

**604 to 618 Richmond St - Zoning Amendment
Application - Preliminary Report**

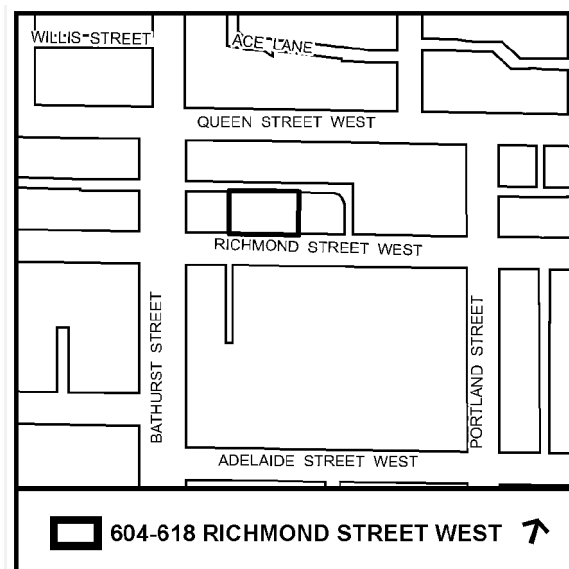
Date:	December 4, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	13 254795 STE 20 OZ

SUMMARY

This application proposes to amend the City of Toronto Zoning By-law 438-86 to permit the development of a 14-storey mixed-use building with commercial uses at grade and 220 residential units above the ground floor at 604, 606, 610, 614, 616 and 618 Richmond Street West. The proposal includes 4 1/2 levels of below grade parking including 101 residential parking spaces and 10 visitor parking spaces. This application involves the demolition of a related group of buildings which contain residential dwelling units and at least one is a rental unit. The applicant is required to submit a rental housing demolition application under Chapter 667 of the Municipal Code.

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.

A final report is targeted for the second quarter of 2014, assuming that the applicant provides all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 604 to 618 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

There have been no recent development applications filed on the subject properties.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on June 24, 2013 to discuss the proposal and complete application submission requirements. The development that was proposed remains unchanged from the application that has been submitted. At the pre-application meeting with the applicant, Staff raised concerns with the proposed height, about the lack of stepbacks and the associated impacts of windows on the west façade of the building.

Based on pre-application discussions and information from the applicant as well as a site visit, Staff's preliminary findings are that this proposal involves more than six residential dwelling units and a number of rental units.

A community meeting was held on December 2, 2013 by Councillor Adam Vaughan's office. At this meeting the community also raised concern regarding the height and lack of stepbacks.

ISSUE BACKGROUND

Proposal

The site is located east of Bathurst Street on the north side of Richmond Street West. The applicant proposes to construct a 14-storey mixed-use building with retail at grade and 13 levels of residential above. The proposed development will comprise 220 residential units at a total gross floor area of 15,333 square metres as well as an additional gross floor area of 498 square metres of retail/ service space. The height of the proposed building is 45.4 metres to the top of the main roof.

Vehicular access, which includes loading, garbage and parking, is proposed via the rear public laneway (Perry Lane). Included in the proposal are 4 below-grade parking levels which will include a total of 111 vehicle parking spaces, of which 101 are resident parking spaces and 10 are residential visitor parking spaces. The proposal also includes 150 bicycle spaces, of which 122 spaces are for residents, 22 spaces are for visitors, 5 long-term spaces for retail uses and 1 short-term space for retail uses.

Proposed indoor and outdoor amenity space at 0.72 square metres and 0.16 square metres respectively per unit would be below the By-law requirement of 2.0 metres per unit.

Site and Surrounding Area

The subject site is located east of Bathurst Street on the north side of Richmond Street West. The property is rectangular in shape with approximately 47.3 metres of frontage along Richmond Street West and a depth of approximately 29.5 metres. The property is approximately 1,389.8 square metres in area. The site is an amalgamation of seven properties which are currently occupied by low-rise residential and commercial buildings.

The site is surrounded by the following uses:

North: the northern edge of the site is defined by a public lane (Perry Lane) which has an existing right-of-way of 4.8 metres and provides access to the rear of existing properties from 590 to 618 Richmond Street West. On the north side of Perry Lane is a vacant lot that has frontage along Queen Street West and is flanked on either side by 2 to 3 storey main street mixed-use buildings. The Queen Street properties are within the Queen Street West Heritage Conservation District.

South: The southern edge of the site is defined by Richmond Street West. To the immediate south of Richmond Street is a 12-storey office building that is connected to a 2-storey warehouse/office building. In addition, to the south of the site is a 5-storey warehouse building and a 2-storey semi-detached dwelling.

West: The property to the immediate west of the site is a 6-storey warehouse building with office and retail uses at grade along Richmond Street West and Bathurst Street.

East: To the east of the subject site are 2-storey rowhouses with residential and commercial uses.

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 as *Regeneration Areas* in the City of Toronto Official Plan Map 18, which permits a broad range of residential and commercial uses. The site is subject to the King-Spadina Secondary Plan, which states in Section 3.6 of the General Built Form Principles that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, roof line and profile for architectural character and expression. The Secondary Plan also requires that new buildings for any use will be sited and massed to provide adequate light, view and privacy for neighbouring properties. The King-Spadina Urban Design Guidelines will also be reviewed in reference to this application.

The Official Plan contains polices addressing the need to preserve and increase the City's supply of rental and affordable housing. Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability and the protection of rental housing units. Applicants proposing to demolish six or more residential rental units, except where all of the rents are above the mid-range rent category, are required by Policy 3.2.1.6 to replace the rental units with the same number, size and type of rental housing units and maintain them with rents similar to the rents of existing units on the site. An acceptable tenant relocation and assistance plan is also required to address moving related costs, alternative accommodation and other assistance to lessen hardship. The applicant's proposal indicates that there are fewer than six rental units as four of the residential dwelling units are owner occupied.

Zoning

The subject site is zoned Reinvestment Area (RA) as per Zoning By-law 438-86, as amended (refer to Attachment 5 – Zoning Map, By-law No. 438-86). The permitted uses within the RA Zone range from residential uses, to commercial, institutional and limited industrial uses. As part of the RA zoning provisions, density standards were replaced by built form objectives through height and setbacks.

The Zoning By-law permits a maximum building height of 23 metres for 604 to 616 Richmond Street West and 26 metres for 618 Richmond Street West. An additional 5 metres for rooftop mechanical elements is permitted according to Section 4(2)(a)(i)B of the Zoning By-law.

Site Plan Control

The proposed development is subject to site plan approval. An application for Site Plan Approval (2013 254797 STE 20 SA) has been submitted and is being reviewed concurrently with the Zoning By-law Amendment application.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law (885-2007) established Chapter 667 of the Municipal Code and implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act*.

Proposals involving six or more residential units, where at least one of the units proposed for demolition is a rental housing unit, require an application for a Section 111 permit. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Where an application for rezoning triggers an application under Chapter 667 for rental demolition, typically City Council considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under the By-law are not appealable to the OMB. Council approval of residential demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

The applicant has been informed that an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code is required for the site. Preliminary findings of Planning staff are that there are more than six dwelling units and a number of rental units. Based on the findings, it also appears that there may not be six or more rental units so Official Plan policies requiring full replacement may not be applicable. Additional information and review is required to determine the number and type of rental housing units on the site and other details including the rents that were being charged.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Tree Preservation

There are six City-owned trees located on the boulevard adjacent to Richmond Street West which have been identified in the applicant's Arborist Report. Five of these are being recommended for removal. The application considers the trees to be in conflict with the proposed construction and have recommended removal based on their location and likelihood of damage during construction. The easternmost tree is located along the

outer edge of the tree preservation zone and is likely to recover from minor disturbances. The applicant's submitted landscape plans do not identify any new street trees with the public boulevard along Richmond Street West. The Arborist Report is currently being reviewed by Urban Forestry.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the maximum building height of 23 metres by 22.4 metres for a total height of 45.4 metres excluding the mechanical rooftop elements. In addition, the proposed development does not comply with other restrictions, such as residential amenity space, parking spaces that are in effect on the lands.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations and Sections
- 1:50 Elevation drawings
- 3-D Massing Model
- Landscape Plans
- Planning Rationale
- Draft Site Specific By-law
- Functional Servicing and Stormwater Management Report
- Traffic Impact Study
- Green Development Standards Checklist
- Arborist Report and Tree Preservation Plan
- Archaeological Resource Assessment
- Sun/Shadow Study

A Notification of Incomplete Application issued on November 19, 2013 identified the outstanding material required for a complete application submission as follows:

- Housing Issues Report
- Pedestrian Level Wind Study
- Heritage Impact Study (due to the proximity to the Queen Street Heritage Conservation District)

Issues to be Resolved

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

- Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan, including the requirement that development result in a height, built form and massing which is complementary to the physical fabric of the area. The proposed height of 45.4 metres is in excess of the permitted 23 metres by 22.4 metres and is a concern to Staff as this would set a precedent

- resulting in a streetwall without a setback on the majority of the block in the long-term.
- Potential impacts on the Queen Street Heritage Conservation District
 - Evaluation of the rental housing properties against the relevant Official Plan policies including submission of an application for demolition under chapter 667 pursuant to the City of Toronto Act
 - Evaluation of the rental housing properties against Chapter 667 of the City of Toronto's Municipal Code.
 - Provision of appropriate separation distances to adjacent buildings.
 - Appropriateness of proposed parking supply.
 - The absence of adequate residential indoor and outdoor amenity space.
 - Impacts on the pedestrian realm, (including appropriate streetscape treatments and sidewalk widths).
 - Increased bicycle parking spaces to meet the zoning requirement of 226.
 - Applicability of Section 37 of the *Planning Act* to secure appropriate benefits should the application be recommended for approval.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 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

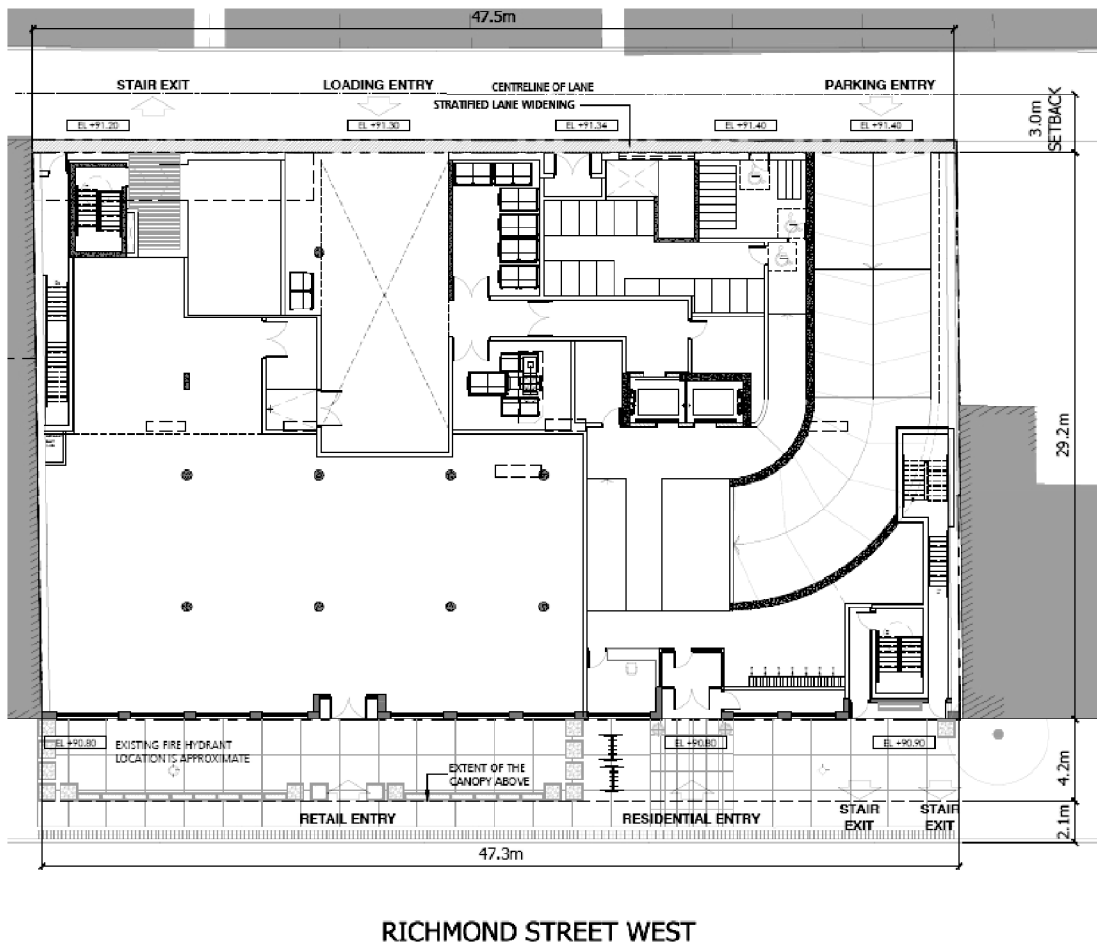
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

604 -618 Richmond Street West

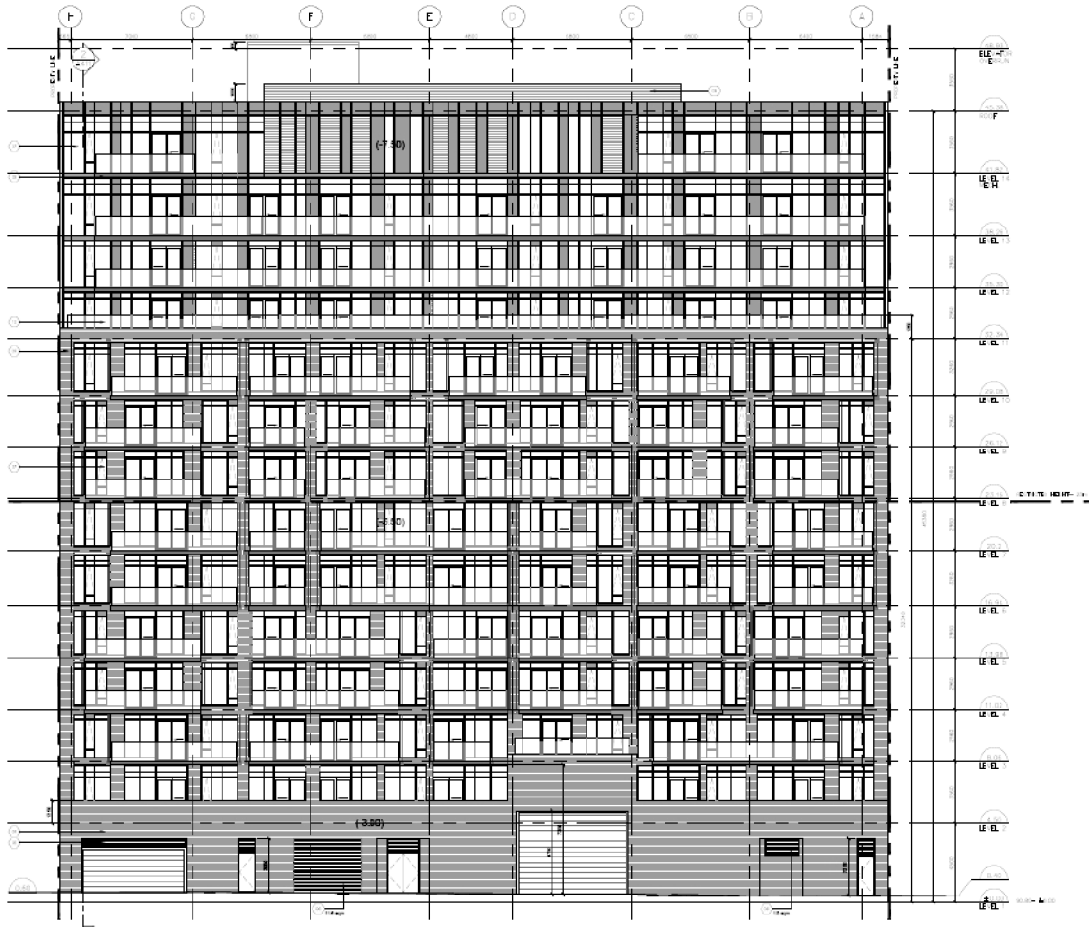
Applicant's Submitted Drawing

Not to Scale
11/29/2013



File # 13_254795_02

Attachment 2: Elevations (2A)



North Elevation

North Elevation

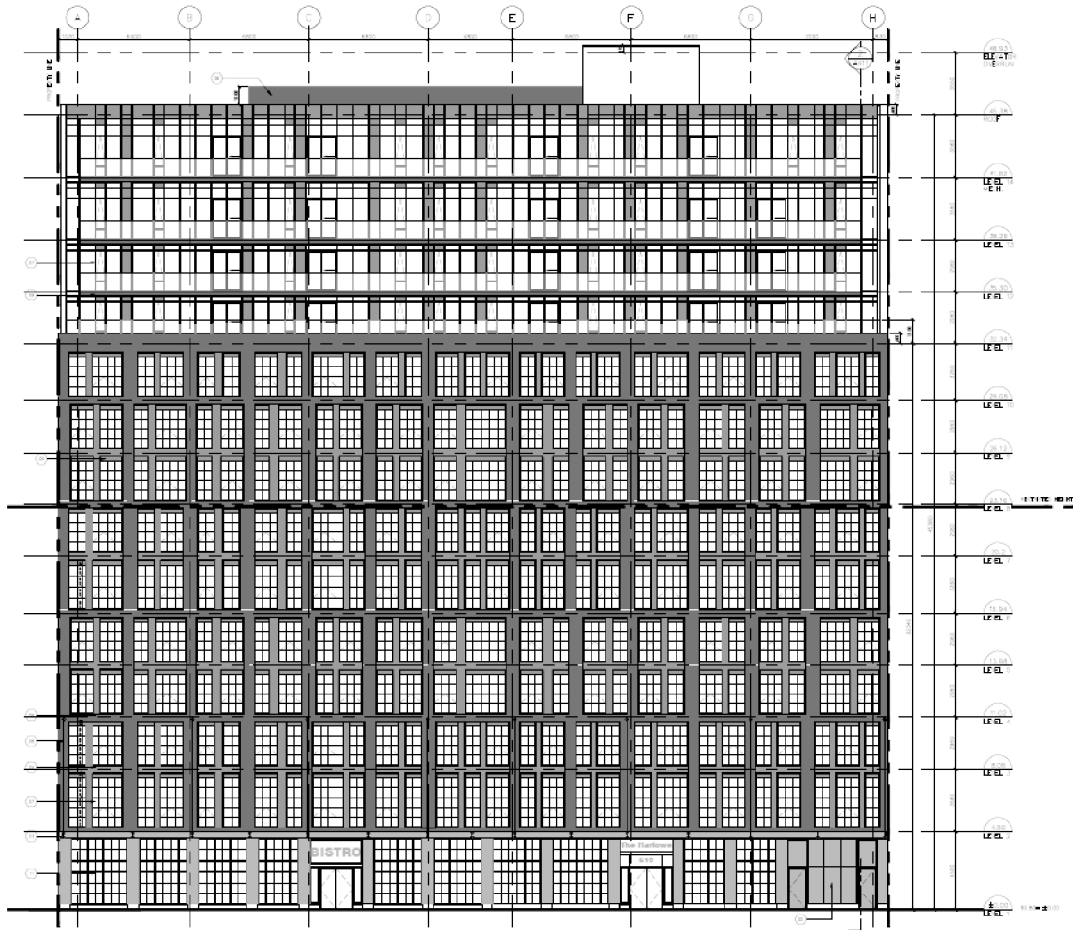
604 -618 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
11/29/2013

File # 13_254795_02

Attachment 2: Elevations (2B)



South Elevation

South Elevation

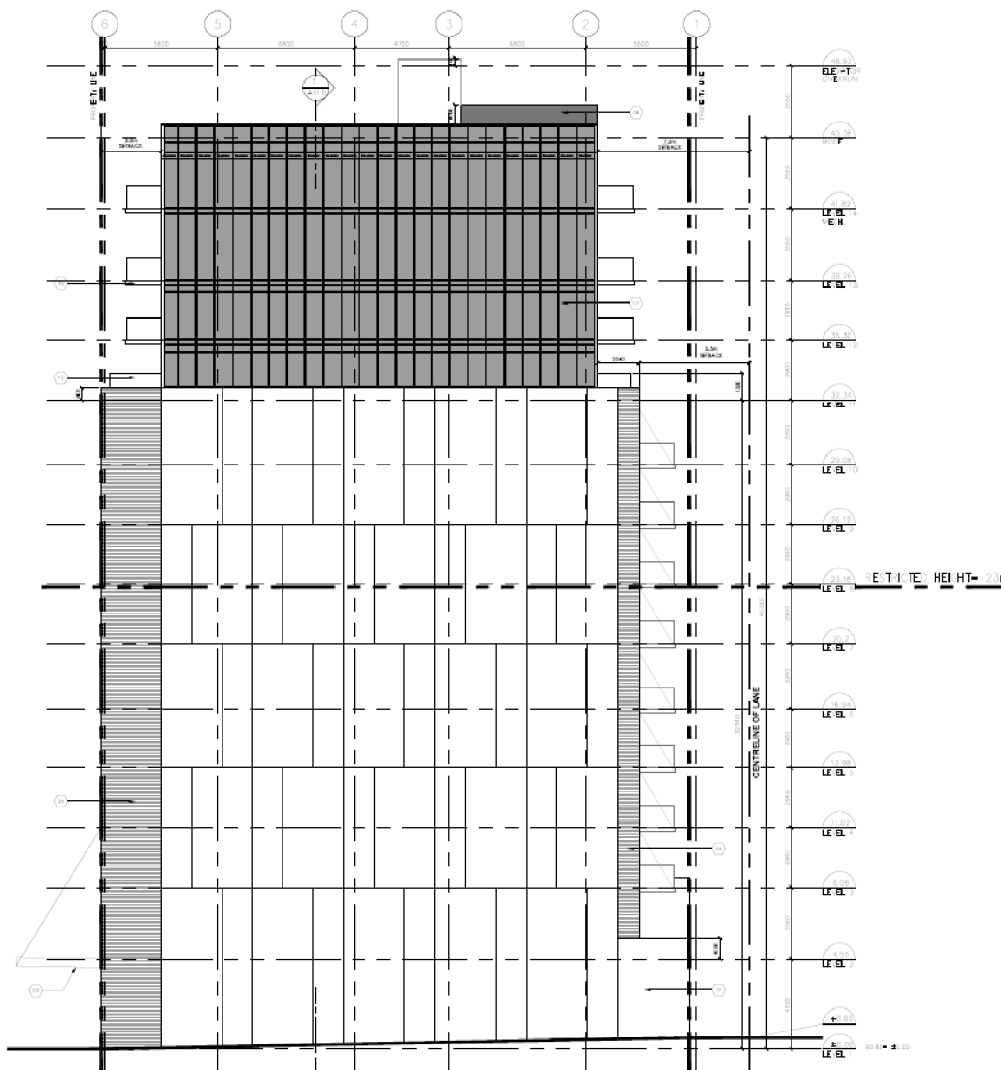
604 -618 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
11/29/2013

File # 13_254795_02

Attachment 2: Elevations (2C)



East Elevation

East Elevation

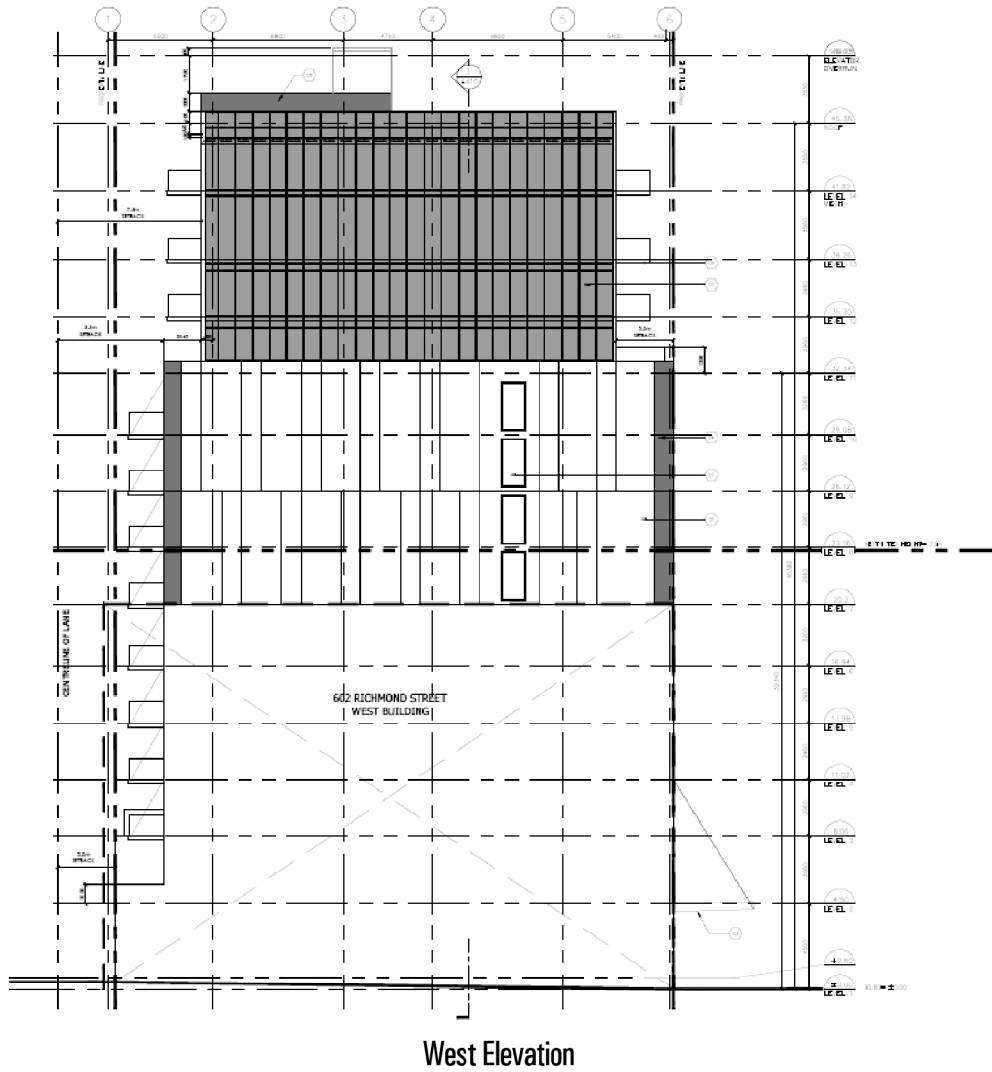
604 -618 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
11/29/2013

File # 13_254795_OZ

Attachment 2: Elevations (2D)



West Elevation

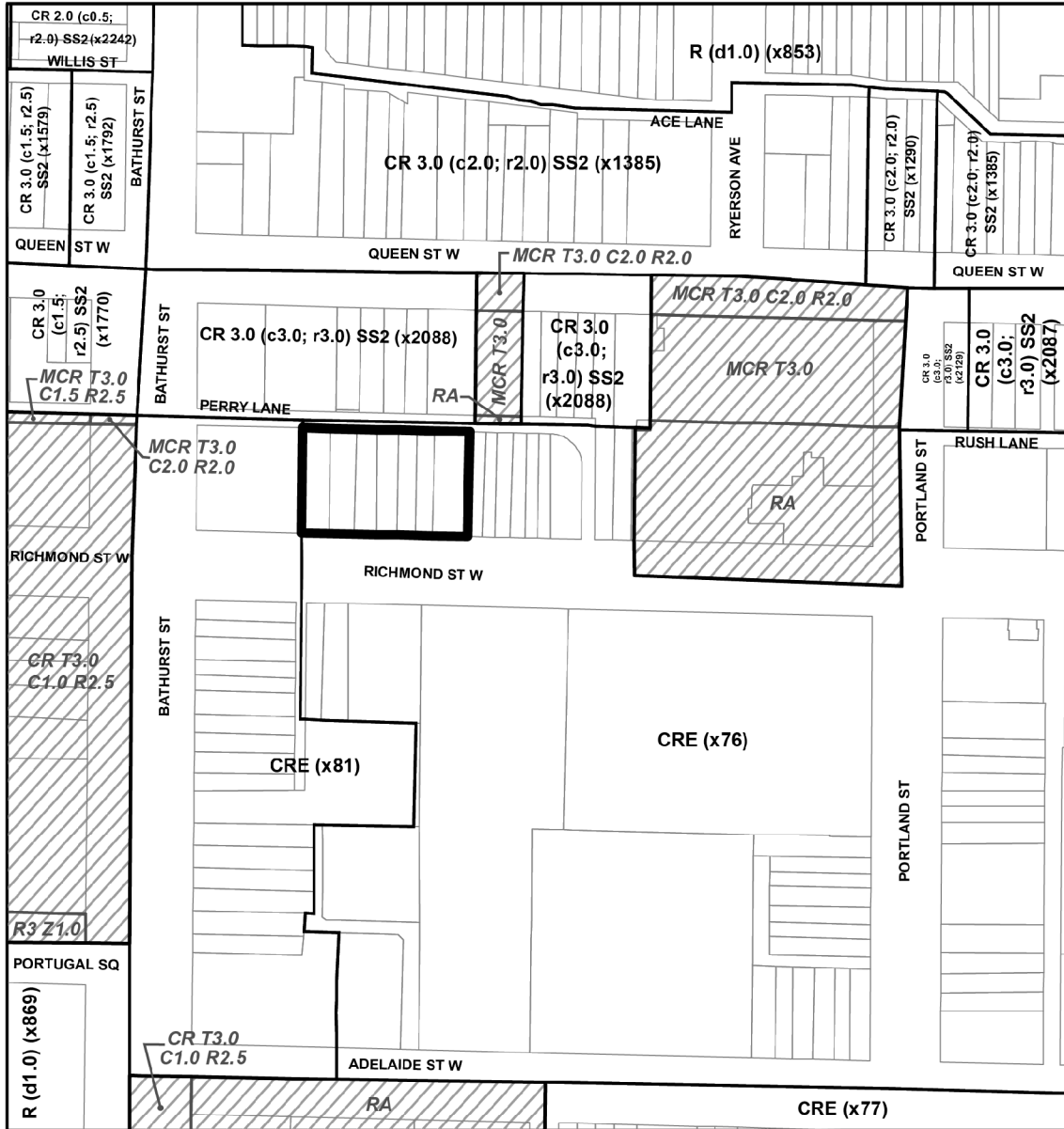
604 -618 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
11/29/2013

File # 13_254795_02


Attachment 3: Zoning




TORONTO City Planning
Zoning By-law 569-2013

604-618 Richmond Street West
 File # 13 254795_STE 20_0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- CRE** Commercial Residential Employment

-  See Former City of Toronto Bylaw No. 438-86
- R3** Residential District
- RA** Residential District
- CR** Mixed-Use District
- MCR** Mixed-Use District


 Not to Scale
 Extracted 11/29/2013

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	13 254795 STE 20 OZ
Details	Rezoning, Standard	Application Date:	October 22, 2013
Municipal Address:	604 RICHMOND ST W		
Location Description:	PLAN D111 PT LOTS 21 & 22 **GRID S2012		
Project Description:	To demolish existing residential and commercial buildings located on 604,606,610,614,616,&618 Richmond ST W (1.13 ha site) and construct a new 14-storey mixed use building containing commercial uses at grade and 220 residential units above the ground floor. The total proposed residential GFA is 15333.23 m2 and the total proposed non-residential retail GFA is 498.03 m2. The proposal includes 4 1/2 level of below grade parking spaces including 101 residential parking spaces, 10 visitor parking spaces.		

Applicant:	Agent:	Architect:	Owner:
AIRD & BERLIS LLP		CORE ARCHITECTS INC.	THE HARLOWE INC.

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	1389.83	Height:	Storeys:	14
Frontage (m):	47.3		Metres:	45.38
Depth (m):	29.2			
Total Ground Floor Area (sq. m):	1369			Total
Total Residential GFA (sq. m):	15333		Parking Spaces:	111
Total Non-Residential GFA (sq. m):	498		Loading Docks	1
Total GFA (sq. m):	15832			
Lot Coverage Ratio (%):	98.5			
Floor Space Index:	11.4			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	15333	0
Bachelor:	90	Retail GFA (sq. m):	498	0
1 Bedroom:	104	Office GFA (sq. m):	0	0
2 Bedroom:	4	Industrial GFA (sq. m):	0	0
3 + Bedroom:	22	Institutional/Other GFA (sq. m):	0	0
Total Units:	220			

CONTACT:	PLANNER NAME:	Charlene Miranda, Planner
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