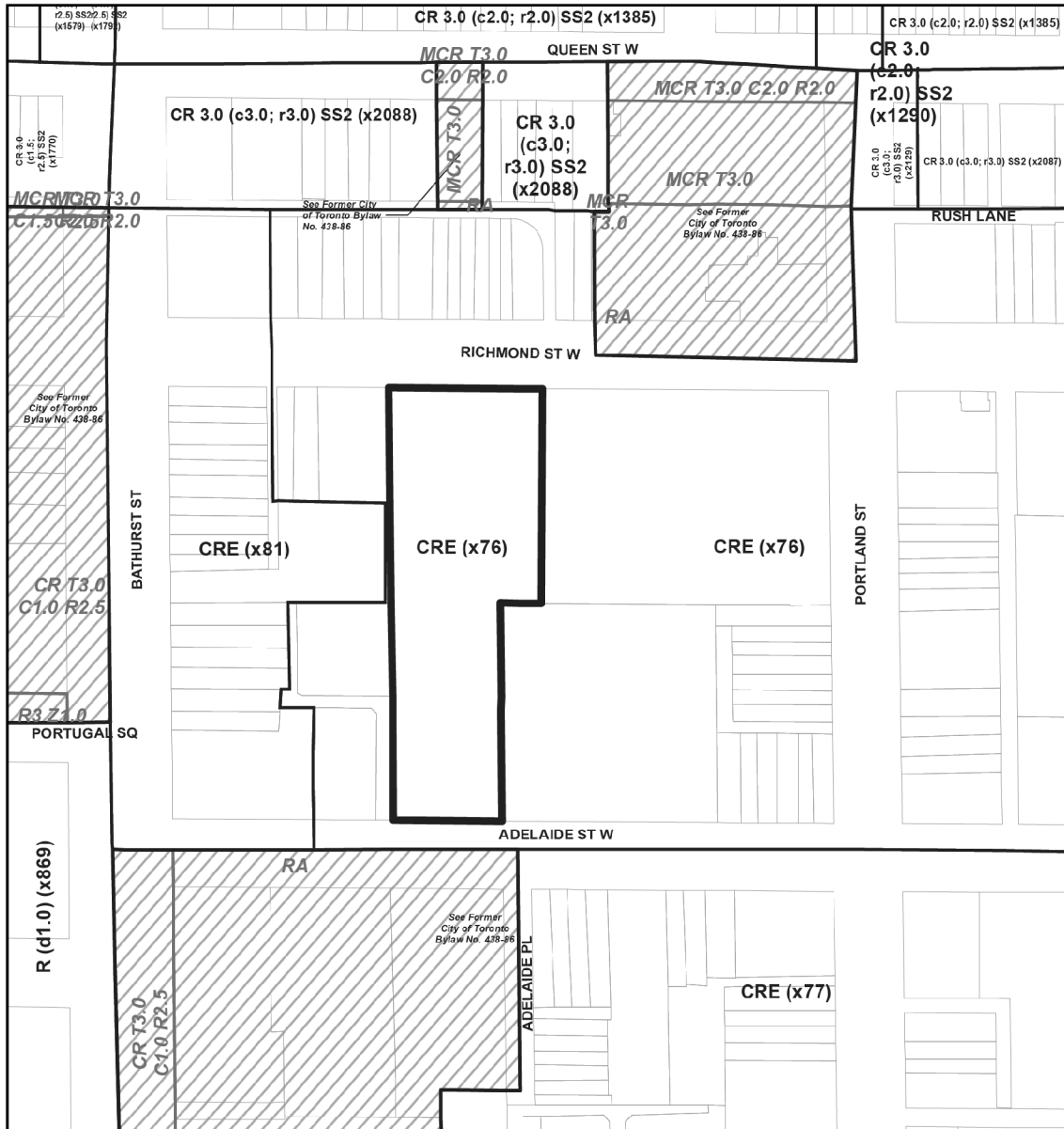
555 Richmond Street West

Elevations
 Applicant's Submitted Drawing

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Attachment 3: Zoning



TORONTO City Planning
Zoning By-law 569-2013

555 Richmond Street West
 File # 13 179881 STE 20 0Z

- Location of Application
- See Former City of Toronto Bylaw No. 438-86
- CL** Commercial Local
- CR** Commercial Residential
- MCR** Mixed-Use District
- CR** Mixed-Use District
- RA** Mixed-Use District

Not to Scale
 Extracted 09/16/2013

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 179881 STE 20 OZ
Details	Rezoning, Standard	Application Date:	June 3, 2013
Municipal Address:	555 RICHMOND ST W		
Location Description:	PLAN D1303 BLK A LOTS 7 - 14 PLAN D1303 BLK D LOT 13 - 24 BLKS B & C **GRID S2012		
Project Description:	Proposal to repeal existing site specific by-law 195-85 and maintain 12-storey office building, subject to the general provisions of the CRE zone under By-law 569-2013		

Applicant:	Agent:	Architect:	Owner:
Hunter & Associates Ltd, 555 Richmond St W Suite 405, Toronto, ON M5V 3B1		Tolchinsky & Goodz 5165 Queen Mary Road Montreal, QC H3H 2L9	555 Richmond Gp Inc 400-1075 Bay St Toronto, ON M5S 2B1

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	195-85; B0114/10TEY; A096/10TEY
Zoning:	Site Specific By-law 195-85	Historical Status:	
Height Limit (m):	46 metres	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	4638	Height:	Storeys:	12
Frontage (m):	42		Metres:	49.4
Depth (m):	127			
Total Ground Floor Area (sq. m):	2306			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	258
Total Non-Residential GFA (sq. m):	27673		Loading Docks	4
Total GFA (sq. m):	27673			
Lot Coverage Ratio (%):	50			
Floor Space Index:	6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (breakdown not available)

	Freehold	Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	
Bachelor:	0	Retail GFA (sq. m):	
1 Bedroom:	0	Office GFA (sq. m):	
2 Bedroom:	0	Industrial GFA (sq. m):	
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	
Total Units:	0		

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