

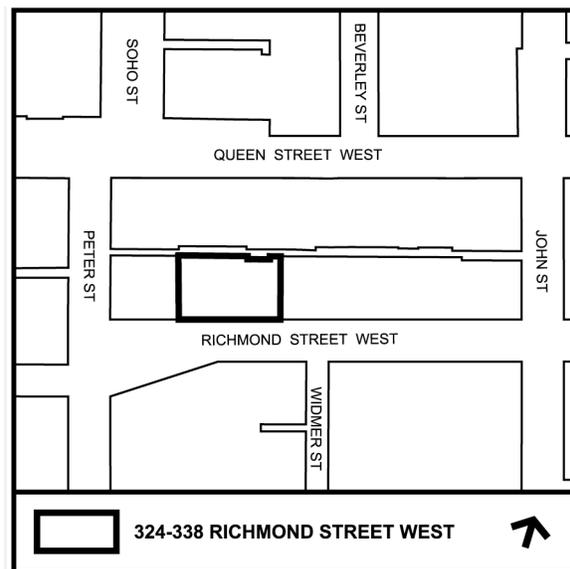
**324-338 Richmond Street West - Zoning Amendment
Application - Preliminary Report**

Date:	March 21, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	12 124056 STE 20 OZ

SUMMARY

The proposed redevelopment is to construct a 24-storey mixed-use commercial and residential condominium with 295 residential units, commercial units at grade, 100 residential parking spaces, 2 car-share spaces and 29 commercial pay parking spaces on 5 levels below grade and 223 bicycle spaces. The height proposed is 74.2 metres to the roof exclusive of the mechanical equipment. The development will have a total of 20,671 square metres of gross floor area.

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. Staff recommend that a community consultation meeting be scheduled for the second quarter of 2012. Staff anticipate submitting a final report on the application to Community Council in the fourth quarter of 2012. These target dates assume that the applicant will provide 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 324-338 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 under the Planning Act.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on October 25th, 2011. Matters discussed included height, tower separation distance and the protection of sunlight onto the Queen Street West Heritage District. On November 26, 2011 Councillor Vaughan held a meeting where the applicant presented the proposal to the residents. Staff were not in attendance.

Proposal

The applicant proposes the redevelopment of the lands to permit a 24-storey mixed-use commercial/residential condominium containing 295 units with retail space at grade along Richmond Street West. The applicant proposes a total of 131 vehicular parking spaces including 100 residential, 29 commercial pay parking, and 2 car share on 5 levels below grade. Parking will be accessible from Richmond Street West. Also proposed are 223 bicycle parking spaces including 178 spaces for residents, and 45 spaces for visitors. A lane widening is being provided as the laneway to the north of the site is of a sub-standard width.

The proposed height is 74.2 metres excluding the mechanical equipment, and a total of 82 metres including the mechanical equipment. The residential gross floor area is proposed at 20,401 square metres and in addition, there are 270 square metres for commercial gross floor area yielding a density at 14.8 times the area of the lot. There are two loading spaces, one Type G and one Type B located on the ground floor and accessible from the rear laneway on the north side of the development site.

At the base of the tower is a 10-storey podium (approximately 30.3 metres in height). Approximately 270 square metres of retail space is proposed within the podium of the development. The proposed retail space is located on the west portion of the Richmond Street West frontage where all retail units will be accessed.

The proposal consists of 295 units. The proposed residential unit breakdown is as follows:

Unit Type	Number of Units
Studio	35
One bedroom	184
Two bedroom	55
Three bedroom	21

The applicant proposes that nine of the two bedroom units be designed so that they can be converted to three bedroom units, if required. The proposed indoor amenity space is to be located on the 2nd and 11th levels for an approximate total of 788 square metres. The proposed outdoor amenity space will be located on the 11th and mechanical rooftop levels for an approximate total of 643 square metres.

Site and Surrounding Area

The site is located on the north side of Richmond Street West between Peter and John Streets. The site is approximately 1399.4 square metres in area, generally rectangular in shape and has a 48.3 metre frontage on Richmond Street West and a depth of 28.8 metres. The site is currently occupied by a two-storey commercial building and three, three-storey row houses used for commercial purposes.

Surrounding uses include:

North: an east-west public lane runs the length of the block, beyond which is Queen Street West lined with low-rise mixed-use buildings. This section of Queen Street West to the north of the site is designated as a Heritage Conservation District.

South: of the site along Richmond Street West is a variety of mixed-use three-storey commercial buildings. At the south east corner of Richmond Street West and Peter Street is a recently approved 36-storey mixed-use development. At the south west corner of Richmond Street West and John Street is the Scotiabank Theatre building.

East: of the site is a temporary 'Target' surface parking lot which will be replaced by a proposed 39-storey mixed-use development at 306-322 Richmond Street West, adjacent is a 6-storey commercial use building and beyond is a 19-storey National Film Board building at the north west corner of Richmond Street West and John Street.

West: of the site is a three-storey commercial building, beyond which is a two-storey City Services' building and further west at 134 Peter Street is an approved 17-storey office development.

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 *Regeneration Area* in the Official Plan on Map 18 - Land Use Plan. Regeneration Areas are made up of a broad range of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses. (Policy 4.7.1) (Attachment 7)

The Official Plan includes development criteria (Policy 4.7.2) to help guide new development in Regeneration Areas, including in particular:

- urban design guidelines related to the unique character of each *Regeneration Area*;
- a greening strategy to plan for tree planting, improvements to existing parks and the acquisition of new parks, open spaces;
- a community services strategy to monitor the need for new community services and facilities and local institutions as new residents are introduced and to ensure they are provided when needed;
- environmental policies to identify and ensure that any necessary cleanup of lands and buildings is achieved, that potential conflicts between industrial and residential, other sensitive land uses or live/work uses are mitigated, and that policies for the staging or phasing of development are considered, where necessary; and
- transportation policies that encourage transit, walking and cycling in preference to private automobile use and ensure the movement of people and goods as the number of businesses, employees and residents increase.

The subject site is within the "Downtown and Central Waterfront" on Map 2 - Urban Structure of the Official Plan. The "Downtown will continue to evolve as a healthy and attractive place to live and work as new development that supports the urbanization strategy and the goals for *Downtown* is attracted to the area". (Policy 2.2.1.1) Sites located within this area offer opportunities for substantial employment and residential growth.

The policies of Section 3.1.5 (Chapter 3 – Building a Successful City) deals with the City's heritage resources. Specifically, policy 3.1.5.1 seeks to conserve significant heritage resources through listing or designating properties and designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character. Given that the subject site is adjacent to a Heritage Conservation District (HCD), regard will be given to this adjacency with respect to the proposed development and its potential impacts.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

King-Spadina Secondary Plan

This site forms part of the King-Spadina Secondary Plan area. The King-Spadina Secondary Plan (Chapter 6.16 of the Official Plan) provides framework for reinvestment and development, the fundamental intent of which is to encourage reinvestment for a wide range of uses in the context of a consistent built form development that relates to the historic building stock and the pattern of the streets, lanes and parks.

In particular, the policies of Section 3.6 – General Built Form Principles specify that:

- new buildings are to be located along the front property line to define edges along streets; lower levels are to provide public uses accessible from the grade level;
- encourage servicing and parking to be accessed from lanes rather than streets and minimize pedestrian/vehicular conflicts;
- new buildings for any use will be sited and massed to provide adequate light, view and privacy for neighbouring properties;
- new buildings will achieve a compatible relationship with their built form context through consideration of such matters as, building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- new buildings adjacent to streets, parks or open spaces will be massed to provide appropriate proportional relationships and will be designed to minimize the wind and shadowing impacts on the streets, parks or open spaces;

- new developments will provide comprehensive, high quality, co-ordinated streetscape and open space improvements to promote greening, landscape enhancement, access, orientation; and
- provide high quality open spaces for the use of residents, visitors and area workers.

The King-Spadina Secondary Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/pdf_secondary/35_secondary_map_dec2010.pdf

King-Spadina Secondary Plan Review

In 2005, the King-Spadina Secondary Plan review was initiated by Council to evaluate development issues in King-Spadina related to entertainment uses, community facilities, public realm and built form. In September 2006, Council enacted amendments to the Secondary Plan and zoning by-law for the area. The amendments were appealed to the Ontario Municipal Board (OMB) and many of these appeals have been withdrawn or resolved. A further prehearing on the outstanding appeals has not yet been scheduled by the OMB.

King-Spadina Urban Design Guidelines

The King-Spadina Urban Design Guidelines (2006) support the implementation of the King-Spadina Secondary Plan with detailed guidelines for areas of special identity and special streets. Peter Street is identified as a special street. The guidelines seek to ensure that new development respects the massing, height, setback, orientation and character of the industrial buildings prevalent on the street. Building articulation should reflect the historic building facades.

Updated King-Spadina Urban Design Guidelines were endorsed by City Council in September 2009. The updated Guidelines encourage buildings with podiums that relate to nearby historic buildings, and evaluate tall buildings in terms of massing and height and impacts on light, view, privacy, sunlight access and wind conditions, as well as ensuring that the potential for other sites appropriate for tall buildings to develop in a similar manner is maintained. In addition, stepbacks between 3 and 9 metres are encouraged for tall portions of buildings so as to not overwhelm the street wall.

The Urban Design Guidelines also states that tall buildings are to be assessed in accordance with the City's Tall Building Design Guidelines, including guidelines for tower separation, floor plate and sky view and shadow impacts.

Design Criteria for the Review of Tall Building Proposals

The City's 'Design Criteria for the Review of Tall building Proposals' provides guidelines for the design and evaluation of tall buildings in the City. Aimed to implement the built form policies of the Official Plan, they include measurable criteria and qualitative indicators to assist in the review of tall building proposals are related to four main areas; site context, site organization, building massing and the pedestrian realm.

In considering site context, in addition to requirements for master plans on larger sites, tall building proposals must address concerns related to transitions between taller buildings and lower scale features nearby. Measures such as height limits, setbacks, stepbacks and angular planes are used to achieve appropriate transitions in scale and the protection of sunlight and sky views.

Design criteria related to site organization address issues of building placement and orientation, location of building entrances, servicing and parking requirements, enhancement of adjacent streets and open spaces.

New tall buildings are expected to enhance the public realm by providing active frontages, and high quality streetscape and landscape design elements. To reduce negative impacts of taller buildings elements, a minimum stepback of 5 metres for the tower from the street edge of the base building is required. Other considerations include weather protection, limiting shadowing impacts and uncomfortable wind condition on nearby streets, properties and open spaces, as well as minimizing additional shadowing on neighbouring parks to preserve their utility.

The City's 'Design Criteria for Review of Tall Buildings Proposals' can be found on the City's website at: <http://www.toronto.ca/planning/urbdesign/index.htm>

Toronto Entertainment District BIA Master Plan

In 2008, the Entertainment District Business Improvement Association (BIA) initiated a Master Plan Study of the BIA that was completed in May 2009 intended to articulate the long-term vision for the BIA and provide guidance for change. Although the boundaries of the BIA are different than those of the King-Spadina it does encompass the subject site and the Master Plan complements the planning framework for King-Spadina. The Plan's guiding principles include the following:

- protect for historic and character buildings, the balance of mixed-use spaces and the current height patterns;
- promotion of local businesses, tourism and heritage environments; and
- enhance streetscapes, open areas and liveable pedestrian environments.

These guidelines reflect the recommendations of the 2008 Built Form Study.

Zoning

The site is zoned 'Reinvestment Area' (RA). (Attachment 6). 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.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval has not been submitted.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 30 metres by approximately 44.2 metres resulting in a proposed building height of 74.2 metres exclusive of the mechanical equipment. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report
- Stage 1 Archaeological Assessment
- Tree Inventory and Preservation Plan Report
- Sun/Shadow Study
- A Qualitative Pedestrian Wind Assessment
- Functional Servicing and Storm Water Management Report
- Parking and Loading Study
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on March 12, 2012.

Issues to be Resolved

On a preliminary basis, issues to be resolved prior to the presentation of the Final Report include the following:

- determining if the built form, massing, setbacks, stepbacks and location of the proposed building are appropriate and provides a suitable relationship with the adjacent properties;
- conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan;
- compliance with the Tall Building Design guidelines such as but not limited to; tower separation distance and the size of the floorplate;
- height and massing relationships with the immediate area and resulting shadow impacts on the Queen Street West Heritage District and properties in the vicinity;
- traffic, parking, site servicing, and impacts on the pedestrian realm that may result from the intensity and scale of the proposed development;

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

Section 37 Agreement

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. Should staff consider the project to be good planning and recommend it for approval, the details of the agreement will be negotiated with the applicant during the review of the application and further consultation with the Ward Councillor.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

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.

CONTACT

Diane Silver, Planner
Tel. No. (416) 397-4648
Fax No. (416) 392-1330
E-mail: dsilver2@toronto.ca

SIGNATURE

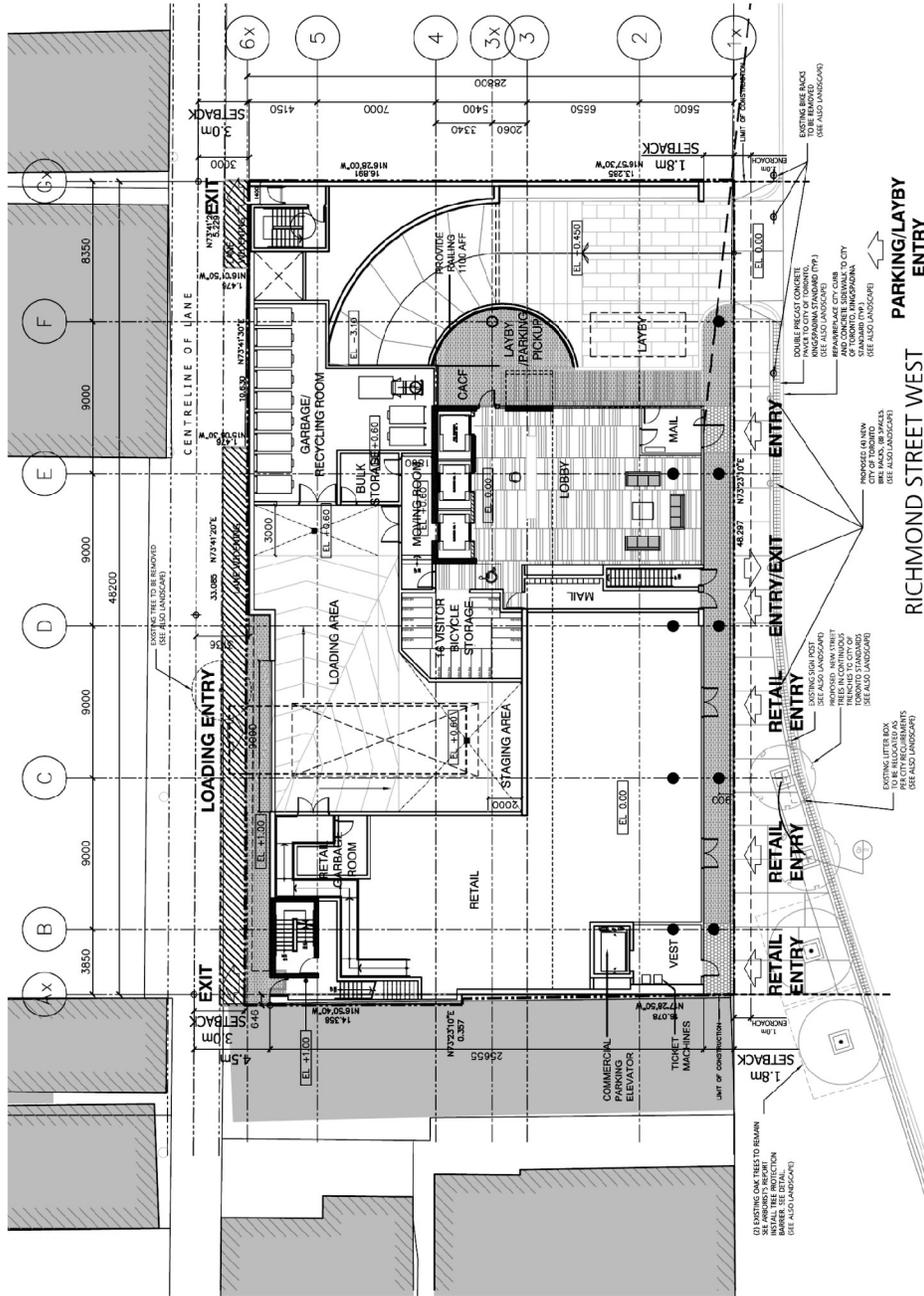
Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

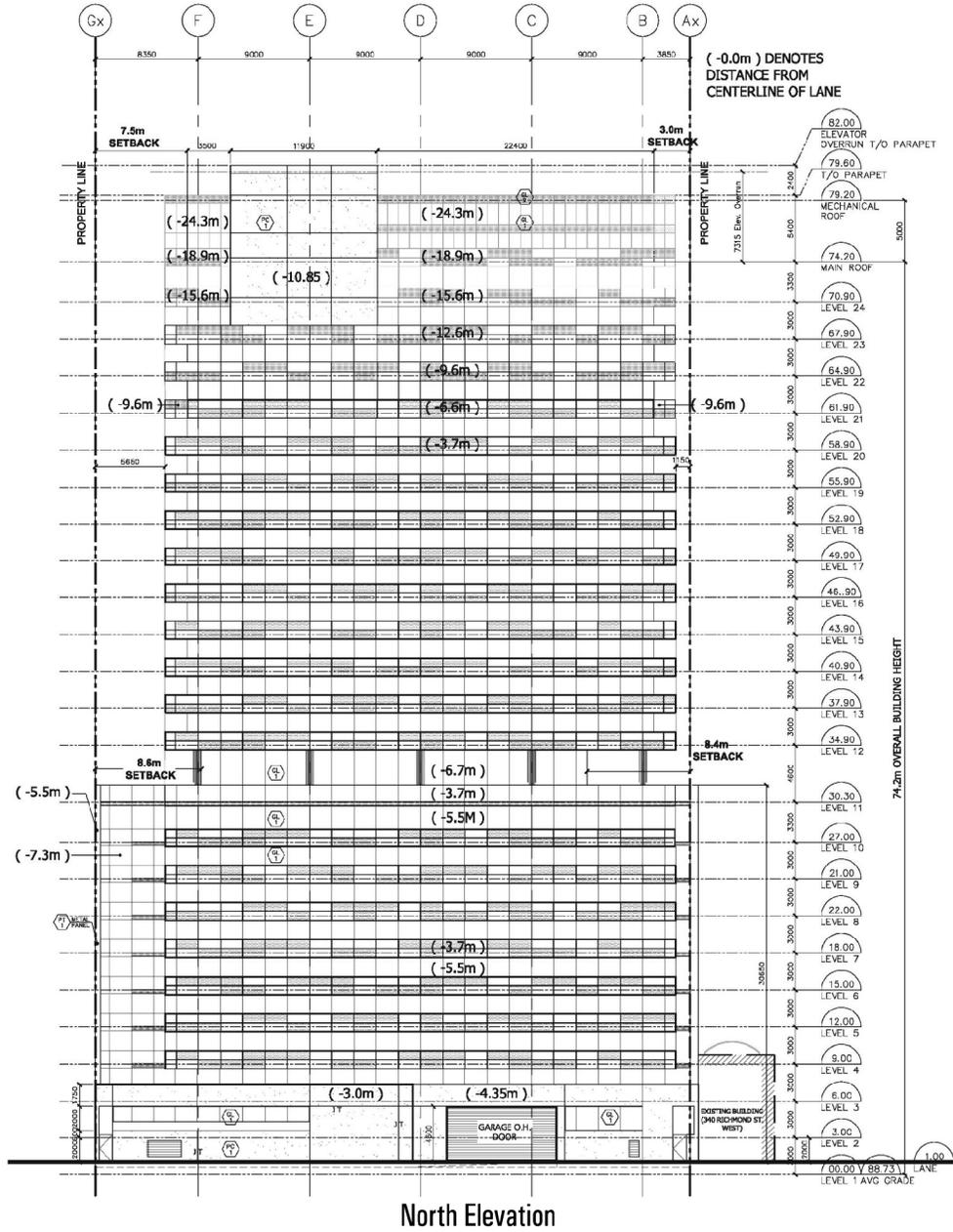
Applicant's Submitted Drawing

Not to Scale
03/01/2012

324-338 Richmond Street West

File # 12 124056 0Z

Attachment 2: North Elevation



North Elevation

Elevations

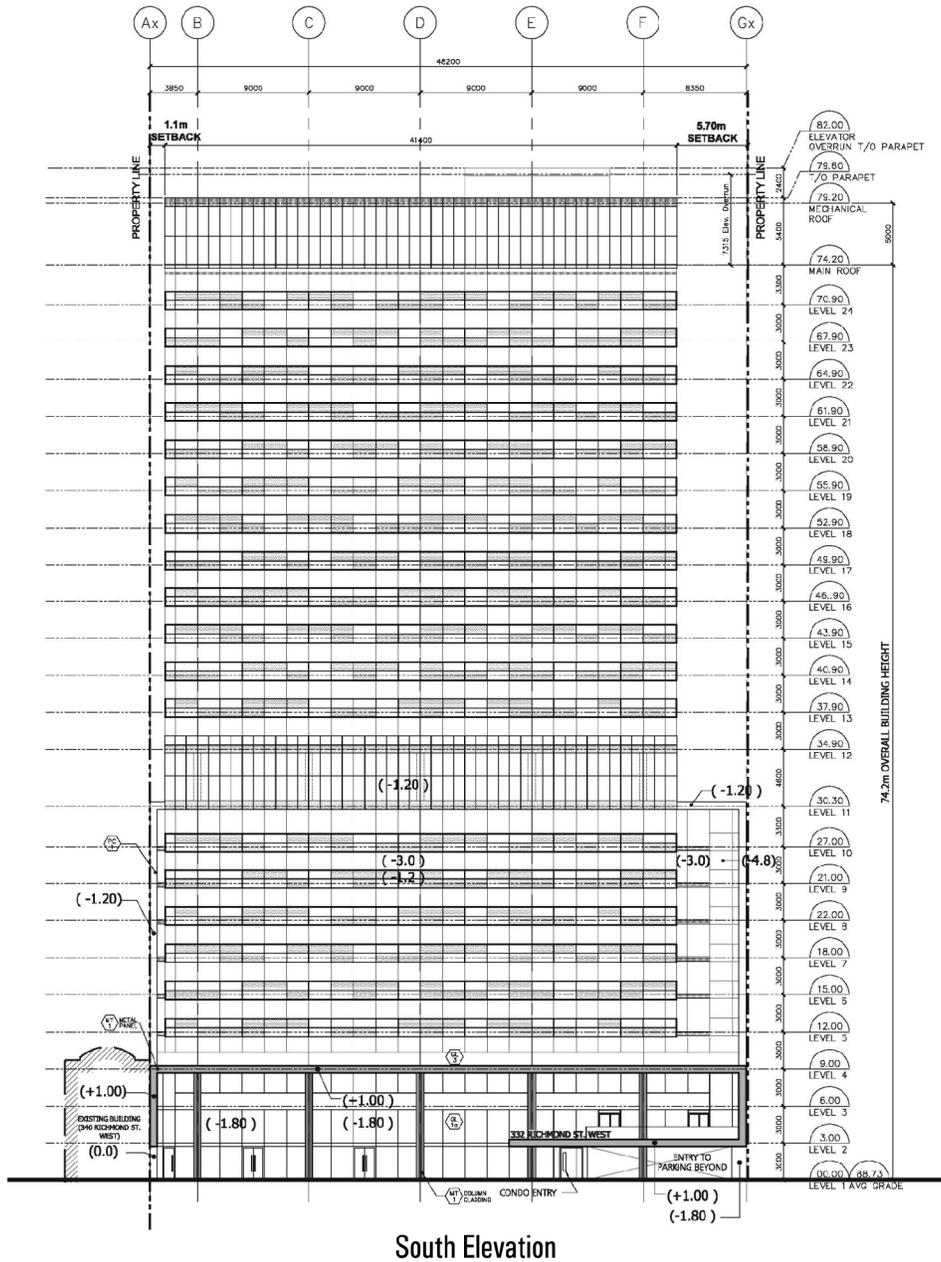
324-338 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
03/01/2012

File # 12 124056 0Z

Attachment 3: South Elevation



Elevations

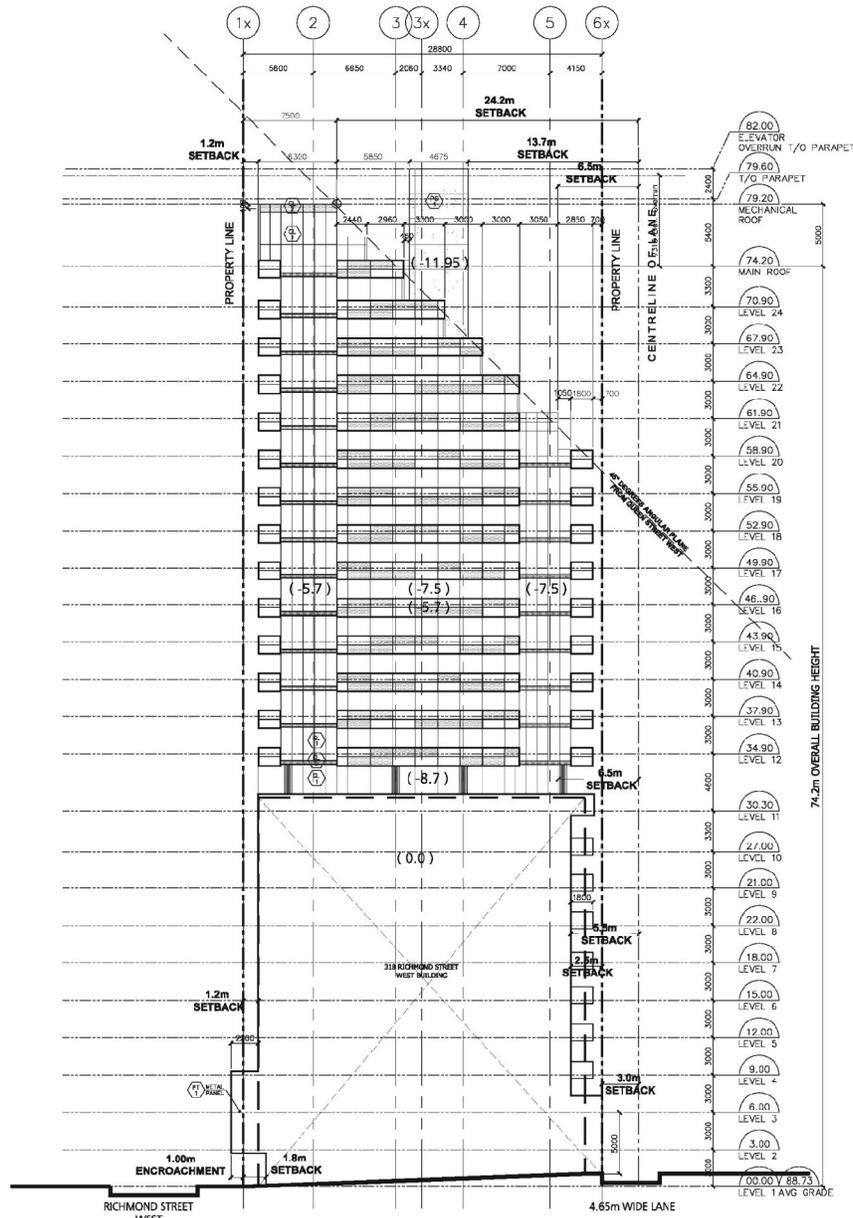
324-338 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
03/01/2012

File # 12 124056 0Z

Attachment 4: East Elevation



East Elevation

Elevations

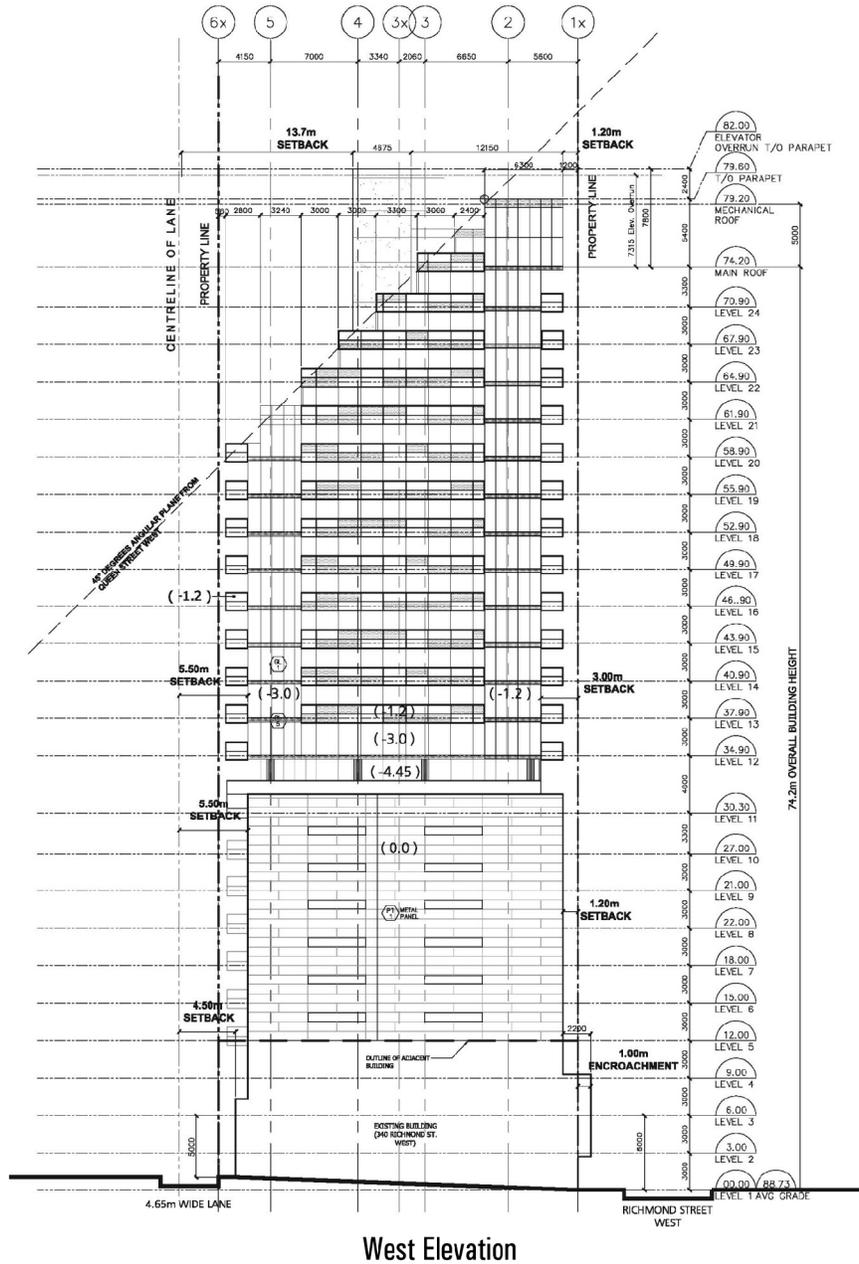
324-338 Richmond Street West

Applicant's Submitted Drawing

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03/01/2012

File # 12 124056 0Z

Attachment 5: West Elevation



Elevations

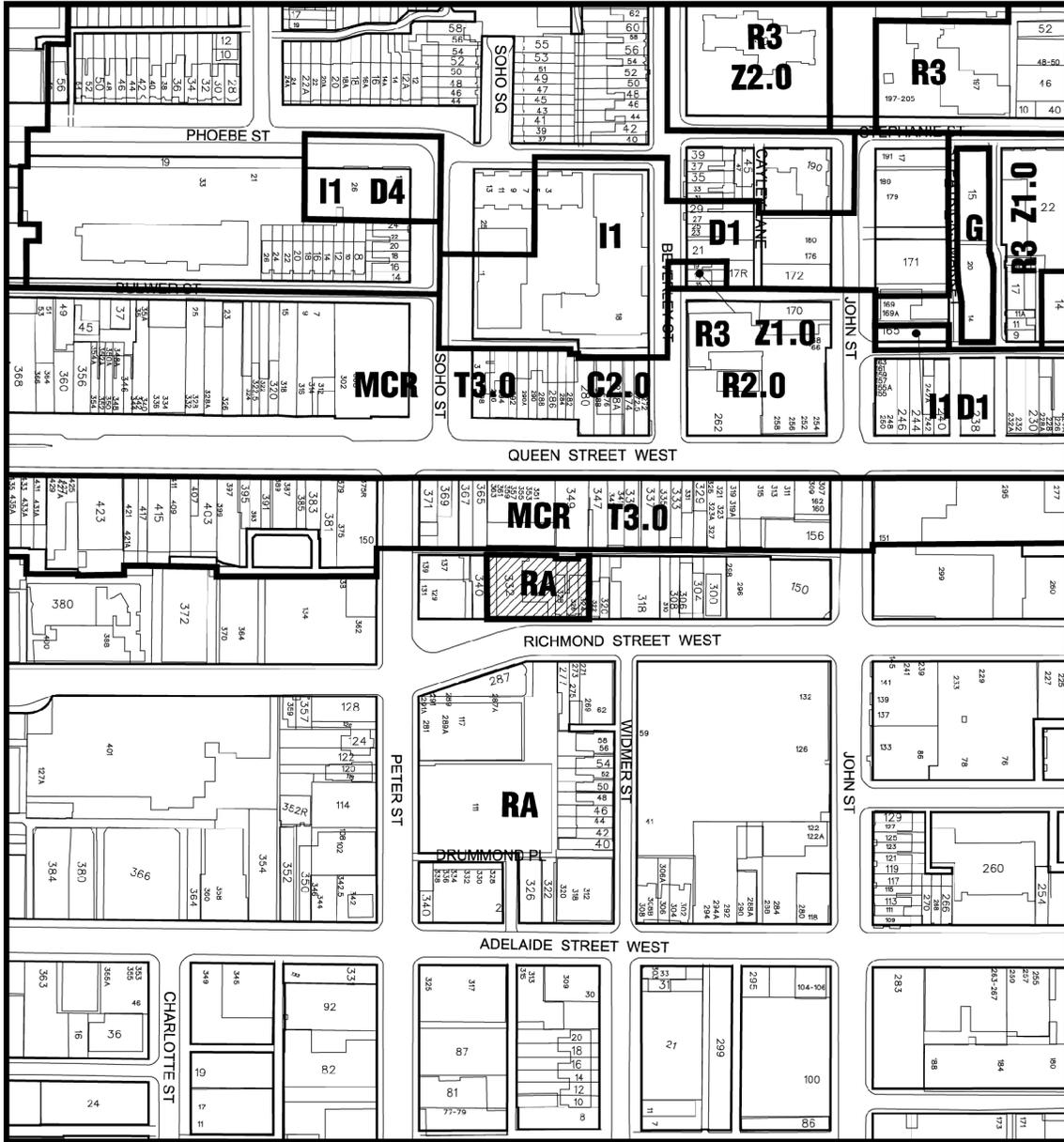
324-338 Richmond Street West

Applicant's Submitted Drawing

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Attachment 6: Zoning Map



324-338 Richmond Street West

File # 12 124056 0Z

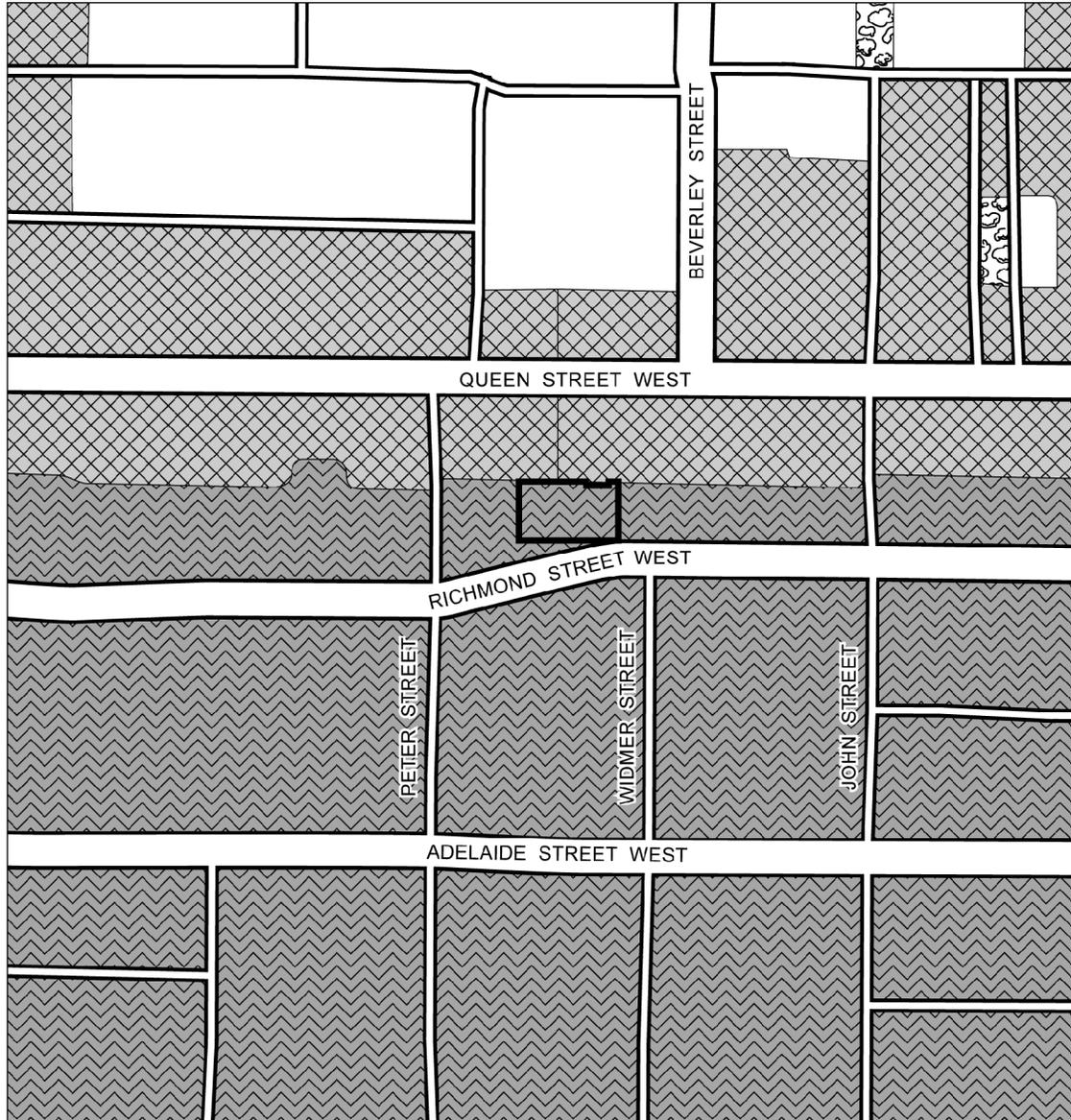
RA Mixed-Use District
 CR Mixed-Use District
 MCR Mixed-Use District
 R3 Residential District

I1 Industrial District
 G Parks District



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 Zoning By-law 438-86 (as amended)
 Extracted 03/02/2012

Attachment 7: Official Plan



TORONTO City Planning
Official Plan

324-338 Richmond Street West

File # 12 124056 0Z

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|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Regeneration Areas | |
|  Mixed Use Areas | |


 Not to Scale
 03/05/2012

