

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

Date:	December 13, 2006
To:	Toronto and East York Community Council
From:	Director, Community Planning, South District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	06 196881 STE 19 OZ

SUMMARY

An application has been submitted to permit 9 freehold townhomes at 851-853 Richmond Street West.

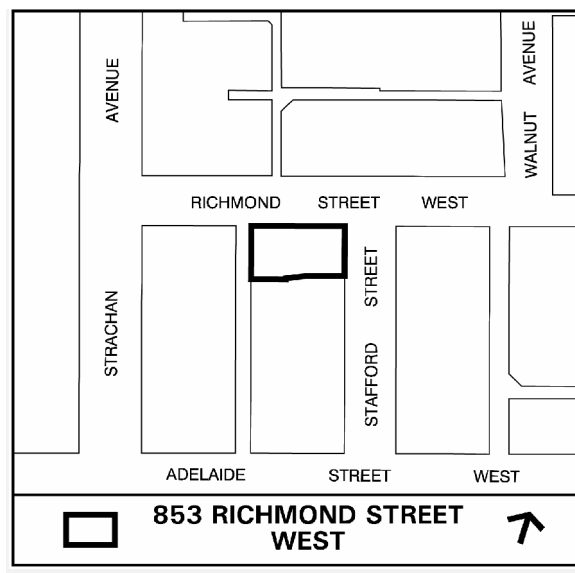
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City departments and external agencies, where appropriate, for comment. Staff will hold a community consultation meeting, as required by the Planning Act. This meeting will be held in February 2007 provided that the applicant submits a landscape plan prior.

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

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

Proposal

The application proposes the redevelopment of two existing commercial/industrial sites for nine freehold townhomes fronting onto Richmond Street West. The proposed density is 2.0 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.

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 755 square metres in size, 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 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

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

Site plan approval is required to implement the proposal. A site plan application has been submitted, circulated to various City departments and external agencies where required, and will be reviewed concurrently with the rezoning application.

Reasons for the Application

The application proposes development for the site that does not conform to Zoning By-law 438-86 as amended. The proposed residential use is not permitted in an I1 zone. Further areas of non-compliance may be determined through the Zoning Review which will be conducted by City Building staff.

COMMENTS

Issues to be Resolved

This site presents an opportunity for appropriately-scaled residential intensification. However, a number of potential issues have been identified that require further consideration. These include, but are not limited to: the provision of landscaped open space, the impact of the proposed density on the surrounding residential properties, the proposed lot widths of the townhomes, and the relationship of the development to the residential properties to the south.

The next stage of the process is to schedule a meeting in the community. Provided that the identified issues are addressed and that requested information is provided in a timely fashion, staff anticipate preparing a Final Report on this application in the second quarter of 2007.

CONTACT

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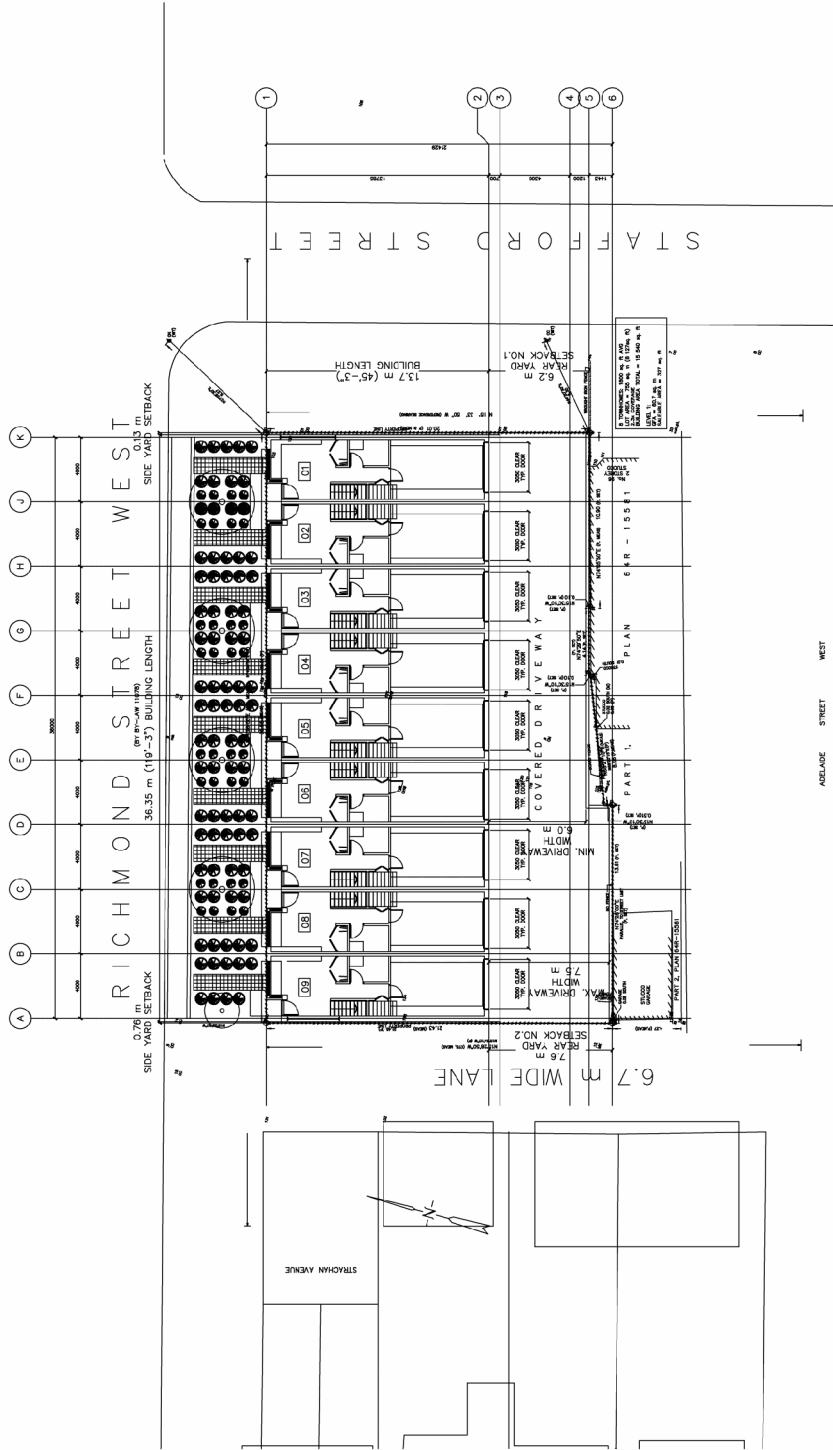
SIGNATURE

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 1: Site Plan



853 Richmond Street West

Site Plan
 Applicant's Submitted Drawing

File # 06_169881

Not to Scale
 12/16/06



Attachment 2: Richmond Street West / North Elevation



853 Richmond Street West

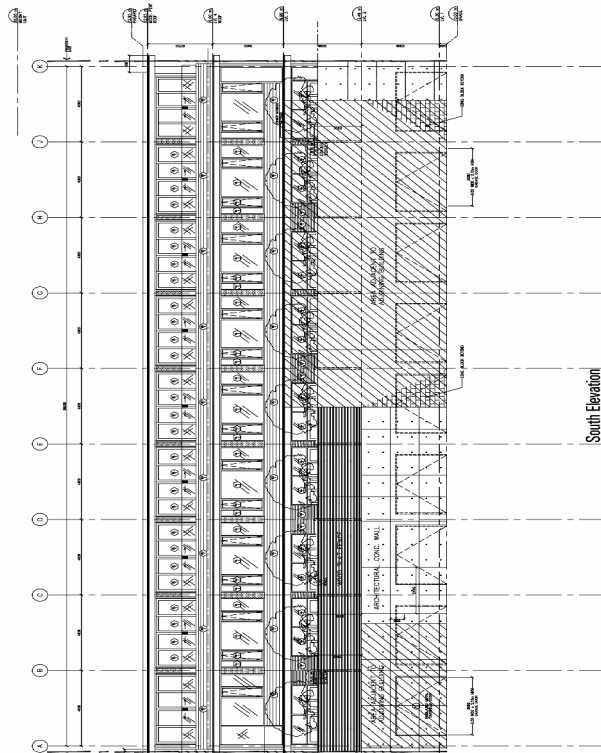
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Elevations

Applicant's Submitted Drawing

Not to Scale
1/2"=1'-0"

Attachment 3: Rear / South Elevation



853 Richmond Street West

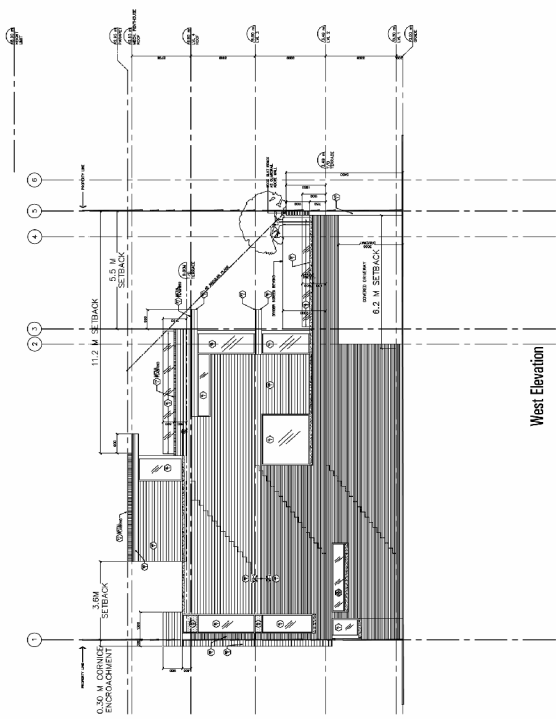
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Elevations

Applicant's Submitted Drawing

Not to Scale
1/2"=1'-0"

Attachment 4: Laneway / West Elevation

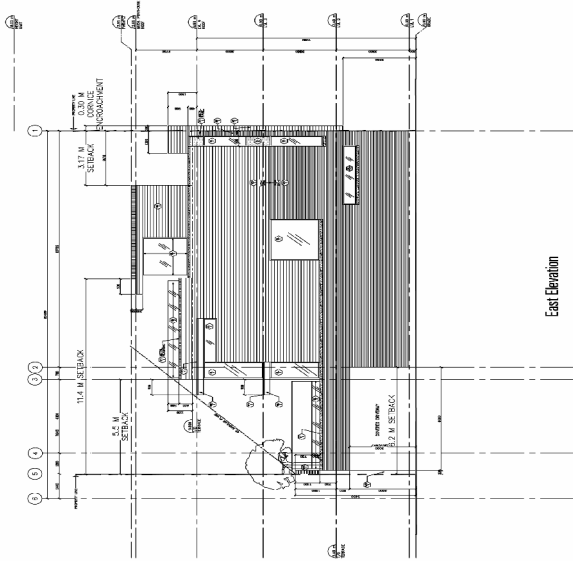


West Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 1/21/2016

853 Richmond Street West
 File # 06_168881

Attachment 5: Stafford Street / East Elevation

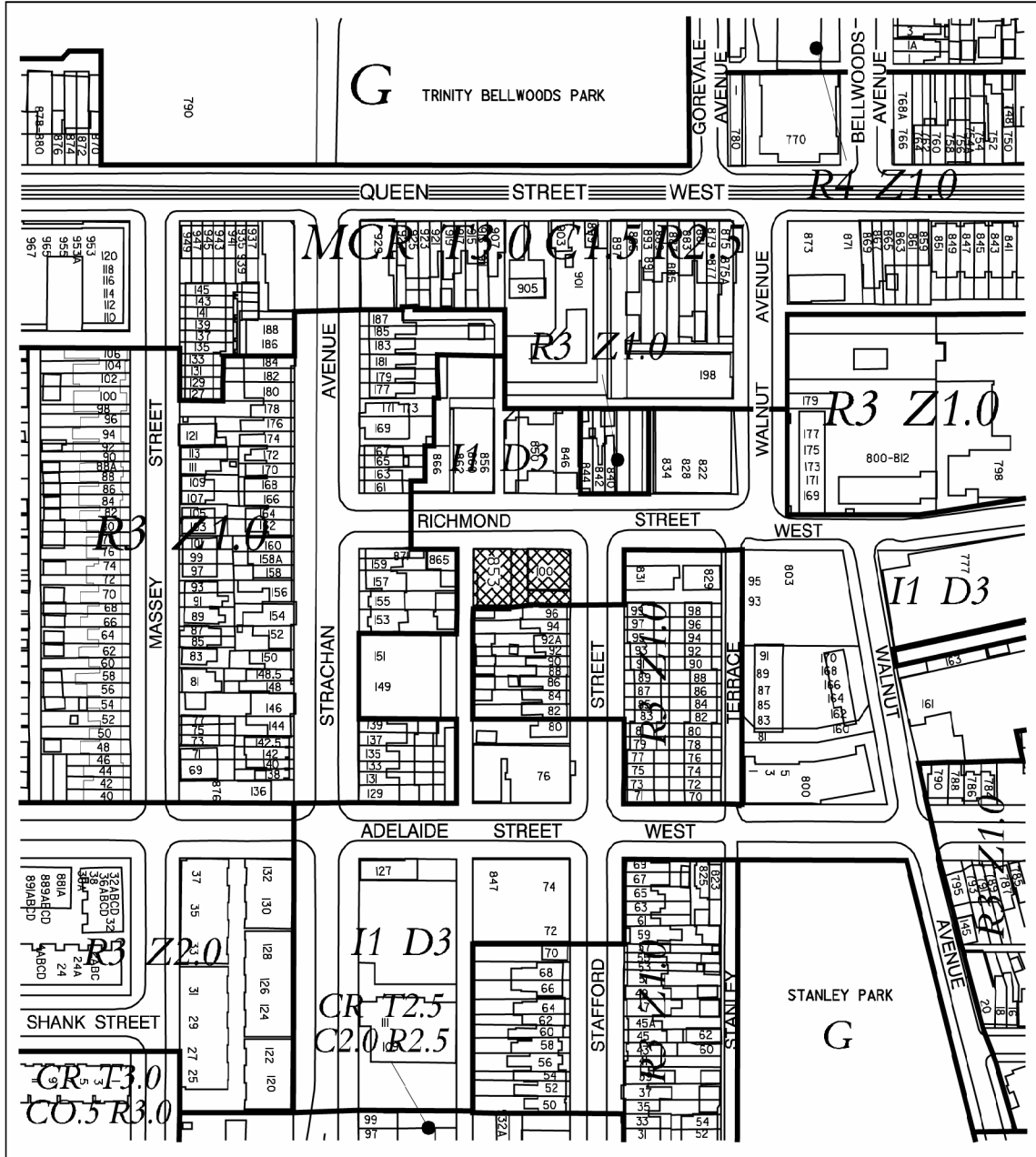


East Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 1/21/2016

853 Richmond Street West
 File # 06_168881

Attachment 6: Zoning



TORONTO City Planning Division
Zoning

853 Richmond Street West
 File # 06_169881

- 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 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.

Applicant:	Agent:	Architect:	Owner:
LANTERRA DEVELOPMENTS LTD			WIGLYN INVESTMENTS LTD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	I1 D3	Historical Status:
Height Limit (m):	18	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	755	Height:	Storeys:	4
Frontage (m):	36.55		Metres:	12.65
Depth (m):	21.43			
Total Ground Floor Area (sq. m):	269.5			
Total Residential GFA (sq. m):	1516.3		Parking Spaces:	9
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1516.3			
Lot Coverage Ratio (%):	35.6			
Floor Space Index:	2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Freehold		
Rooms:	0	Residential GFA (sq. m):	1516.3
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	9	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	9		

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