



STAFF REPORT ACTION REQUIRED

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

Date:	May 22, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	17 116887 STE 19 OZ

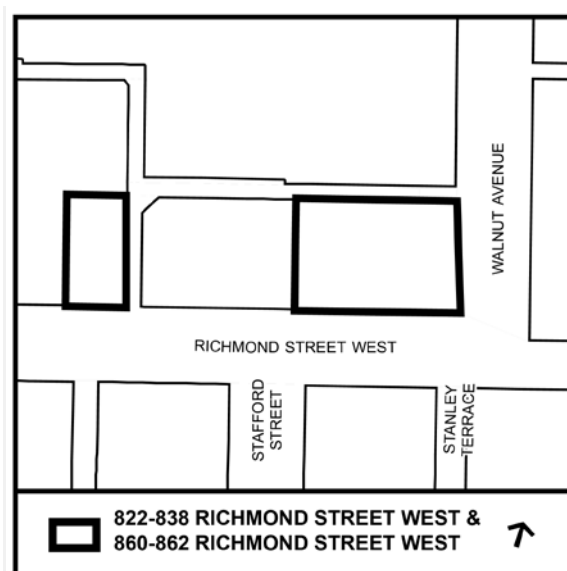
SUMMARY

This application proposes redevelopment on two separate properties. A two-storey vertical addition and a five-storey addition to the western side of the existing three-storey building is proposed on the property located at 822-838 Richmond Street West. On the westerly property, a two-storey vertical addition is being proposed to the existing three-storey building located at 860-862 Richmond Street West.

Both properties are designated as *Neighbourhoods* in the Official Plan, are within the boundaries of the Garrison Common North Secondary Plan area, and are zoned as Industrial in City of Toronto Zoning By-law 438-86, as amended. Neither property is subject to City-Wide Zoning By-law 569-2013.

This report reviews and recommends approval of the application to amend the Official Plan to allow for two 5-storey buildings, located at 822-838 Richmond Street West and 860-862 Richmond Street West, respectively.

This application advances the City-wide objective of retaining and expanding employment opportunities. The proposed additions to the existing buildings, and the continuation of the existing software design



and development use, address the provisions in the Official Plan *Neighbourhoods* designation policies regarding built form and use. The scale of the proposed additions to the existing warehouse-styled buildings is sensitive to, and appropriate within, the surrounding built form context. The continuation of the existing use will not adversely impact the adjacent residences beyond what would be permitted in the as-of-right Industrial zoning classification.

The application addresses the provisions of the Garrison Common North Secondary Plan as the proposal is sensitive to, and protective of, the communications and media operations nature of the area, helping to solidifying the area as one of the leading locations for new industry technologies, and expanding upon existing employment opportunities.

The proposed development is consistent with the Provincial Policy Statement (2014), and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).

City Planning recommends City Council adopt a site specific Official Plan Amendment to facilitate the proposed development.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 822-838 Richmond Street West and 860-862 Richmond Street West, respectively, substantially in accordance with the draft Official Plan Amendment, attached as Attachment No. 10 to the report (May 22, 2018) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A pre-application meeting was held on May 16, 2016, to discuss complete application submission requirements. The current application was submitted on February 14, 2017, and subsequently deemed complete on May 29, 2017. A Preliminary Report on the application was adopted by Toronto and East York Community Council on September 6, 2017, authorizing Staff to conduct a community consultation meeting with an expanded notification area in consultation with the local Councillor. Toronto and East York Community Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.55>.

The Preliminary Report on the Official Plan Amendment application can be found here: <https://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-106140.pdf>.

An additional community consultation took place with the applicant, the local Councillor, City Planning staff, and a few local residents on April 30, 2018. This meeting was requested by the residents, and organized by the local Councillor. The purpose of the meeting was to provide residents an opportunity to have a focused discussion regarding the impact of the proposed addition to 860-862 Richmond Street West from their perspective, and to offer recommendations and revisions to plans that could potentially address their concerns regarding privacy and overlook, access to sunlight and sky view, and concerns with the behaviour of the existing tenant at 860-862 Richmond Street West.

ISSUE BACKGROUND

Proposal

This application to amend the Official Plan involves two separate properties: one located at 822-838 Richmond Street West, and one located farther west at 860-862 Richmond Street West. A three-storey warehouse-style building exists on each site.

822-838 Richmond Street West

The proposal for the property located at 822-838 Richmond Street West is to construct a two-storey addition above the existing three-storey building, and a new five-storey addition to the western side of the existing building, cantilevering over the existing surface parking lot at the second storey. The existing 27 parking spaces will be maintained on site. See Attachments 1 and 2 for the proposal's site plan and elevations drawings.

860-862 Richmond Street West

This property is located three properties to the west of the above proposal. The proposal is to construct a two-storey vertical addition above the building. There are zero parking spaces being maintained or proposed. See Attachment 3 and 4 for the proposal's site plan and elevations drawings.

Refer to Attachment 8 for project data regarding 822-838 Richmond Street West, and refer to Attachment 9 for project data regarding 860-862 Richmond Street West.

Site and Surrounding Area

Both properties are located on the north side of Richmond Street West, east of Strachan Avenue. As noted above, three-storey warehouse buildings, currently being used for new industry technologies in an office-like setting, 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 metres and a depth of 31 metres, for a total lot area of approximately 1,350 square metres. The following uses surround the site:

North: A public lane abuts the northern edge of the property, followed by a single-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 three-storey *Mixed-Use* designated properties fronting onto Queen Street West.

South: Located across the street, is a pair of four-storey apartment buildings. Farther south, is a series of two-storey and 2.5-storey detached, and semi-detached houses fronting onto Stanley Terrace and Stafford Street.

East: Across Walnut Street, is a two-storey multi-unit residential building that is located on a *Neighbourhoods* designated property, which also includes another two-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 three-storey detached houses, followed by a four-storey multi-unit residential building fronting onto Richmond Street West, which includes a three-storey townhouse component at the rear of the property. Farther west is the three-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 17 metres and a depth of 50 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 three-storey townhouse complex, 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 two-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 three-storey townhouse complex, and the rear yards of the houses located along the west side of Stafford Street.

East: The four-storey multi-residential unit with a townhouse component, located at the rear, discussed above, and a portion of a six-storey residential building located at 903 Queen Street West. Located farther east is the three-storey detached house, also discussed above, and the three-storey warehouse building also subject to this application, which is located at 822-838 Richmond Street West.

West: A single-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, respectively.

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include:

- (d) the conservation of features of significant architectural, cultural, historical, archeological or scientific interest;
- (k) the adequate provision of employment opportunities;
- (r) the promotion of a built form that,
 - (i) is well designed;
 - (ii) encourages a sense of place;
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision, and site plans.

The Provincial Policy Statement (2014) (the "PPS") 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act*, and all decisions of Council, in respect of the exercise of any authority that affects a planning matter, shall be consistent with the PPS. Comments, submissions, or advice affecting a planning matter that are provided by Council, shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated, and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

The Growth Plan builds upon the policy foundation provided by the PPS, 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.

In accordance with Section 3 of the *Planning Act*, all decisions of Council, in respect of the exercise of any authority that affects a planning matter, shall conform to the Growth Plan. Comments, submissions, or advice affecting a planning matter that are provided by Council, shall also conform to the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council, in respect of the exercise of any authority that affects a planning matter, shall be consistent with the PPS, and shall conform to Provincial Plans. All comments, submissions, or advice, affecting a planning matter, that are provided by Council, shall also be consistent with the PPS, and conform to Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform to this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan, which require comprehensive municipal implementation.

City Planning staff have reviewed the proposed development for consistency with the PPS (2014), and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in this report's Comments section.

Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Chapter 4 – Land Use Designations

The subject lands are designated *Neighbourhoods* on Map 18 of the 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.

Neighbourhoods Policy 4.1.3

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*.

Neighbourhoods Policy 4.1.5

The stability of the *Neighbourhoods*' physical character is one of the keys to Toronto's success. Physical changes to Toronto's 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.

Chapter 3 – Building a Successful City

Public Realm Policy 3.1.1

Section 3.1.1 Public Realm of the Official Plan discusses the significance of good design in creating a great city. Policy 3.1.1.1 (d), in particular, discusses the importance of ensuring new development enhances the quality of the public realm.

Built Form Policy 3.1.2

Section 3.1.2 Built Form of the Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or

planned context. It will do this by generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible, and provide ground floor uses that have views into, and access from, the streets. New development will also locate and organize vehicle parking, and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties, and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies identified above, new development will also be massed to define the edge of streets, parks and open spaces to ensure adequate access to sky views for the proposed and future uses. New development will provide public amenity, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

Section 3.1.5 of The Official Plan discusses heritage conservation. Heritage properties represent a collective past, and their protection, use, and adaptive reuse also enrich our daily experience of the City. Although not currently designated or listed on the City of Toronto Heritage Register, Heritage Preservation Services Staff have determined that both properties, located at 822-838 and 860-862 Richmond Street West, respectively, warrant further evaluation for potential heritage value. Preliminary comments from Heritage Preservation Services Staff have been provided, and will be discussed below in the Comments section of this report. A more detailed review and commentary will be provided during the individual Site Plan Control application review processes.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015, to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhood* sites, and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. On December 13, 2017 the Local Planning Appeal Tribunal issued an Order partially approving OPA 320, and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods, and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found here:

www.toronto.ca/OPreview/neighbourhoods.

OPA 320 discusses development criteria in *Neighbourhoods*, stating in Policy 4.1.8 that zoning by-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*.

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 7). The Garrison Common North Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/97df-cp-official-plan-SP-14-Garrison.pdf>.

Policy 2.1

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

Policy 4.2 of the Garrison Common North Secondary Plan stipulates that when assessing any applications to re-use industrial lands for non-industrial uses, uses that provide employment opportunities will be encouraged.

Garrison Common North Secondary Plan Area 2

Both properties are located within the Area 2 boundaries of the Garrison Common North Secondary Plan (See Attachment 7), 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.

The outcome of staff analysis and review of relevant Official Plan policies and designations, and The Garrison Common North Secondary Plan are summarized in this report's Comments section.

Zoning

Both properties are zoned Industrial (I1 D3) in former City of Toronto Zoning By-law 428-86, as amended. City-Wide Zoning By-law 569-2013 does not apply to these properties. 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. The maximum permitted height for both sites is 18.0 metres.

Office use is not a permitted use within the Industrial zoning classification in City of Toronto Zoning By-law 438-86, as amended. However, software design and development use, and data processing are considered permitted uses on industrially-zoned lands. Additionally, the term office is not defined in City of Toronto Zoning By-law 438-86, as amended.

Although a permitted use within Area 2 of the Garrison Common North Secondary Plan, office use, as noted above, is not a permitted use in this industrial zoning classification, nor is it defined within the By-law.

Separate applications for each property will be required to be submitted to the Committee of Adjustment for minor variances to the performance standards within the Zoning By-law, including height and density.

Site Plan Control

The proposal for each property is subject to Site Plan Control. Applications for Site Plan Approval have not yet been submitted.

Reasons for Application

An Official Plan Amendment application is necessary to allow for five-storey buildings to exceed the four-storey maximum height provision on properties designated *Neighbourhoods* in the Official Plan.

Application Submission

The following reports/studies were submitted in support of the application:

- Planning Rationale
- Transportation Impact Study
- Architectural Plans
- Project Data Sheet
- Cover Letter
- Draft Official Plan Amendment

These submission materials are posted on the City of Toronto Application Information Website, and can be found at:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4107019&isCofASearch=false&isTlabSearch=false>.

Community Consultation

A community consultation meeting was held on December 5, 2017, at Trinity Bellwoods Recreation Centre. Approximately 40 local residents, along with City Planning staff, the local Councillor and representatives from the applicant's team attended the meeting.

The majority of the residents' concerns were related to the proposed addition to the westernmost building, located at 860-862 Richmond Street West. Much of the concern was related to the behaviour of the existing tenant, including excessive noise and light

pollution generated from the tenant, as well as the amount of garbage being left out in bins in front of the building. City Planning staff explained that there is a noise by-law that limits noise to certain times of day, and if not being complied with, would be considered an enforcement issue, rather than a planning issue. The owner of the building located at 860-862 Richmond Street West, who was at the meeting, assured residents that he would speak to his tenant regarding noise.

There was also concern voiced regarding the proposed massing of the building, including the proposed height, the lack of stepbacks of the addition from the existing building, and the projections of the components of the buildings into the abutting rights-of-way along Richmond Street West, and along the east-abutting, north-south oriented lane. An additional concern raised was that, at a proposed 4.12 times the area of the lot, the proposed density was "disrespectful" to the people who live nearby. As noted above, the as-of-right zoning permits a density of 3.0 times the area of the lot.

City Planning staff explained that the variances to the by-law are minor in scope, and individual Committee of Adjustment applications, respective of the two individual properties, would be required to be submitted to seek variances to the performance standards of the By-law. City Planning Staff further explained that the required Committee of Adjustment applications, along with the individual Site Plan Control applications, would give opportunity for City Planning Staff to comment on massing and sculpting details of the design to help the building better "fit in" with the existing context, and transition well to the nearby lower-scaled buildings. City Planning Staff also explained that the overall height of the building, and the other building included in this application, located farther east at 822-838 Richmond Street West, were both within the maximum 18 metres height limit within the zoning by-law.

One resident voiced concern about an existing fire escape associated with the building at 860-862 Richmond Street West encroaching onto the his southern side lot line near the rear of his property, which fronts onto Strachan Avenue. His concern focused more on the applicant's intent to intensify this substandard condition by proposing to extend the encroaching fire escape into the additional upper two floors. City Planning staff has asked the applicant to verify the nature of the encroachment, and if not registered legally as an easement, it would be required to be removed from plans prior to submitting a Committee of Adjustment application and Site Plan Approval application.

There was concern raised regarding the number of service trucks currently parking illegally in the two public lanes (one north-south oriented lane, and one east-west oriented lane) to the east of the property at 860-862 Richmond Street West while servicing residential units in the nearby buildings. There was concern raised that this illegal parking activity would increase as a result of the proposed developments. A related concern was that there are no "No Parking" signs posted in these lanes to deter service vehicles from illegally parking in these lanes.

City Planning staff explained that the illegal parking of the service vehicles appeared to not be associated with the property at 860-862 Richmond Street and its use, but rather, associated with servicing the residential units in the residential building next door at 842-850 Richmond Street West, and possibly the residential units located at 901 Queen Street West, which abuts the north side of the east-west oriented public lane located north of Richmond Street West and east of Strachan Avenue. City Planning staff also explained that this, much like the excessive noise issue, is an enforcement issue, rather than a planning issue.

There were also concerns from residents who live next door to 860-862 Richmond Street West, in the recently built residential building located at 842-850 Richmond Street West noted above, that current southern and western views from residential units and associated private outdoor amenity space would be interrupted by the proposed addition, subsequently negatively impacting the resale value of their units. One resident in attendance raised concern that the southern views from their building would be interrupted by the proposed addition to the building at 822-838 Richmond Street West.

City Planning staff explained that the proposed additions would be within the maximum height limit permitted in the Zoning By-law, but that the massing, including stepbacks of the upper floors from the existing buildings, would be reviewed through both the Committee of Adjustment application process and the Site Plan Approval process.

Agency Circulation

The application and its supporting documents noted above have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and preparing the Official Plan amendment.

COMMENTS

City Planning staff have determined that the proposal is consistent with the PPS, and conforms to the Growth Plan as follows:

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* requires municipalities to have regard for matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archeological or scientific interest, the adequate provision of employment opportunities, and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

Policy 1.1.3

The proposal has been reviewed and evaluated against the PPS (2014), and the Growth Plan (2017). Part V of the PPS (2014) discusses building strong healthy communities, stating in Policy 1.0, that efficient land use and development patterns support sustainability by promoting strong, liveable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. In particular, the proposal achieves the intent of PPS policies 1.3.1(a) and

1.3.1(d) by providing for an appropriate mix of employment use, in a compact form, within an area of the City with various existing land uses.

Policy 1.7.1

Policy 1.7.1(a) states that long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes. The existing warehouse-style buildings located at 822-838 and 860-962 Richmond Street West, respectively, are integral buildings in the area, conveying a sense of place within the Garrison Common North Secondary Plan area boundaries. The warehouse-style factory buildings contribute to the area's industrial history. The application proposes to conserve the buildings, and, therefore, preserve a part of the City's history, while expanding local employment opportunities.

The Growth Plan for the Greater Golden Horseshoe

The Growth Plan (2017) establishes minimum density targets within strategic growth 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. This application is consistent with the Growth Plan in this manner as it efficiently extends the existing employment base on-site within a compact form, while conserving the existing buildings.

Land Use

This application has been reviewed against the Official Plan policies and the Garrison Common North Secondary Plan policies described in the Issue Background section of this report, as well as the policies of the Toronto Official Plan as a whole.

The Official Plan's *Neighbourhoods* policies provide for small-scale retail, service, and office uses provided they serve the needs of area residents, potentially reduce local automobile trips, have minimal noise, parking or other adverse impacts upon adjacent or nearby residents, and have a physical form that is compatible with and integrated into the surrounding context.

Small-scale office use is a use provided for in the *Neighbourhoods* policies of the Official Plan. A software design and development establishment or a data processing establishment would function in a similar manner as would a traditional office, with employees positioned at work stations, and would have the same level of impact on the adjacent residences as an office.

The Garrison Common North Secondary Plan establishes the planned context for the area, stating that new development will include a variety of land uses 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.

This application proposes to add variety to the residential and mixed commercial-residential land uses predominantly found in the area by expanding upon the employment uses. Providing employment opportunities when re-using industrial lands for non-industrial uses is encouraged in the Garrison Common North Secondary Plan, as is stated in Policy 4.2. This application will help to strengthen the area as one of the leading locations for new industry technologies.

This application is consistent with the Official Plan and the Garrison Common North Secondary Plan.

Given the existing and the planned context for the subject property, and the surrounding area, the land use proposed by the applicant is appropriate and is supported by City Planning Staff.

Density, Height, Massing

Maintaining the stable physical character of *Neighbourhoods*-designated areas is a key objective of the Official Plan. As such, changes to the built form within *Neighbourhoods* must be sensitive, gradual, and generally “fit” the existing physical character.

The surrounding built form context is made up of row houses, semi-detached and detached house-form buildings between two-storeys and three-storeys in height, single-storey non-residential buildings, four-storey multi-unit residential buildings, and an older, 13-storey apartment building. Residential and non-residential uses co-exist within this *Neighbourhoods*-designated area.

The application proposes to maintain the existing three-storey warehouse-style buildings on each site, and add two-storey vertical additions to each building. A five-storey western addition is also proposed for the building located at 822-838 Richmond Street West. These proposed changes to the existing three-storey buildings are within the 18 metre maximum permitted height limit as prescribed in City of Toronto Zoning By-law 438-86, as amended.

The existing three-storey buildings make up an integral part of the character of the area, serving to convey a sense of place, and offer a glimpse of industrial days of past. The proposed two-storey additions to the existing three-storey warehouse-style buildings are sensitive additions to the existing buildings with the upper additions stepped back.

Considering the eclectic nature of the built form and the surrounding uses, along with the conservation of the existing warehouse-style industrial buildings, the built form resulting from these proposed additions will continue stabilize the existing built form character of the *Neighbourhood*, and maintain non-residential land uses within the existing mix of land uses.

Although neither property is identified on the City's Heritage Register, Heritage Preservation staff will be evaluating the properties for cultural value during the individual Site Plan Approval process. Heritage Preservations Service staff have not raised preliminary concerns with the scale of the proposed additions negatively impacting the prominence of the existing brick-structured buildings, and are satisfied that the scale and massing of the proposed additions to the existing three-storey buildings will not materially or visually impact the surrounding character, including the heritage resources contained within the abutting Queen Street West Heritage Conservation District.

The massing of the proposed buildings will be further reviewed through the Site Plan Approval process. This evaluation will include a detailed review of the new construction in relation to the existing buildings, the proposed sizes and locations of window openings, stepbacks and materials proposed, measures to mitigate privacy and overlook, and opportunities for public realm improvements along the street frontages.

City Planning staff supports the application for an additional storey above the four storey maximum provided for in the *Neighbourhoods* policies of the Official Plan to achieve the Garrison Common North Secondary Plan objective of encouraging local employment opportunities on industrial lands in response to changing market demands. The maximum height limit permitted within the By-law is being respected, and the density proposed is appropriate for the area.

Sun, Shadow, Wind

Although not typically required for buildings less than six storeys in height, as is the case with this application for five-storey buildings, shadow studies will be requested in support of the individual Site Plan Approval applications.

Traffic Impact, Access, Parking

BA Group submitted a Transportation Considerations document in support of the application. The document assessed the transportation context of the site and surrounding area, the travel characteristics of the area, the proposed parking and loading strategy, and the pedestrian, bicycle, and transit considerations. Under the industrial zoning classification in City of Toronto Zoning By-law-438-86, as amended, vehicle parking is not required. The application proposes to increase the parking rate from 22 existing spaces to 27 spaces at 822-838 Richmond Street West. Zero parking spaces will be maintained at 860-862 Richmond Street West.

Bicycle parking is also not required in the industrial zoning classification in City of Toronto Zoning By-law 438-86, as amended. Bicycle parking is not being proposed on either site. However, there are bicycle racks on the City boulevard on both Richmond Street West and on Walnut Street nearby 822-838 Richmond Street West that can accommodate approximately 50 bicycles in total, and there is one bicycle rack on the City boulevard in front of 860-862 Richmond Street West that accommodate 8 bicycles.

Transportation Services have reviewed the application, and have not identified concerns with the parking provision or the potential traffic impact. The properties are well-served by the Queen Street streetcar to the north of Richmond Street West, and there are both Green P parking and care-sharing facility options within close proximity.

Servicing

As part of the review process, the Official Plan Amendment application has been circulated to Engineering and Construction Services for comment. Detailed information on the existing and proposed water and sewer service connections for the properties is being requested from the applicant.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced, and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The site is in the lowest quintile of current provision of parkland, and is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The application is for the retention of existing buildings, and the increase of 3,591 square metres of non-residential gross floor area. The sites are less than 100 metres away from Trinity Bellwoods Park, and contains three baseball diamonds, two multipurpose fields, a dog off-leash area, outdoor fitness equipment, playgrounds, a sports pad, tennis courts, a wading pool, and a recreation centre.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The non-residential nature of this proposal is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above-grade building permit.

Streetscape

Currently, the areas between the curb and the facades of the buildings located at 822-838 and 860-862 Richmond Street West, respectively, are paved, uninteresting, and empty, except for one tree existing in front of the building located at 822-838 Richmond Street West. Streetscaping elements will be secured through the required individual Site Plan Approval processes, and, as such, address Official Plan policy 3.1.1.1 (d) to ensure new development enhances the public realm.

Tree Preservation

Comments from Urban Forestry will be provided throughout the Site Plan Approval processes for each of the two properties.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision, and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, with higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings, and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the individual Site Plan Approval processes.

Construction Management Plan

Construction Management Plans will be required in support of the two separate Site Plan Approval applications.

CONCLUSION

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017), the Toronto Official Plan, and the Garrison Common North Secondary Plan. City Planning Staff are of the opinion that the proposal is consistent with the PPS (2014) and does not conflict with the Growth Plan (2017) as it helps to advance a strong, liveable, healthy, and resilient community, and provide for an appropriate mix of employment use, in a compact form, within a truly mixed-use area of the City.

The proposal fits in with the surrounding physical character of the area, therefore, meeting the intent of the Official Plan Built Form policy 3.1.2. Although the proposal does not comply with the 4-storey height provision in the *Neighbourhoods* policy, it does respond to *Neighbourhoods* policy 4.1.5 to respect and reinforce the existing built form context. Although neither building is designated or listed on the City's Heritage Register, the adaptive reuse of the two buildings, and their incorporation into new development, advances the Official Plan Heritage policy 3.1.5, enriching the daily experience of the City through protection and adaptive reuse.

The proposal meets the Garrison Common North Secondary Plan's objective of protecting industrial, communications, and media operations to solidify the area as one of the leading locations for new industry technologies, while re-using industrial lands to provide employment opportunities.

The proposal is consistent with the provincial policies, and meets the intent of the Official Plan and the objectives of the Garrison Common North Secondary Plan.

City Planning staff recommend that Council amend the Official Plan to allow five-storey non-residential buildings on the lands designated *Neighbourhoods* located at 822-838 Richmond Street West and 860-862 Richmond Street West, respectively.

CONTACT

Kirk Hatcher, Planner
Tel. No. (416) 392-0481
E-mail: Kirk.Hatcher@toronto.ca

SIGNATURE

Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

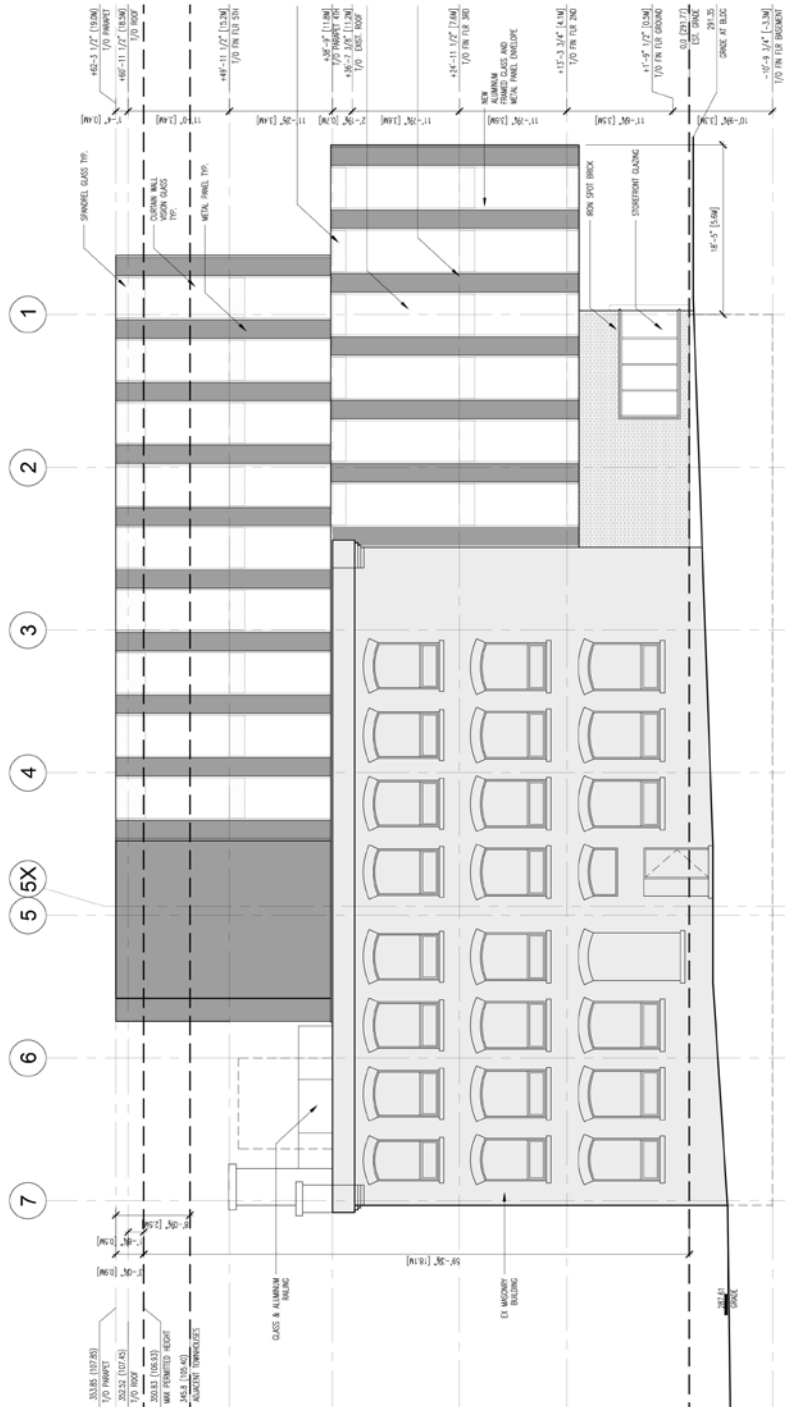
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ATTACHMENTS

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 Excerpt
Attachment 6: Official Plan Map
Attachment 7: Garrison Common North Secondary Plan Area Map
Attachment 8: Application Data Sheet 1
Attachment 9: Application Data Sheet 2
Attachment 10: Draft Official Plan Amendment

Site Plan
Applicant's Submitted Drawing
Not to Scale
08/11/2017





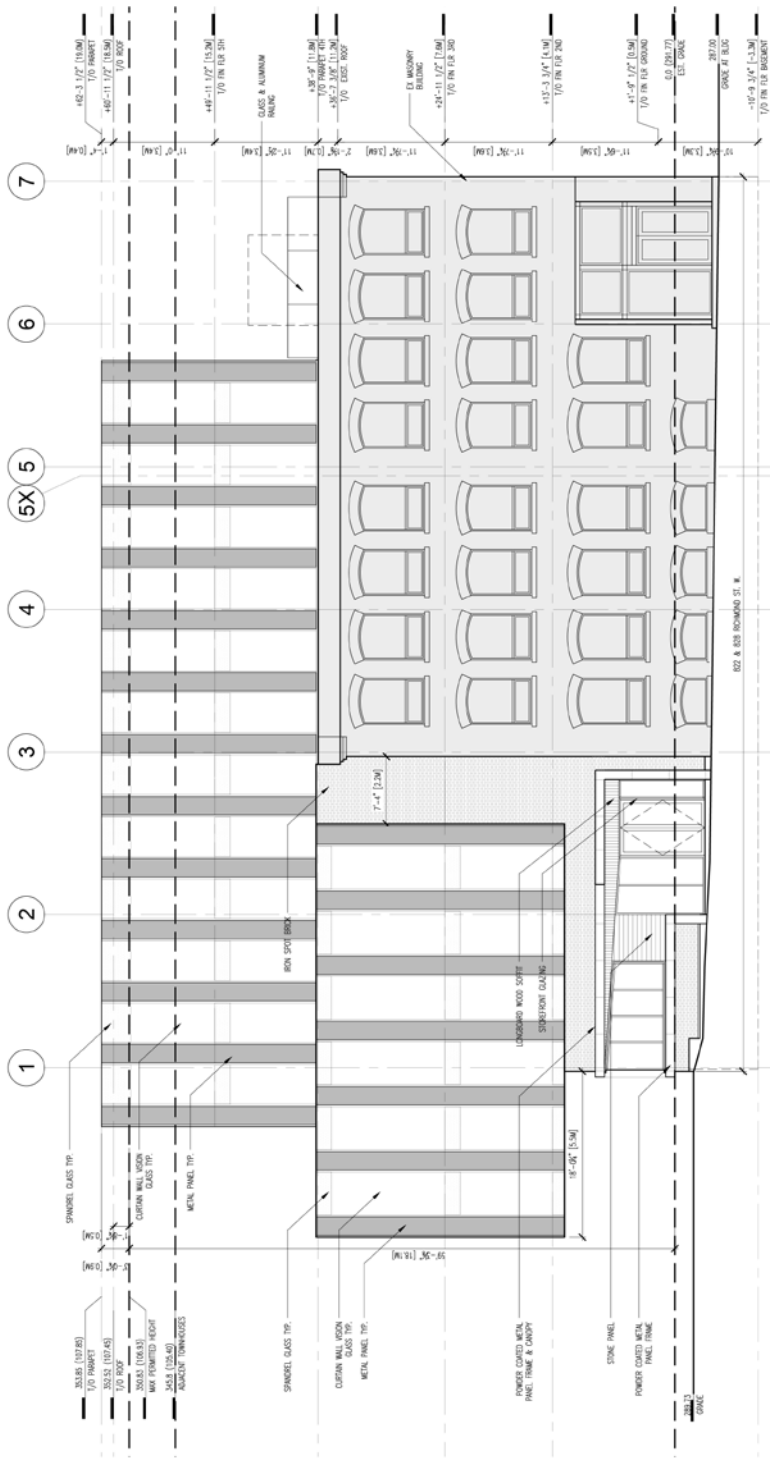
822-838 Richmond Street West

North Elevation

Applicant's Submitted Drawing

Not to Scale
08/11/2017

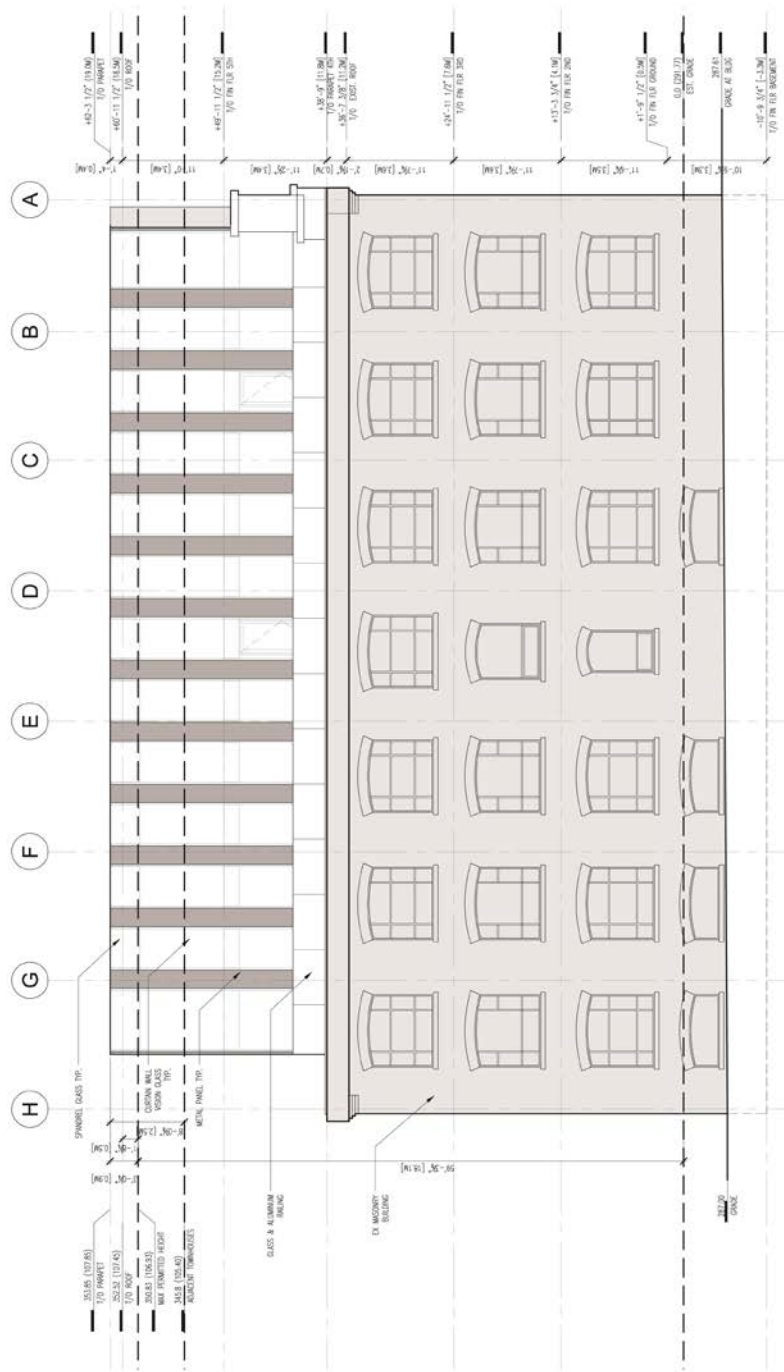
File # 17 116887 STE 190Z



South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 08/11/2017

822-838 Richmond Street West

File # 17 116887 STE 19 0Z



East Elevation

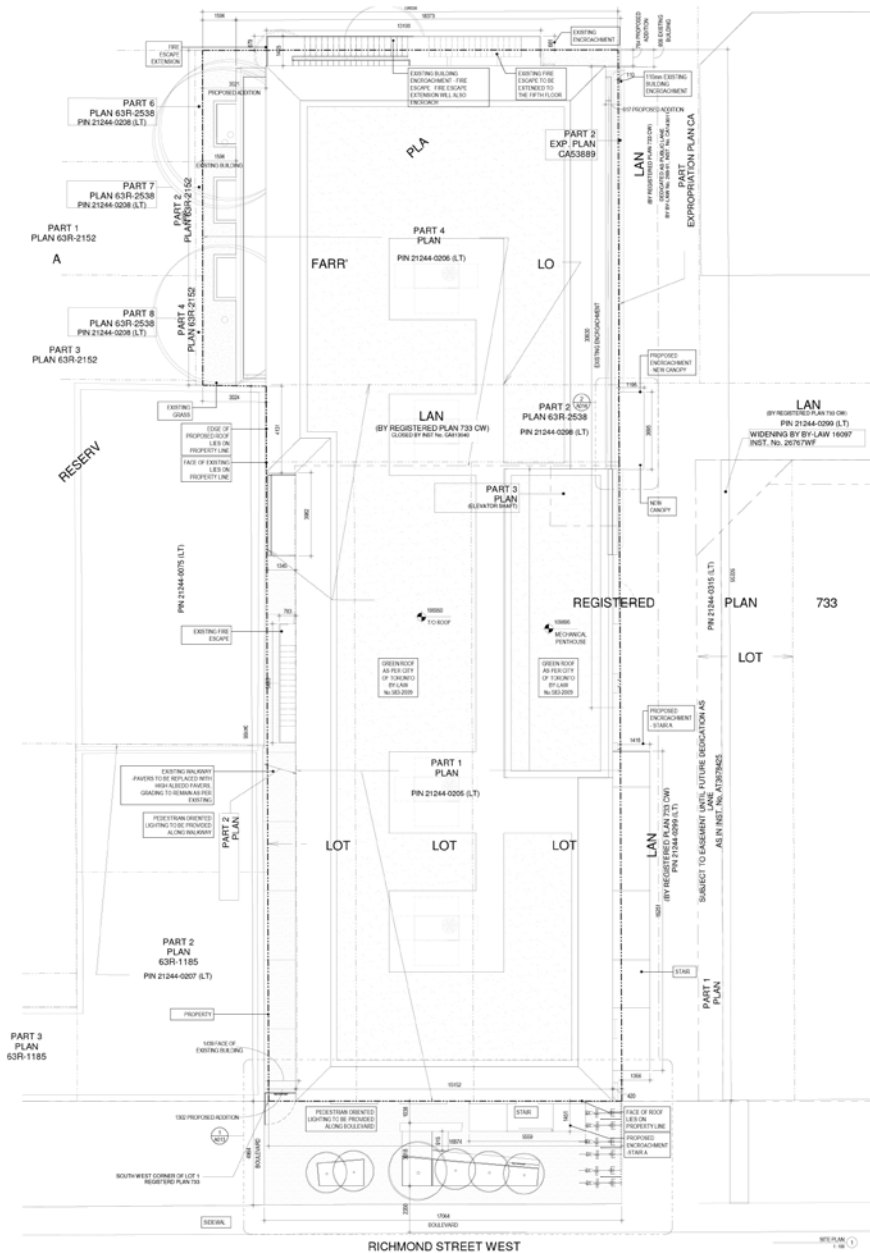
Applicant's Submitted Drawing

Not to Scale
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

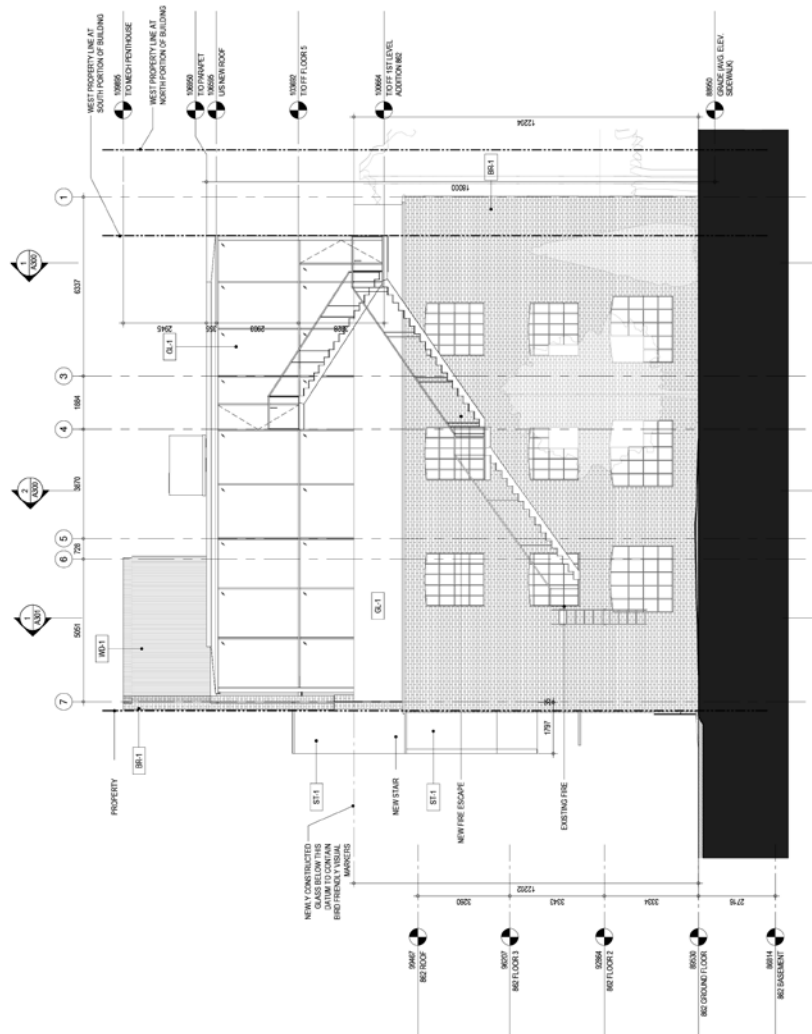
Not to Scale
08/11/2017



860-862 Richmond Street West

File # 17 116887 STE 19 0Z

Attachment 4: Elevations – 860-862 Richmond Street West



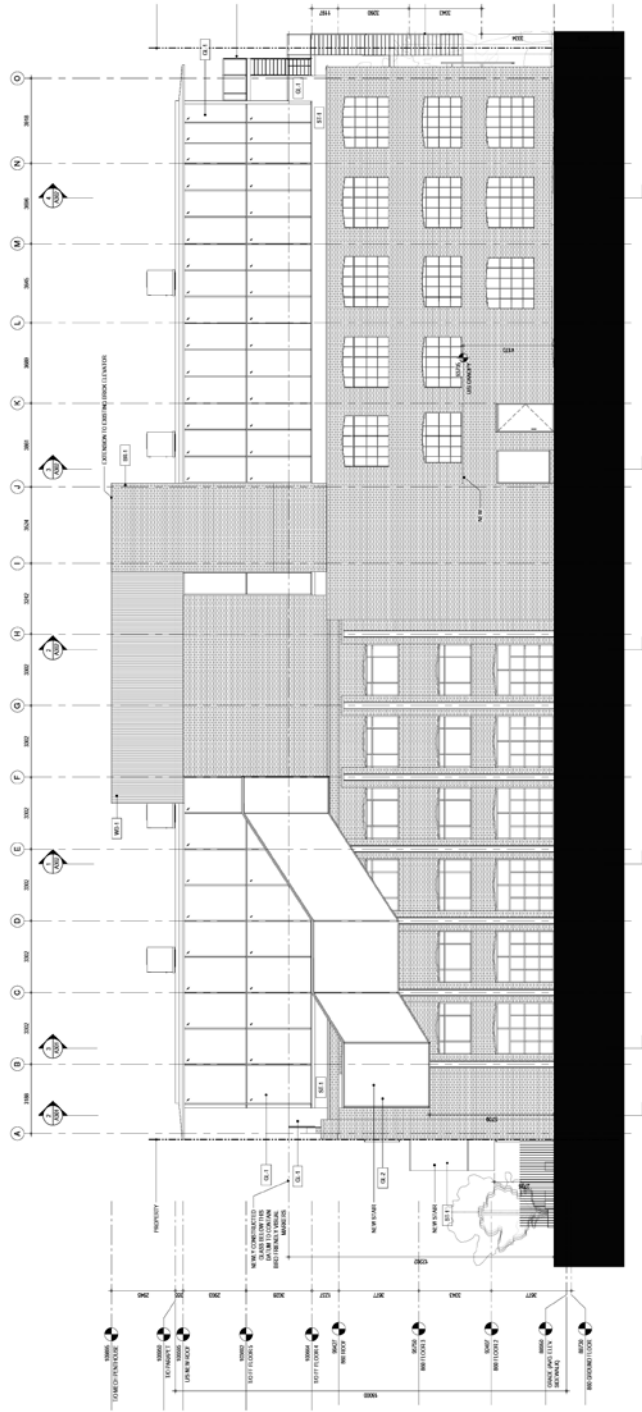
North Elevation

Applicant's Submitted Drawing

Not to Scale
08/11/2017

860-862 Richmond Street West

File # 17 116887 STE 19 0Z



East Elevation
 Applicant's Submitted Drawing
 Not to Scale
 08/11/2017

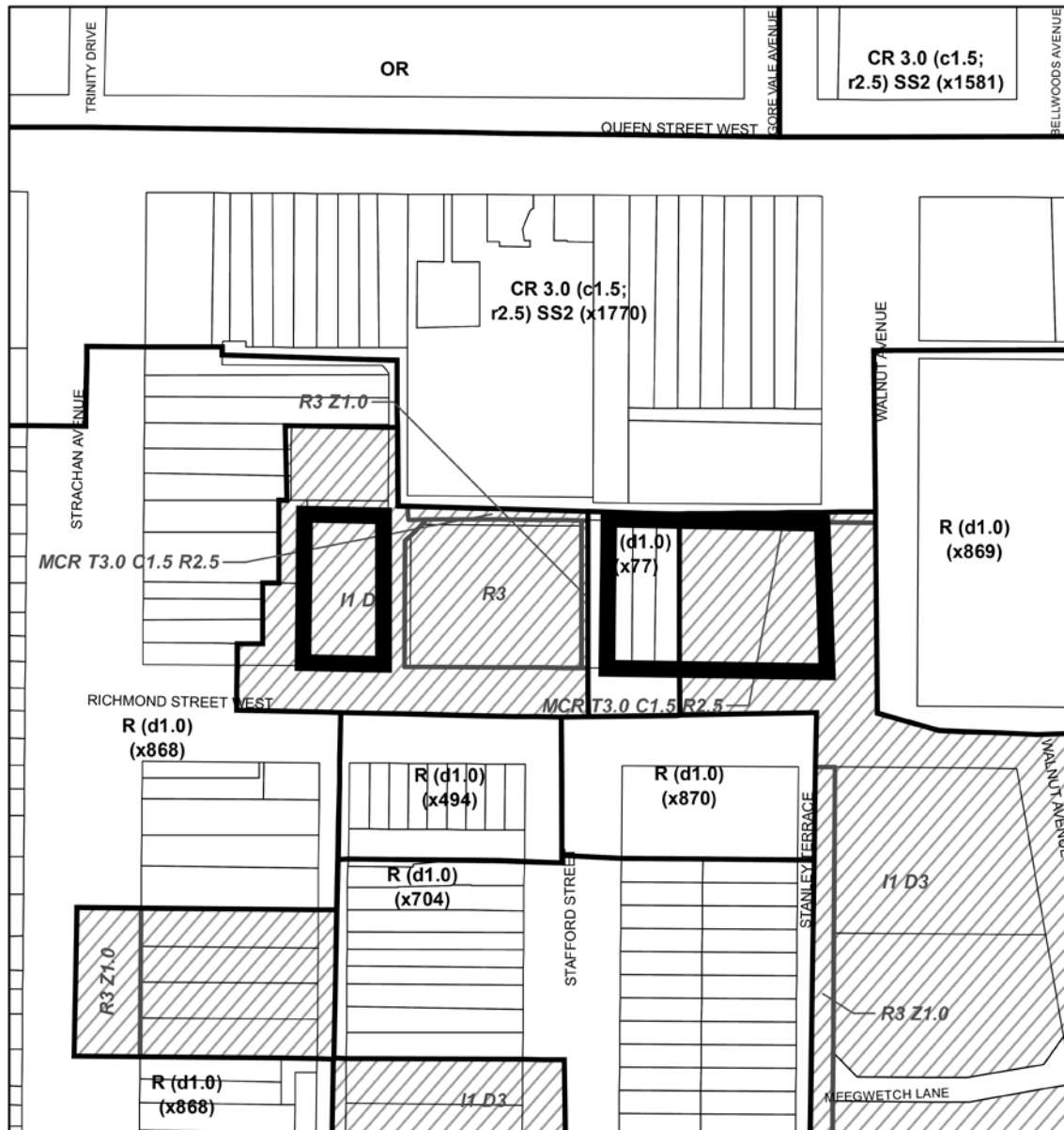
860-862 Richmond Street West

File # 17 116887 STE 19 02



File # 17116887 STE 190Z

Attachment 5: Zoning Excerpt



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

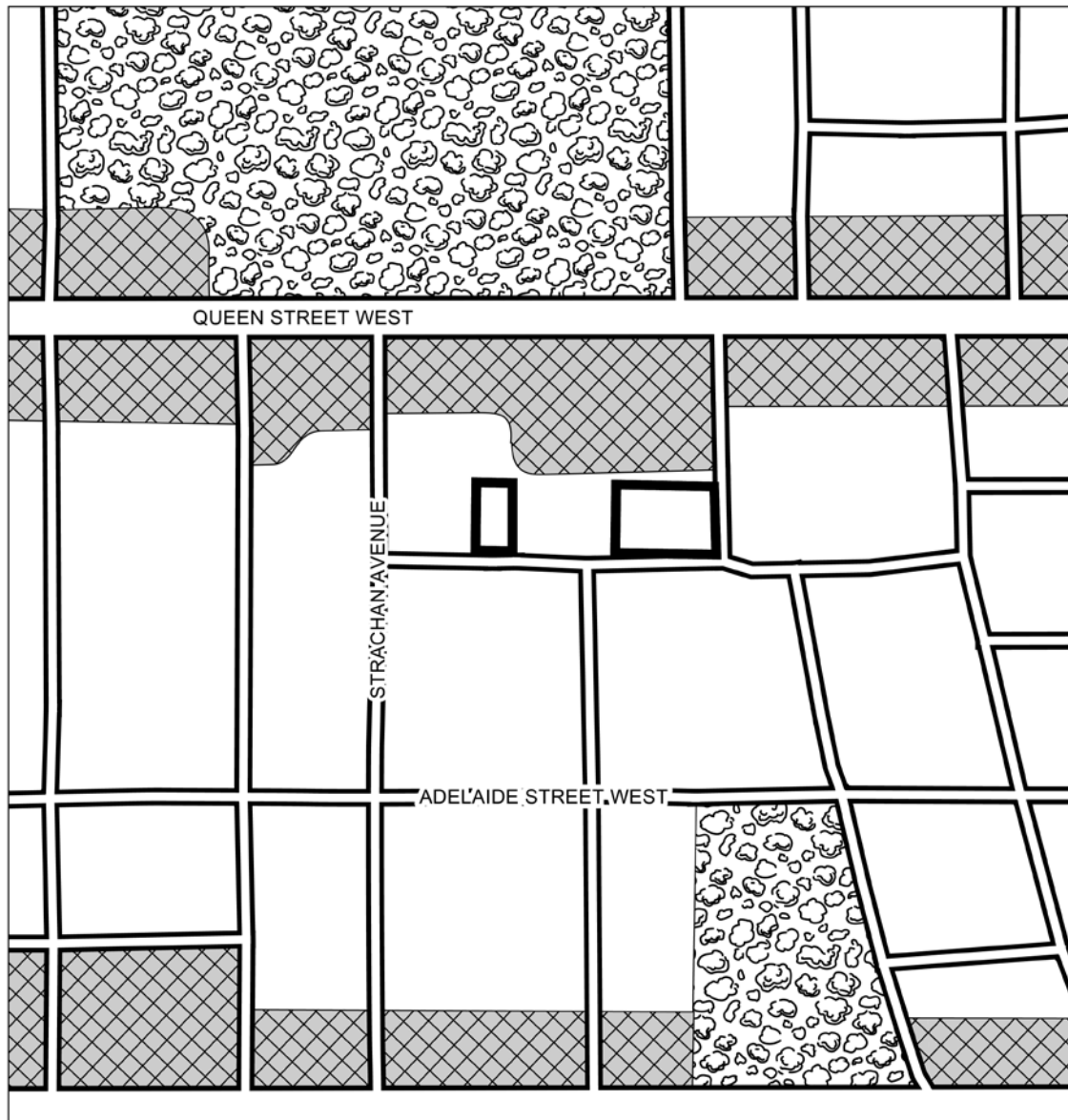
See Former City of Toronto By-Law No. 438-86

R3 Residential District
MCR Mixed-Use District
I1 Industrial District

↑

Not to Scale
 Extracted: 08/11/2017

Attachment 6: Official Plan Map



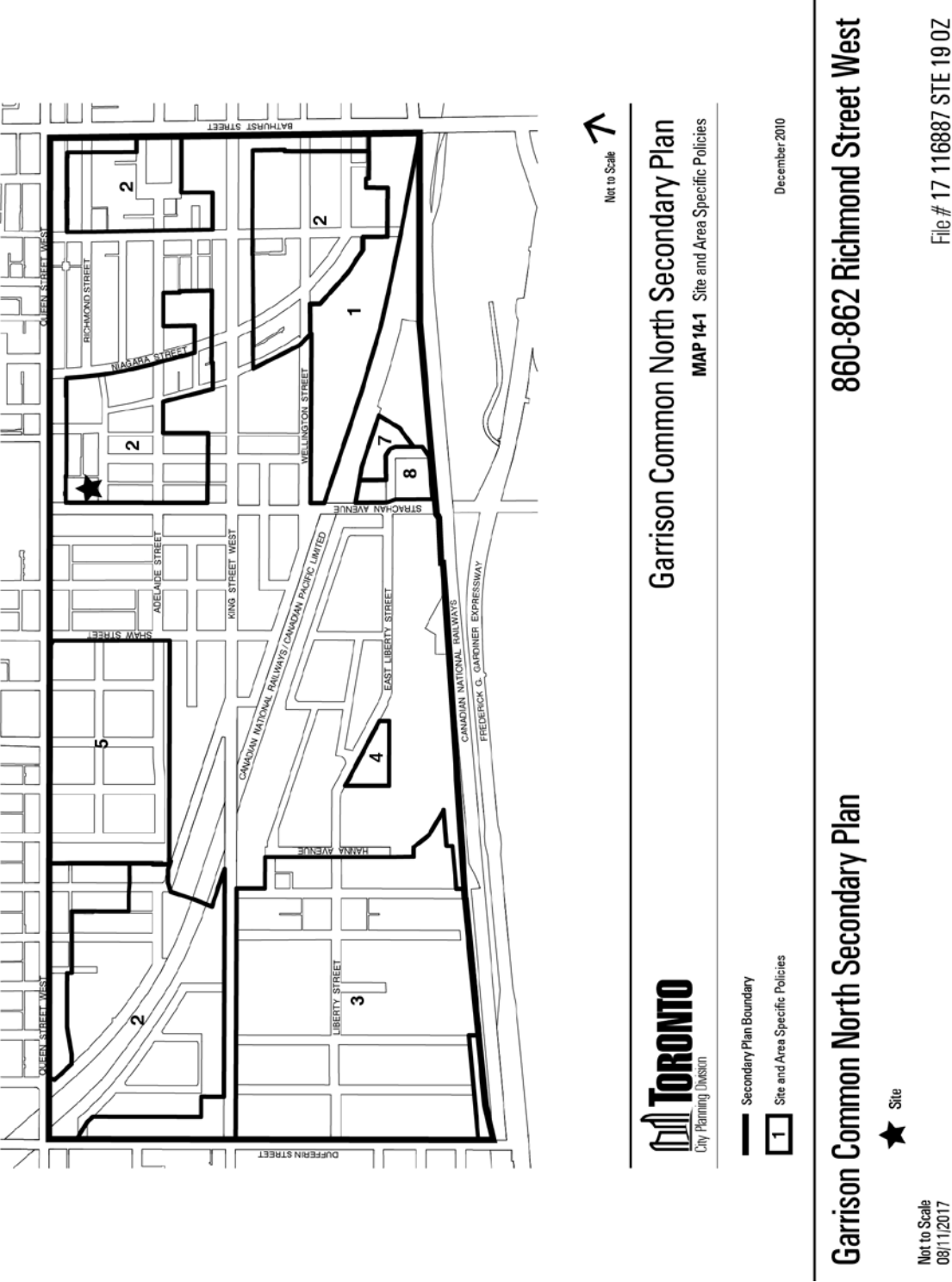
822-838 Richmond Street West & 860-862 Richmond Street West
Extract from Official Plan

File # 17 116887 STE 19 0Z



Not to Scale
 08/11/2017

Attachment 7: Garrison Common North Secondary Plan Area Map



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:	Agent:	Architect:	Owner:
TAS Design Build	Ali Saneinejad	Giannone Petricone	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 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
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	3691.9
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	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

Attachment 10: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 2016

CITY OF TORONTO

BY-LAW No. ~-20~

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2016 as 822-838 Richmond Street West and 860-862 Richmond Street West.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 210 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**AMENDMENT NO. 210 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS
822-838 RICHMOND STREET WEST AND 860-862 RICHMOND STREET
WEST**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by adding the following provision at the end of Section 10.2, relating to those lands identified as Area 2 on Map 14-1:

“The following policies also apply to the lands municipally known in the year 2018 as 822-838 Richmond Street West and 860-862 Richmond Street West and shown as “B” on Area 2 of the Map above:

- (a) A five-storey non-residential building is permitted.