

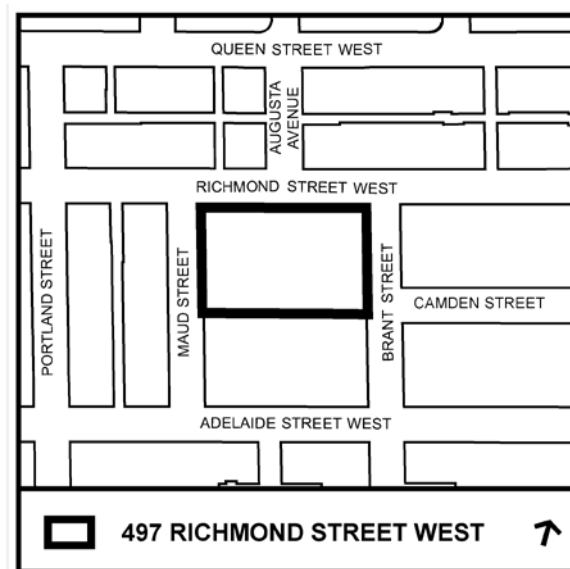
497, 505, and 511 Richmond Street - Zoning Amendment Application - Preliminary Report

Date:	August 10, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	16 196378 STE 20 OZ

SUMMARY

This application proposes to develop a 13-storey (55.5 metres, including mechanical penthouse) mixed-use building at 497, 505, and 511 Richmond Street West. The proposal incorporates the existing heritage designated building on the site, the Waterworks Buildings, a former public works complex. The proposed development would include retail at grade, a YMCA on the second and third floors and residential above. The proposed gross floor area is 31,528 square metres, including 23,528 square meters of residential gross floor area and 8,000 square metres of non-residential gross floor area. A total of 299 residential units are proposed including 15 affordable-ownership units to be managed by Artscape. Four levels of below-grade parking are proposed, which would include 184 parking spaces.

At the time of application, the site was owned by Build Toronto. It is expected that during the course of the review of this application the property titled will be transferred to MOD Developments, the applicant for this proposal.



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. Next steps include the applicant's submission of a complete application and the scheduling of a community consultation meeting. A final report is targeted for the first quarter of 2017. The target date of the final report assumes that the applicant will provide all required information in a timely manner and address the issues identified in this report and any additional issues that arise through the review process.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 497, 505, and 511 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of June 6, 7, and 8, 2012, City Council stated its intention to designate the property at 497 Richmond Street West (including 505 and 511 Richmond Street West with the Waterworks Building and St. Andrew's Playground) under Part IV, Section 29 of the Ontario Heritage Act. City Council also granted authority for the execution of a Heritage Easement Agreement for the property.

A link to the City Council decision and report from the Acting Director, Policy and Research, City Planning Division can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE16.8>

At its meeting of July 16, 17, 18 and 19, 2013, City Council recommended a stratified portion of the property at 497 Richmond Street West be transferred to Build Toronto subject to a number of terms and conditions. City Council also recommended that the City enter into a lease agreement for 60 Brant Street with Eva's Initiatives for Homeless Youth.

A link to the City Council decision and report from the Chief Corporate Officer can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.GM23.9>

At its meeting on September 30, October 1 and October 2, 2015, City Council supported in principle a YMCA as an appropriate use in the potential redevelopment of 505 Richmond Street West and outlined the funding arrangement and requirement for a Community Use Agreement.

A link to the City Council decision and reports from the General Manager, Parks, Forestry and Recreation and the City Solicitor can be found below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX8.15>

At its meeting on February 3 and 4, 2016, City Council recommended the transfer of additional property rights at 497 Richmond Street West to Build Toronto.

A link to the City Council decision and reports from the Chief Corporate Officer can be found below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.GM9.3>

At its meeting on July 12, 13, 14, and 15, 2016, City Council recommended securing affordable ownership housing at 505 Richmond Street West. A link to the City Council decision and report from the Director, Affordable Housing Office can be found below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.31>

At its meeting on July 12, 13, 14, and 15, 2016, City Council approved the provision of capital and construction loan guarantees on behalf of the YMCA to Infrastructure Ontario to fund the construction of the YMCA at 505 Richmond Street West. City Council also authorized payment of the City's share of this project. The City was authorized to enter into a Community Use Agreement with the YMCA for the project. The Chief Planner and Executive Director, City Planning, was directed to prioritize this Project as a community benefit for future development applications.

A link to the City Council decision and the report from the Deputy City Manager, Cluster A, Deputy City Manager, Cluster B, and the Deputy City Manager and Chief Financial Officer can be found below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.14>

Pre-Application Consultation

A series of pre-application meetings were held with the applicant to discuss the proposed development and complete application submission requirements.

Pre-application meetings were held with the applicant throughout 2015 and 2016. At these pre-application meetings, issues discussed included: treatment of the Waterworks Buildings, proposed cantilevers, proposed stepbacks, and the location of outdoor amenity space.

ISSUE BACKGROUND

Proposal

The applicant is proposing the construction of a 13-storey mixed use building. Stepbacks are proposed above the third floor on all elevations of the building, with the exception of the east elevation between the third and tenth floors where the proposed development cantilevers up to 3 metres over the adjacent City-owned property at 60 Brant Street.

The proposed development incorporates the existing Waterworks Building which is designated under Part IV of the Ontario Heritage Act. The proposed development would include retail at grade, a YMCA on the second and third floors and residential above. The proposed development would have a gross floor area of 31,528 square metres, including 23,528 square meters of residential gross floor area and 8,000 square metres of non-residential gross floor area. The non-residential gross floor area is proposed to be comprised of 3,922 square metres of retail space and 4,077 square metres of space to be occupied by the YMCA. The proposed floor space index is 6.09. Pedestrian access to the retail is proposed from Richmond Street West, Maud Street, and on the south façade fronting St. Andrew's Playground. Access to the YMCA and residential lobby is proposed from Richmond Street West.

A total of 299 units are proposed including 189 one-bedroom units and 110 two-bedroom units, with no three-bedroom units proposed. Fifteen of the proposed units would be affordable ownership units that would be managed by Artscape.

The proposed development is to provide four levels of underground parking including 184 parking spaces comprised of 114 resident parking spaces and 70 parking spaces to be shared by residential visitors, retail, and the YMCA. Access to the underground parking garage is proposed via Maud Street.

Two loading spaces are proposed including one combined Type G/B space and one Type B space. Access to the loading would be available from Maud Street, adjacent to the proposed garage access ramp.

A total of 365 bicycle parking spaces are proposed, including 294 long-term bicycle parking spaces located on the P1 and P2 levels and 71 short-term spaces located at the ground level.

A total of 379 square metres of indoor amenity space (1.27 square metres per unit) and 763 square metres of outdoor amenity space (2.55 square metres per unit) are proposed for the development. Indoor amenity space is proposed to be located on the fourth floor with a connection to outdoor amenity space located on the fourth floor. Outdoor amenity space is also proposed to be located on the roof of the building.

A 193 square metre forecourt is proposed on the southeast corner of the development.

Site and Surrounding Area

The subject site is bounded by Richmond Street West to the north, Brant Street to the east, Maud Street to the west, and St. Andrew's Playground to the south. The site is currently occupied by the heritage designated Waterworks Building. The Brant Street frontage is shared with 60 Brant Street (also part of the Waterworks Building), which is owned by the City of Toronto and occupied by Eva's Phoenix, a youth shelter. The total site area is approximately 5,147 square metres.

The following uses surround the site:

North: Immediately north of the subject site are Richmond Street West, 3-storey row houses, a 6-storey mid-rise building at 500 Richmond Street West, and a 1-storey commercial building at 520 Richmond Street West that is subject to a Zoning By-law amendment application for a 13-storey mixed-use building.

South: St. Andrew's Playground, a park that is a designated heritage site and is identified as an Area of Special Identity in the King-Spadina Secondary Plan, is located immediately south of the subject site. Further south, across Adelaide Street West, are a 10-storey residential building at 461 Adelaide Street West, 2- to 3-storey rowhouses, a 2-storey commercial building and a private school located in the former Brant Street Public School building.

East: Immediately to the east the subject site are a 10-storey mixed-use building at 477 Richmond Street West and an 8-storey residential building at 50 Camden Street. Southeast of the subject site are a vacant site at 49-51 Camden Street where a Zoning By-law amendment for a hotel development was recently approved at a height of 45 metres (including mechanical penthouse), and an 11-storey residential development at 426-444 Adelaide Street West.

West: To the west of the subject site are an 8-storey residential building at 525 Richmond Street West, a surface parking lot, and a 5-storey commercial building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. The PPS identifies that the Official Plan is "the most important vehicle for implementation of this Provincial Policy Statement". City Council's planning decisions are required, by the *Planning Act*, 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, as the case may be, 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 proposed development is part of the *Downtown* and is designated *Regeneration Areas* in the Official Plan.

The City of Toronto Official Plan Map 2-Urban Structure identifies that the subject site is located in the *Downtown and Central Waterfront*. Chapter Two - Shaping the City identifies that the *Downtown* offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. The Official Plan identifies that the *Downtown* will continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the goals for *Downtown*, is attracted to the area. The quality of the *Downtown* will be improved by:

- a) developing programs and activities to maintain and upgrade public amenities and infrastructure;
- b) recognizing the high maintenance needs of streets, open spaces and City services in this heavy demand area;
- c) enhancing existing parks and acquiring new parkland where feasible; and
- d) preserving and strengthening the range and quality of the social, health, community services and local institutions located Downtown.

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 indicates that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

This section of the Plan also contains specific policies on tall buildings and built form principles to be applied to the location and design of tall buildings, including locating buildings parallel to the street, with clearly visible entrances and ground floor uses with views to the street; locating and organizing parking and servicing to minimize impacts; providing an appropriate scale for adjacent streets; minimizing shadowing, loss of sky view and wind impacts; and fitting within the local context.

Section 3.1.5 of the Plan addresses the conservation of heritage resources and includes policies that state that Heritage Impact Assessments will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City. Policy 3.1.5.26 identifies that "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impacts on it". Policy 3.1.5.27 requires that "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures, and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged".

The site is designated as a Regeneration Area, which are intended to provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses in an urban form. As outlined in Section 4.7 – Regeneration Areas, this designation is intended to revitalize areas and provides for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses. The framework for new development in these areas is set out in a Secondary Plan, which for this property is the King-Spadina Secondary Plan.

This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole.

King-Spadina Secondary Plan

The subject site is situated within the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. Major objectives of the King-Spadina Secondary Plan are as follows:

- New investment is to be attracted to the King-Spadina Area.
- The King-Spadina Area will provide for a mixture of compatible land uses with the flexibility to evolve as the neighbourhood matures.
- The King-Spadina Area is an important employment area. Accordingly, the retention and promotion of commercial and light industrial uses including media, design and fashion businesses within the area is a priority.
- Commercial activity, including the retail service industry, which supports the changing demands of the King-Spadina Area, will be provided for to ensure the necessary services for the new residents and businesses of the area.

- Heritage buildings and other important buildings within the King-Spadina Area, will be retained, restored, and re-used.

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;
- new buildings adjacent to parks or open spaces will be located and organized to define and face into the parks or open space, to animate the edges and to increase surveillance opportunities;
- the lower levels of new buildings associated with the pedestrian realm will be site and organized:
 - to enhance the public nature of streets, open spaces and pedestrian routes;
 - provide public uses which are directly accessible from grade level;
 - encourage, where possible, servicing and vehicular parking to be accessed from rear lanes rather than streets
 - encourage the design and location of servicing and vehicular parking as to minimize pedestrian/vehicular conflicts
- new buildings will be sited for adequate light, view, privacy and compatibility with the built form context;
- 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;
- appropriate proportional relationships to streets and open spaces will be achieved 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.

The proposed development is located adjacent to St. Andrew's Playground. St. Andrew's Playground is identified as an Area of Special Identity and is identified as "an important park within part of the King-Spadina Area". New development is to respect the integrity and potential for increased use of the park. The King-Spadina Secondary Plan requires buildings adjacent to parks to be designed to minimize the wind and shadowing impacts on the streets, parks, and open space.

The subject site is designated as an "Existing View Terminus" in Map 16-1. The Secondary Plan indicates that sites that terminate views will be given prominent treatment.

The proposed development will be reviewed against the policies of the King-Spadina Secondary Plan.

King-Spadina Secondary Plan Review

King Spadina is one of the highest growth areas in the downtown and it has a strongly influential heritage character. The in-force King-Spadina Secondary Plan emphasizes reinforcement of the area's existing characteristics and qualities through special attention to built form, heritage areas of identity, and the public realm. The Secondary Plan is currently under review and a final report on the whole Secondary Plan area is anticipated in the final quarter of 2016. An estimated 50,000 people will live in King Spadina and the area will accommodate space for an estimated 50,000 jobs. The review recognizes that the Secondary Plan area has evolved from an area of employment (non-residential uses) into an area with a range of uses including residential. The updated Secondary Plan will recognize that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the strong heritage and character of the area.

The proposed development will be reviewed against the emerging policies of the King-Spadina Secondary Plan review.

King-Spadina Heritage Conservation District

The King-Spadina Secondary Plan area contains many listed and designated heritage buildings. At its meeting on August 16, 2013 Toronto City Council directed Heritage Preservation Services staff to undertake Heritage Conservation District (HCD) studies in five priority areas. One of these areas is the King-Spadina Secondary Plan area. A team led by Taylor-Hazell Architects developed the study, and was subsequently retained to complete the plan.

The first phase of the study involved the identification of potential heritage conservation districts. In May 2014, the Toronto Preservation Board endorsed and HCD Study for King-Spadina, along with City staff recommendations to proceed with two HCD plans for King-Spadina, divided along Peter Street. Through the development of policies for the districts and the community consultation process, the project team has determined that a single HCD for the entire district is more appropriate due to its consistent architectural character and development history.

The project team is currently preparing draft policies and guidelines for the HCD, in order to seek feedback and input from the community.

Heritage Preservation Services staff will present the final version of the Plan and a recommendation for designation under Part V of the *Ontario Heritage Act* in the third quarter of 2016. Details on the King-Spadina HCD study and progress to date on the plan are available at: http://www.toronto.ca/heritage-preservation/heritage_districts.htm

Zoning

The site is subject to former City of Toronto Zoning By-law 438-86. The site is also included within the new City-wide Zoning By-law 569-213, which as enacted by City Council on May 9, 2013. This By-law is subject to appeals at the OMB and therefore, is not in-force.

Under former City of Toronto Zoning By-law 438-86, the site is zoned RA with a maximum permitted height of 23 metres. The Reinvestment Area (RA) zone permits a variety of residential and non-residential uses.

The subject site is zoned CRE(x76) with a maximum height permitted of 23 metres under the new City-wide Zoning By-law 569-2013. The Commercial Residential Employment (CRE) zone permits a variety of residential and non-residential uses.

Site Plan Control

This site and applications are subject to Site Plan Control. An application for Site Plan Control has been submitted and is currently under review.

TOcore

On December 9, 2015, City Council adopted a staff report entitled 'TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions'. The report outlined the deliverables of TOcore which will be a renewed planning framework through a Downtown Secondary Plan and a series of infrastructure strategies. The work for TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'. These reports and the project are available on the following website: www.toronto.ca/tocore.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second 'planning and analysis' phase, which involves drafting policies, plans and strategies. A report back to TEYCC is targeted by the end of 2016 on the results of Phase 2 and next steps on implementation. The review of this application will be informed by the issues being considered under TOcore.

Heritage Preservation

The subject site is currently occupied by the Waterworks Building and an historic park known as St. Andrew's playground. Together, the park and the waterworks building are designated under Part IV of the Ontario Heritage Act.

The Waterworks Building was constructed in 1932 and has design value as an art deco style public works complex. The building is proposed to be incorporated into the existing development.

St. Andrews Playground is located on site directly south of the waterworks building. It is a public space with a 166-year history, beginning in 1850, when it was part of the St Andrews market. St Andrews Playground has been in continual use as a public park since the 1880's and has been known by its current name since 1909 when it was designated as Toronto's first supervised playground for children. The designating By-law for the property establishes the centrality of the park to the property's contextual value.

The Subject site is adjacent to a listed property known municipally as 20 Brant Street, occupied by the Brant Street School, constructed in 1927.

The applicant has submitted a Heritage Impact Assessment, which is under review by Heritage Preservation Staff.

Tree Preservation

The applicant has submitted an Arborist Report in support of this application. This document proposes the removal of 5 City-owned trees and 1 parkland trees, all of which will require permits for removal. This document is being reviewed by Urban Forestry. The owner will be required to obtain the necessary permits and submit a satisfactory replanting plan prior to the removal of any protected trees.

Reasons for the Application

The application has been submitted as the applicant requires an amendments to the former City of Toronto Zoning By-law 438-86 and the new City-wide Zoning By-law 569-2013. Both Zoning By-laws 438-86 and 569-2013 permit a maximum height of 23 metres to the top of the roof with an additional 5.0 metres permitted for mechanical penthouse, while the proposed development contemplates a height of 47.5 metres to the top of the roof (55.5 metres to the top of the mechanical penthouse). In addition, the proposed building does not comply with other Zoning By-law standards in effect on the lands including the proposed quantity of parking and loading spaces.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Arborist Report
- Archaeological Assessment
- Architectural Plans
- Building Massing Drawings
- Geotechnical Report
- Heritage Impact Assessment
- Hydrogeology Assessment
- Noise and Vibration Feasibility Study
- Pedestrian Level Wind Study
- Planning Rationale
- Sun/Shadow Study
- Transportation Study
- Draft Zoning By-laws
- Grading Plan
- Municipal Servicing Report
- Municipal Servicing Plans

A Notification of Incomplete Application issued on August 10, 2016 identifies the outstanding material required for a complete application submission as follows:

- Toronto Green Standards Checklist

Issues to be Resolved

Several preliminary issues have been identified through the review of this application. The issues identified below are among the issues that will be considered through the review of this application:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Consistency with Official Plan policies, including the King-Spadina Secondary Plan and the emerging policies from the King-Spadina Secondary Plan Review, the King-Spadina Heritage Conservation District Study, and the TOcore initiative;
- Whether the proposed height, density, and massing are suitable for the subject site;

- Evaluation of the shadow impacts created by the proposed development on the surrounding area;
- Whether the proposed conservation of the heritage-designated Waterworks Building is appropriate;
- Evaluation of the relationship between the proposed development and the adjacent St. Andrew's Playground, a park that is a designated-heritage site and is identified as an Area of Special Identity in the King-Spadina Secondary Plan;
- Proposed public realm and the relationship of the building at grade;
- Appropriateness of the proposed tree protection and tree removal;
- Desirability of the proposed unit mix;
- Adequacy and suitability of the amount and location of the proposed indoor and outdoor amenity space;
- Whether the proposed wind mitigation is appropriate;
- Adequacy of the proposed vehicular parking supply and whether the proposed vehicular access is appropriate;
- Whether the proposed loading spaces are adequate to service the development and whether the access to these spaces is appropriate;
- Supply and location of proposed bicycle parking spaces;
- Capacity of existing servicing to accommodate the proposed development;
- Compliance to the TGS Tier 1 performance measures (note: TGS Checklist is currently outstanding);
- Identification and securing of public benefits pursuant of Section 37 of the *Planning Act* should the proposal be recommended for approval.

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

CONTACT

Michelle Knieriem, Planner
Tel. No. 416-338-2073
E-mail: mknieri@toronto.ca

SIGNATURE

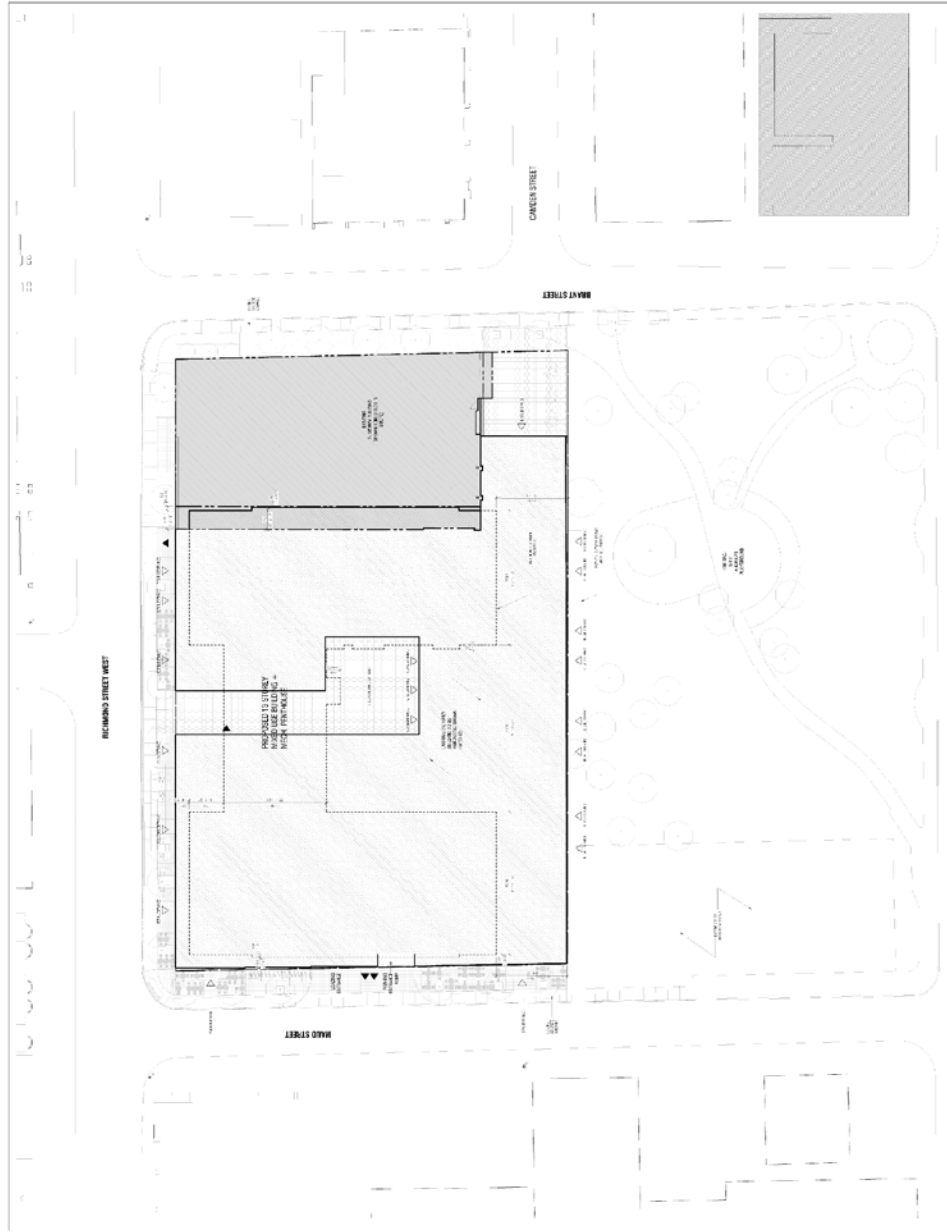
Gregg Lintern MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2016\Cluster B\pln\TEYCC\21203541070.doc) - vc

ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

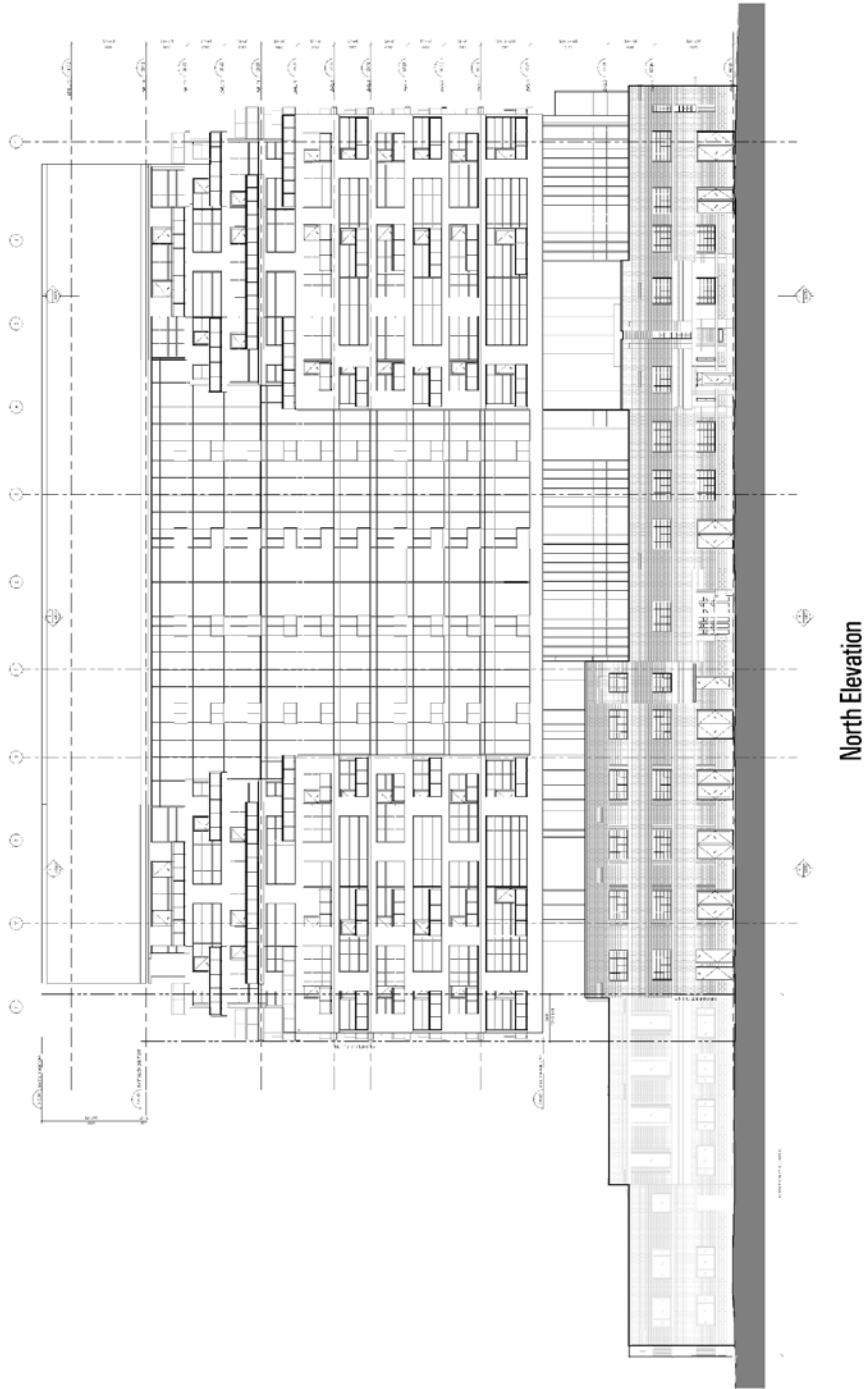
Applicant's Submitted Drawing

Not to Scale
08/09/2016

497 Richmond Street West

File # 16 196378 STE 20 0Z

Attachment 2: North Elevation



Elevations

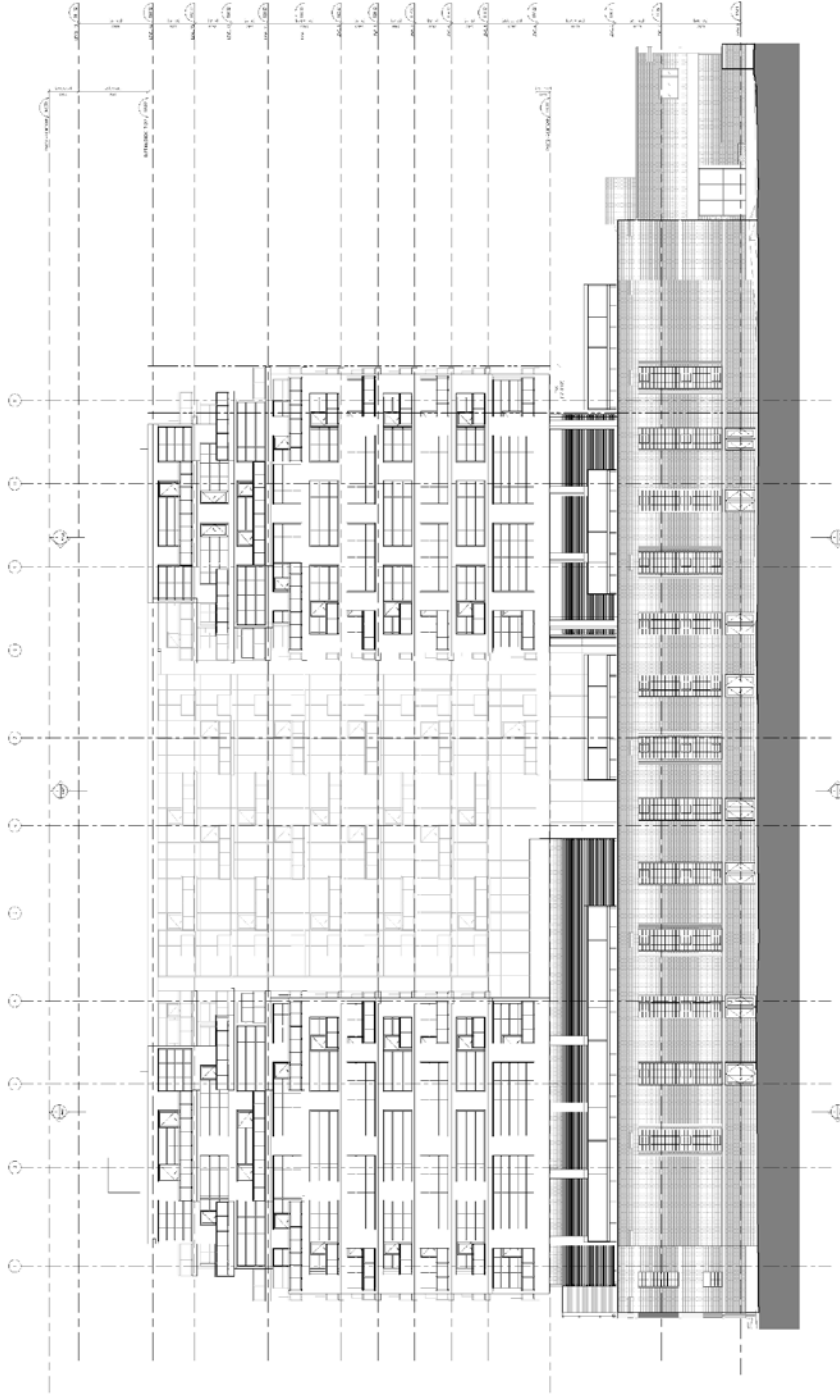
Applicant's Submitted Drawing

Not to Scale
08/09/2016

497 Richmond Street West

File # 16 196378 STE 20 02

Attachment 3: South Elevation



South Elevation

Elevations

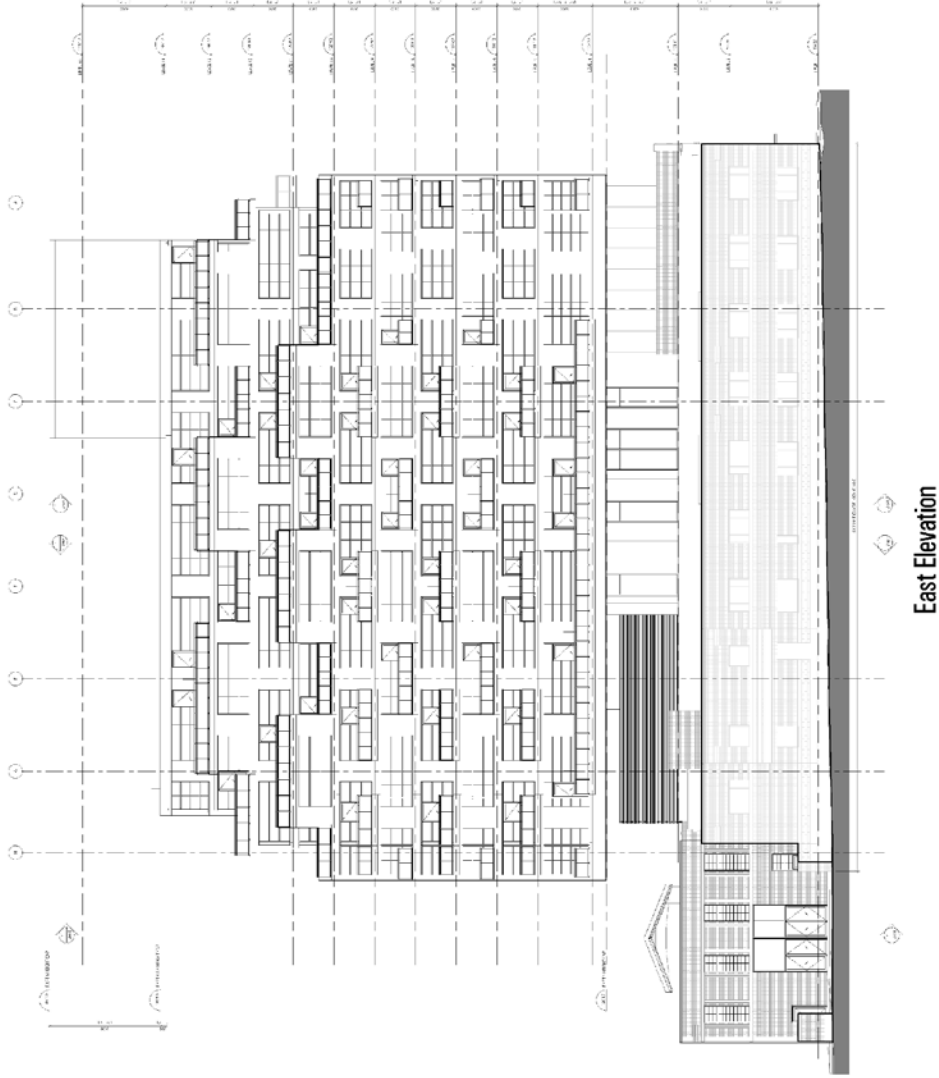
Applicant's Submitted Drawing

Not to Scale
08/09/2016

497 Richmond Street West

File # 16 196378 STE 20 02

Attachment 4: East Elevation



Elevations

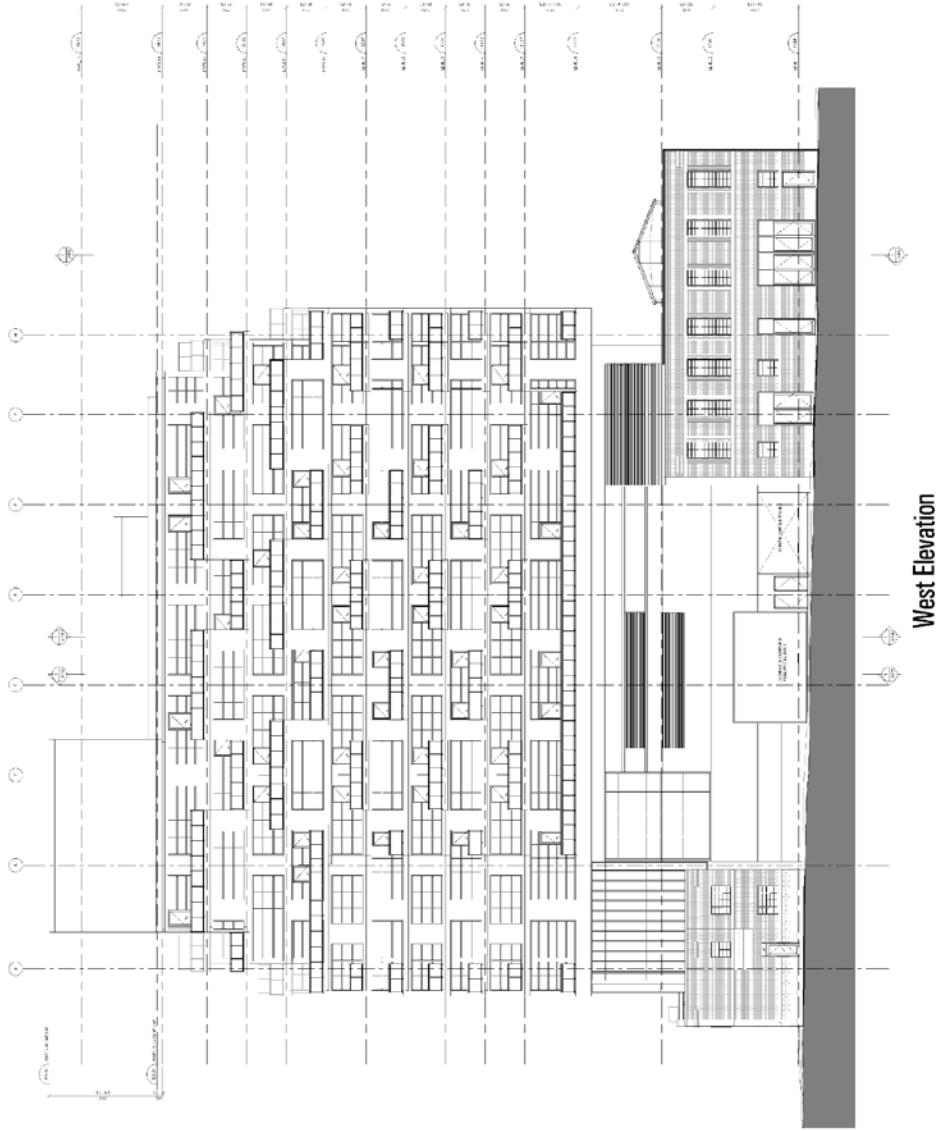
Applicant's Submitted Drawing

Not to Scale
08/09/2016

497 Richmond Street West

File # 16 196378 STE 20 02

Attachment 5: West Elevation



Elevations

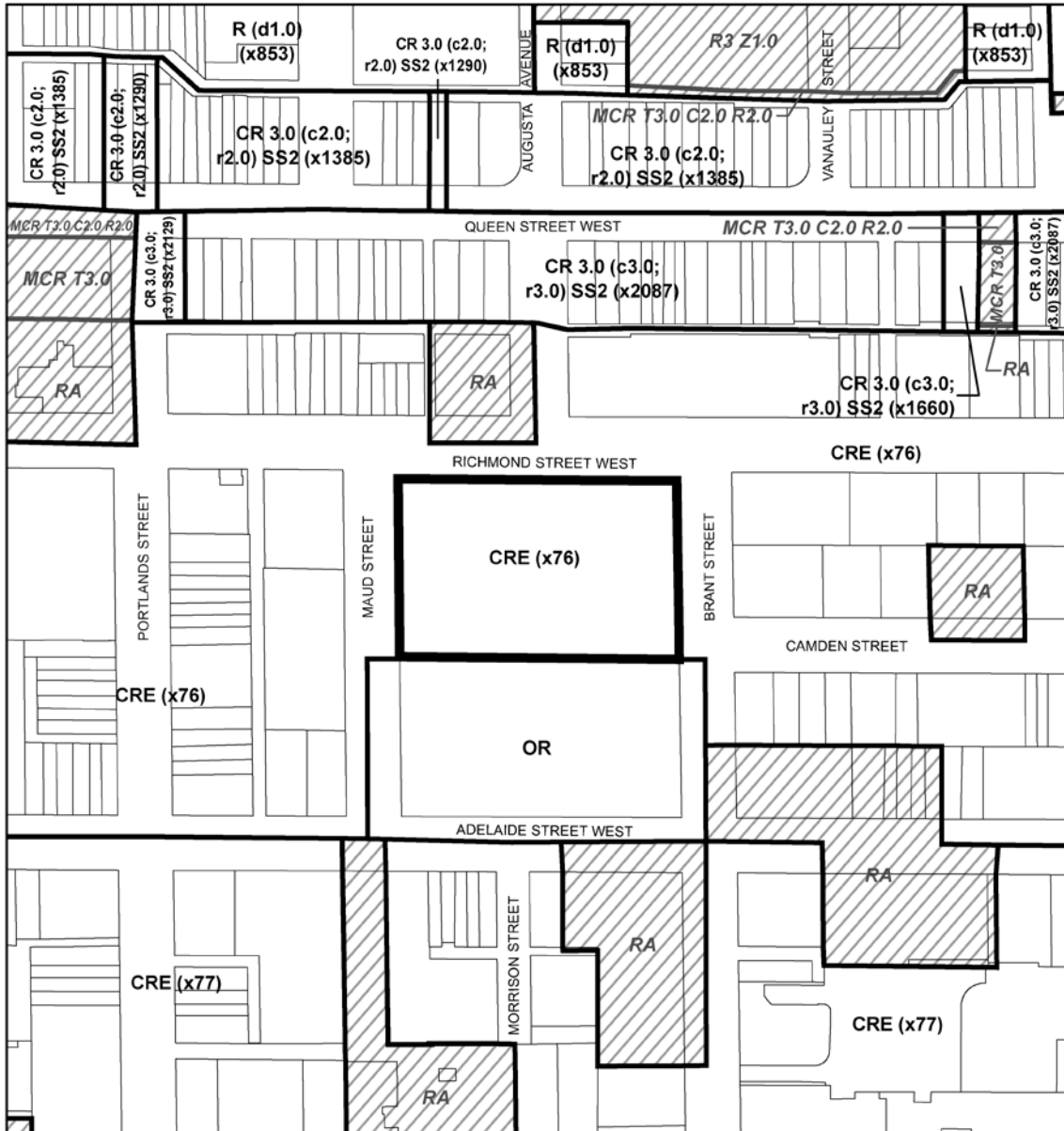
Applicant's Submitted Drawing

Not to Scale
08/09/2016

497 Richmond Street West

File # 16 196378 STE 20 02

Attachment 6: Zoning



Zoning By-Law No. 569-2013

497 Richmond Street West

File # 16 196378 STE 20 02

Location of Application

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

R Residential
CR Commercial Residential

CRE Commercial Residential Employment
OR Open Space Recreation

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



Not to Scale
Extracted: 08/09/2016

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	16 196378 STE 20 OZ
Details	Rezoning, Standard	Application Date:	July 25, 2016

Municipal Address: 497 RICHMOND ST W

Location Description: **GRID S2012

Project Description: Proposal for Rezoning related to a 13 storey mixed use building with retail and a food hall at grade, a YMCA on the second and third storeys, and residential above. The project is to include 284 market-rate residential units and 15 affordable units.

Applicant:	Agent:	Architect:	Owner:
MOD DEVELOPMENTS		DIAMOND SHMITT ARCHITECTS	BUILD TORONTO HOLDINGS (RICHMOND) INC

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	5174	Height:	Storeys:	13	
Frontage (m):	73.5		Metres:	41.5	
Depth (m):	65.16				
Total Ground Floor Area (sq. m):	3643.8				Total
Total Residential GFA (sq. m):	23528		Parking Spaces:	184	
Total Non-Residential GFA (sq. m):	8000.3		Loading Docks	2	
Total GFA (sq. m):	31528.3				
Lot Coverage Ratio (%):	70.4				
Floor Space Index:	6.09				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	23528	0
Bachelor:	0	Retail GFA (sq. m):	3922.7	0
1 Bedroom:	189	Office GFA (sq. m):	0	0
2 Bedroom:	110	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	4077.6	0
Total Units:	299			

CONTACT:	PLANNER NAME:	Michelle Knieriem, Planner
	TELEPHONE:	416-338-2073