

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

<b>Date:</b>	July 27, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward No.20 – Trinity-Spadina
<b>Reference Number:</b>	File No. 07-238270 STE 20 OZ

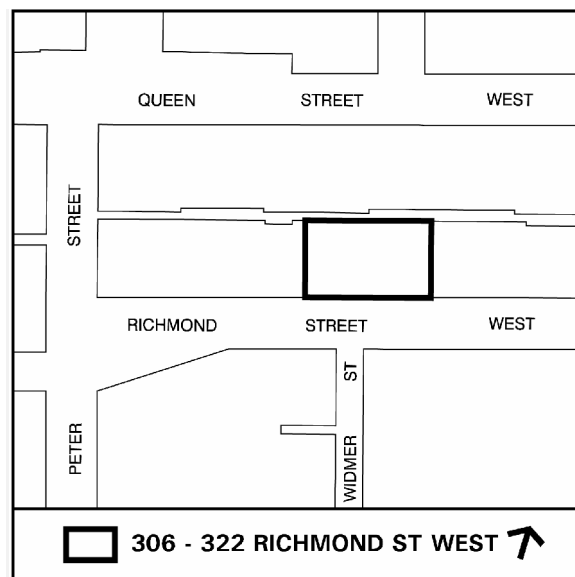
**SUMMARY**

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

This application proposes the redevelopment of the lands at 306-322 Richmond Street West, on the north side of Richmond Street West between Peter Street and John Street. A 19-storey (64 metre) building is proposed with commercial retail uses on the lower three floors and residential uses on the upper floors.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

This application has been circulated to City Departments and external agencies, where appropriate, for comment. The applicant presented their proposed development concept to members of the King-Spadina community at a meeting hosted by the local Councillor on June 19, 2007. Staff will hold a community consultation meeting in the fall of 2007.



## RECOMMENDATIONS

---

### The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

### Proposal

The application proposes the redevelopment of the lands for a residential building with commercial uses on the lower levels. The total site area is 1,471.6 m<sup>2</sup>, with approximately 49 metres of frontage on the north side of Richmond Street West and a depth of approximately 30 metres. A public lane which is accessible from both Peter Street and John Street runs along the rear of the site.

A 19-storey (64.1 metres including rooftop mechanical) slab building is proposed with a total gross floor area of approximately 20,181 m<sup>2</sup>, of which 2,982 m<sup>2</sup> is to be for commercial retail uses. A total of 200 residential units are proposed with the unit breakdown being approximately 42% one-bedroom units; 48% two-bedroom units and 10% three-bedroom units.

The main pedestrian access for the building will be along Richmond Street, with at-grade commercial units directly accessing the street. Vehicle access will also be from Richmond Street West. A parking ramp is located at the rear of the site as is a servicing and loading area. A total of 149 vehicle parking spaces are to be provided in an underground parking garage. A total of 152 bicycle parking spaces are to be provided on the parking levels and in an at-grade visitor parking area on the site.

A 400 m<sup>2</sup> indoor residential amenity area is proposed to be located on the fourth floor. Outdoor residential amenity area is located on the fourth floor in connection with the indoor residential amenity area, as well as a small rooftop area at the southwest corner of the building.

### 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 as part of this application. The area of Queen Street West to the north of the site is subject to a mixed commercial-residential zoning by-law which permits a maximum building height of 16 metres and requires a 45-degree angular plane from the street at a height of 13 metres. This section of Queen Street West is also subject to a Queen Street Heritage Conservation District.

South: the site fronts onto Richmond Street West which is a one-way westbound street with a right-of-way width of approximately 20 metres. This section of Richmond Street West is also identified as a potential bike route in the City's bicycle plan. The King-Spadina public realm plan establishes interest in pursuing opportunities to have both Richmond Street West, and Adelaide Street West one block south, become two-way traffic streets.

East: immediately east of the site are two three-storey house form 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 in height.

West: immediately west of the site are 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 as a 'Regeneration Area' and is located within the King-Spadina Secondary Plan area. This application will be reviewed against the policies in the Official Plan including the policies set out in the King-Spadina Secondary Plan (Chapter 6.16).

Section 3 of the Official Plan specifies that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setback, stepbacks, roofline and profile and architectural character and expression. The King-Spadina Secondary Plan permits a wide range of uses, including the proposed uses, and provides policy direction on built form.

## **King-Spadina Review Study**

In 2005, a review of the King-Spadina Part II Plan was initiated to look at specific matters related to entertainment uses in the area, community infrastructure, built form and 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. The applicant is one of the appellants to these amendments. A pre-hearing is scheduled for November 20, 2007. Updated Urban Design Guidelines were also adopted by City Council in September 2007.

## **Zoning**

The site is zoned 'Reinvestment Area' (RA). As part of the RA zoning controls, density standards are replaced by a package of built form objectives expressed through height limits and setbacks. The Zoning By-law permits a height of 30 metres for this site. Section 12(2)246 of the Zoning By-law requires a 3 metre setback above 20 metres on all street frontages.

## **Urban Design Guidelines**

The proposal will be evaluated in the context of the King-Spadina Urban Design Guidelines adopted by City Council in September 2006 as well as the City of Toronto Tall Building Design Guidelines also adopted by City Council in September 2006.

## **Reasons for the Application**

The application proposes a height in excess of the existing zoning by-law permissions, and setbacks that do not meet the minimum requirements of the zoning by-law permissions. Additional areas of non-compliance with the zoning by-law may be identified through the review of this application.

## **COMMENTS**

### **Issues to be Resolved**

The application will be evaluated in the context of the City's objectives for the King-Spadina area as set out in the Official Plan. The application will also be considered relative to the recently approved and currently under appeal Official Plan and Zoning By-law amendments for King-Spadina. 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.

Following is a brief summary of the issues related to this application, followed by a more detailed comment on built form aspects of the proposal:

- Appropriateness and impact of built form in the context of the area plan objectives and policies and the immediate surroundings, including Queen Street West to the north;
- Appropriateness and impact of additional height in the context of the area plan objectives and policies and the immediate surroundings, including Queen Street West to the north;

- View and shadow impacts; and,
- Vehicle access and circulation, including loading, parking and servicing areas.

#### Built Form Comments

A pre-application meeting was held on February 22, 2007 at which the applicant outlined their development concept for the site. At this meeting, City staff requested a south elevation, conceptual floor layout, and views to assist in their preliminary consideration of their proposal and to provide feedback prior to the submission of an application. These plans were not submitted prior to submission of this formal application.

Based on a preliminary review of the plans, staff note that the building rises from grade to the main roof (59.1 metres) on all four elevations, with the building design introducing setbacks from the north and south lot lines on some of the floors above the eighth floor (an elevation of 28 metres at Richmond Street and 26 metres at the rear of the site).

The built form policies of the King-Spadina Secondary Plan and implementing RA zoning intend that there be a clear stepback of a minimum of 3 metres at a height of 20 metres on the street elevation to reinforce the historic warehouse scale and character of the area. The proposed built form does not meet this policy.

The lack of sideyard setbacks above the zoning height permission of 30 metres raises issues with respect to impact on the future development of adjacent properties to the east and west as well as the potential future built form condition along the north side of Richmond Street West. The built form proposed by this application suggests a future build-out condition for the block of buildings built to the lot line to a height of 59 metres. A continuous street wall height of 59 metres is not desirable; it would be expected that setbacks be introduced if height above the zoning height permission is to be considered.

The immediate context for this site is the surrounding block of Queen Street, Peter Street, John Street and Adelaide Street West. The predominant building heights in this block are much lower, with the exception of the NFB building as mentioned and the Paramount Movie Theatre at the southwest corner of Richmond and John Street.

At the February 22, 2007 pre-application meeting, staff stated that the appropriate height precedents were the NFB building at the corner of Peter Street and Richmond Street West and the District Lofts building at the corner of Spadina Avenue and Richmond Street West. Both of these buildings are located on the north side of Richmond Street and both have building heights of approximately 45 metres. The proposed building height, at 64.1 metres, exceeds the heights of the highest buildings in the immediate surroundings. Staff will be reviewing the impacts of this proposed increased height.

The enclosure or 'wrapping' of rooftop mechanicals with useable gross floor area is a common and encouraged built form approach in King-Spadina. This application proposes that all of the rooftop mechanical be located above the main roof.

The shadow studies submitted in support of the application identify that the spring and fall morning shadow cast by the proposed building extends beyond the as-of-right shadow created by the angular

plane provisions of the Queen Street zoning by-law. This impact is not desirable and it is recommended that the proposal fall within the as-of-right shadow condition of the Queen Street zoning by-law.

The view and overlook impact of the applicant's proposal has not been fully evaluated at this stage. The applicant submitted one colour rendering of their proposal which provides a view of the development from the southwest corner of Richmond and Peter Streets. Additional evaluation of the proposal is required.

#### Other Matters

The dimensions of the Richmond Street right-of-way and the location of underground utilities require further consideration to determine opportunities to improve the pedestrian environment.

The potential to use the public lane to the rear of the site for all or some of the vehicle functions of the development requires further consideration.

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

#### **Studies/Statements/Reports**

The applicant has provided a planning rationale report, traffic impact study, vehicle turning assessment, shadow impact study and site servicing/ stormwater management report. Additional studies and/or analysis may be identified through the evaluation of the application.

#### **Section 37 Agreement**

Should staff recommend support for an increase in height, a Section 37 Agreement will be negotiated during the review of the application.

#### **CONTACT**

Sharon Hill, Senior Planner  
Tel. No. (416) 392-7574  
Fax No. (416) 392-1330  
E-mail: [shill@toronto.ca](mailto:shill@toronto.ca)

#### **SIGNATURE**

---

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

(P:\2007\Cluster B\pln\teycc20783714064.doc) - smc

## **ATTACHMENTS**

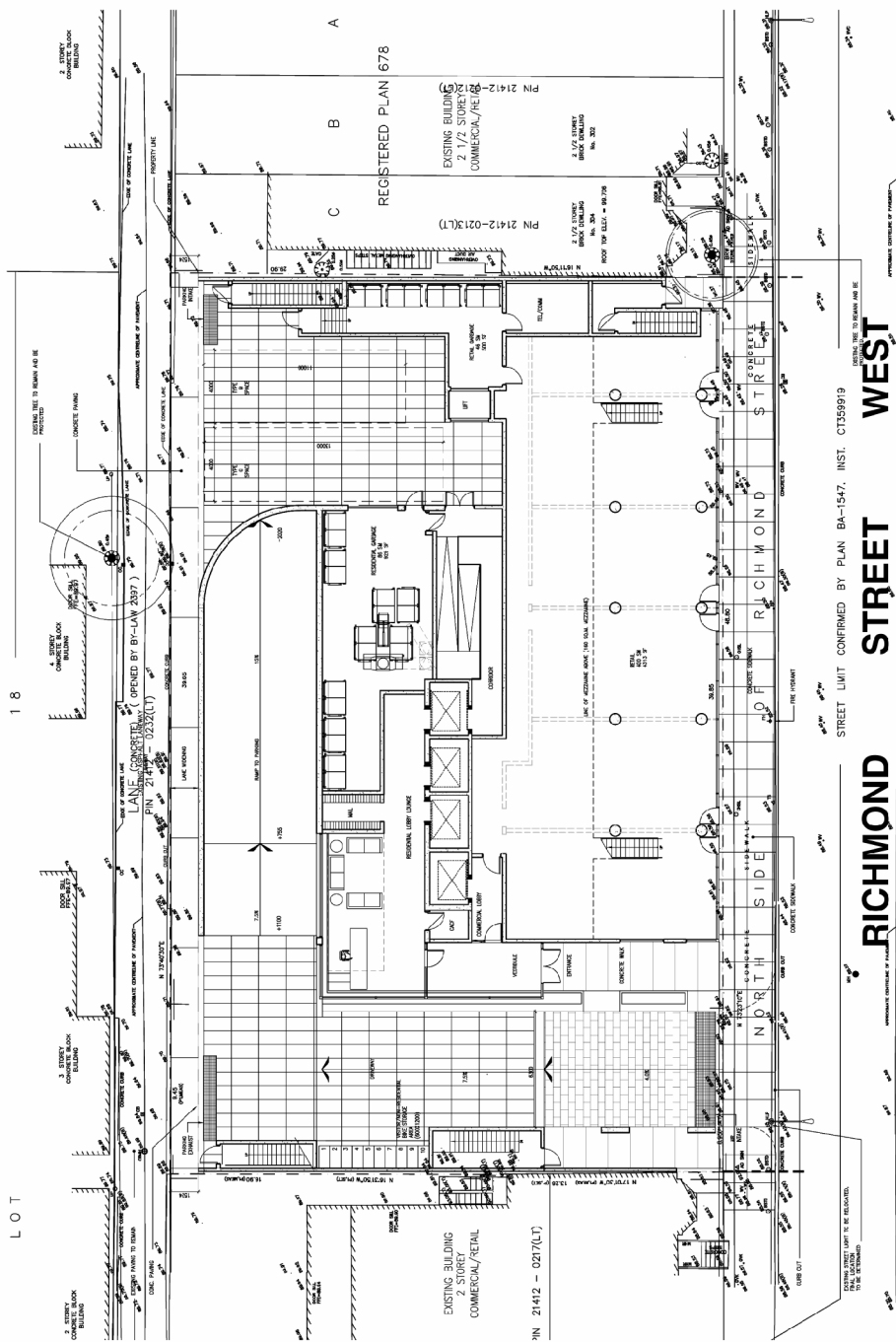
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



**Site Plan**

**306 - 322 Richmond Street West**

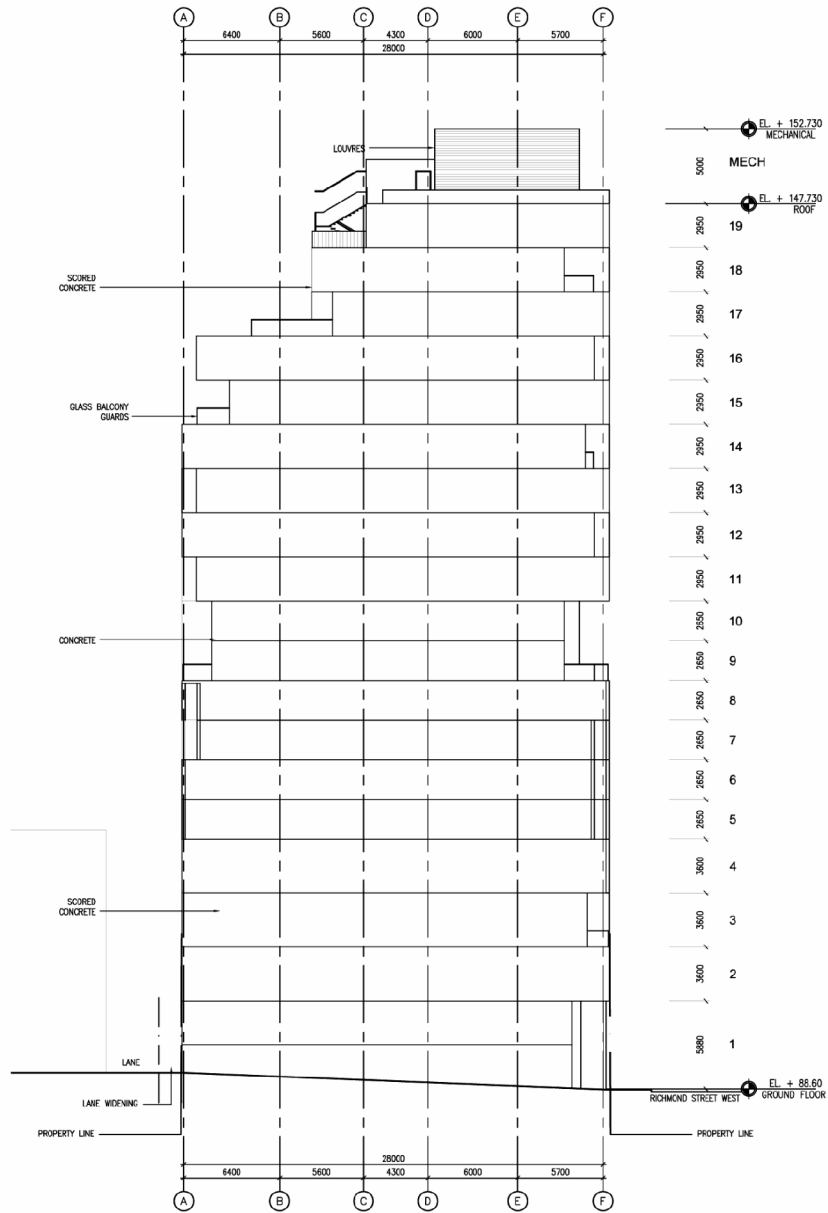
Applicant's Submitted Drawing

Not to Scale  
07/24/07

File # 07\_238270



## Attachment 2:



### West Elevation

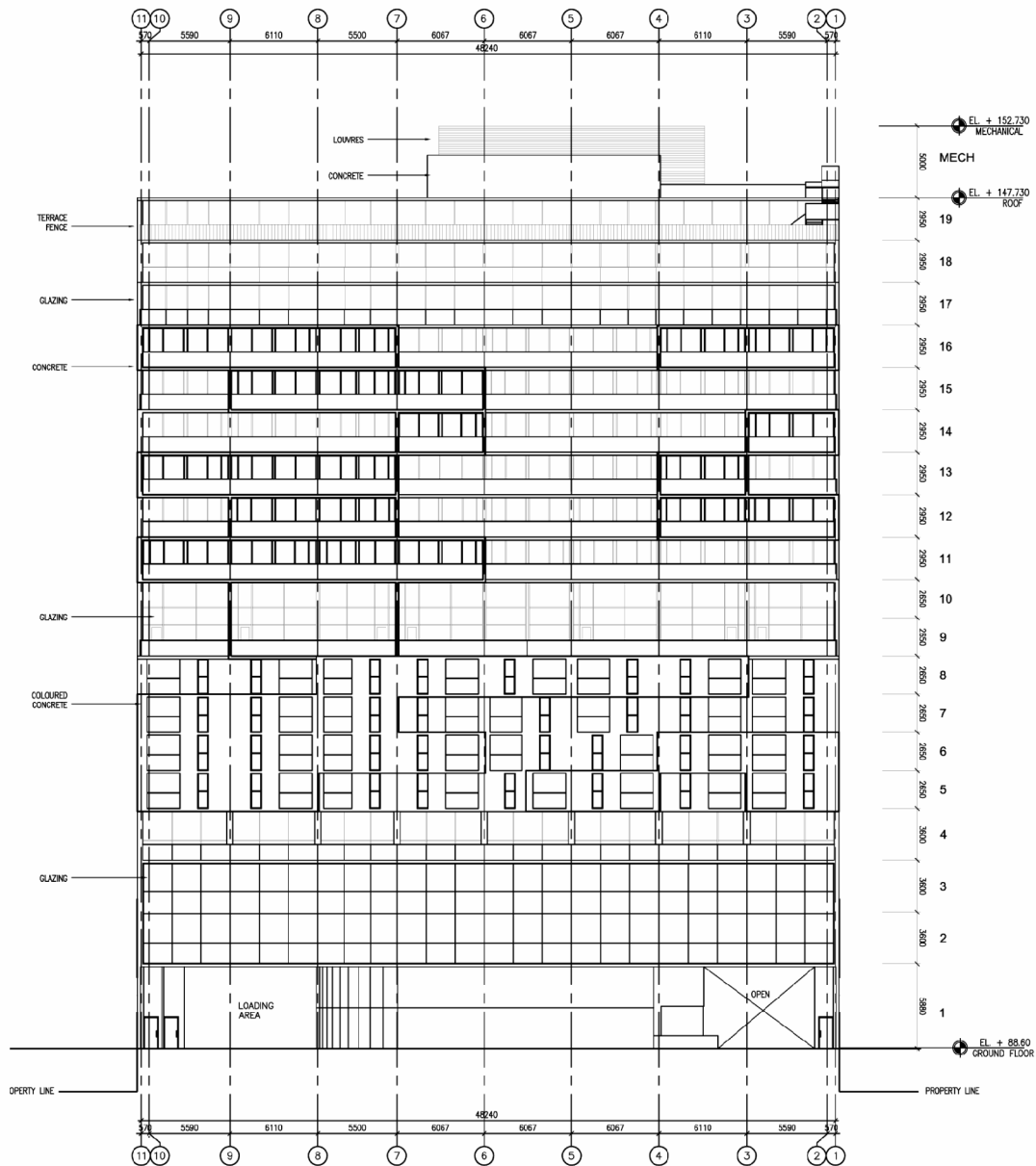
### 306 - 322 Richmond Street West

Applicant's Submitted Drawing

Not to Scale  
07/24/07

File # 07\_238270

**Elevations**



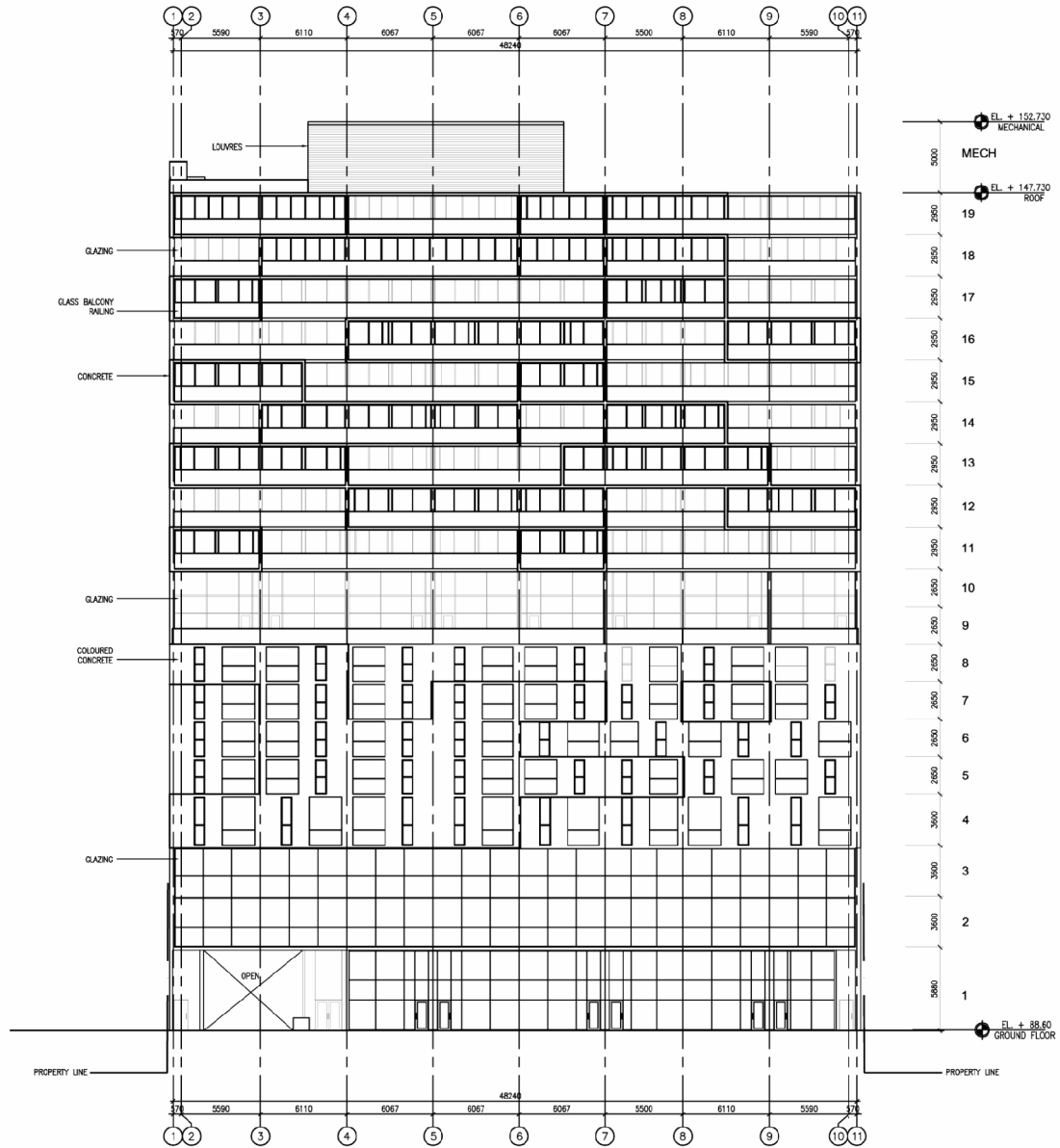
# North Elevation

# 306 - 322 Richmond Street West

Applicant's Submitted Drawing

Not to Scale  
07/24/07

File # 07\_238270



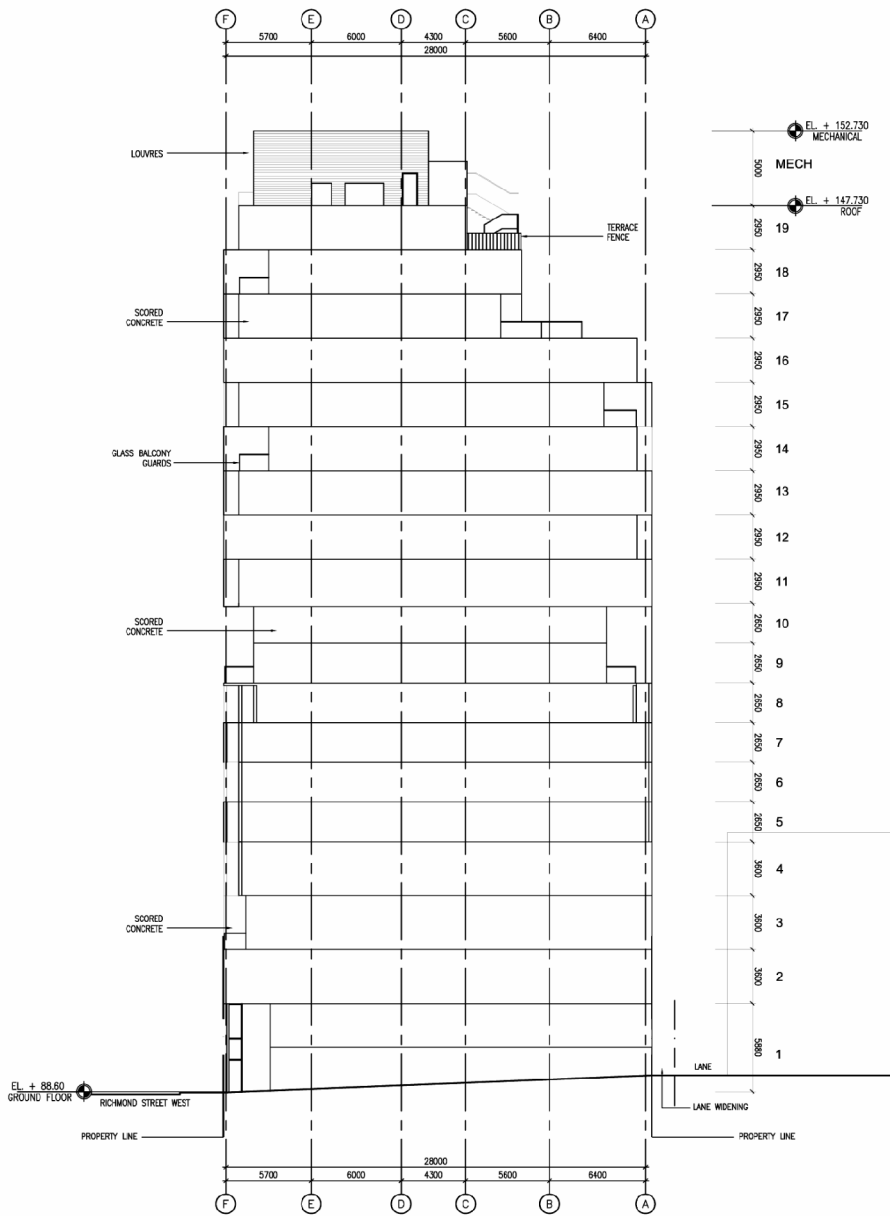
**South Elevation**

**306 - 322 Richmond Street West**

Applicant's Submitted Drawing

Not to Scale  
07/24/07

File # 07\_238270



**East Elevation**

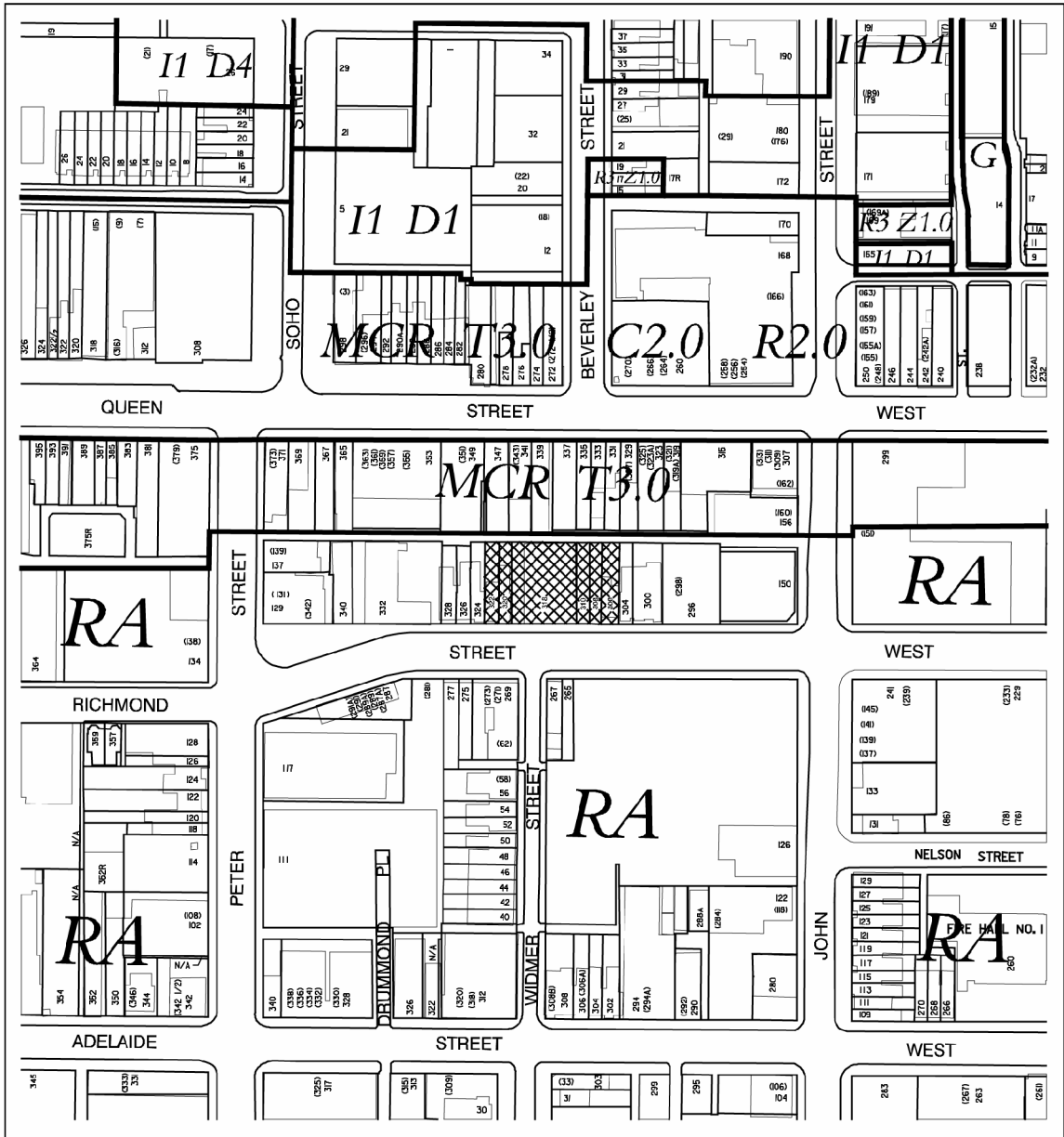
**306 - 322 Richmond Street West**

Applicant's Submitted Drawing

Not to Scale  
07/24/07

File # 07\_238270

### Attachment 3: Zoning



306 - 322 Richmond Street West

File # 07\_238270

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



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 07/24/07 - DR

**ATTACHMENT 4**  
**APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	07 238270 STE 20 OZ
Details	Rezoning, Standard	Application Date:	July 3, 2007

Municipal Address: 306 RICHMOND ST W, TORONTO ON M5V 1X2  
 Location Description: TOWN YORK PT LT18 \*\*GRID S2013  
 Project Description: PROPOSED 19-STOREY MIXED-USE BUILDING WITH 3-STOREYS OF COMMERCIAL USES AND 16-STOREYS OF RESIDENTIAL USES

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SHERMAN BROWN DRYER KAROL			318 RSW DEVELOPMENT INC

**PLANNING CONTROLS**

Official Plan Designation:	KS SEC PLAN	Site Specific Provision:	
Zoning:	RA	Historical Status:	
Height Limit (m):	30	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	1471.6	Height:	Storeys:	19
Frontage (m):	48.8		Metres:	59.1/64.1 (MECH)
Depth (m):	29.91			
Total Ground Floor Area (sq. m):	784.18			<b>Total</b>
Total Residential GFA (sq. m):	17199.54		Parking Spaces:	158
Total Non-Residential GFA (sq. m):	2982.19		Loading Docks	2
Total GFA (sq. m):	20181.73			
Lot Coverage Ratio (%):	53			
Floor Space Index:	13.71			

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	17199.54	0
Bachelor:	0	Retail GFA (sq. m):	2982.19	0
1 Bedroom:	85	Office GFA (sq. m):	0	0
2 Bedroom:	96	Industrial GFA (sq. m):	0	0
3 + Bedroom:	19	Institutional/Other GFA (sq. m):	0	0
Total Units:	200			

**CONTACT: PLANNER NAME: Sharon Hill, Senior Planner**  
**TELEPHONE: (416) 392-7574**