

**520 Richmond Street West - Zoning By-law Amendment
Application - Preliminary Report**

Date:	February 7, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	12-279689 STE 20 OZ

SUMMARY

This application proposes redevelopment of the site at 520 Richmond Street West which is currently occupied by a one-storey construction supply warehouse store. A 13-storey mixed-use building is proposed containing 108 residential units, commercial uses at grade and 36 parking spaces below grade. The building will have a total height of just over 43 m, including the mechanical penthouse.

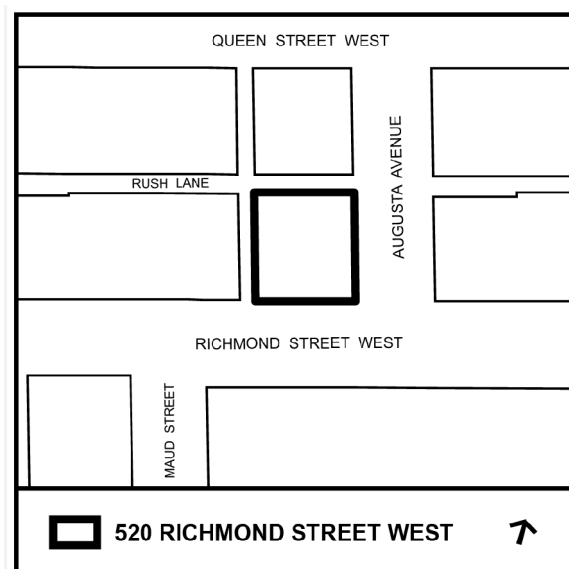
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting is anticipated the first quarter of 2013. The final report is targeted for the third quarter of 2013, subject to any required information being provided by the applicant 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 520 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.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on March 20, 2012 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the site at 520 Richmond Street West currently occupied by a one-storey commercial building containing a construction supply warehouse store. The proposal is for a 13-storey mixed-use building with commercial uses at grade and approximately 108 residential units above. Along the Richmond Street and Augusta Avenue frontages, the first two storeys will be stepped back 1.55 metres. Three levels of below grade parking, including 32 parking spaces and 108 bicycle parking spaces, will be accessible via a car elevator located at the north-west corner of the building. An additional 34 surface bicycle parking spaces will also be available along the east and west facades. The total height of the building is 37.36 m to the top of the 13th storey and 43.56 m to the top of the mechanical penthouse. Indoor and outdoor amenity space is proposed to be provided at the same level as the mechanical penthouse.

The proposed 108 residential units will have the following approximate breakdown: 50 one-bedroom units (46%), 30 one-bedroom plus den units (28%), 17 two-bedroom units (16%) and 11 three-bedroom units (10%).

For further statistical information, refer to the Application Data Sheet found as Attachment 7 of this report.

Site and Surrounding Area

The site, located at the north-west corner of Richmond Street West and Augusta Avenue, has 27.44 metres of frontage on Richmond Street West and 29.7 metres of frontage on Augusta Avenue, with a total lot area of 815 m². The property abuts a north-south lane accessible via Richmond Street on the west side and an east-west public lane, Rush Lane, accessible via Augusta Avenue on the north side. The applicant has identified that Rush Lane is subject to the City's lane widening requirements, which will result in a reduced

site area of 795 m². Staff will have to further investigate whether lane widening requirements apply to the north-south lane which may further reduce the site area.

Land uses surrounding the site are as follows:

South: Immediately across the street is the Toronto Water Works Building, an irregular two to three-storey listed heritage building which houses City divisions such as Solid Waste Management Services. This building takes up the entire block from Maud Street to Brant Street. Further west of this, also on the south side of Richmond Street is a nine-storey OMB approved residential building and to the east of the Water Works Building is the nine-storey Starwood Centre, a former industrial building converted to live-work units.

East: Located at the north-east corner of Richmond Street West and Augusta Avenue is Cityscape Terrace, a six-storey residential building containing grade-related units. This development occupies most of the block between Augusta Avenue and McDougall Lane.

West: Adjacent to the subject site on the west side are two-and-a-half storey row houses, semi-detached and detached buildings. The semi-detached houses at 540 and 542 Richmond Street West are listed heritage buildings.

North: Adjacent to the site on the opposite side of Rush Lane are rear yards of the properties fronting Queen Street West which are mostly two and four-storey mixed-use buildings containing commercial uses at grade and residential uses above the first storey. This section of Queen Street West falls within the Queen Street Heritage Conservation District.

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 Official Plan locates the subject site within the *Downtown*. Chapter Two – Shaping the City identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings.

Within the *Downtown*, the site is designated *Regeneration Area* in the Official Plan which is one of the key areas expected to accommodate growth. The *Regeneration Area* designation permits a wide range of uses, including the proposed residential and commercial uses. In order to achieve a broad mix of commercial, residential, light industrial and live/work uses, the Official Plan contains policies related to *Regeneration Areas* encouraging the restoration, re-use and retention of existing buildings that are economically adaptable for re-use as well as the revitalization of areas of the City that are vacant or underused.

As well, Chapter Three – Building a Successful City, identifies that most of the City’s future development will be infill and redevelopment, and as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.2 Built Form provides policies that are aimed at ensuring that new development fits within and supports its surrounding context. Policies 3.1.2.1 to 3.1.2.4 seek to ensure that development is located, organized and massed to fit harmoniously with existing and/or planned context; frames and appropriately defines streets, parks and open spaces at good proportion; and limits impacts of servicing and vehicular access on the property and neighbouring properties. Meeting these objectives requires creating consistent setbacks from the street, massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and /or planned street proportion, creating appropriate transitions in scale to neighbouring existing and/or planned buildings, and limiting shadow impacts on streets, open spaces and parks.

King-Spadina Secondary Plan

The subject site is situated within the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 3 - Built Form and in particular the policies of Section 3.6 – General Built Form Principles specify that:

- buildings are to be located along the front property line to define edges along streets and lower levels are to provide public uses accessed from the street;
- servicing and parking are encouraged to be accessed from lanes rather than streets and minimize pedestrian/vehicular conflicts;

- new buildings will be sited for adequate light, view and privacy; compatibility with the built form context;
- new buildings will achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- appropriate proportional relationships to streets and open spaces will be provided; and wind and shadow impacts will be minimized on streets and open spaces;
- streetscape and open space improvements will be coordinated in new development; and
- high quality open spaces will be provided.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 6). As part of the RA zoning controls, density standards were replaced by built form objectives expressed through height limits and setbacks.

The By-law permits a maximum height of 23 metres for the property at 520 Richmond Street West. A 3 metre stepback must be provided from the main wall of the building for any portion of the building above a height of 20 metres. The By-law also contains a number of requirements related to building setbacks from the side and rear lot lines.

The RA zone allows a range of uses including commercial, office, retail and residential. The requested uses are permitted under the By-law.

Site Plan Control

The subject site and development is subject to Site Plan Control. A site plan application has not been submitted at this time.

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 23 metres by approximately 14.36 metres (20.56 metres to the top of the mechanical penthouse), resulting in a proposed building height of 37.36 metres (43.56 metres including the mechanical penthouse). In addition, the proposed building does not comply with other restrictions that are in effect on the lands.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale and Community Services and Facilities Study
- Boundary Plan of Survey
- Architectural Drawings
- Underground Parking Drawings
- Landscape Concept Plans
- Existing Tree Survey
- Shadow Impact Study
- Toronto Green Standards Checklist
- Pedestrian Wind Conditions – Letter of Opinion
- Stage 1 Archaeological Resource Assessment
- Functional Servicing and Stormwater Management Report
- Phase I Environmental Site Assessment
- Transportation Study

A Notification of Complete Application was issued on January 2, 2013.

Issues to be Resolved

The following are identified as potential issues with the current development proposal:

1. Conformity with the existing Urban Structure and Built form policies of the King-Spadina Secondary Plan;
2. Height and massing relationships with the immediate area and with abutting properties;
3. Relationship with adjacent heritage properties and physical heritage character of the area;
4. Building setbacks and stepbacks;
5. Traffic, site servicing and impacts on the pedestrian realm;
6. Vehicular site access and provision of parking;
7. Location of bicycle parking;
8. Lane widening requirements for the abutting north-south public lane;
9. Provision of indoor and outdoor amenity space; and
10. Ground floor animation along Augusta Avenue

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.

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

Section 37

Should the project proceed to approval, City Planning, in consultation with the Ward Councillor, will identify and secure community benefits under Section 37 of the *Planning Act*, in accordance with Sections 5.1 and 7.2 of the King Spadina Secondary Plan.

CONTACT

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SIGNATURE

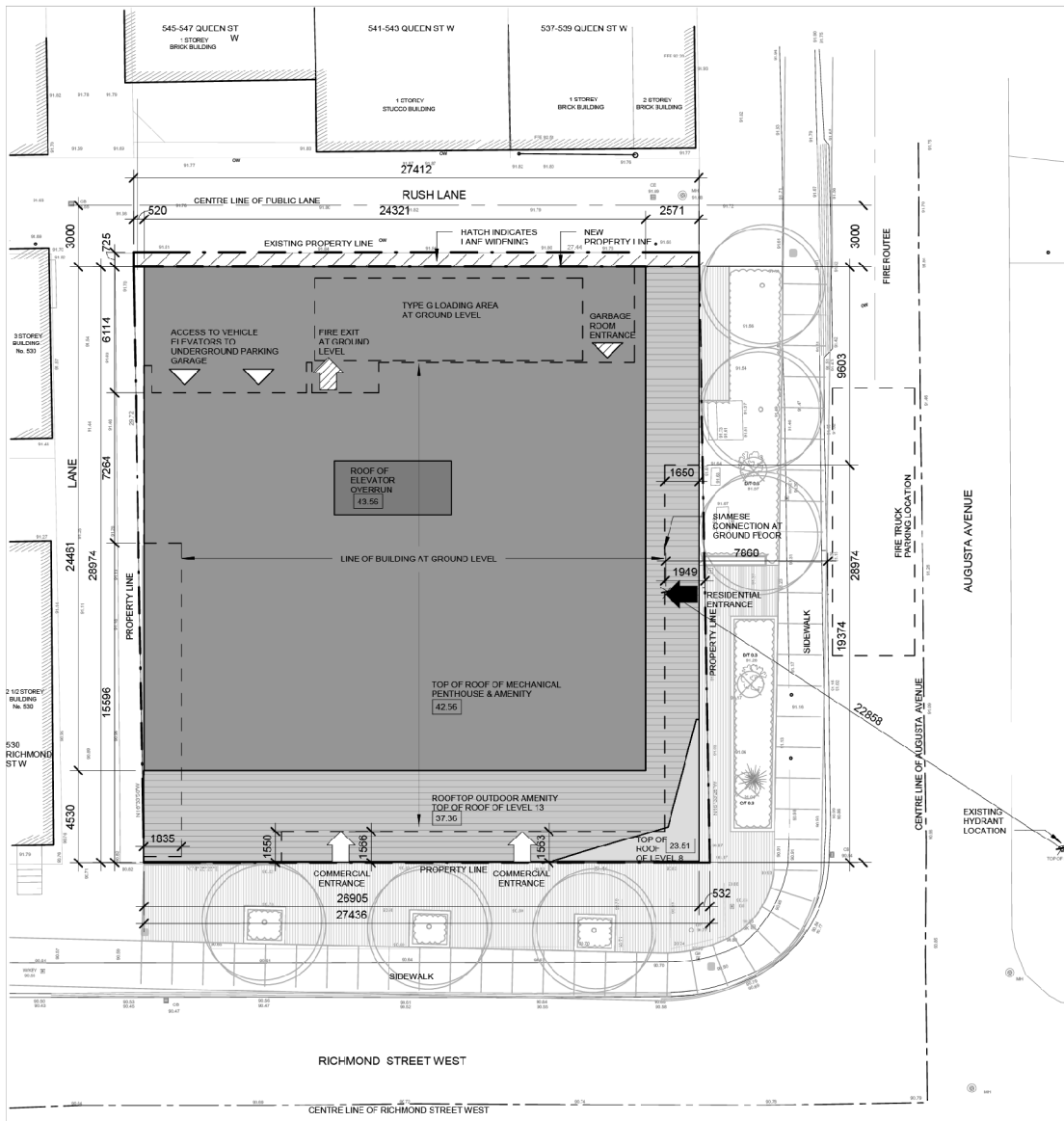
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

520 Richmond Street West

Applicant's Submitted Drawing

Not to Scale 
01/25/2013

File # 12 279689 0Z

Attachment 2: South Elevation



South Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
01/25/2013

520 Richmond Street West

File # 12 279689 0Z

Attachment 3: East Elevation



East Elevation

Elevations

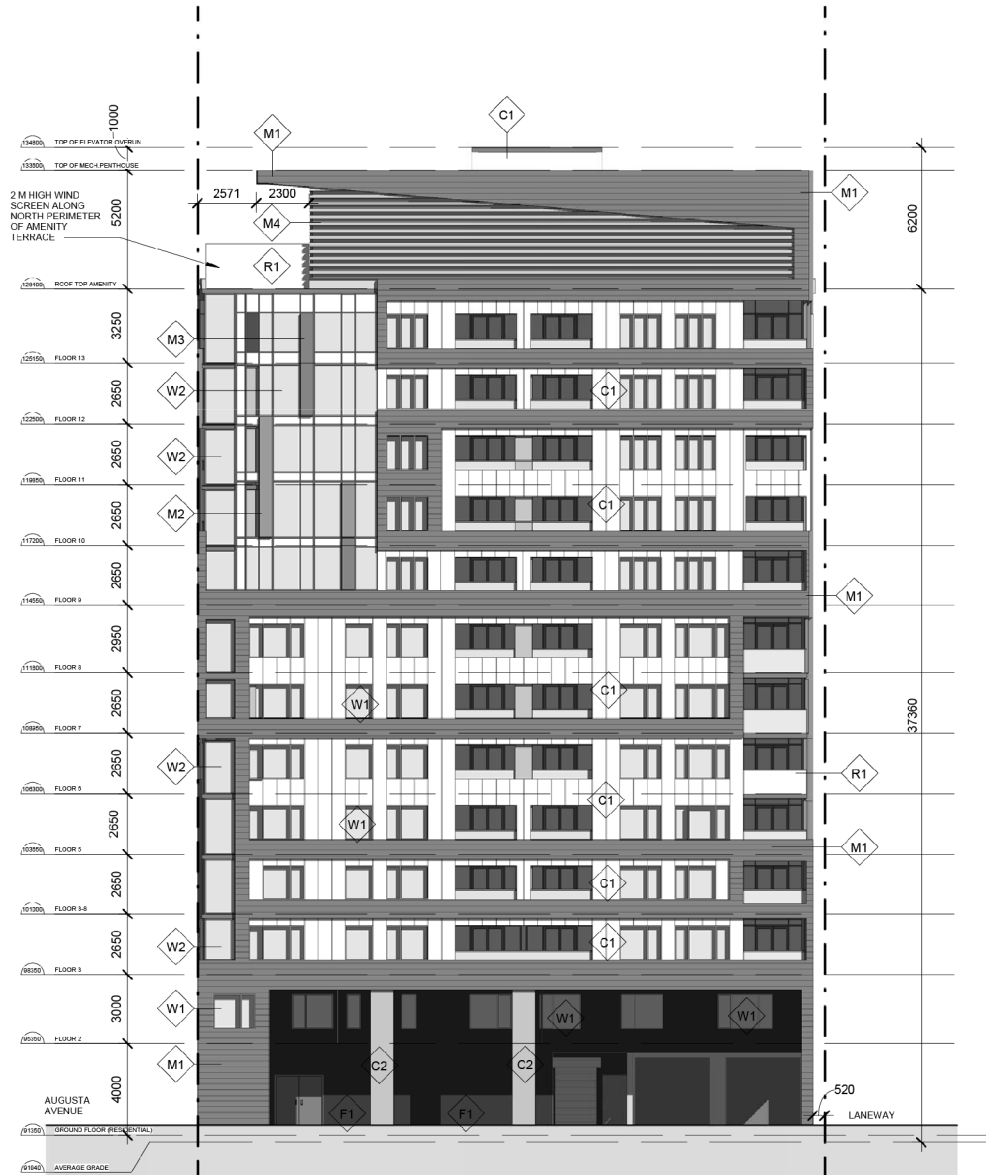
520 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
01/25/2013

File # 12 279689 0Z

Attachment 4: North Elevation



North Elevation

Elevations

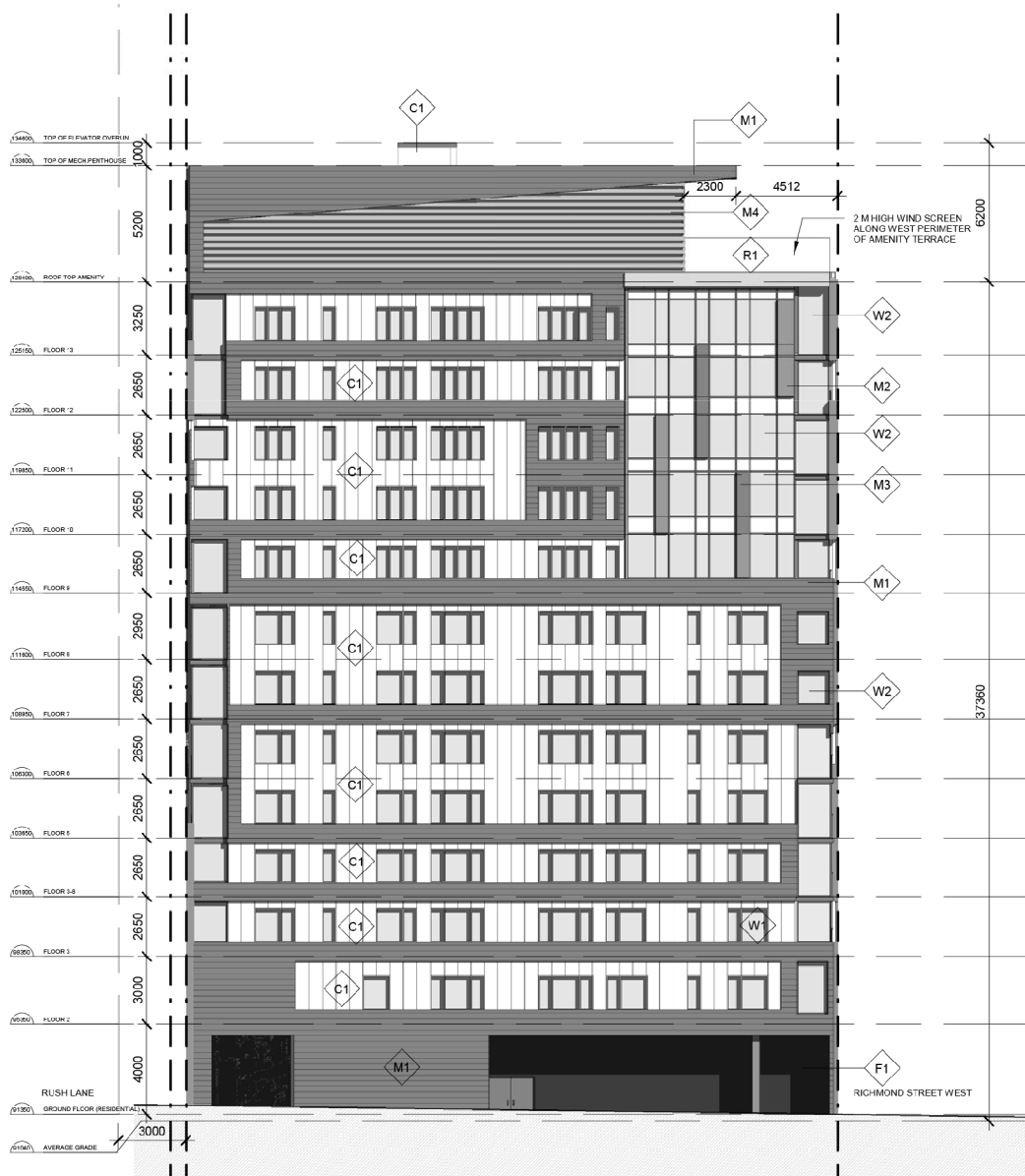
Applicant's Submitted Drawing

Not to Scale
01/25/2013

520 Richmond Street West

File # 12 279689 0Z

Attachment 5: West Elevation



West Elevation

Elevations

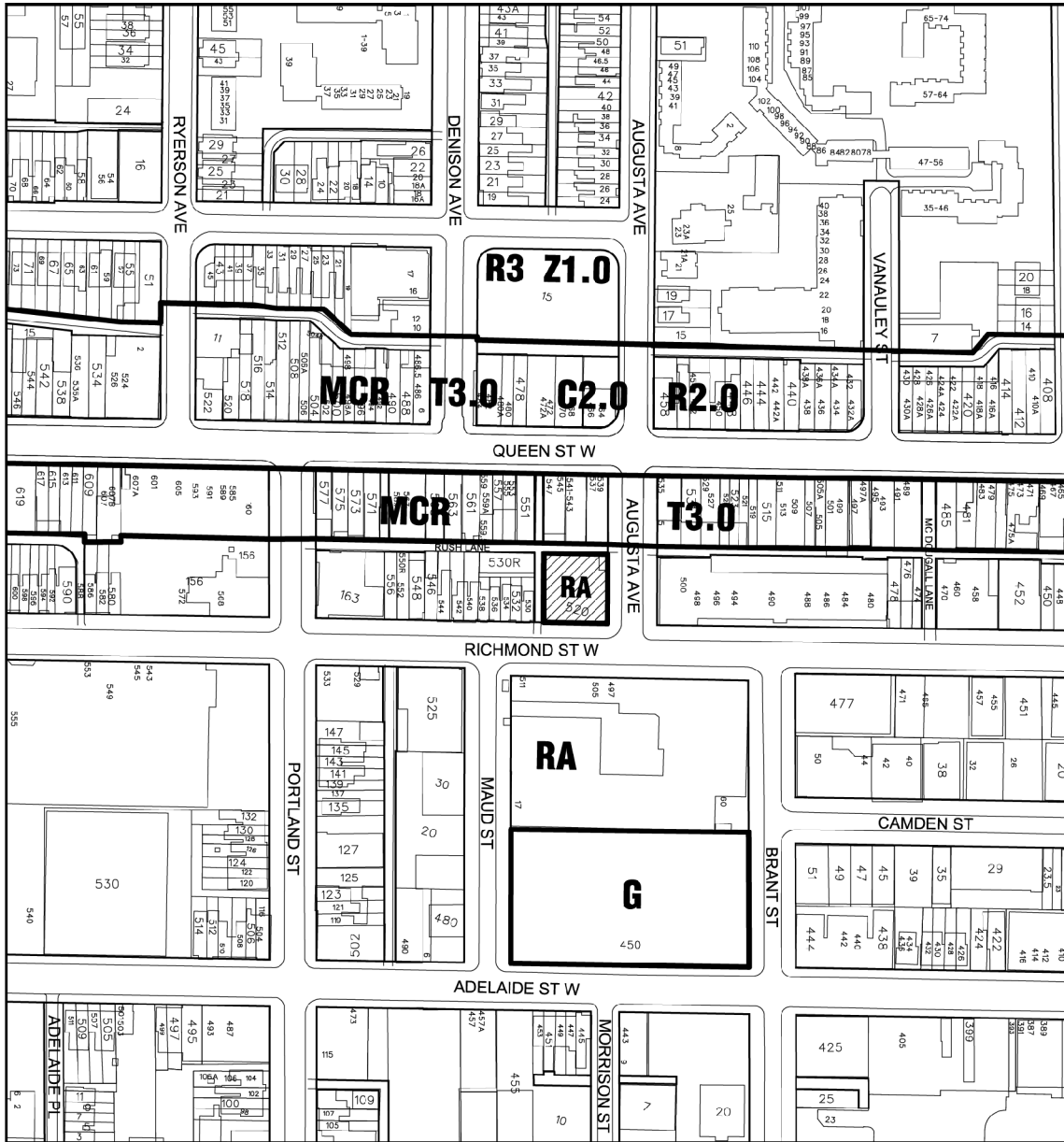
Applicant's Submitted Drawing

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01/25/2013

520 Richmond Street West

File # 12 279689 0Z

Attachment 6: Zoning



520 Richmond Street West

File # 12 279689 0Z

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



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 02/05/2013

Application Data Sheet

Application Type	Rezoning	Application Number:	12 279689 STE 20 OZ
Details	Rezoning, Standard	Application Date:	November 15, 2012
Municipal Address:	520 RICHMOND ST W		
Location Description:	PLAN 135 LOTS 31 TO 34 **GRID S2012		
Project Description:	Rezoning application to redevelop the lands with a 13-storey mixed-use building comprising of residential (108 units - 8586m ²), commercial at grade (275m ²) and a total of 36 parking spaces below grade.		

Applicant:	Agent:	Architect:	Owner:
Cornacchia Planning Services Inc.	Cornacchia Planning Services Inc.	Quadrangle Architects Ltd.	2274257 Ontario Limited

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	
Zoning:	RA	Historical Status:	
Height Limit (m):	23	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	795	Height: Storeys:	13
Frontage (m):	27.44	Metres:	43.56
Depth (m):	29.7		
Total Ground Floor Area (sq. m):	563		Total
Total Residential GFA (sq. m):	8586	Parking Spaces:	36
Total Non-Residential GFA (sq. m):	275	Loading Docks	1
Total GFA (sq. m):	8861		
Lot Coverage Ratio (%):	70.8		
Floor Space Index:	11.1		

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	80
2 Bedroom:	17
3 + Bedroom:	11
Total Units:	108

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	8861	0
Retail GFA (sq. m):	275	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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