

851 & 853 Richmond Street West Common Elements Condominium Application – Final Report

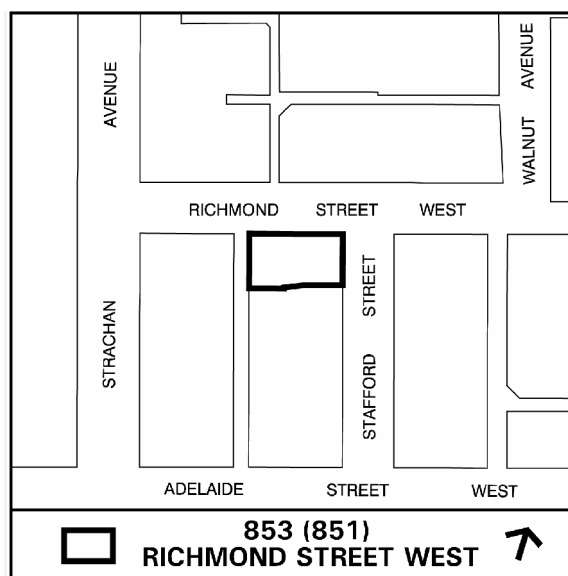
Date:	May 26, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	08 163842 STE 19 CD

SUMMARY

This Draft Plan of Common Elements Condominium application was made on June 13, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*. The *Planning Act* now requires that a Public Meeting be held for all Draft Plan of Common Elements Condominium applications.

This application proposes to create a common elements condominium with a shared driveway that will be accessed from an existing public laneway to the west of the property to provide servicing and access to nine, 3-storey freehold townhouses at 851& 853 Richmond Street West. Other common element components include a structure that supports a landscaped terrace

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium, subject to conditions.



RECOMMENDATIONS

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner and Executive Director, City Planning Division intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
 - (a) the conditions as generally listed in Attachment 2 which, except as otherwise noted, must be fulfilled prior to the release of the plan of condominium for registration; and
 - (b) any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

This site was previously the subject of Rezoning application 06 196881 STE 19 and Site Plan Approval application 06 196879 STE 19, which were approved in 2007 and 2008 respectively. There is also an application currently at the Committee of Adjustment to sever the townhouses into nine separate parcels of land.

ISSUE BACKGROUND

Proposal

The application proposes the redevelopment of two existing commercial/industrial sites for nine freehold townhouses fronting onto Richmond Street West with a common element condominium.

The nine freehold townhouses are 12.65 metres in height and the proposed density is 2.5 times the area of the lot.

Vehicular access is provided through a common element driveway which will be accessed from an existing public lane to the west of the property and will exit directly onto Stafford Street.

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 a 9 unit townhouse project is currently under construction on the site. 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 dwellings.

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.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

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 requires 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.

Zoning

The underlying zoning for the property is split into I1 D3 and R3 Z1.0, however it is now subject to site-specific Zoning By-law 776-2007 that allows nine, three-storey freehold townhouses.

Site Plan Control

The proposal was subject to Site Plan Control. Site Plan Application No. 06 196879 STE 19 SA was submitted on December 8, 2006 and approved on June 10, 2008.

Reasons for Application

The Chief Planner has the authority to draft approve Common Elements Condominiums, under City of Toronto By-law 229-2000 (Chapter 415-17 of the Municipal Code), as amended by By-law 885-2007.

However, Ontario Regulation 544/06 of the *Planning Act*, states that the approval authority shall ensure that a public meeting is held for Vacant Land and Common Elements Condominiums. This hearing before the Toronto and East York Community Council constitutes the public meeting for this application.

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 draft plan approval conditions.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS.

The proposal conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

CONCLUSION

Planning staff are recommending that the Chief Planner approve the draft plan of common elements condominium as generally illustrated on Attachment 1.

CONTACT

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SIGNATURE

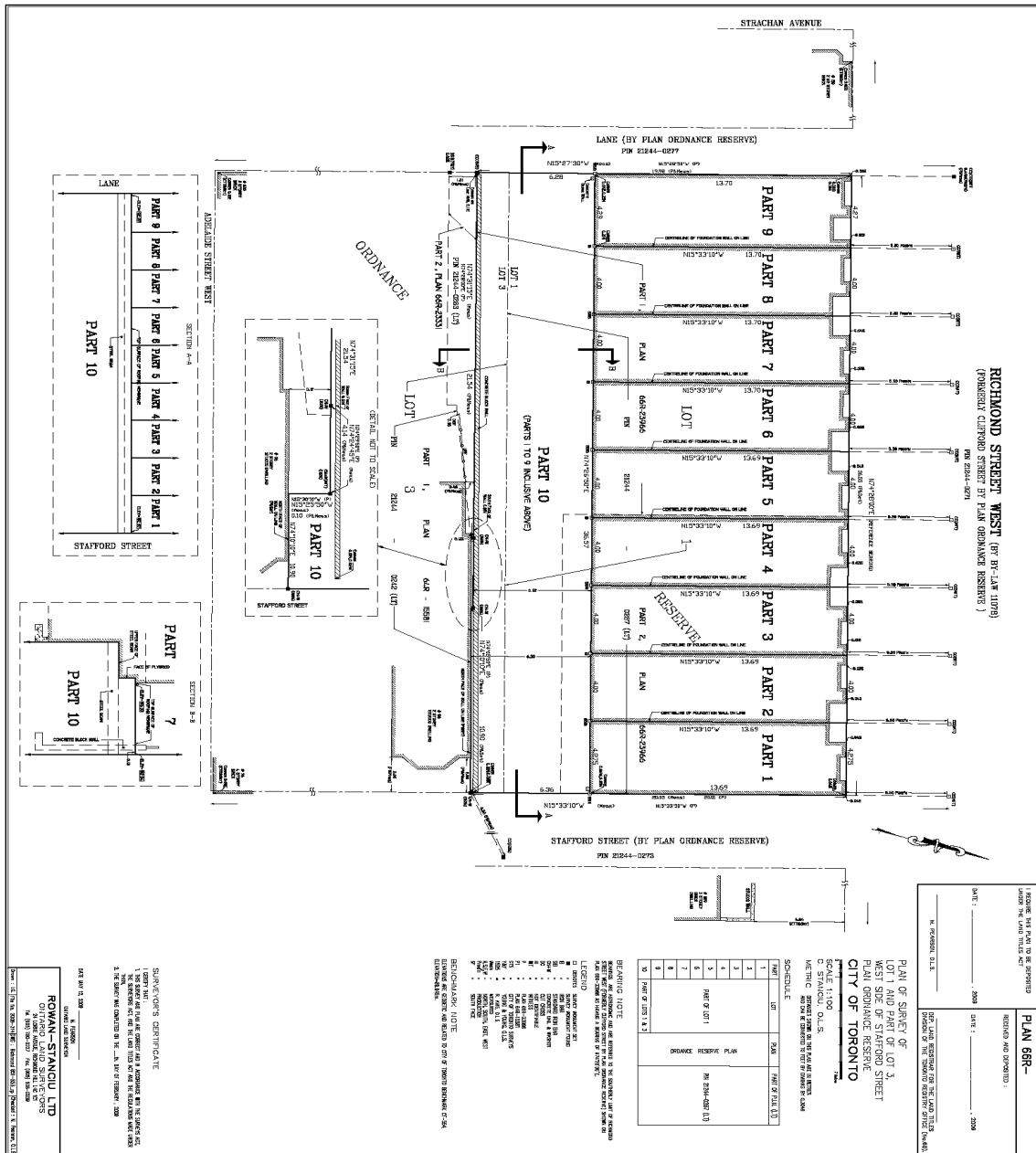
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Draft Plan of Common Elements Condominium
Attachment 2: Draft Plan Approval Conditions
Attachment 3: Application Data Sheet

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Attachment 2: Draft Plan Approval Conditions

- (1) The owner shall provide to the Director Community Planning, Toronto and East York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services, City of Toronto (statement of account or Tax Clearance Certificate).
- (2) All Site Plan matters and facilities have been completed or financially secured to the satisfaction of the City.
- (3) The owner shall file with the Director Community Planning, Toronto and East York District, a copy of the final Declaration and Description containing all necessary schedules and certifications required by the Condominium Act for registration.
- (4) The owner shall provide to the Director Community Planning, Toronto and East York District, confirmation that all the necessary consents and easements have been obtained.
- (5) If the condominium is not registered within 5 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the City for approval.

Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Condominium Approval	Application Number:	08 163842 STE 19 CD
Details	Common Elements	Application Date:	May 29, 2008

Municipal Address:	853 RICHMOND ST W
Location Description:	ORDNACE RESERVE PT LOTS 1 AND 3 W **GRID S1909
Project Description:	Common Elements for proposed 9 Rowhouse development. Property known as #851 and #853 Richmond St W

Applicant:	Agent:	Architect:	Owner:
CRAIG HUNTER		LANTERRA DEVELOPMENTS LTD	LANTERRA STAFFORD LIMITED

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	776-2007
Zoning:	I1 D3, R3 Z1.0	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
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

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):	1516.3	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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