

**25 Richmond Street East and 20-26 Lombard Street -  
Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	August 16, 2013
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	13 197153 STE 28 OZ

**SUMMARY**

This application proposes a 50-storey mixed use building containing 671 residential units and 742 square metres of retail space at 25 Richmond Street East and 20-26 Lombard Street. The proposal also includes the retention of the existing heritage buildings on site (26-26 Lombard Street), which is proposed to contain 12 residential units and 325 square metres of retail space.

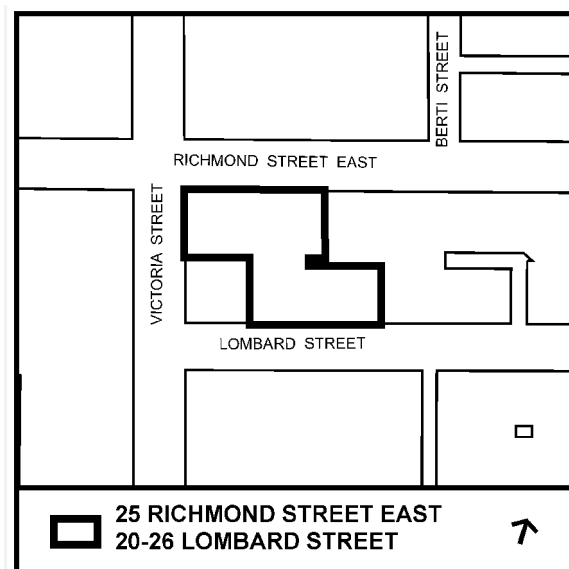
This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 25 Richmond Street East and 20-26 Lombard Street 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.

### **DECISION HISTORY**

In 1996, as a result of an OMB settlement hearing dealing strictly with the Zoning By-law height limits the current zoning for the subject site was approved. At the time of the settlement the drawings were preliminary with the expectation that a detailed building design would follow. Site specific exception 12(1) (398) of Zoning By-law 438-86 limits the maximum heights of the subject site include the two existing four-storey semi-detached commercial heritage buildings. Both buildings were designated under Part IV of the Ontario Heritage Act in 1982 (By-law No. 531-82).

### **Pre-Application Consultation**

Pre-application consultation meetings were held with the applicant to discuss the proposal and complete application submission requirements. The original proposal presented to City staff was a two tower scheme with significant height and inadequate separation between the towers. This scheme also included a façade treatment for the heritage buildings on site and additional height and density cantilevered over the heritage buildings. Staff advised the applicant that a more sensitive approach to the heritage conservation was important as the pre-existing site specific zoning also emphasised heritage conservation. A one tower proposal with a full conservation of the heritage buildings was discussed as a preferred approach by City staff. Other issues discussed at the pre-application consultations included setbacks, shadows impact on Metropolitan United Church open space, access and circulation.

An earlier rendition of the proposal was also presented to the City of Toronto's Design Review Panel on February 21, 2013. A link to the meeting minutes can be found here: [http://www.toronto.ca/planning/2013/agendas/pdf/drp\\_minutes\\_21feb13.pdf](http://www.toronto.ca/planning/2013/agendas/pdf/drp_minutes_21feb13.pdf)

### **ISSUE BACKGROUND**

#### **Proposal**

The application proposes a 50-storey (165 metres including mechanical penthouse, 159 metres excluding mechanical penthouse) mixed use building with a 4-storey base building. The proposal also includes the retention of the two existing four-storey heritage buildings on the site, located at 20-26 Lombard Street. The applicant proposes a total gross floor area of 52,966 m<sup>2</sup>, including 50,106 m<sup>2</sup> of residential gross floor area and 742

m<sup>2</sup> of retail gross floor area in the mixed use building, and 1,793 m<sup>2</sup> of residential gross floor area and 325 m<sup>2</sup> of retail gross floor area in the retained heritage buildings.

The proposal includes 1,358 m<sup>2</sup> of indoor amenity space and 1,132 m<sup>2</sup> of outdoor amenity space, located on the 5<sup>th</sup> and 45<sup>th</sup> floors of the tower. The proposal includes a total of 683 residential units in both the proposed mixed use building and the retained heritage buildings. The proposed mixed use building contains a total of 671 residential units including 3 studio units (0.4%) 463 one-bedroom units (69%) and 205 two-bedroom units (30.6%). The retained heritage buildings are proposed to contain a total of 12 residential units including 2 one-bedroom units (16.7%) and 10 two-bedroom units (83.3%).

The applicant proposes seven levels of underground parking containing a total of 284 parking spaces, including 43 visitor/commercial parking spaces and 241 residential parking spaces. There is a north/south laneway proposed from Lombard Street for access to the parking garage and loading area, which contains One Type G and one Type C loading space. A total of 699 bicycle parking spaces are proposed, located at grade and on levels P1 through P6.

The proposed base building of the tower contains two separate residential lobbies at grade and two distinct retail spaces at grade. The retained heritage buildings are proposed to contain a residential lobby and retail space, both at grade. All three residential lobbies are accessible from either Richmond Street East or Lombard Street, as well as from the proposed pedestrian and vehicular midblock connections. Primary entrances to the retail spaces are located along Richmond Street East, Victoria Street and Lombard Street and along portions of the midblock pedestrian connection.

The development proposes zero metre setbacks on Richmond Street East, Victoria Street and Lombard Street. The proposed building is setback from the off-site heritage buildings at the northeast corner of Victoria Street and Lombard Street (2 Lombard Street) by approximately 5.7 metres on the north side and 5.6 metres on the east side of the heritage buildings. The retained heritage building at the southeast corner of the site is setback approximately 1.85 metres from the east property line and 0.38 metres on the north side.

The applicant is proposing nearly continuous wrap around balconies with widths ranging from 1.6 metres to 2.8 metres. The outer edges of the tower balconies are setback 3.3 metres and 5.8 metres from the north and east faces of the off-site heritage building respectively. The outer edges of the tower balconies will also be setback by 7.8 metres from the easterly property line on Richmond Street East, 2 metres from the northern property line, 8.2 metres from the west property line and 4.2 metres from the south property line.

## **Site and Surrounding Area**

The site is located on the southeast corner of Richmond Street East and Victoria Street. The irregular shaped site is 2,965 square metres in size with frontages of 56.4 metres

along Richmond Street East, 27.8 metres along Victoria Street and 55.8 metres along Lombard Street.

The site currently contains two four-storey semi-detached commercial buildings, located in the southeast corner of the site. The buildings, known as 20-26 Lombard Street, are designated heritage buildings. The remainder of the site is currently occupied by a surface parking lot with access from Richmond Street East and Lombard Street.

The surrounding uses are as follows:

South: Directly abutting the site, on the northeast corner of Victoria Street and Lombard Street (75 Victoria Street), are two three-storey commercial buildings which are designated heritage buildings. Further south is Lombard Street, beyond which is a 16-storey office building.

East: A 1-storey TTC utility building on Richmond Street East and a 7-storey office/commercial building on Lombard Street, beyond which is a 27-storey residential building.

North: Richmond Street East, beyond which is a 14-storey residential condominium building with retail at grade, located at the northeast corner of Victoria Street and Richmond Street East. Immediately to the east of the condominium is a six-storey parking garage with retail at grade.

West: Victoria Street, beyond which is a hotel, approximately 22 storeys in height.

### **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 subject property is located within the *Downtown and Central Waterfront* area on Map 2 – Urban Structure in the Official Plan. This site is designated as *Mixed Use Areas* on Map 18 – Land Use Plan in the Official Plan. The property is surrounded by properties also designated *Mixed Use Areas*.

*Mixed Use Areas* are made up of a broad array of residential uses, offices, retail and services as well as institutional, entertainment, recreational and cultural activities in addition to parks and open spaces. *Mixed Use Areas* are intended to be areas for new retail, office, and service employment and new housing.

The Plan includes criteria that direct the form and quality of development for the *Mixed Use Areas* designation. The criteria state that new buildings provide a transition between areas of different intensity and scale, including a stepping down of heights towards lower scale neighbourhoods; minimize shadow impacts and provision of an attractive, safe and comfortable pedestrian environment.

This application will be reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan. Compliance with other relevant policies of the Official Plan will also be addressed.

The City of Toronto’s Official Plan is available on the City’s website at:

[http://www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts.

The city-wide Guidelines are available at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>.

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals.

On Map 1 – High Streets Map of the Downtown Vision and Supplementary Design Guidelines Richmond Street East between Victoria Street and Church Street is shown as

a High Street. Map 2 – Downtown Vision Height Map applies a height range of 62-107 metres (20-35 storeys) with a Tower-Podium Form on Map 3 and is not identified as a Retail Street on Map 4. Both Victoria Street and Lombard Street are shown as Secondary High Streets on Map 1. These streets run between and adjacent to High Streets and on which tall buildings are an appropriate form of development, but at a lower scale. Specific height limits have not been established for Secondary High Streets, instead, it should be assumed that Secondary High Streets height ranges will generally be one-third lower than the High Streets they run parallel to. If a Secondary High Street runs between two High Streets, the lower of the High Street heights will apply in determining the Secondary High Street height. In this area, Lombard Street runs parallel to both Richmond Street East, which as noted above is 20-35 storeys and Adelaide Street East, which is listed as 35-60 storeys. At two-thirds the height of the lower street, the height limit for Lombard Street would be a range of 13-23 storeys. This same height range would apply for Victoria Street.

The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

## **Zoning**

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law 569-2013. Under the new Zoning By-law, the site is zoned CR 7.8 (c4.5, r7.8) SS1 with exceptions 2601 and 2314. The maximum height permitted under Zoning By-law 569-2013 is 61 metres. Both exceptions indicate that Section 12(1) 398 of Zoning By-law 438-86 will prevail.

Site specific exception 12(1) (398) of Zoning By-law 438-86 limits the maximum height to 16 metres in the northwest portion of the site and to 20 metres in the southeast portion of the site which is where the heritage buildings sit. Through the middle of the site along there is a podium height of 16 metres along both Richmond Street East and Lombard Street. The bylaw then requires a small step back from these streets to a height of 61 metres with zero side yard setbacks. The building is then permitted to step up to a height of 72 metres (See Attachment 4).

## **Site Plan Control**

The proposed development is subject to site plan control. An application for Site Plan Approval has not been submitted but will be required.

## **Heritage**

This development application involves the retention of the two existing four-storey semi-detached heritage buildings on site. Both buildings were designated under Part IV of the Ontario Heritage Act in 1982 (By-law No. 531-82). The eastern portion was built in 1890 for R.G. McLean Printers and the western portion was built in 1894 for Barclay, Clark & Company. The subject property is also directly adjacent to the designated heritage buildings at 75 Victoria Street.

The Official Plan states that heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved. A Heritage Impact Assessment has been submitted, as the development entails an amendment to the Zoning By-law. Staff will review the Heritage Impact Assessment that has been submitted as part of the application, and evaluate it against the relevant Official Plan policies.

### **Tree Preservation**

There are six trees within the public realm adjacent to this site, that are subject to the City's Private Tree By-law or Public Street Tree By-law. All six trees are proposed to be removed in order to accommodate the development. The applicant has submitted an Arborist Report and Tree Inventory and Removals Plan which will be reviewed by Urban Forestry staff.

### **Reasons for the Application**

A rezoning application is required to permit the height and density proposed by the applicant. Additional areas of non-compliance with the Zoning By-law will be assessed as the review of the application advances.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Architectural plans and drawings including Site Plan, Block Plan, Landscape Plans, Floor Plans, Elevations and Sections
- Shadow Impact Study
- Planning and Urban Design Rationale (including Community Services and Facilities Study)
- Transportation Impact Study
- Stage 1 Archaeological Resource Assessment
- Functional Servicing Report
- Stormwater Management Report
- Green Development Standards Checklist
- Heritage Impact Assessment
- Pedestrian Level Wind Study
- Arborist Report

A notice of complete application was issued on July 2, 2013.

## Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any others identified by staff and the public, will need to be reviewed and addressed:

1. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. conformity with Official Plan policies and development criteria for *Mixed Use Areas* and heritage;
3. conformity with the Tall Buildings Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines including the sections on adjacency issues to heritage buildings, tower floorplate, pedestrian realm and sustainable design;
4. conformity with Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada", approved by City Council as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City (March 3, 4, and 5, 2008);
5. height and density of the proposal;
6. consideration of existing zoning by-law permissions on-site and on adjacent properties;
7. other built form and massing issues including, but not limited to: setbacks, stepbacks, views, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection;
8. shadow impacts on neighbouring parks and open space in the area;
9. proposed mix of unit sizes and lack of family-sized units;
10. provision of high-quality public realm, landscape design and appropriate sidewalk widths;
11. the provision of parking, loading and bicycle parking; and
12. impacts on existing on site and adjacent heritage buildings, including transition and setbacks.



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.

## **CONTACT**

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## **SIGNATURE**

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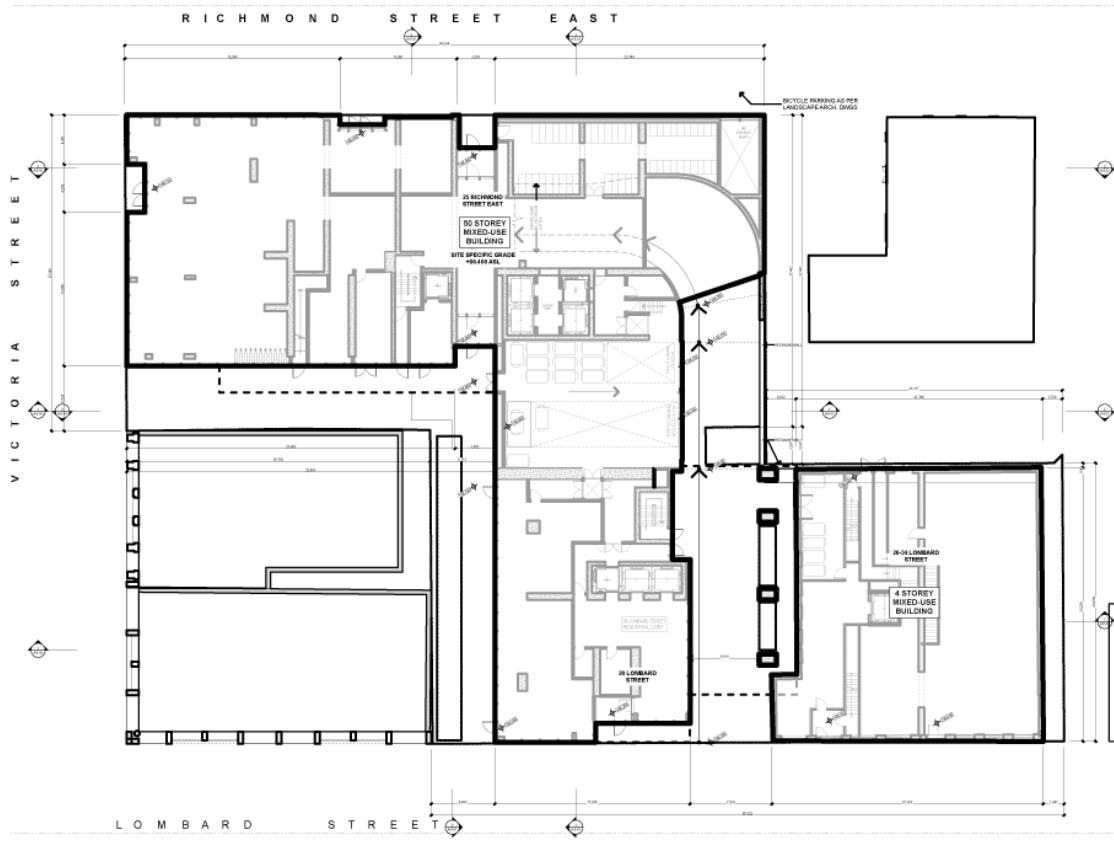
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Height Map – Zoning By-law 438-86, Section 12(1) 398  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

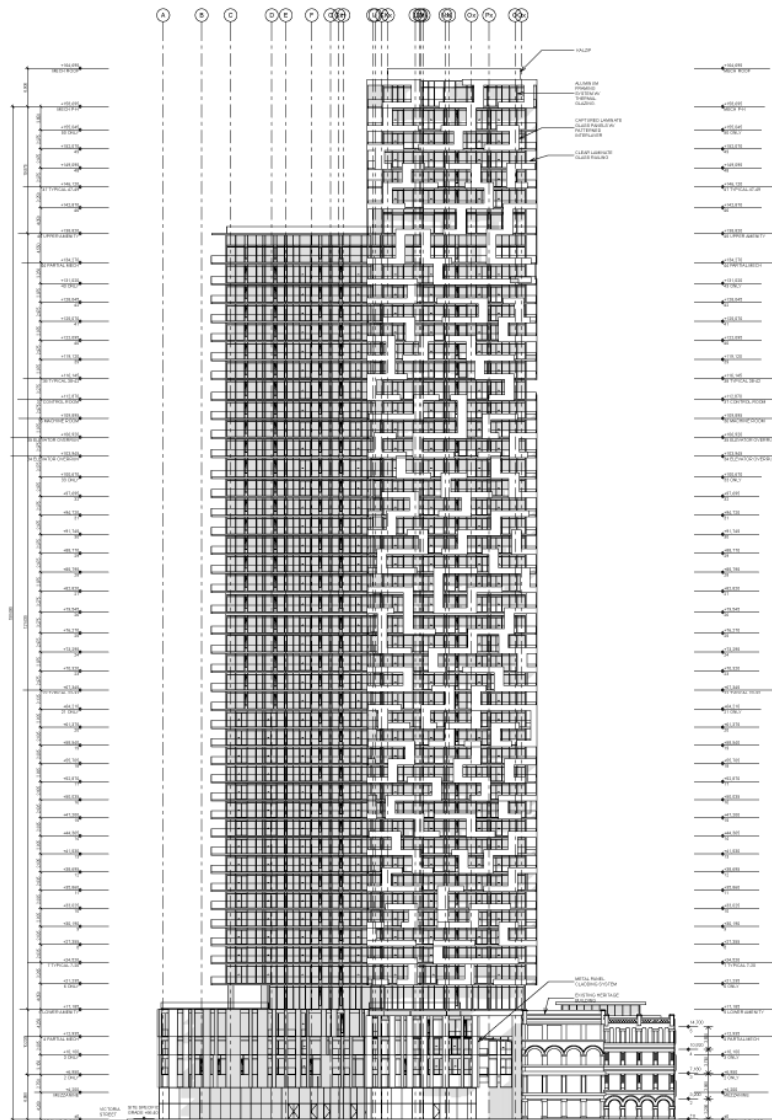
Applicant's Submitted Drawing

Not to Scale   
08/01/2013

25 Richmond Street East  
20-26 Lombard Street

File # 13\_197153

## Attachment 2: Elevations



### South Elevation

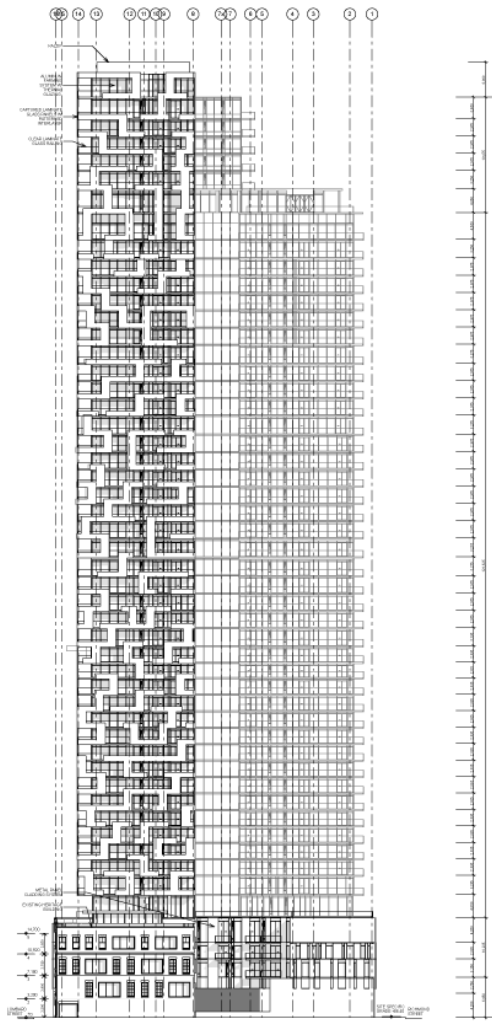
Applicant's Submitted Drawing

Not to Scale  
08/01/2013

25 Richmond Street East  
20-26 Lombard Street

File # 13\_197153





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## East Elevation

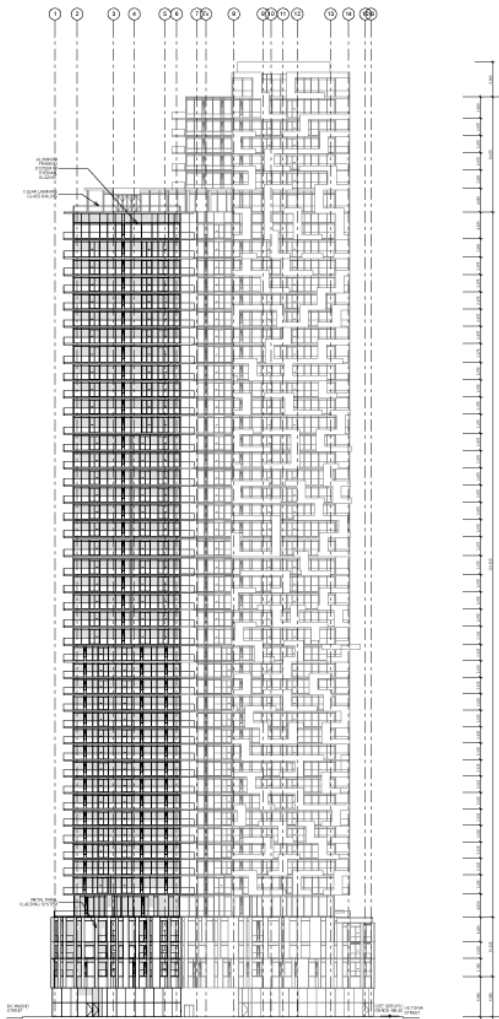
Applicant's Submitted Drawing

Not to Scale  
08/01/2013

25 Richmond Street East  
20-26 Lombard Street

File # 13\_197153

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## West Elevation

Applicant's Submitted Drawing

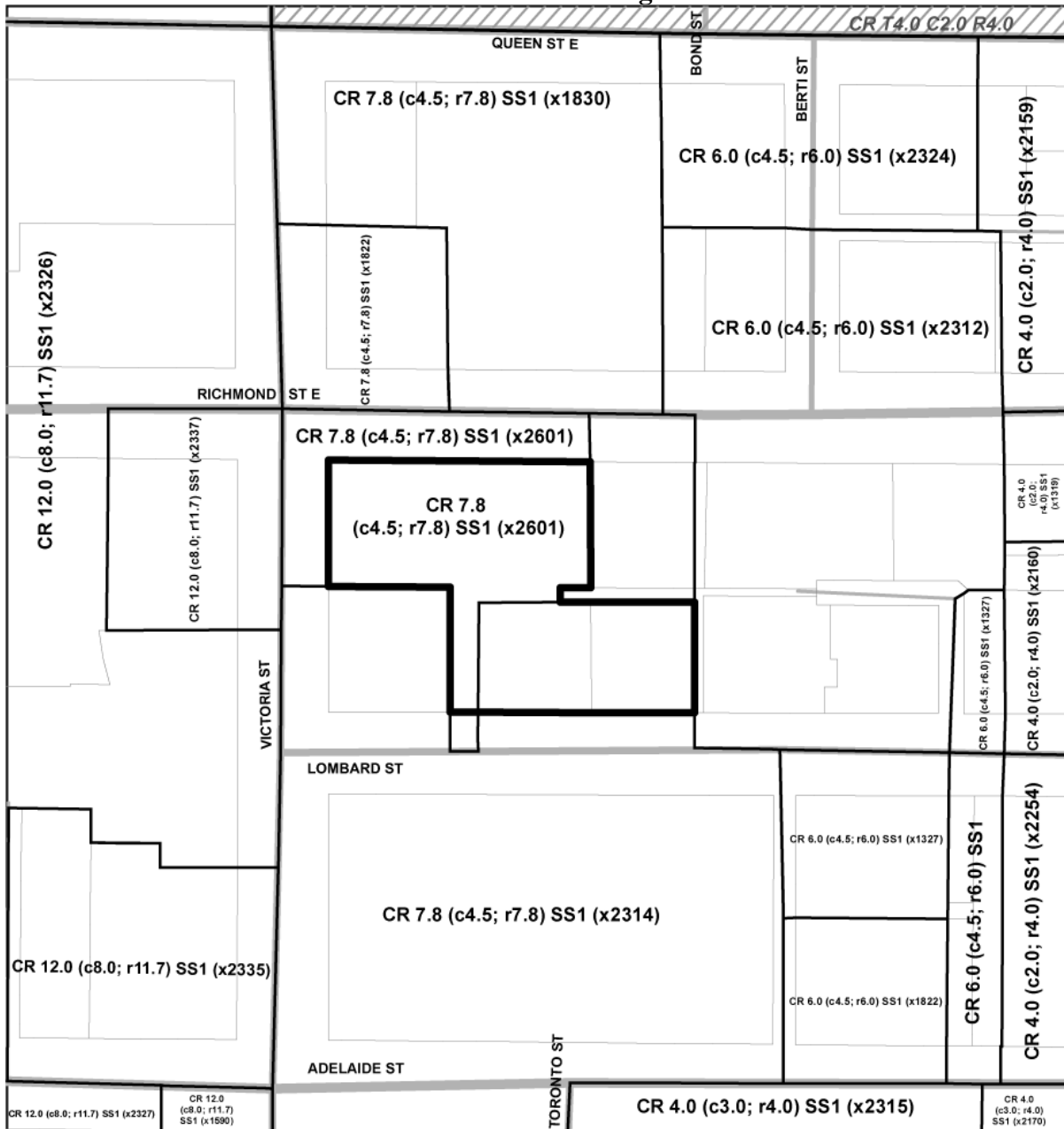
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08/01/2013

25 Richmond Street East  
20-26 Lombard Street

File # 13\_197153

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### Attachment 3: Zoning



Zoning By-law 569-2013

25 Richmond Street East & 20-26 Lombard Street

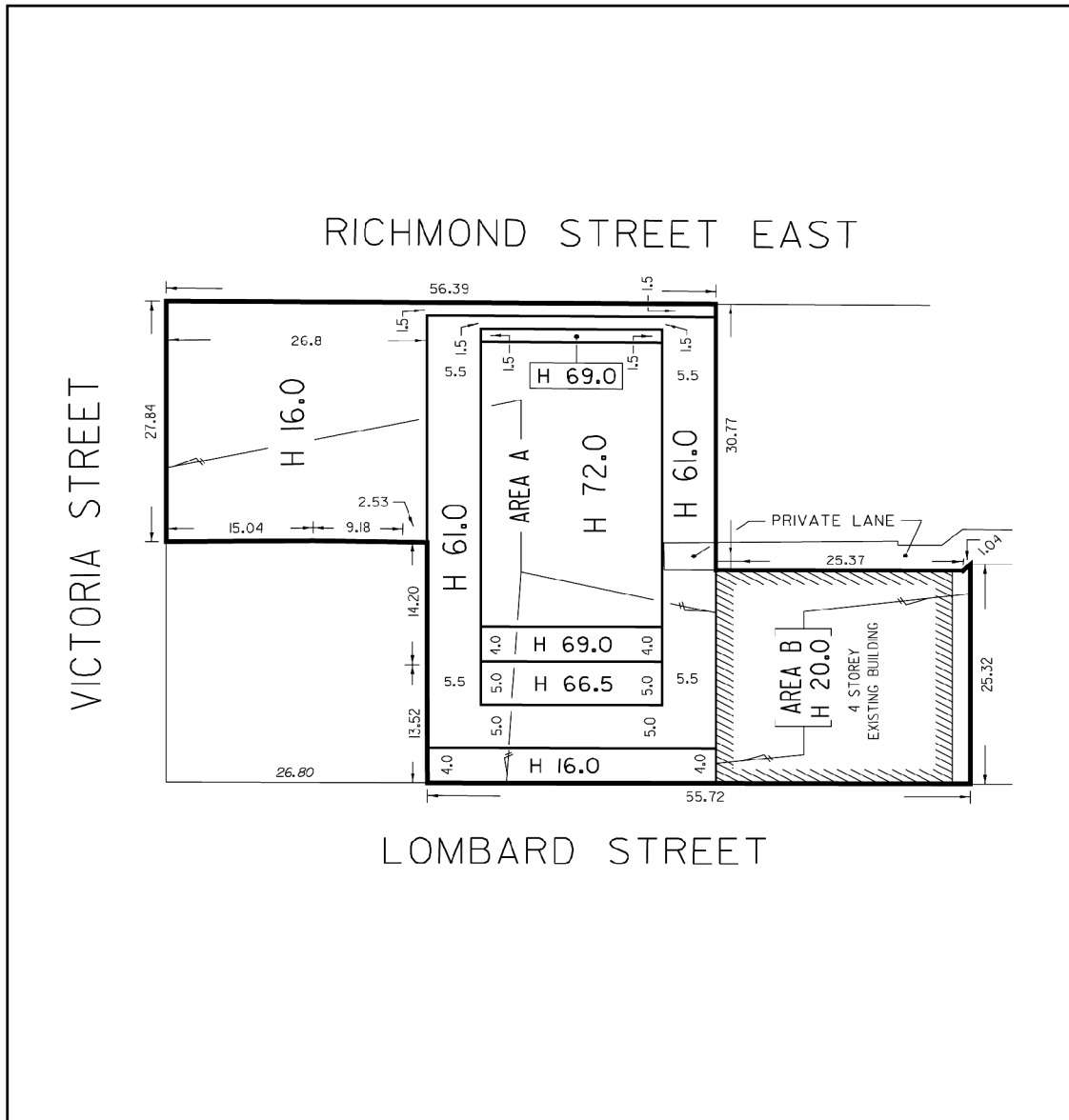
File # 13 197153

Location of Application  
CR Commercial Residential

See Former City of Toronto Bylaw No. 438-86  
CR Mixed-Use District

Not to Scale  
Extracted 08/01/2013

Attachment 4: Zoning By-law 438-86, Section 12(1) 398



Height Map - Former City of Toronto By-law 438-86  
Section 12(1) 398

25 Richmond Street East  
20 - 26 Lombard Street

File # 13 197153 0Z



Not to Scale  
08/19/2013



## Attachment 5: APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	13 197153 STE 28 OZ
Details	Rezoning, Standard	Application Date:	July 2, 2013
Municipal Address:	25 RICHMOND STREET EAST and 20-26 LOMBARD STREET		
Location Description:	PLAN 8A PT LOTS 5 TO 7 RP 63R1508 PARTS 2 TO 4 << ENTRANCE ADDRESS FOR 20 LOMBARD ST **GRID S2807		

**Project Description:** A mixed-use development with the preservation and restoration of the four-storey heritage buildings (20-26 Lombard Street) and the construction of a new 50-storey tower containing street related retail uses and residential condominium. The new building contains a four-storey base and is composed of two distinct but connected residential tower forms.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Richmond Victoria Limited Partnership 3751 Victoria Park Avenue Toronto, ON M1W 3Z4	Great Gulf 3751 Victoria Park Avenue Toronto, ON M1W 3Z4	architects Alliance 205-317 Adelaide Street W Toronto, ON M5V 1P9	501321 N B LTD 9 Tremont Road Toronto, ON M9B 3X3

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Exemptions 2601 & 2314 By-law 569-2013
Zoning:	CR T7.8 C4.5 R7.8	Historical Status:	Y
Height Limit (m):	61	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	2,965	Height:	Storeys:	50
Frontage (m):	27.84		Metres:	158.9
Depth (m):	59.4			
Total Ground Floor Area (sq. m):	2,215			<b>Total</b>
Total Residential GFA (sq. m):	51,899		Parking Spaces:	284
Total Non-Residential GFA (sq. m):	1,067		Loading Docks	2
Total GFA (sq. m):	52,966			
Lot Coverage Ratio (%):	74.7			
Floor Space Index:	17.9			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	51,899	0
Bachelor:	3 * (0.04%)	Retail GFA (sq. m):	1,067	0
1 Bedroom:	465 (68.1%)	Office GFA (sq. m):	0	0
2 Bedroom:	215 (31.5%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	683			

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