

822-838 and 860-862 Richmond Street West - Official Plan Amendment Application - Preliminary Report

Date:	August 14, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	17-116887 STE 19 OZ

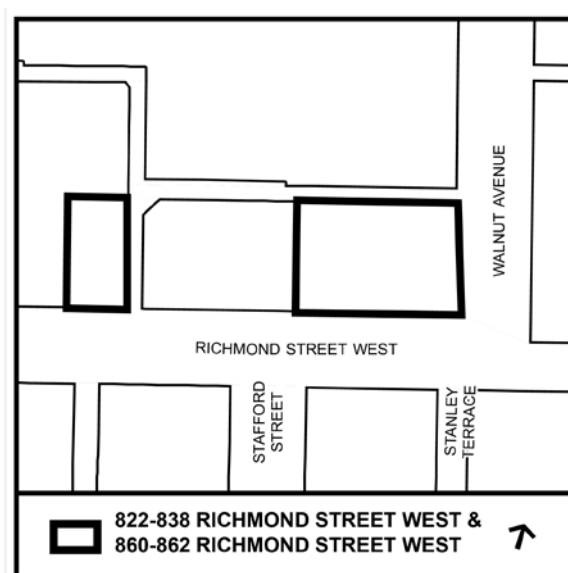
SUMMARY

This application proposes to construct 2-storey additions to each of the existing three-storey buildings located at 822-838 Richmond Street West and 860-862 Richmond Street West, respectively. The properties are designated *Neighbourhoods* in the Official Plan, and are both being evaluated by Heritage Preservation Services Staff to determine their cultural value.

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.

A community consultation meeting is targeted to be held in the fourth quarter of 2017.

A Final Report and statutory public meeting under the *Planning Act* are targeted for the first quarter of 2018. These targets assume the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff is directed to schedule a community consultation meeting for the lands at 822-838 Richmond Street West and 860-862 Richmond Street West together with the Ward Councillor.
2. Notice for the community consultation meeting is given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act is given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on May 17, 2016 to discuss complete application submission requirements. This meeting was coordinated by Planning Staff after the property owners of each of the individual properties (822-838 Richmond Street West and 860-862 Richmond Street West), and their consultants, had met separately with Staff to discuss individual redevelopment proposals. Staff suggested that, considering the similarities between the two applications and their geographical proximity to one another, one combined application incorporating both proposals, would be a more efficient manner in which to review the proposed developments.

ISSUE BACKGROUND

Proposals

822-838 Richmond Street West

The proposal for the property located at 822-838 Richmond Street West is to construct a 2-storey addition above the existing 3-storey warehouse-style building, and a new 5-storey addition to the western side of the existing building. The new 5-storey addition will cantilever over part of the existing parking lot at the second storey. The existing 27 parking spaces will be maintained on site. The existing office use will also be maintained (See Attachment 9).

860-862 Richmond Street West

This property is located three properties to the west of the proposal discussed above. The proposal is to construct a 2-storey vertical addition above the existing warehouse-style

building. There are zero parking spaces being proposed. The existing office use in this building will be maintained (See Attachment 10).

Sites and Surrounding Area

Both properties are located on the north side of Richmond Street West, east of Strachan Avenue. Three-storey warehouse buildings, currently being used for office space, occupy both properties.

822-838 Richmond Street

822-838 Richmond Street is located at the corner of Richmond Street West and Walnut Avenue. It is rectangular in shape having a frontage on Richmond Street West of 44.1 metres and a depth of 30.6 metres for a total lot area of approximately 1350 square metres. The following uses surround the site:

- North: A public lane abuts the northern edge of the property followed by a 1-storey building located at 198 Walnut Avenue designated *Mixed-Use* in the Official Plan. Located farther north is another public lane providing access to the rear of the 3-storey *Mixed-Use* designated properties fronting onto Queen Street West.
- South: Located across the street, is a pair of 4-storey apartment buildings. Further south, is a series of 2-storey and 2.5-storey detached, and semi-detached houses fronting onto Stanley Terrace and Stafford Street.
- East: Across Walnut Street, is a 2-storey multi-unit residential building that is located on a *Neighbourhoods* designated property, which also includes another 2-storey multi-unit residential building located farther east, and a 13-storey apartment building located at the north end of the property.
- West: Across the street, is a pair of 3-storey detached houses, followed by a 4-storey multi-unit residential building fronting onto Richmond Street West, which includes a 3-storey stacked townhouse component at the rear of the site. Farther west is the 3-storey warehouse which is part of this application located at 860-862 Richmond Street West.

860-862 Richmond Street West

The property located at 860-862 Richmond Street West is also rectangular in shape having a frontage of 16.88 metres and a depth of 50.24 metres for a total lot area of approximately 895 square metres.

- North: The rear yards of the abutting 2.5-storey attached house located at 183 Strachan Avenue, and the rear yards of the 2.5-storey attached houses located at 185 and 187 Strachan Avenue, respectively. Located farther north, are 2.5-storey *Mixed-Use* designated properties fronting onto Queen Street West.

- South: A 3-storey building containing stacked townhouses located on the south side of Richmond Street West and slightly east of the subject property, followed by the rear yards of a series of 2-storey and 2.5-storey detached and attached houses, fronting onto the west side of Stafford Street. A public lane, extending from Richmond Street West to the north to King Street West to the south abuts the western property line of the 3-storey stacked townhouse building, and the rear yards of the houses located along the west side of Stafford Street.
- East: The 4-storey multi-residential unit with a stacked townhouse component located at the rear, discussed above, and a portion of a 6-storey residential building located at 903 Queen Street West. Located farther east is the 3-storey detached house, also discussed above, and the 3-storey warehouse building also subject to this application, which is located at 822-838 Richmond Street West.
- West: A 1-storey Emergency Medical Services building, followed by the rear yards of the 2.5-storey rowhouses and 2.5-storey semi-detached houses located at 161-178 Strachan Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters, "shall be consistent with" the Provincial Policy Statement. Policy 4.7 further states that the Official Plan is the most important vehicle for implementing the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources, and infrastructure to reduce sprawl, cultivate a culture of conservation, and promote compact built form and better-designed communities with high quality built form, and an attractive and vibrant public realm established through site design, and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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

Both sites are designated *Neighbourhoods* in the City of Toronto Official Plan, which are considered physically stable areas made up of residential uses within lower scale buildings, as well as parks, schools, local institutions, and small-scale stores and shops serving the needs of area residents.

Official Plan Policy 4.1.3 is of particular relevance to this application, stating:

Small-scale retail, service and office uses are permitted on properties in *Neighbourhoods* that legally contained such uses prior to the approval date of this Official Plan. New small-scale retail, service and office uses that are incidental to and support *Neighbourhoods* and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law, where required, on major streets shown on Map 3, with the exception of portions of streets which have reversed lot frontages. To maintain the

residential amenity of *Neighbourhoods*, new small-scale retail, service and office uses will: a) serve the needs of area residents and potentially reduce local automobile trips; b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and c) have a physical form that is compatible with and integrated into the *Neighbourhood*.

The stability of the *Neighbourhoods*' physical character is one of the keys to Toronto's success. Physical changes to our established *Neighbourhoods* must be sensitive, gradual, and generally "fit" the existing physical character. To ensure development in established *Neighbourhoods* will respect and reinforce the existing physical character, Policy 4.1.5 of the Official Plan states that any proposal shall have regard for:

- a) Patterns of streets, blocks and lanes, parks and public building sites;
- b) Size and configuration of lots;
- c) Heights, massing, scale, and dwelling type of nearby residential properties;
- d) Prevailing building type(s);
- e) Setbacks of buildings from the streets or streets;
- f) Prevailing patterns of rear and side yard setbacks, and landscaped open space;
- g) Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) Conservation of heritage buildings, structures, and landscapes.

Official Plan Amendment 320 (OPA 320), among other matters, seeks to strengthen the existing *Neighbourhoods* policies, by placing emphasis on respecting and reinforcing the existing physical character of the local neighbourhood. The prevailing building type and physical character of a geographic neighbourhood will be determined by the predominant form of development in that neighbourhood. The physical character of the geographic neighbourhood includes both the physical characteristics of the entire geographic area, and the physical characteristics of the properties which face the same street as the development site in the same block, and the block opposite the development site.

Garrison Common North Secondary Plan

Both properties are located within the boundaries of the Garrison Common North Secondary Plan. The boundaries extend from the south side of Queen Street West to the north, the Canadian National Railway rail corridor to the south, the west side of Bathurst to the east, and the east side of Dufferin Street to the west (See Attachment 5).

Policy 2.1 of the Garrison Common North Secondary Plan discusses new development, stating among other matters, that new development will include a variety of land use and densities including community services and facilities, so that development can respond to changing market demands over time, and provide services for new residents and tenants. Development must also be sensitive to, and protect, industrial, communications and media operations, solidifying the area as one of the leading locations for new industry technologies. Policy 4.2 stipulates that when assessing any applications to re-use

industrial lands for non-industrial uses, uses that provide employment opportunities will be encouraged.

Both sites are located within the Area 2 boundaries of the Garrison Common North Secondary Plan (See Attachment 5), which permits a mix of employment and residential uses provided that employment uses are restricted to those compatible with adjacent and neighbouring residential uses in terms of emissions, odour, noise, and traffic generation.

Zoning

Both properties are zoned Industrial (I1 D3) in former City of Toronto Zoning By-law 428-86, as amended. The industrial zoning classification permits a mix of industrial uses up to a total density of 3.0 times the area of each of the lots. Office use is not a permitted use in this industrial zoning classification. The maximum permitted height for both sites is 18.0 metres.

Site Plan Control

An application for Site Plan Control is required, but has not yet been submitted to the City.

Tree Preservation

There is one City-owned tree in front of the building located at 822-838 Richmond Street West. There are no other trees on the property. There are no private or City-owned trees on, or in front of, the property located at 860-862 Richmond Street West. Urban Forestry will comment on trees requiring protection, and/or permits to injure or destroy trees during the Site Plan Control process.

Reasons for the Application

An application to amend the Official Plan is necessary because, at 5-storeys, the proposed heights of the two buildings exceed the 4-storey height limit provision in the OP. An application to amend the Zoning By-law is not necessary as the two proposed buildings are within the 18-metre height permission. On these sites, the industrial classification permissions do not correspond with provisions of the Official Plan *Neighbourhoods* designation regarding office use. As noted above, local serving office use is permitted in *Neighbourhoods*, but is not a permitted use in the industrial zoning classification. An application to the Committee of Adjustment will be required for the existing non-conforming office use, and to request other variances as may be required to the performance standards in the Zoning By-law, should this Official Plan Amendment be approved.

COMMENTS

Application Submission

The applicant submitted a Planning Rationale, and a Transportation Impact Study in support of the application

A Notification of Complete Application was issued on March 31, 2017.

Issues to be Resolved

The application has been circulated to City Divisions and public agencies for comments, and will be reviewed to assess;

- Conformity with applicable Provincial policy to determine the proposed development represents an appropriate level of intensification for the sites;
- Conformity with the policies of the Official Plan to ensure new development respects and reinforces the existing and planned physical character of the surrounding area, and does not negatively impact the surrounding *Neighbourhood*, particularly the rear yards of the houses fronting onto Strachan Avenue;
- Conformity with the policies of the Garrison Common North Secondary Plan to assess the proposed re-use of industrially-zoned lands for non-industrial uses;
- Consistency with Site and Area Specific Policies associated with the properties located within the boundaries of Area 2 of the Garrison Common North Secondary Plan area, which permit a mix of employment and residential uses, provided that employment uses are restricted to those compatible with adjacent and neighbouring residential uses in terms of emissions, odour, noise, and traffic generation;
- Site layout and organization to ensure the proper functioning of the site, and to minimize any potentially negative impact generated;
- Building height and massing, and transition in relation to the overall context including the low-scale residential uses to the west, and the lower-scaled mixed-use buildings to the north fronting onto Queen Street West and shadow impact;
- Assessment of any potential heritage value of the existing buildings on the properties;
- Compatibility with the emerging directions of the Queen Street West Heritage Conservation District and Planning Studies (Bathurst Street to Roncesvalles Avenue); and,
- Ensuring sufficient servicing infrastructure is available to support the proposed development.

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

CONTACT

Kirk Hatcher, Planner
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E-mail: Kirk.Hatcher@toronto.ca

SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan – 822-838 Richmond Street West
Attachment 2: Elevations - 822-838 Richmond Street West
Attachment 3: Site Plan – 860-862 Richmond Street West
Attachment 4: Elevations – 860-862 Richmond Street West
Attachment 5: Zoning
Attachment 6: Official Plan
Attachment 7: Garrison Common North Secondary Plan Area Map
Attachment 8: Application Data Sheet 1
Attachment 9: Application Data Sheet 2

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File # 17 116887 STE 19 0Z

North Elevation

Applicant's Submitted Drawing

Not to Scale
08/11/2017

File # 17 116887 STE 19 0Z



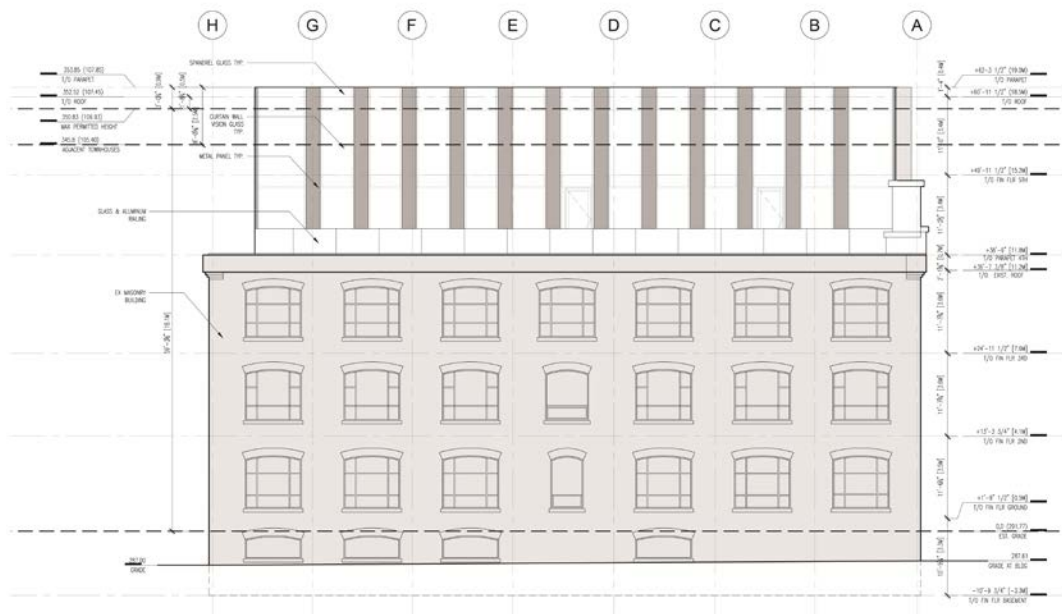
South Elevation

Applicant's Submitted Drawing

Not to Scale
08/11/2017

822-838 Richmond Street West

File # 17 116887 STE 19 02



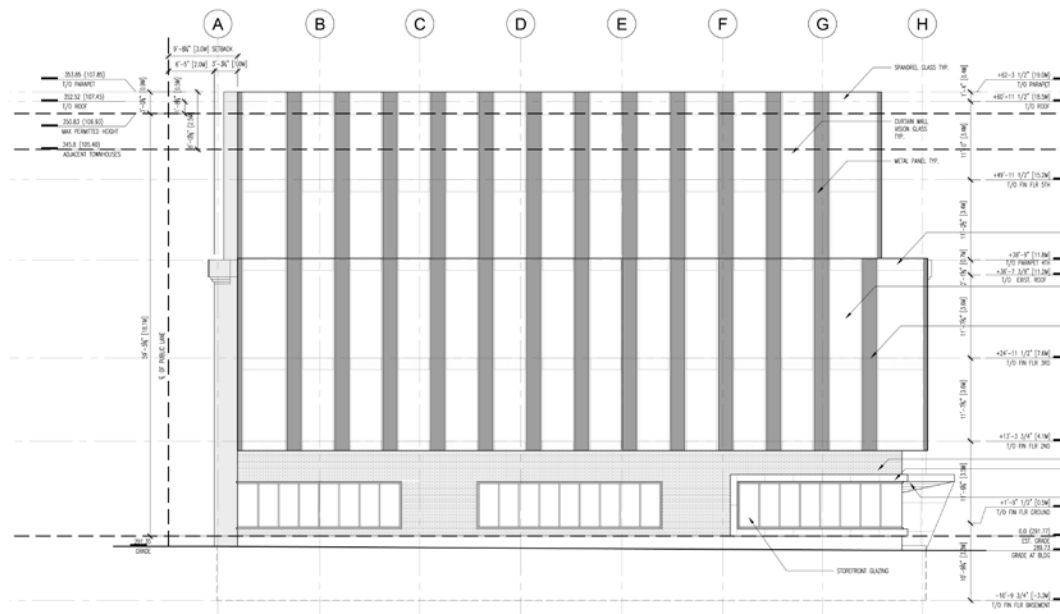
East Elevation

Applicant's Submitted Drawing

Not to Scale
08/11/2017

822-838 Richmond Street West

File # 17 116887 STE 19 02



West Elevation

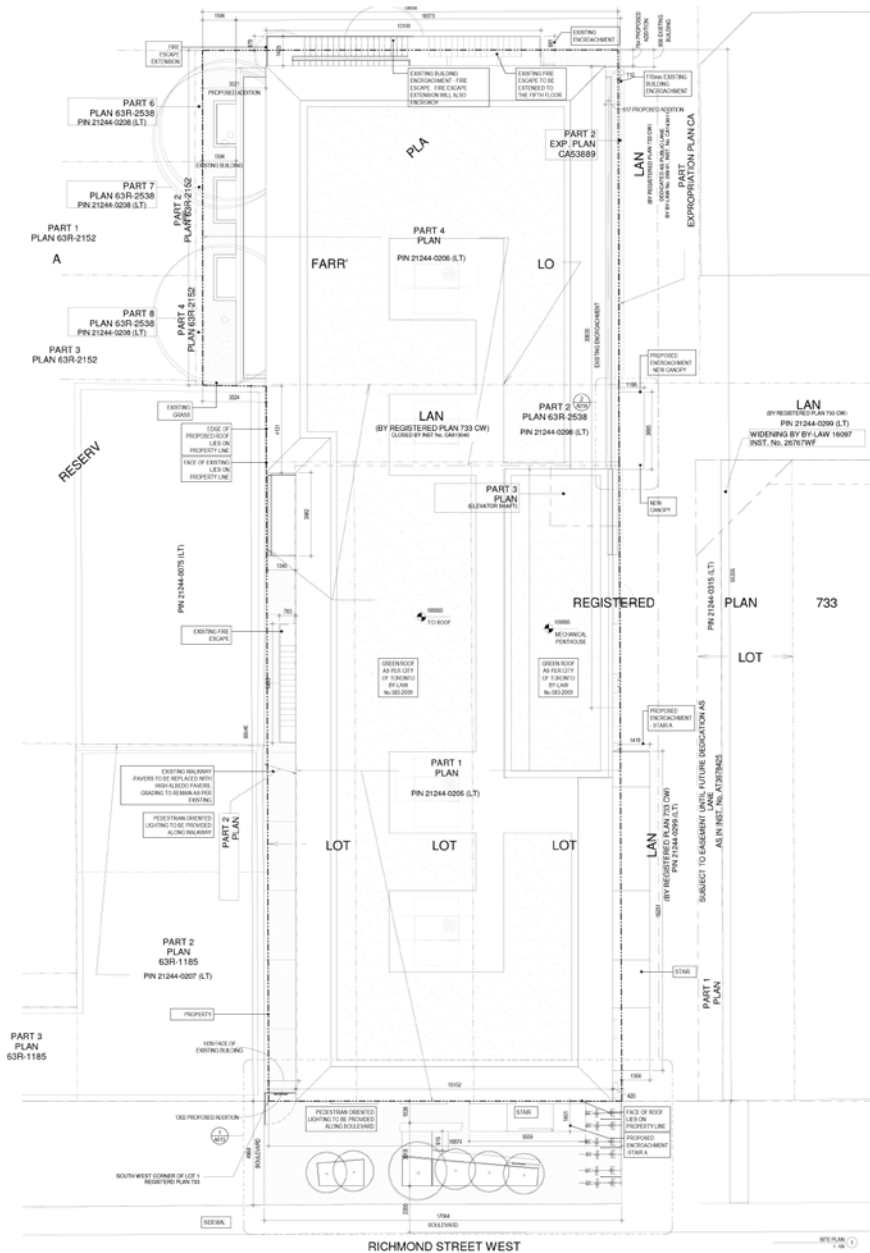
Applicant's Submitted Drawing

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08/11/2017

822-838 Richmond Street West

File # 17 116887 STE 19 02

Attachment 3: Site Plan – 860-862 Richmond Street West



Site Plan

Applicant's Submitted Drawing

Not to Scale
08/11/2017



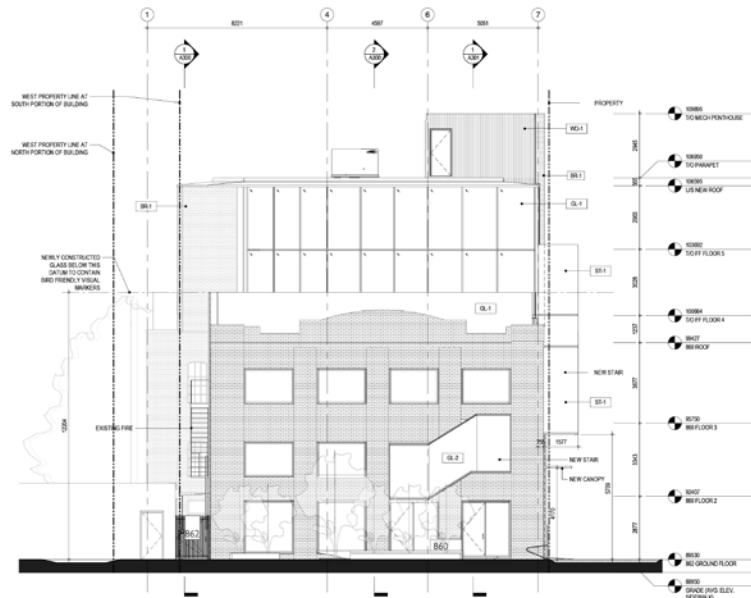
860-862 Richmond Street West

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860-862 Richmond Street West

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South Elevation

Applicant's Submitted Drawing

Not to Scale
08/11/2017

860-862 Richmond Street West

File # 17 116887 STE 19 OZ



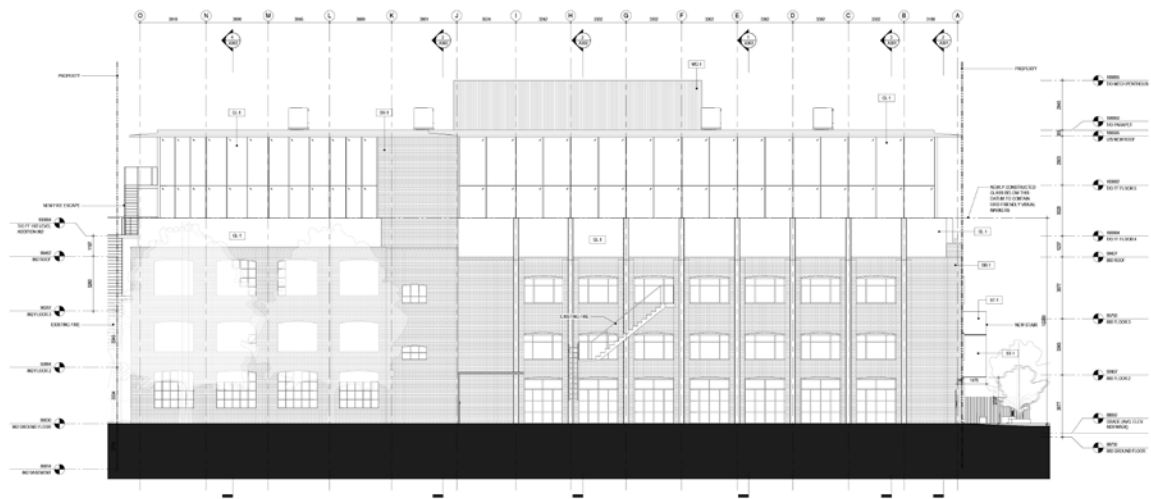
East Elevation

Applicant's Submitted Drawing

Not to Scale
08/11/2017

860-862 Richmond Street West

File # 17 116887 STE 19 0Z



West Elevation

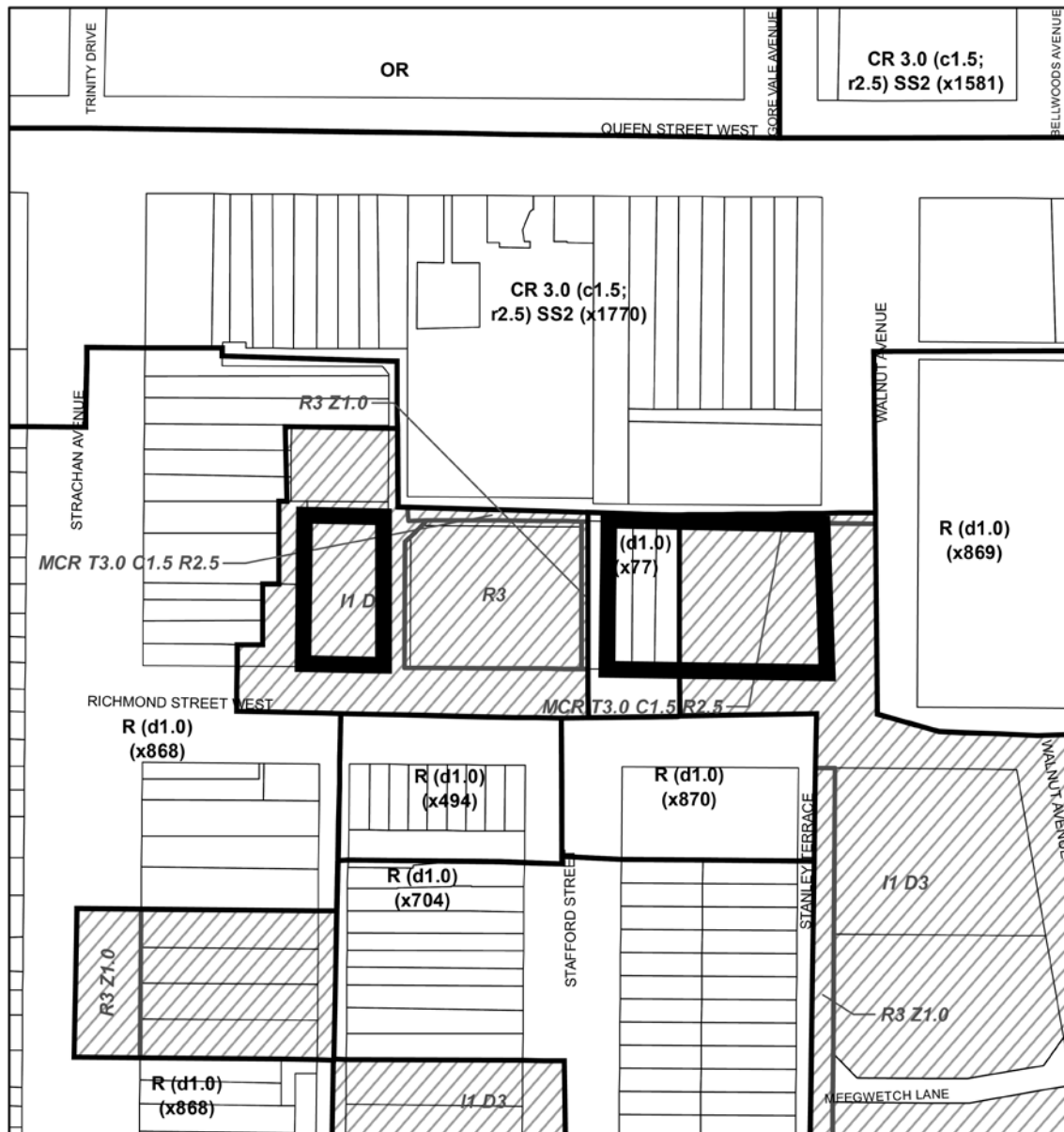
Applicant's Submitted Drawing

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860-862 Richmond Street West

File # 17 116887 STE 19 OZ

Attachment 5: Zoning



TORONTO 822-838 Richmond Street West & 860-862 Richmond Street West
 Zoning By-Law No. 569-2013
 File # 17 116887 STE 19 02

Location of Application

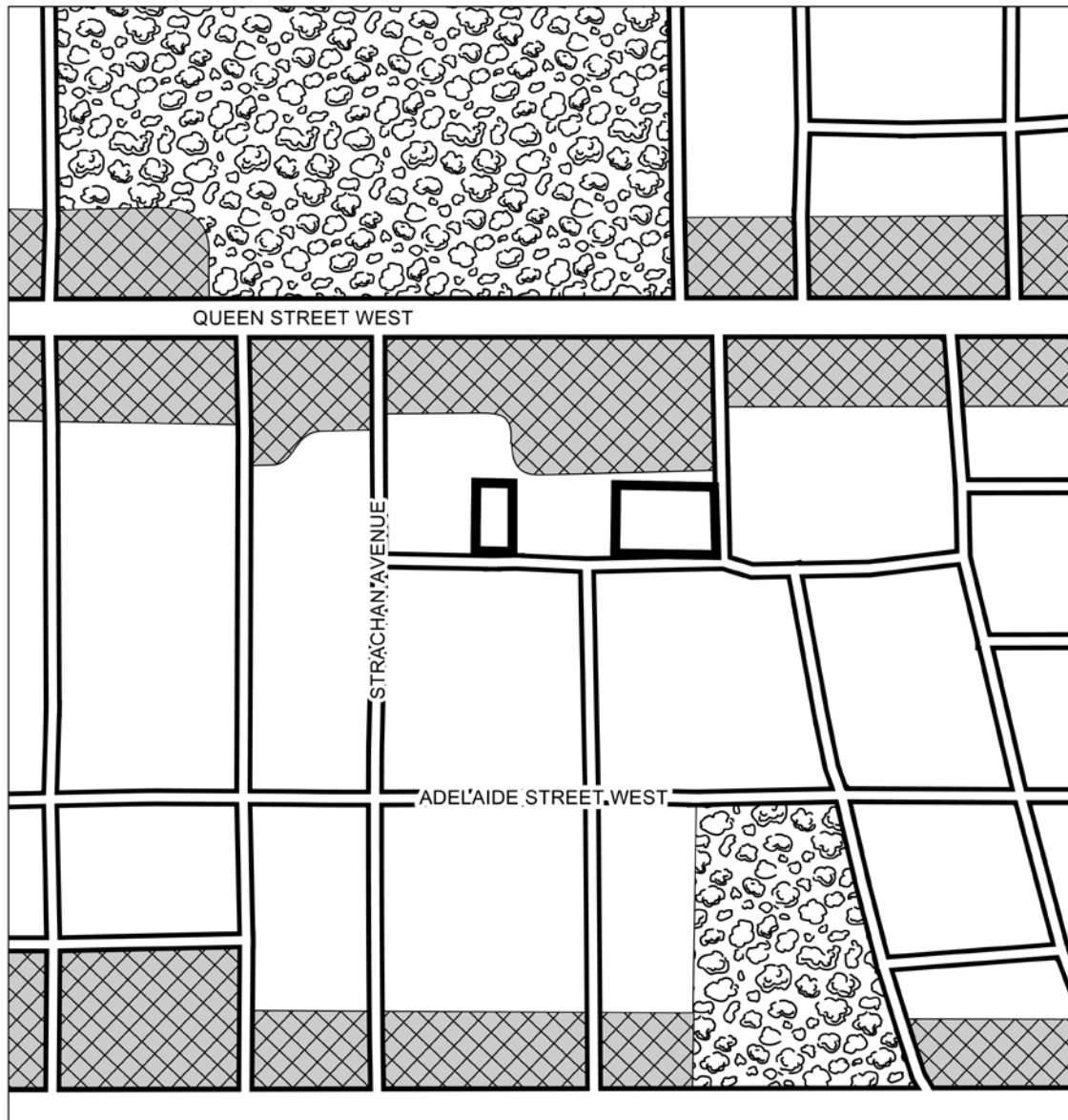
R Residential CR Commercial Residential
 OR Open Space Recreation

See Former City of Toronto By-Law No. 438-86

R3 Residential District
 MCR Mixed-Use District
 I1 Industrial District

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Attachment 6: Official Plan



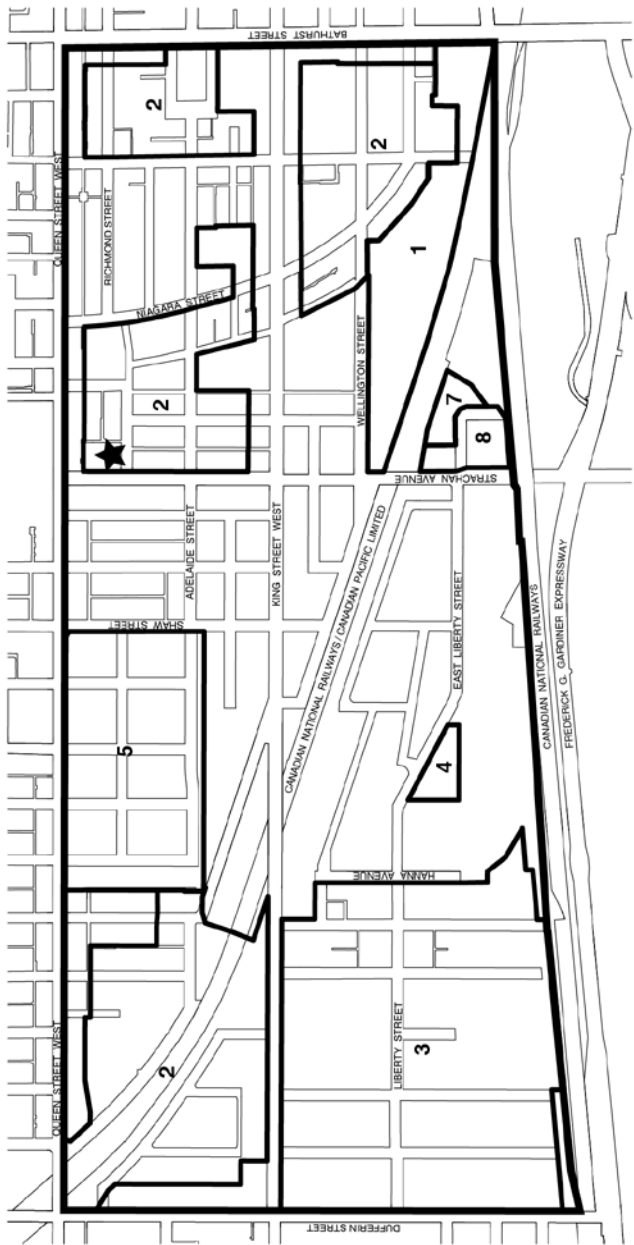
822-838 Richmond Street West & 860-862 Richmond Street West
Extract from Official Plan

File # 17 116887 STE 19 02



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Attachment 7: Garrison Common North Secondary Plan Area Map



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Garrison Common North Secondary Plan

MAP 14-1 Site and Area Specific Policies

- Secondary Plan Boundary
- 1 Site and Area Specific Policies

December 2010

Garrison Common North Secondary Plan

860-862 Richmond Street West



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08/11/2017

File # 17 116887 STE 19 0Z

Attachment 8: Application Data Sheet 1

Application Type: Official Plan Amendment Application Number: 17 116887 STE 19 OZ
Details: OPA, Standard Application Date: February 14, 2017
Municipal Address: 822-838 RICHMOND ST W
Location Description: PLAN 733 PT LOT 15 **GRID S1909
Project Description: Application to amend the Official Plan in order to permit a 2-storey addition to the existing 3-storey building.

Applicant: TAS Design Build **Agent:** Ali Saneinejad **Architect:** Giannone Petricone **Owner:** 860 RSW INC., Agent of the JV Operator

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):	1395	Height:	Storeys:	5
Frontage (m):	44.1		Metres:	19
Depth (m):	30.6			
Total Ground Floor Area (sq. m):	865.9			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	27
Total Non-Residential GFA (sq. m):	5065.7		Loading Docks	0
Total GFA (sq. m):	5065.7			
Lot Coverage Ratio (%):	62			
Floor Space Index:	3.63			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	3691.9	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT: **PLANNER NAME:** Kirk Hatcher
TELEPHONE: (416) 392-0481

Attachment 9: Application Data Sheet 2

Application Type	Official Plan Amendment	Application Number:
Details	OPA, Standard	Application Date:
Municipal Address:	860-862 RICHMOND ST W	
Location Description:	PLAN 733 PT LOT 15 **GRID S1909	
Project Description:	Application to amend the Official Plan in order to permit a 2-storey addition to the existing 3-storey building.	

Applicant:	Agent:	Architect:
TAS DESIGN BUILD	Ali Saneinejad	Suulin Architects Inc.

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):	895.16	Height:	Storeys:
Frontage (m):	16.88		Metres:
Depth (m):	50.24		
Total Ground Floor Area (sq. m):	769.1		
Total Residential GFA (sq. m):	0		Parking Spaces:
Total Non-Residential GFA (sq. m):	3691.9		Loading Docks
Total GFA (sq. m):	3691.9		
Lot Coverage Ratio (%):	86		
Floor Space Index:	4.12		

DWELLING UNITS

Tenure Type:

Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

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

CONTACT:	PLANNER NAME:	Kirk Hatcher
	TELEPHONE:	(416) 392-0481