

**851-853 Richmond Street West  
Zoning Application  
Final Report**

<b>Date:</b>	May 31, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Ward:</b>	Ward 19 – Trinity-Spadina
<b>Reference Number:</b>	06 196881 STE 19 OZ

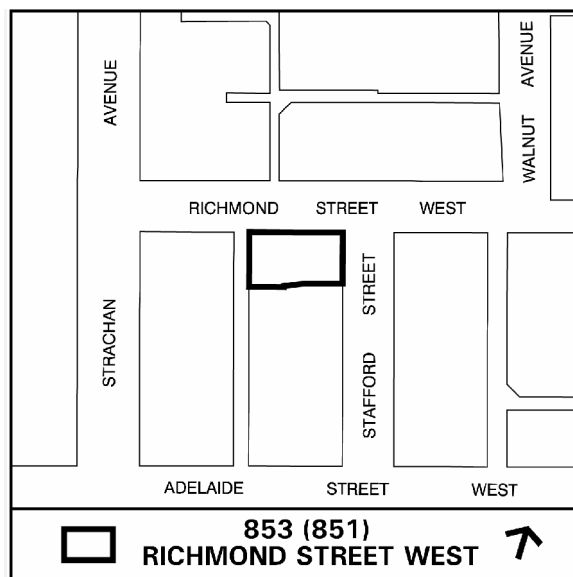
**SUMMARY**

This application proposes the construction of nine, 3-storey freehold townhouses at 851-853 Richmond Street West, a site which currently contains two industrial/commercial buildings.

This westernmost stretch of Richmond Street West is located between an established residential neighbourhood to the west and south, and the mixed uses of Queen Street West to the north.

While the immediate area is currently zoned for both residential and industrial uses and contains a variety of such uses, the Official Plan designates it as *Neighbourhoods*, indicating that ultimately the desirable use for the area will be low-scale residential. As such, this proposal is consistent with the vision for this segment of Richmond Street West, and the built form of the proposal is compatible with the area’s existing residential properties.

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



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend Zoning By-law 438-86, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8; and
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**

The Preliminary Report (dated December 13, 2006) recommended that staff schedule a community consultation meeting to discuss the application with area residents. It also identified planning issues related to the provision of landscaped open space, the impact of the proposed density on the surrounding residential properties, the proposed lot widths of the townhouses, and the relationship of the development to the residential properties to the south.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes the redevelopment of two existing commercial/industrial sites for nine freehold townhouses fronting onto Richmond Street West. The proposed density is 2.5 times the area of the lot, while the proposed height is 12.65 metres. Parking will be provided by a garage at the rear of each unit, and accessed through a shared driveway that will be created. Refer to Attachment No. 7 for project data.

### **Site and Surrounding Area**

The rectangular site is located at the south-west corner of Richmond Street West and Stafford Street, just east of Strachan Avenue. It is approximately 755 square metres in size (731 square metres after a proposed conveyance), and is currently occupied by two 1-storey commercial/industrial buildings. The building at 851 Richmond Street West is vacant, while the 853 Richmond Street West building is a motor vehicle repair shop. A public lane abuts the site to the west.

The site is surrounded by the following uses:

North: along the north side of Richmond Street West, there are a series of commercial/industrial buildings with a mix of uses including office, and motor vehicle repair. There are also various forms of residential buildings including multiple family.

South: immediately south of the site, there are residential properties in the form of two and three storey detached, semi-detached and row houses.

East: the east side of Stafford Street is made up of three-storey row houses.

West: across the public lane that borders the west portion of the site, there are private garages for the residential properties that front onto 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. In the opinion of City Planning staff, the proposal is consistent with the Provincial Policy Statement.

## **Official Plan**

The Official Plan for the City of Toronto designates the site as *Neighbourhoods*, which are physically stable areas made up of a variety of lower scale residential uses including townhouses. As such, residential development that reinforces the character of the existing residential areas and is of a compatible scale and intensity would be considered appropriate. Furthermore, the development criteria contained in the Plan also require new development to have a height, massing, and scale consistent with surrounding built form.

The site is also subject to the Garrison Common North Secondary Plan. Objectives of this secondary plan include, but are not limited to: the integration of new development with existing uses and densities, the provision of a range of housing types with an emphasis on grade-related units, encouraging new development to be adaptable in terms of use, and the use of existing lanes for vehicular access.

The proposal has been reviewed for compliance with these criteria and it conforms to the Official Plan. Therefore, an amendment to the Official Plan will not be required.

## **Zoning**

The site is split zoned. The northern 19.2 metres is zoned I1 D3 which permits a variety of commercial and light industrial uses with a total density of 3.0 times the lot area. The maximum permitted height is 18.0 metres. No residential uses are permitted. The remaining portion of the site is zoned R3 Z1.0 which permits residential uses ranging from a detached house to an apartment building. The residential zoning permits a density of 1.0 times the lot area and a maximum height of 18.0 metres.

## **Site Plan Control**

The proposal is subject to Site Plan Control. A site plan application was submitted on December 8, 2006. It was circulated to various City departments and external agencies where required, and was reviewed concurrently with the rezoning application.

## **Reasons for Application**

The application proposes development for the site that does not conform to Zoning By-law 438-86 as amended.

## **Community Consultation**

On February 15, 2007, a community consultation meeting for the proposal was held at the Trinity Community Centre. Twelve members of the public attended the meeting. Planning staff presented an overview of the planning process, and the applicant presented their application. Issues raised at the community meeting with respect to the proposal were: the relationship of the proposal with the surrounding residential properties, the relationship of the proposal with the residential property immediately to the south, the impact of the proposed decks on privacy and overlook, parking, landscaping, intensification, height, noise, exhaust, safety, and construction.

## **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 City's Official Plan designates the subject property as *Neighbourhood*, a classification that permits a variety of residential uses. The site is currently split-zoned in industrial and residential zones, as per the Zoning By-law. The proposal for residential townhouses would bring the site into conformity with the Official Plan, and is consistent and compatible with other residential properties in the area.

### **Height, Density, Massing**

The proposed height of 12.4 metres is well within the 18.0 metres that is permitted for both the industrially and residentially zoned portions of the site, and which is also permitted for other residential properties in the area.

The density permitted on the R3 portion of the site is 1.0 times the lot area, while the density permitted on the I1 portion is 3.0 times the area of the lot. The density proposed is 2.5 times. Contextually, there are other residential townhouse developments in the area that have densities similar to what is proposed. However, in order to minimize any potential impact of the increased density on adjacent properties appropriate mitigation measures have been considered and implemented. The townhouses are stepped back in the rear so that the fourth storey is positioned towards Richmond Street and away from the residential properties to the south. Additionally, wide plant buffers and privacy screens have been included along the south side of the outdoor terraces to protect privacy and prevent overlook. Given the context, the proposed mitigation measures, and the fact that the project is well within the as-of-right height permissions, the increased density in this form is considered to be acceptable.

The applicant has consulted closely with the property owner immediately to the south, at 96 Stafford Street. The south wall of the proposal, which will enclose the covered driveway and support the terraces above, will be constructed on the property line shared by the site and 96 Stafford Street. The owner and the applicant have agreed on the treatment of the façade of this wall, as well as the privacy screens for the terraces. In addition the applicant will convey to the owner of 96 Stafford Street a small portion of the site of approximately 24 square metres along the south property line which had been assumed by 96 Stafford Street.

The scale and massing of the development respects and reinforces the existing character of the residential neighbourhood, while the contemporary design of the townhouses results in a residential form that is compatible with both the surrounding residential properties, and the remaining industrial/commercial buildings on Richmond Street.

### **Access, Parking**

Pedestrian access to each unit will be provided through a front entrance off of Richmond Street West, which also facilitates the adaptability of these units for live/work purposes.

A parking space is provided for each unit as per the requirements of the Zoning By-law. Parking will be in a private garage at the rear of each unit. Vehicular access for parking will be provided via a shared covered driveway that will function as a one-way drive aisle. The driveway will be accessed through the existing public laneway to the west of the property. Technical Services staff have indicated that a lane widening will not be required since the existing laneway is 6.1 metres wide.

Given the size of the proposed development, it was determined by Transportation Services staff, that neither a parking study, nor a traffic impact study were required for the proposal.

### **Servicing**

There are existing municipal services on Richmond Street West and Stafford Street that may potentially be available to service the proposed development. The applicant has submitted revisions to the Functional Servicing Report to be reviewed by Technical Services to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development, and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate. If it is determined that the municipal infrastructure is deemed not to be sufficient, the applicant will be required to pay for the necessary improvements.

With respect to solid waste collection, Technical Services staff have advised that the townhouses will have curbside pick-up on Richmond Street West.

### **Streetscape/Landscape**

The proposed townhouses front onto Richmond Street West, and as such they serve to improve the commercial-industrial streetscape by introducing the house to street relationship of public street, sidewalk, landscaped front yard, and front door. Parking has been appropriately located in the rear.

The landscaped open space for this site has been provided through various forms. Along the Richmond Street frontage an area of soft landscaping will be provided for each unit, while the public boulevard along the Richmond Street and Stafford Street frontages will also be enhanced by the planting of eight new canopy street trees. The outdoor terraces in the rear feature a wide landscape buffer the length of the south property line.

### **Toronto Green Development Standard**

The applicant has indicated that the development intends to achieve several targets set out in the Green Development Standard for low-rise developments. These include, but are not limited to: reducing the effect of the urban heat island, stormwater retention, constructing energy efficient buildings, and managing construction waste. The details and total number of targets to be achieved will be finalized in the site plan approval process.

### **Tenure**

It is intended that the proposed townhouses will be freehold in tenure, with the shared driveway being a common element condominium. To facilitate the proposed tenure arrangement, a consent application or part lot control application will be required, as well as an application for a common element condominium.

### **Development Charges**

It is estimated that the development charges for this project will be \$74,592.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

### **CONTACT**

Carola Perez, Planner (Acting)  
Tel. No. (416) 397-4647  
Fax No. (416) 392-1330  
E-mail: cperez@toronto.ca

### **SIGNATURE**

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Gary Wright, Director  
Community Planning, Toronto and East York District

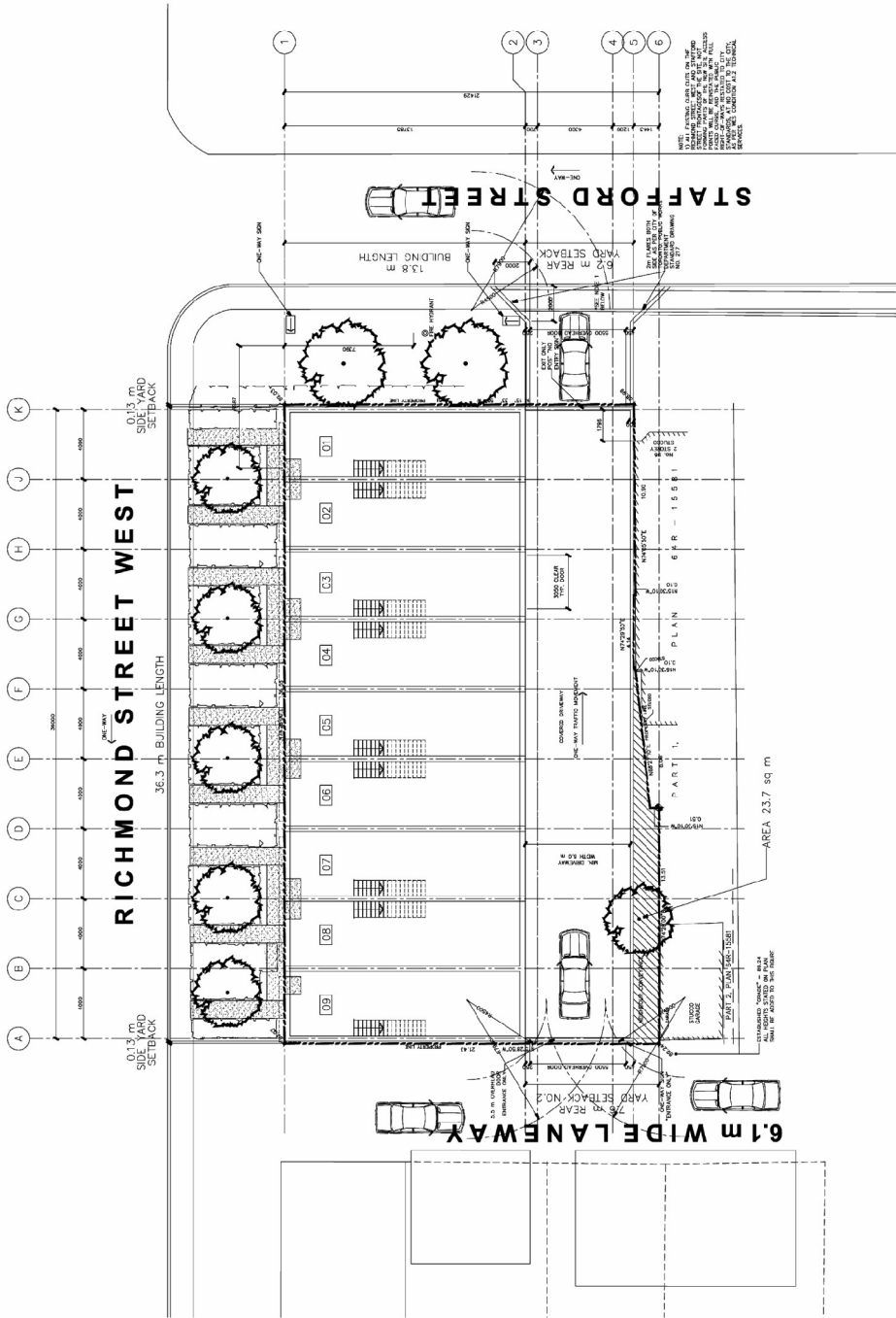
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### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Richmond Street West / North Elevation  
Attachment 3: Rear / South Elevation  
Attachment 4: Laneway / West Elevation

Attachment 5: Stafford Street / East Elevation  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet  
Attachment 8: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



853 (851) Richmond Street West

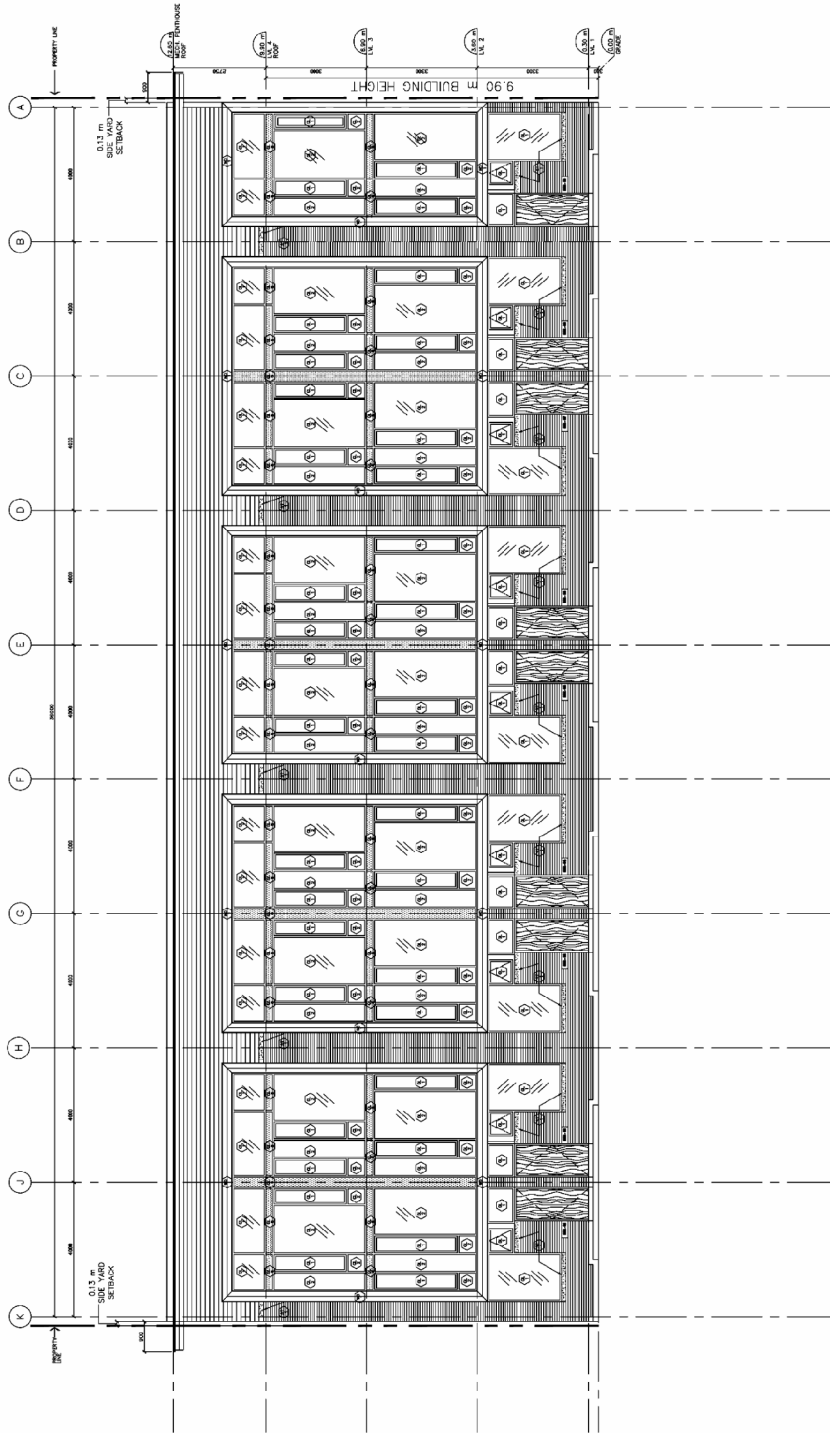
Site Plan  
Applicant's Submitted Drawing

File # 06\_196881

Not to Scale  
05/22/07



Attachment 2: Richmond Street West/ North Elevation



North Elevation

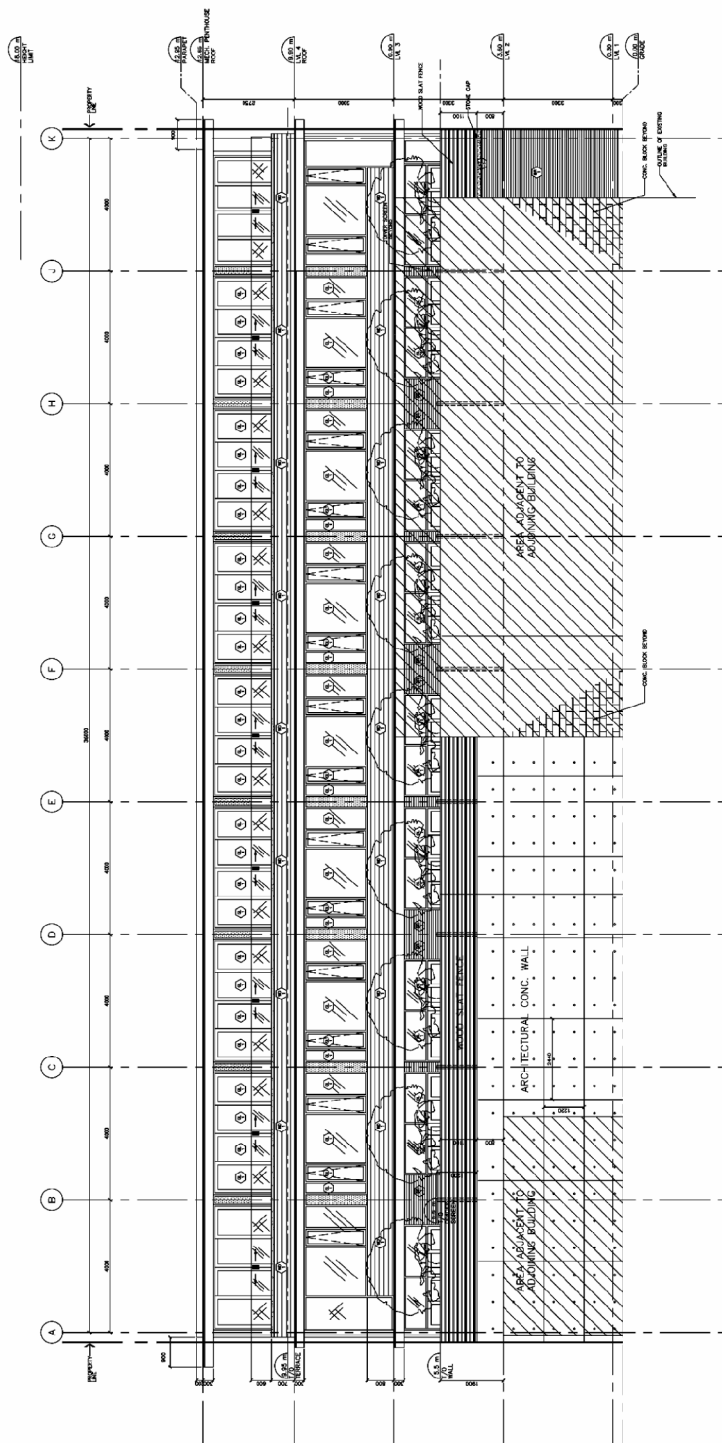
853 (851) Richmond Street West

Applicant's Submitted Drawing

Not to Scale  
05/22/07

File # 06\_196881

### Attachment 3: Rear/South Elevation



### South Elevation

Applicant's Submitted Drawing

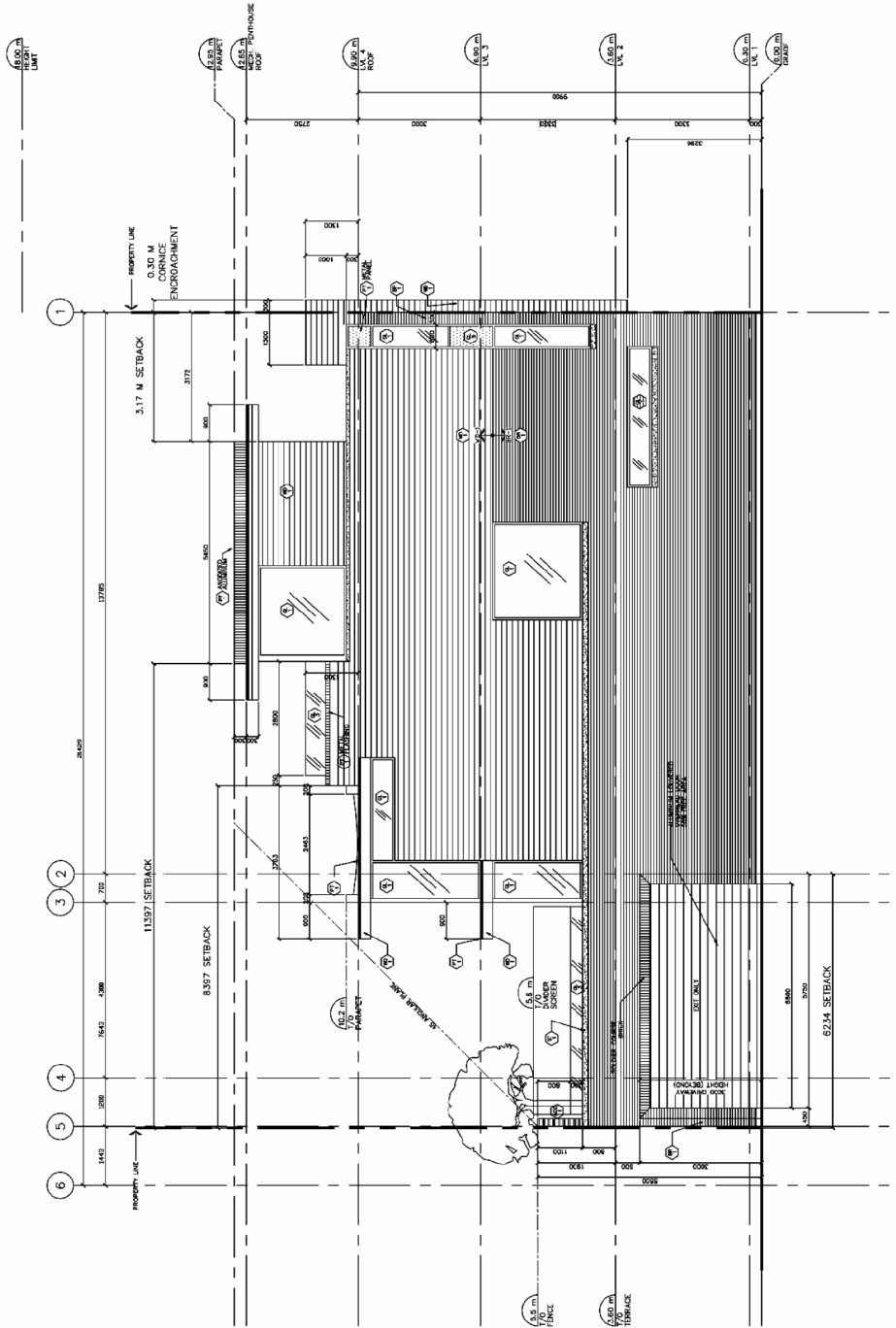
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### 853 (851) Richmond Street West

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Attachment 5: Stafford Street/East Elevation



**East Elevation**

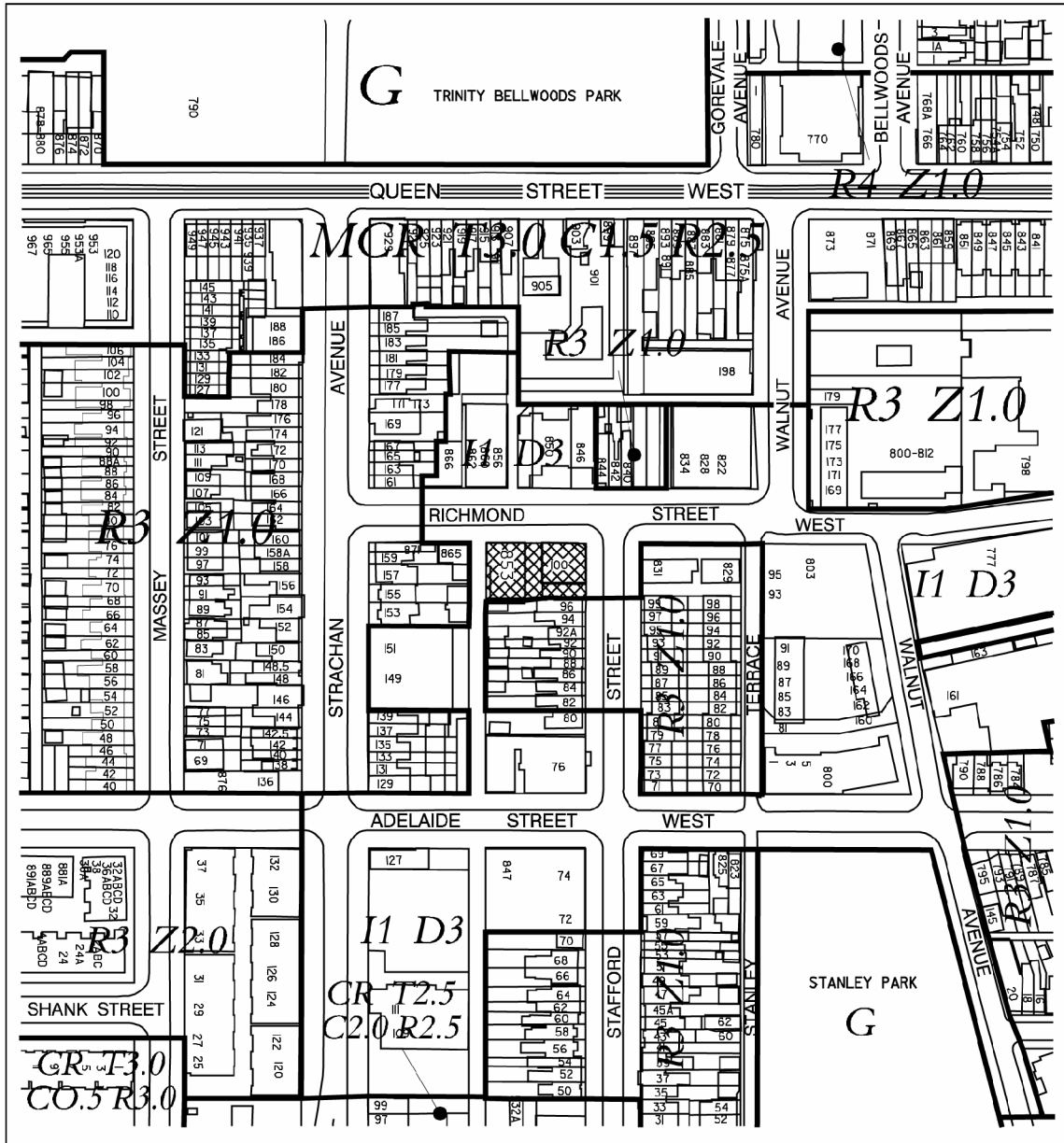
Applicant's Submitted Drawing

Not to Scale  
05/22/07

**853 (851) Richmond Street West**

File # 06\_196881

# Attachment 6: Zoning



**TORONTO** City Planning Division  
**Zoning**

853 (851) Richmond Street West

File # 06\_196881

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



Not to Scale  
 Zoning By-law 438-86 as amended  
 Extracted 12/14/06 - TA

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	06 196881 STE 19 OZ
Details	Rezoning, Standard	Application Date:	December 8, 2006

Municipal Address: 853 RICHMOND ST W, TORONTO ON  
 Location Description: ORDNANCE RESERVE PT LTS 1 3 \*\*GRID S1909  
 Project Description: Construct nine freehold townhouse dwelling units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Lanterra Developments Ltd.		Core Architects Inc.	

### PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: I1 D3, R3 Z1.0	Historical Status:
Height Limit (m): 18	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	731	Height:	Storeys:	4	
Frontage (m):	36.55		Metres:	12.65	
Depth (m):	21.43				
Total Ground Floor Area (sq. m):	270				<b>Total</b>
Total Residential GFA (sq. m):	1845		Parking Spaces:	9	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	1845				
Lot Coverage Ratio (%):	35.6				
Floor Space Index:	2.5				

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	9
3 + Bedroom:	0
Total Units:	9

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	1845	1845	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

**CONTACT: PLANNER NAME: Carola Perez, Planner (Acting)**  
**TELEPHONE: (416) 397-4647**

## Attachment 8: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Report No. ~, Clause No. ~ as adopted by City of Toronto Council on ~, 2007

Enacted by Council: ~, 2007

### CITY OF TORONTO

### BY-LAW NO. \_\_\_\_-2007

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2006 as 851 and 853 Richmond Street West.**

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

1. By-law No. 438-86, 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 from I1 D3 and R3 Z1.0, to R3 Z2.5.
2. None of the provisions of Section 2(1) “*grade*”, 2(1) “*lot*”, 4(17) (a)(d)(e), 6(3) Part I 1, 6(3) Part II 2, 3.A(I)(II), 3.C (II), 4, 5, 6 and 8, 6(3) Part III 1(a), 6(3) Part IV 4(b), 6(3) Part VII 1(ii), and 6(3) Part IX 1 of Zoning By-law No. 438-86, shall apply to prevent the erection and use of 9 *row houses* on the *lot* provided that:
  - (a) the *lot* comprises those lands delineated by heavy lines on Map 1 attached hereto. Notwithstanding the definition of “*lot*” contained in Section 2 of By-law No. 438-86, as amended, the lands delineated by heavy lines on Map 1 attached hereto, shall be deemed to be one *lot*, regardless of whether two or more buildings which are not connected below *grade* are erected thereon, and regardless of any conveyances made or easements granted after the date of enactment of the By-law;
  - (b) the *residential gross floor area* on the *lot* shall not exceed 1,845 m<sup>2</sup>;
  - (c) each *row house* contains not more than one *dwelling unit* and no *dwelling unit* shall exceed a *residential gross floor area* of 185 m<sup>2</sup>;
  - (d) no portion of the building above *grade* is located otherwise than wholly within the area delineated by the heavy lines shown on Map 2 except eaves and parapets to a maximum projection of 1.0 metre;

- (e) Notwithstanding (d), the *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 1.5 metres and the *height* otherwise permitted herein;
    - (ii) a structure, on the roof of the building, used for outside or open air recreation , safety or wind protection purposes, provided the maximum height of the top of the structure is no higher than the sum of 0.5 metres and the *height* otherwise permitted herein;
    - (iii) privacy screens or dividers between terraces, provided the maximum height of such dividers is no higher than 2.0 m;
    - (iv) planter walls, provided the maximum height of such planter walls is no higher than 1.2 m;
    - (v) a fence wall located generally along the south lot line having a maximum *height* of 5.5 m; and
  - (f) Notwithstanding the definition of *parking space* in Section 2(1) of By-law 438-86, all required *parking spaces* shall have a minimum unobstructed dimension of 5.7 metres in length and 2.6 metres in width.
3. None of the provisions of By-law No. 438-86 shall apply to prevent a *sales office* on the *lot*.
  4. For the purposes of this By-law:
    - (1) “*grade*” means 89.24 metres Canadian Geodetic Datum;
    - (2) “*sales office*” means a temporary building, structure, facility or trailer on the *lot* used for the purpose of the sale of *dwelling units* to be constructed on the *lot* until the earlier of the following two events:
      - (i) such time as all said *dwelling units* are sold; or
      - (ii) sixty days after completion of construction of the last *dwelling unit*; and



- (3) 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, as amended.

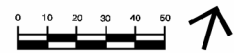
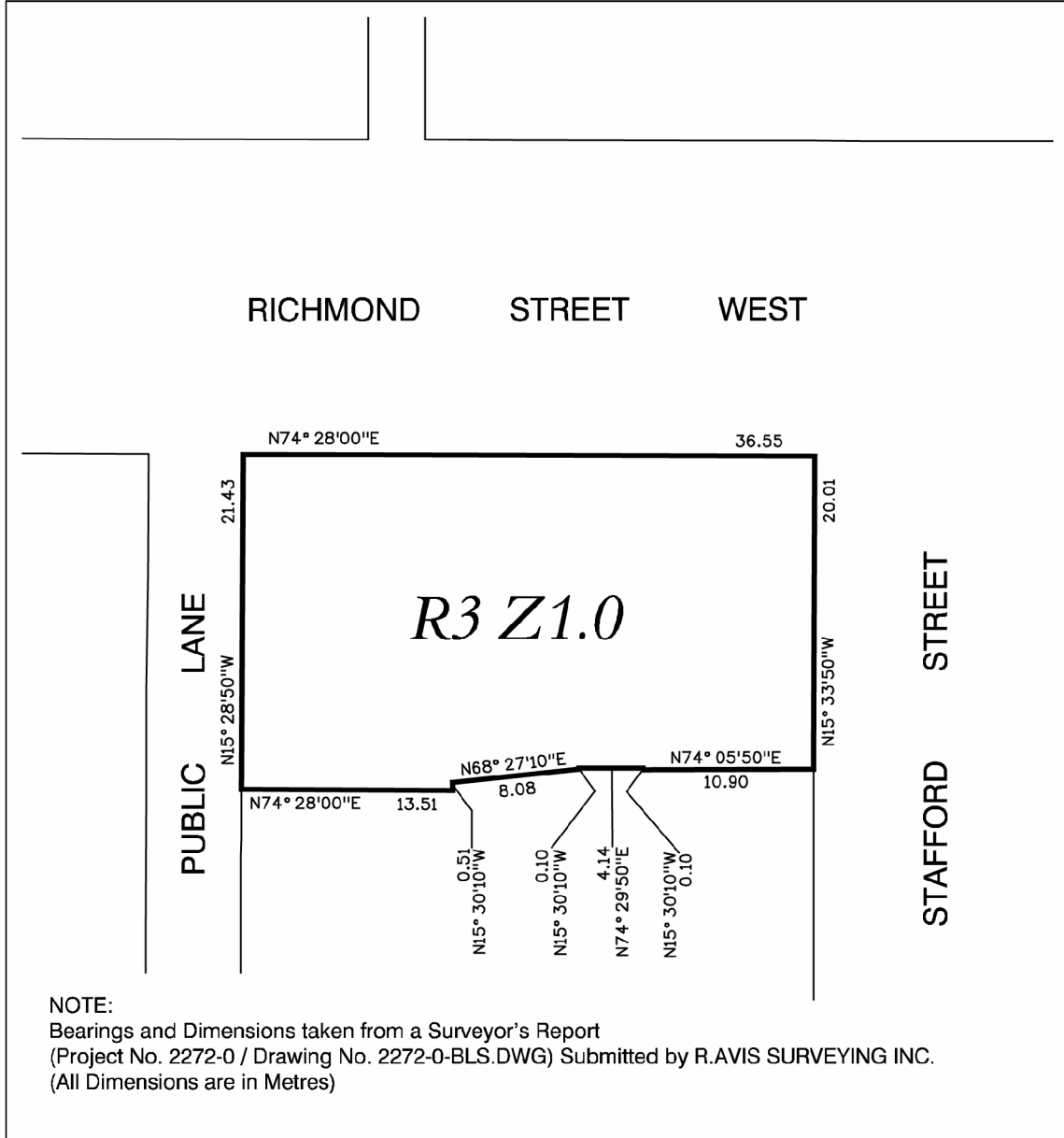
ENACTED AND PASSED this ~ day of ~, 2007.

DAVID R. MILLER  
Mayor

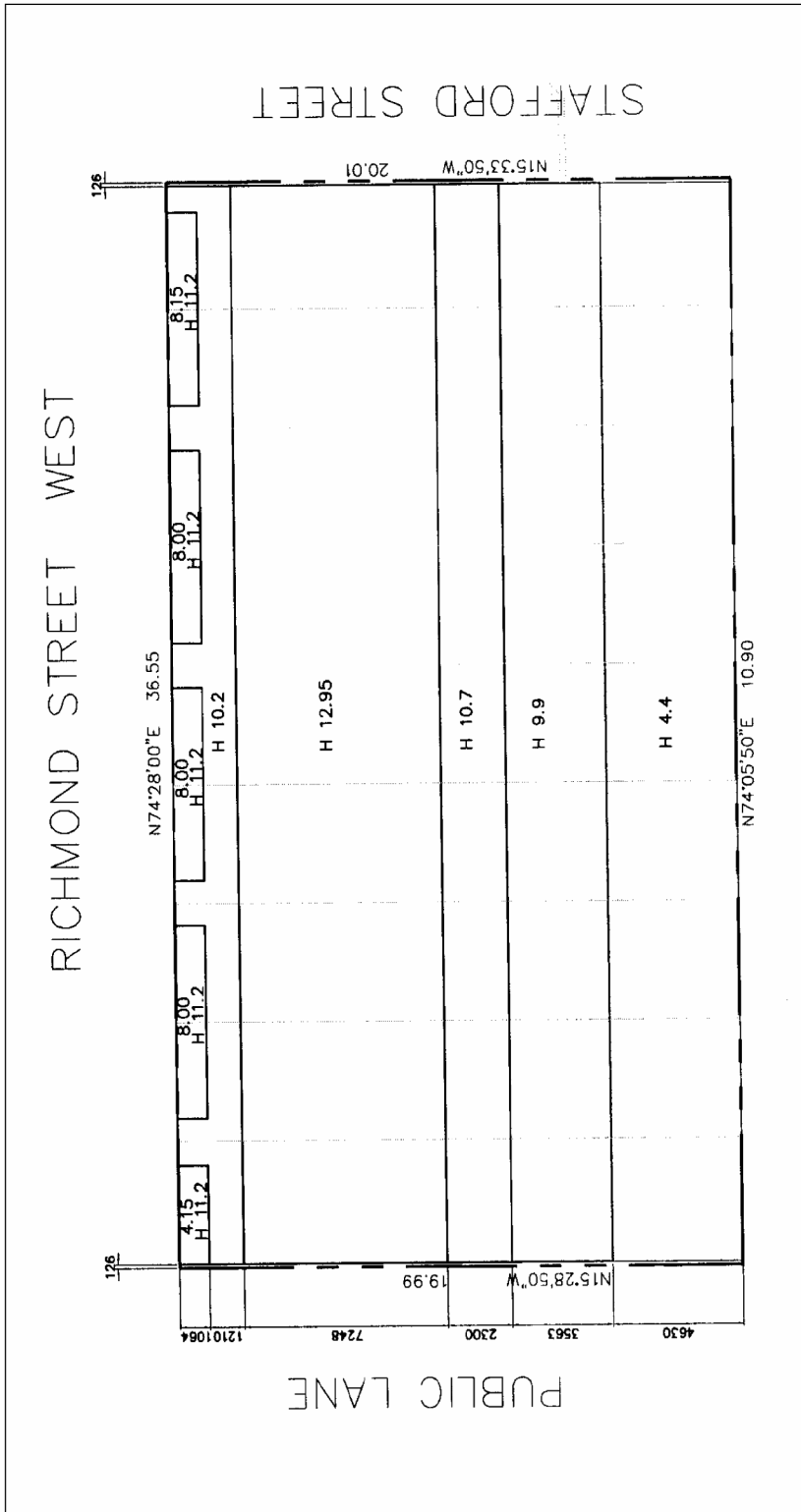
ULLI S. WATKISS  
City Clerk

(Corporate Seal)

# Map 1



Map 2



853 (851) Richmond Street West



File # 06\_196881

